

AGENDA

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

November 15, 2023 6:00 PM

In-Person Meeting Location:

Civic Center

53990 Enterprise Way, Coachella, CA If you would like to attend the meeting via Zoom, here is the link:

https://us02web.zoom.us/j/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZ1pqUm0zQT

<u>09</u>

Or One tap mobile: +16694449171,,84544257915#,,,,*380084#

Or Telephone:

US: +1 669 900 6833 **Webinar ID: 845 4425 7915**

Passcode: 380084

Spanish: El idioma español está disponible en Zoom seleccionado la opción en la parte de

abajo de la pantalla

• Public comments may be received **either in person, via email, telephonically, or via Zoom** with a limit of **250 words, or three minutes:**

O 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.

- o 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:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OF AGENDA:

"At this time the Commission may announce any items being pulled from the agenda or continued to another date or request the moving of an item on the agenda."

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting Minutes November 1, 2023

WRITTEN COMMUNICATIONS:

PUBLIC COMMENTS (NON-AGENDA ITEMS):

"The public may address the Commission on any item of interest to the public that is not on the agenda, but is within the subject matter jurisdiction thereof. Please limit your comments to three (3) minutes."

REPORTS AND REQUESTS:

NON-HEARING ITEMS:

- 2. <u>Tentative Tract Map No. 37088 Second Time Extension Request</u> A request for a second 12-Month Time Extension for Tentative Tract Map No. 37088 (Ravella) to allow a 115 unit single family residential subdivision on a total of 20 acres of vacant land in the RS-PD (Tourist Commercial Planned Unit Development) zone located at the northwest corner of Avenue 50 and Calhoun Street.
- 3. <u>Coachella Pre-Approved ADU Plan Project</u> Adopt Resolution No. PC2023-29 to adopt the "Pre-Approved Accessory Dwelling Unit (ADU) Plan Project" for the purpose of establishing pre-approved plans available for public use to reduce cost and streamline the review process for the development of accessory dwelling units to increase housing supply in the City of Coachella. <u>Applicant: City-Initiated</u>

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

- 4. Conditional Use Permit No. 371 La Noria Fonda Cenaduria To allow liquor sales as part of a proposed 2,646 sq. ft. restaurant, "La Noria Fonda Cenaduria" for an ABC License (Type 41, On-Sale of Beer and Wine), in an existing commercial building located at 49613 Cesar Chavez Street. in the C-G (General Commercial) zone.
- 5. Sunridge-Self Storage Conditional Use Permit No. 369, Architectural Review 23-06, Environmental Assessment 23-05, proposes an expansion of their existing RV and Self-Storage facility at HWY 111, on an adjacent vacant 4.85 acre parcel at APN# 763-141-018 to construct 62,979 square feet of self-storage units, RV storage spaces, covered parking canopies, and an 900 square foot leasing office. Applicant Sunridge Self-Storage LLC, James Delhamer

INFORMATIONAL:

DIRECTOR UPDATES

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





AGENDA

DE UNA REUNIÓN ESPECIAL DE LA COMISIÓN DE PLANIFICACIÓN PLANNING COMMISSION

15 de Noviembre, 2023 6:00 PM

https://us02web.zoom.us/j/84544257915?pwd=VTdHWitpYVdOUk1NOW8vZ1pqUm0zOT09

O one tap mobile:

Us: +16699006833,, 84544257915#,,,,* 380084# US

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Us: +1 669 900 6833

ID del webinar: 845 4425 7915 Código de acceso: 380084

Español: El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla

Los comentarios públicos se pueden recibir por correo electrónico, por teléfono o por zoom con un límite de 250 palabras o tres minutos:

En vivo:

Si participa en vivo a través de zoom o teléfono, durante el período de comentarios públicos, use la función "levantar la mano" en su computadora, o cuando use un teléfono, los participantes pueden levantar la mano presionando *9 en el teclado.

Por escrito:

Los comentarios escritos pueden enviarse a la comisión electrónicamente por correo electrónico a gperez@coachella.org. Se requiere la transmisión antes del inicio de la reunión. Todos los comentarios escritos recibidos serán enviados a la comisión e ingresados en el registro.

SI LO DESEA, PUEDE DEJAR UN MENSAJE EN EL (760) 398-3102, EXTENSIÓN 122, ANTES DE LAS 4:00 P.M. DEL DÍA DE LA REUNIÓ

LLAMADO AL ORDEN:

JURAMENTO A LA BANDERA:

PASE DE LISTA:

ORDEN DEL DÍA ESPECIAL

APROBACIÓN DE LA AGENDA:

"En este momento, la Comisión puede anunciar cualquier punto que está siendo retirado de la agenda o continuado a otra fecha o solicitar el traslado de un punto de la agenda".

APROBACION DE LAS ACTAS:

1. Borrador de las Actas de la Comisión de Planificación – 1 de Noviembre, 2023.

COMUNICACIONES ESCRITAS:

COMENTARIOS DEL PÚBLICO (PUNTOS QUE NO ESTÁN EN LA AGENDA):

"El público puede dirigirse a la Comisión sobre cualquier tema de interés para el público que no esté en la agenda, pero que esté dentro de la jurisdicción de la materia de la misma. Por favor limite sus comentarios a tres (3) minutos".

INFORMES Y SOLICITUDES:

PUNTOS QUE NO SON DE AUDIENCIA:

- 2. Segunda Solicitud de Extensión de Tiempo de 1 Año para TTM Núm. 37088 (Ravella) para permitir una subdivisión residencial unifamiliar de 115 unidades en un total de 20 acres de terreno baldío en la zona RS-PD (Comercial Turístico Desarrollo de Unidades Planificadas) ubicada en la esquina noroeste de Avenue 50 y Calhoun Street.
- 3. Consideración de planos de Unidades de Vivienda Accesorias (ADU, por sus siglas en inglés) con el propósito de establecer planos preaprobados disponibles para uso público para reducir costos y agilizar el proceso de revisión para el desarrollo de unidades de vivienda accesorias para aumentar la oferta de viviendas en la Ciudad de Coachella. Solicitante: Iniciado por la ciudad.

CALENDARIO DE AUDIENCIAS PÚBLICAS (CUASI-JUDICIAL):

- 4. Permiso de Uso Condicional 371 para permitir la venta de licor como parte de un restaurante propuesto de 2,646 pies cuadrados, "La Noria Fonda Cenaduria" para una Licencia ABC Tipo 20, Off-Sale General, en un edificio comercial existente ubicado en 49613 Cesar Chavez Street. en la zona C-G (Comercial general).
- 5. Permiso de Uso Condicional 369, Revisión Arquitectónica 23-06, Evaluación Medioambiental 23-05, propone la expansión de la instalación existente de RV y Self-Storage en la autopista 111 en una parcela vacante adyacente de 4.85 acres al oeste. La Fase I del Proyecto propone aproximadamente 34,827 pies cuadrados de unidades de auto almacenamiento (self-storage), configuradas en varios tamaños, y 60 espacios de almacenamiento de vehículos recreativos descubiertos. La Fase II del Proyecto propuso aproximadamente 25,800 pies cuadrados de unidades de auto almacenamiento para un total de 62,979 pi

cuadrados de unidades de auto almacenamiento, configuradas en varios tamaños, y 71 espacios cubiertos de almacenamiento para vehículos recreativos. El proyecto también incluye una oficina de 900 pies cuadrados y cinco espacios de estacionamiento, a todos los que se accede desde Tyler Lane (APN: 763-141-018). Solicitante: Sunridge Self-Storage.

INFORMATIVO:

Actualizaciones del director

SE SUSPENDE LA SESIÓN:

Los paquetes completos de la agenda están disponibles para inspección pública en el Departamento de Servicios de Desarrollo en 53-990 Enterprise Way, Coachella, California, y en el sitio web de la ciudad www.coachella.org.

ESTA REUNIÓN ES ACCESIBLE PARA PERSONAS CON DISCAPACIDAD



Civic Center 53990 Enterprise Way, Coachella, CA (760) 398-3502 ◆ www.coachella.org

MINUTES

OF THE CITY OF THE
CITY OF COACHELLA
PLANNING COMMISSION

November 1, 2023 6:00 PM

If you would like to attend the meeting via zoom, here is the link:

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IF YOU WISH, YOU MAY LEAVE A MESSAGE AT (760) 398-3102, EXTENSION 122, BEFORE 4:00 P.M. ON THE DAY OF THE MEETING

CALL TO ORDER: 6:00 PM

PLEDGE OF ALLEGIANCE:

Commissioner Ramirez

ROLL CALL:

Commissioner Present: Commissioner Ramirez, Alternate Commissioner Fonseca, Commissioner Murillo,

Vice Chair Hernandez, Chair Gonzalez, Commissioner Arvizu.

Staff Present: *Gabriel Perez, Development Services Director.

*Jason Stevens, Information Technology Manager.

*Jesus Medina, Information Technology Tech.

APPROVAL OF AGENDA:

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APPROVAL OF THE MINUTES:

1. Draft Planning Commission Minutes – October 18, 2023.

IT WAS MOVED BY VICE CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER MURILLO TO APPROVE THE MINUTES.

Approved by the following roll call vote:

AYES: Commissioner Arvizu, Commissioner Murillo, Commissioner Ramirez, Vice Chair Hernandez, Chair

Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: None

WRITTEN COMMUNICATIONS:

None.

PUBLIC COMMENTS (NON-AGENDA ITEMS):

"The public may address the Commission on any item of interest to the public that is not on the agenda, but is within the subject matter jurisdiction thereof. Please limit your comments to three (3) minutes."

REPORTS AND REQUESTS:

None.

NON-HEARING ITEMS:

2. <u>Pre-Approved ADU Plans</u> Review of draft Accessory Dwelling Unit (ADU) plans for the purpose of establishing pre-approved plans available for public use to reduce cost and streamline the review process for the development of accessory dwelling units to increase housing supply in the City of Coachella. Applicant: City-Initiated.

Gabriel Perez, Development Services Director, gave a brief presentation for the item. A copy of the presentation is on file in the Planning Division.

IT WAS MOVED BY CHAIR GONZALEZ AND SECONDED BY VICE CHAIR HERNANDEZ AND RECOMMENDED THAT THE PRE-APPROVED PLANS RETURN TO THE NEXT PLANNING COMMISSION MEETING FOR CONSIDERATION WITH THE FOLLOWING REQUESTS:

- DETERMINE IF PLAN DESIGNER COULD PROVIDE BOTH SLOPED ROOF AND FLAT ROOF OPTIONS FOR THE DESERT MODERN DESIGN FOR PLANS 1-3.
- MODIFY GARAGE CONVERSION ADU DESIGN SO THAT SIDE DOOR IS AT THE SIDE OF THE BUILDING.
- MODIFY FRONT ELEVATION DESIGN OF PLAN 4 STYLE C "SPANISH COLONIAL" WITH A
 TERRACOTTA TUBULAR DECORATIVE POP-OUTS OR SIMILAR FEATURE FOR BETTER
 INTERPLAY BETWEEN THE GABLE ROOF AND PATIO ROOF.

Approved by the following roll call vote:

AYES: Commissioner Arvizu, Commissioner Murillo, Commissioner Ramirez, Vice Chair Hernandez, Chair Gonzalez.

NOES: None. ABSTAIN: None. ABSENT: None.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

None.

INFORMATIONAL:

- 3. Director's Development Update
 - Director announced Planning Commissioner Academy will be March 6-8 in Long Beach and that Commissioners should notify staff if they would like to attend.
 - Director reported on the status of the Coachella Resident Engagement Academy.

ADJOURNMENT: 7:26 P.M.

Complete Agenda Packets are available for public inspection in the Development Services Department at 53-990 Enterprise Way, Coachella, California, and on the City's website www.coachella.org.



STAFF REPORT 11/15/2023

To: Planning Commission Chair and Commissioners

FROM: Gabriel Perez, Development Services Director

SUBJECT: Request for a second 12-Month Time Extension for Tentative Tract Map No.

37088 (Ravella) to allow a 115 unit single family residential subdivision on a total of 20 acres of vacant land in the RS-PD (Tourist Commercial – Planned Unit Development) zone located at the northwest corner of Avenue 50 and Calhoun

Street.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. PC2023-30 granting the second 12-Month Time Extension eligible for Tentative Tract Map No. 37088 with the findings and conditions in City Council Resolution No. 2016-27, and establishing a new expiration date of January 13, 2025.

BACKGROUND:

The City Council approved Tentative Tract Map No. 37088 on July 13, 2016. The Planning Commission recommended to the City Council, adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program, pursuant to CEQA Guidelines for the project, as well approval of Tentative Tract Map No. 37088 and Change of Zone 16-01 for a planned unit development as part of the overall proposed development of the Ravella project consisting of 115 single family residential lots on 20 acres at the Northwest corner of Avenue 50 and Calhoun Street.

Pursuant to the Subdivision Map Act, and Title 16 of the Coachella Municipal Code, a tentative tract map expires after 24 months unless the final map is recorded. The Planning Commission may grant up to three 12-month time extensions if a timely request is submitted stating the reasons for the project delays. The TTM 37088 was automatically extended by 36 months to July 13, 2021 from the original July 13, 2018 expiration under the Subdivision Map act due to the filing of the first final map recording the first 4 lots. Due to Assembly Bill 1561, the project was automatically extended by the California Legislature 18 months from the original expiration of July 13, 2018 to January 13, 2023. The received approval from the Planning Commission on September 6, 2023 for the first 12-month extension of time to January 13, 2024. The applicant has requested a second time extension to January 13, 2025 and is eligible for a third and last one year time extension.

DISCUSSION/ANALYSIS:

As illustrated below, TTM 37088 proposes to subdivide approximately 20 acres into 115 single family residential lots with a minimum lot size of 2,373 sq. ft. and a maximum lot size of 3,789 sq. ft. Access to the residential project will consist of a private road system with one driveway on Avenue 50 and one driveway on Calhoun Street. All of the homes either front or back up to a passive open space area. The project will have private streets but will not be a gated community. The entire Ravella site currently consists of 4 lots for the project's 4 phases. Phase 1 includes the Tower Market service station at the corner of Avenue 50 and Calhoun Street. Phase 2 includes a proposed 20,000 square foot building for Borrego Health Clinic while Phase 3 includes a 9,350 square foot commercial building adjacent to Avenue 50, which remains vacant. Phase 4 includes the proposed 115 residential homes.



Figure 1: Project Phasing Map

The residential component includes 3 retention basins, one of which includes a pool and shade structure and sport court.

Residential Layout/Architectural Theming

The proposed project utilizes a "green court" concept where the homes face a common open space area. In this project, the homes are provided access off common private alleys as illustrated on the exhibit below. These homes are situated on very small lots (2,300 square feet minimum) and will have very minimal yard space. The minimum front, site and rear yard setbacks will be 5 feet. The patio covers will be allowed to have supporting columns at 3.5 feet from the property lines, provided the eave is no less than 36 inches from the property line. The PD ordinance encourages clustered

housing in exchange for general open space lots and amenities throughout the community, as proposed for this project. Fencing for the individual homes will be subject to HOA approval and subject to a separate building permit. All garden walls must be decorative masonry with decorative cap. However, the applicant has indicated they would like to allow vinyl fencing for the property lines between two homes.



Figure 2: Residential Cluster Example

One floor plan and elevation is proposed. Each home contains 4 bedrooms and 3 baths as illustrated below and complies with the base district minimum dwelling unit size of 1,200 square feet. The two-car garage has an interior enclosure for trash bins, and the front entry porch has an area designated for the A/C mechanical equipment in order to keep the side yards clear of obstructions. Additionally, staff is recommending the use of "decorative" garage doors, with windows on the upper 25% of the garage door.

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Figure 3: Sample Architecture

Landscaping:

The conceptual landscaping plan is illustrated below. Final landscaping plans will be submitted and approved prior to the issuance of grading/building permits for the project phase in consideration.



Figure 4: Landscape Plan

Staff recommends that the Planning Commission approve Resolution No. PC2023-30 for a second 12-month time extension for Tentative Tract Map No. 37088, subject to the findings and conditions of approval in City Council Resolution No. 2016-27 as modified by the Resolution No. PC2023-50 establishing a new expiration date of January 13, 2025.

Attachments:

- 1. Resolution No. PC2023-30 Approving a 12-month extension of time for TTM No. 37088
- 2. TTM No. 37088 Exhibit
- 3. City Council Resolution No. 2016-27 (EA 16-02 Mitigated Negative Declaration)
- 4. City Council Resolution No. 2016-28 (TTM No. 37088)

RESOLUTION NO. PC2023-30

A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION APPROVING A SECOND 12-MONTH EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 37088 TO JANUARY 13, 2025 FOR THE PHASED SUBDIVISION OF APPROXIMATELY 20 ACRES (TOWER ENERGY) INTO THREE COMMERCIAL LOTS AND A REMAINDER LOT FOR FUTURE SUBDIVISION INTO 115 LOTS, LOCATED AT THE NORTHWEST CORNER OF AVENUE 50 AND CALHOUN STREET. TOWER ENERGY, APPLICANT.

WHEREAS Tower Energy Group filed an application for a second 12-month time extension for Tentative Tract Map No. 37088 for a subdivision of 20 acres into 115 single family residential lots at the northwest corner of Avenue 50 and Calhoun Street at 86100 Avenue 54; and,

WHEREAS, the City has processed said application pursuant to the Subdivision Map Act (commencing with Section 64410, Title 7 of the Government Code), the City's Subdivision Ordinance, and the California Environmental Quality Act of 1970) as amended; and

WHEREAS, the City Council approved Tentative Tract Map at a public hearing on July 13, 2016 with findings and conditions; and

WHEREAS, Tentative Tract Map No. 37088 is in conformance with the Coachella Municipal Code, the land use pattern and development standards of Tower Energy Project and the Subdivision Ordinance when viewed in conjunction with the conditions that are imposed; and

WHEREAS, the Planning Commission of the City of Coachella finds that this subdivision is consistent with the goals, objectives, policies and implementation measures of the Coachella General Plan 2035 meets the findings required by the Municipal Code;

WHEREAS, the proposed project is Tentative Tract Map 37088 is within the scope of the project analyzed in the Mitigated Negative Declaration and Initial Study Prepared for the Tower Energy Projects (Environmental Assessment 16-02), and the Commission hereby finds adequacy in the environmental assessment documents including the Mitigation Monitoring Program.

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

Section 1. Incorporation of Recitals

The Planning Commission hereby finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the Planning Commission as fully set forth in this resolution.

Section 2. CEQA Findings

Tentative Tract Map 37088 is within the scope of the project analyzed in the Mitigated Negative

Declaration and Initial Study Prepared for the Tower Energy Projects (Environmental Assessment 16-02), and the Commission hereby finds adequacy in the environmental assessment documents including the Mitigation Monitoring Program.

Section 3. Tentative tract Map No. 37088 Time Extension

With respect to Tentative Tract Map, the Planning Commission can make the findings for the proposed project which include:

- 1. That the proposed map is consistent with the goals, objectives, policies and implementation measures of the Coachella General Plan 2035. The site is within the City's Neighborhood Center land use designation and abuts Avenue 50 and Calhoun Street. Avenue 50 is designated as a Major Roadway with a bicycle lane and Calhoun Street is designated as a collector with a bicycle lane. The proposed phased subdivision map will allow for three lots as part of the 5-acre commercial development, and a 4th lot for the future subdivision of 115 residential homes with private streets and common area lots consistent with the submitted planned unit development and will promote the City's long-term economic development goals for the larger vicinity.
- 2. The site is physically suitable for the type of development and the proposed density. The proposed subdivision will provide small lots and generous open-space lots for a planned-unit development of new single-family residential lots, and lots for a 5-acre commercial center. All proposed lots comply with minimum lot area and dimension requirements of the base zoning districts of RM (for the residential community) and CN (for the commercial center). Additionally, the subdivision would have adequate ingress and egress, from Avenue 50 and Calhoun Street, to accommodate the proposed development.
- 3. The design of the subdivision is not likely to cause substantial environmental damage nor substantially and avoidable injure fish or wildlife or their habitat. There are no sensitive habitats or bodies of water in the immediate vicinity of the site. The initial environmental study prepared for this project did not identify any biological resources on the site or in the vicinity of the project.
- 4. The design of the subdivision is not likely to cause serious health problems. The proposed subdivision would allow for small single-family residential lots and generous open-space lots to provide a medium density residential development. The proposed retail, service station and office uses are not known to cause serious health concerns as proposed in the neighborhood commercial center.
- 5. The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The proposed subdivision is located on the northwest corner of Avenue 50 and Calhoun Street. As conditioned there will be independent and shared access into the neighborhood commercial center, and two pointes of access into the residential subdivision. There are no known conflicting existing or future easements and rights-of-way within the project site.
- 6. The design of the subdivision will provide, to the extent feasible, for future passive or

natural heating or cooling opportunities. The proposed lot configurations allow for east-west orientation of homes, and all future construction will be designed to the latest Building Codes and energy efficient design and construction will be required by the City's Building Department.

7. The Planning Commission, in light of the whole record before it, including but not limited to recommendation of the Development Services Director as provided in the Staff Report dated June 15, 2016 and documents incorporated therein by reference and any other evidence within the record or provided at the public hearing of this matter, hereby finds that Tentative Tract Map 37088 is within the scope of the project analyzed in the Mitigated Negative Declaration and Initial Study Prepared for the Tower Energy Projects (Environmental Assessment 16-02), and the Commission hereby finds adequacy in the environmental assessment documents including the Mitigation Monitoring Program.

Section 4. Planning Commission Approval;

Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella Planning Commission approves a second 12-month time extension for Tentative Tract Map No. 37088 to January 13, 2024 to subject to the conditions of approval of Council Resolution No. 2016-18 as modified in "Exhibit A."

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PASSED APPROVED and ADOPTED this 15th day of November 2023.

Ruben Gonzalez, Chairperson
Coachella Planning Commission
ATTEST:
Gabriel Perez
Planning Commission Secretary
APPROVED AS TO FORM:
Carlos Campos
City Attorney

California, held on the 15 th day of November 2023, by the following roll call vote:
AYES:
NOES:
ABSENT:
ABSTAIN:
Gabriel Perez
Planning Commission Secretary

adopted at a regular meeting of the Planning Commission of the City of Coachella,

I HEREBY CERTIFY that the foregoing Resolution No. PC2023-30, was duly

Exhibit A - Resolution No. PC2023-30 CONDITIONS OF APPROVAL FOR TENTATIVE TRACT MAP NO. 37088 RAVELLA PROJECT

*Modifications pursuant to Resolution No. PC 2023-30 Time Extension #2 shown in **Bold** text and strikeout

Conditions of Approval for Tentative Tract Map No. 37088

<u>Mitigation Measures – Air Quality:</u>

 As required by SCAQMD for all development projects in the Salton Sea Air Basin that would disturb one-acre or greater, Best Available Control Measures will be incorporated into a PM-10 Dust Control Plan prepared for the project prior to commencement of site grading or other construction activity where soil disturbance or other fugitive dust may be generated. BACMs are listed at the end of the MMRP.

<u>Mitigation Measures – Biological Resources:</u>

2. Prior to any land disturbance, including grading or construction, the applicant shall have a focused biological survey conducted at the project site to determine presence/absence of burrowing owl (*Athene cunicularia*). If the site survey determines the presence of burrowing owl, mitigation in accordance with the California Department of Fish and Wildlife (CDFW) shall be implemented as follows: If burrowing owls are identified as being resident on-site outside the breeding season (February 1 through August 31) they may be relocated to other sites by a permitted biologist (permitted by CDFW), as allowed in the department's *Staff Report on Burrowing Owl Mitigation* (March 2012). If an active burrow is found during the breeding season, the burrow shall be treated as a nest site and temporary fencing shall be installed at a distance of 550 yards from the active burrow to prevent disturbance during grading or construction. This is the maximum buffer distance recommended in the *Staff Report on Burrowing Owl Mitigation*. Installation and removal of the fencing shall be done with a biological monitor present.

Mitigation Measures – Cultural Resources:

3. A qualified archaeological monitor, as well as a Native American monitor shall be present during at least the initial phases of site grading, and shall also inspect any trenches and proposed water quality basins, to ensure that if any buried cultural resources are discovered during construction activities, all work shall be halted in the vicinity of the find. The archaeologist shall determine whether the find is an isolated example or part of a more complex resource. Upon determining the significance of the resource, the consulting archaeologist, in coordination with the City, shall determine the appropriate actions to be taken. The appropriate measures may include as little as recording the resource with the California Archaeological Inventory database or as much as excavation, recording, and preservation of the sites that have outstanding cultural or historic significance.

- 4. A qualified paleontological monitor shall be present during at least the initial phases of renewed site grading, and shall also inspect all trenches and proposed water quality basins, to ensure that if any paleontological resources are discovered during construction activities, all work shall be halted in the vicinity of the find. The paleontologist shall determine whether the find is an isolated example or part of a more complex resource. Upon determining the significance of the resource, the consulting paleontologist, in coordination with the City, shall determine the appropriate actions to be taken. The appropriate measures may include as little as recording the resource with the San Bernardino County Museum or as much as excavation, recording, and preservation of the sites that have outstanding paleontological significance.
- 5. Should human remains be uncovered, the Riverside County Coroner's Office shall be immediately contacted and all work halted until final disposition by the Coroner. State Health Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made necessary findings as to the origin and disposition pursuant to Public Resources Code Section 5097.98. Shall the remains be determined to be of Native American descent, the Native American Heritage Commission shall be consulted to determine the appropriate disposition of said remains.
- 6. If the coroner determines that the remains are not recent and may be Native American, in accordance with Public Resource Code 5097.94, the coroner will notify the Native American Heritage Commission (NAHC) within 24 hours of the find. The NAHC will then determine the Most Likely Descendant (MLD). The City will work with the designated MLD to determine the final disposition of the human remains.

<u>Mitigation Measures – Geology and Soils:</u>

7. Development of the project as proposed shall comply with recommendations for design and construction identified in the following documents: 1)"Geotechnical Investigation Proposed Residential Development Tentative Tract 36680 APN 612-280-018, Coachella California. Prepared by Sladden Engineering, December 31, 2013; 2) Geotechnical Investigation, Proposed Apartment Complex and MiniMart, Prepared by Sladden Engineering, February 12, 2012.

Mitigation Measures – Traffic and Transportation:

- 8. The applicant shall contribute to the City a fair share contribution for future traffic signals to be installed by the City at the intersection of Avenue 50 and Calhoun Street and at Avenue 50 and Jackson Street. Said contribution may be satisfied through full payment or with a letter of credit prior to the issuance of a building permit, or as otherwise approved by the City Engineer.
- 9. The applicant shall pay applicable City of Coachella Development Impact Fees (DIF) and County of Riverside Transportation Uniform Mitigation Fees (TUMF) in effect at that time.
- 10. Five (5) sets of copies of check prints. 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.

11. The applicant shall pay plan check fees. \$750.00 per sheet of improvement plans, and \$350.00 for PM 10 plan.

<u>Engineering – Grading and Drainage:</u>

- 12. A preliminary geological and soils engineering investigation shall be conducted by a registered soils engineer, and a report submitted for review with the grading plan and shall include pavement recommendations (on-site & off-site). The report recommendations shall be incorporated into the grading plan design prior to grading plan approval. The soils engineer and/or the engineering geologist shall certify to the adequacy of the grading plan. Paving for public and private streets shall be constructed per City Standard unless more stringent standards are recommended by the geotechnical investigation.
- 13. A precise grading plan, prepared by a California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
- 14. A 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 a Hydrology Map 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 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 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 as required by the approved geotechnical investigation recommendations. 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.
- 15. 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.
- 16. Applicant shall obtain approval of site access and circulation from Fire Marshall.

17. Separate permits shall be required for all perimeter walls for the residential project. The maximum height of any wall shall be limited to six (6) feet as measured from the higher elevation of grade on either side.

Engineering – Street Improvements:

- 18. Street improvement plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check prior to issuance of encroachment permits. All street improvements including street lights shall be designed and constructed in conformance with City Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 percent.
- 19. 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 standard for commercial driveways with a minimum width of 24.00 feet and curbed radius entrances. New sidewalks shall be installed on the existing site along Avenue 50 and Calhoun Street. The Avenue 50 sidewalk shall be installed from the main project entry driveway westward with a minimum 5-foot landscape parkway.
- 20. An additional dedication of land will be required along the north half of Avenue 50 and the west half of Calhoun Street as shown on the 2035 City of Coachella General Plan. Calhoun Street will be constructed as a 88 foot "Collector Street with Enhanced Bicycle Facility". Avenue 50 will be constructed as a 118 foot "Major Arterial Street with Enhanced Bicycle Facility" with landscaped median, as approved by the City Engineer.
- 21. Applicant shall contribute its fair share contribution for the cost of future traffic signals to be installed by the City at the intersection of Avenue 50 and Calhoun Street.
- 22. Applicant shall obtain an encroachment permit for any improvements constructed within public right-of-way including alleys.
- 23. Sewer and Water service is available to the site. The applicant shall plot location of existing service mains on the existing grading plan.

<u>Engineering – General:</u>

- 24. Prior to issuance of any encroachment permits by the City of Coachella, the applicant shall resolve CVWD issues related to existing tile drains or irrigation mains located within the project boundary or along the streets adjacent to the property. If necessary tile drains and irrigation lines shall be relocated, and easement document prepared for the new location of any such lines. Plans for the tile drain or irrigation relocation shall be submitted to the City for evaluation regarding possible conflict with City facilities. The applicant shall submit to the City approved copies of any relocation plans.
- 25. 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 amount of \$2,000 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 and the original plans are in the engineering department at the City of Coachella.

- 26. "As-built" plans shall be submitted to and approved by the City Engineer prior to acceptance of the improvements by the City. 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.
- 27. Applicant shall comply with the valley wide NPDES permit requirements including but not limited to submittal of a preliminary WQMP for plan review accompanied by a \$3,000 plan check deposit and a Final WQMP for final approval including executed maintenance agreement. All unused plan check fees will be refunded to the applicant upon approval of the Final WQMP.
- 28. Prior to the issuance of a certificate of occupancy, all public improvements, including landscaping and lighting of retention basins, and landscaped areas along the exterior streets, shall be completed to the satisfaction of the City Engineer.
- 29. An amount of \$9,112.28 shall be paid to the City to reimburse the cost of previously constructed water services under approval of "Reimbursement Agreement with Rilington Canyon LLC" for the extension of Water Main in Avenue 50.

<u>Development Services – Landscaping:</u>

- 30. 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.
- 31. Prior to the issuance of building permits, the applicant shall submit detailed landscaping and irrigation plans for review and approval by the City's Engineering Department and Development Services Department. **Perimeter landscaping shall include a lighting plan**.
- 32. 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.
- 33. The landscape plan shall provide for a minimum 5-gallon groundcover plants, 5-gallon shrubs, and 22-inch box trees. The plants and trees shall be irrigated with an automatic and durable drip irrigation system.
- 34. Landscaped areas shall be dressed with a minimum 2-inch layer of compacted and/or glue bonded of 3/4 inch decomposed granite decorative gravel that cannot be wind driven. A weed barrier underlayment shall be placed under the decorative gravel decomposed granite.

- 35. Plant materials selection should be represented by symbols that show the plants at 75% of their mature size.
- 36. The applicant shall obtain written clearance from the County Agricultural Commissioner's Office regarding the type of landscaping to be planted. The clearance letter shall be included as a note on the landscape plans. The applicant shall utilize only plants that were listed on the landscape plan submitted to the Commissioner's office. Any substitutions must be approved by both the Commissioner's office as well as the City's Development Services Department.
- 37. Six-inch concrete bands shall be used as mow strip borders for planting areas where separating turf areas or synthetic turf areas.
- 38. 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.
- 39. All non-landscaped and undeveloped areas of the site shall be kept free of weeds and debris and shall be treated with a dust-preventative ground coating.

Development Services – Project Design:

- 40. Prior to the issuance of building permits, all exterior architectural features and treatments shall be consistent with the submitted Architectural Review No. 16-05 elevations and color/material board samples and shall be included and noted on all construction plans and elevations, subject to review and approval.
- 41. All exposed metal flashing, downspouts, or utility cabinets shall be painted to match the building prior to final inspection.
- 42. Trash enclosures installed for the project shall be compatible architecturally with the building and include storage areas for recycling containers. The enclosure shall be constructed to Burrtec Waste Management Standards. The location of the trash enclosure shall be approved by both Burrtec Waste Management and the City Engineer.
- 43. 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.
- 44. Outdoor storage areas shall be obscured from public view and specifically shall not be visible from Avenue 50 and Calhoun Street.

Riverside County Fire Department:

45. The applicant shall submit building plans for review and approval by the Riverside County Fire Department and pay any applicable fees prior to the issuance of a building permit by the City.

- 46. A final inspection and clearance of the building shall be required from the Fire Department prior to occupancy of the building.
- 47. For any buildings with public access, provide or show a water system capable of delivering a fire flow 3250 gallons per minute for 3 hours duration at 20 psi residual operating pressure, which must be available before any combustible material is placed on the construction site. CFC 2013 Edition Section Table B105.1. 50% reduction has been applied for the proposed sprinklered building provision.
- 48. For any building with public access, including all having one or two dwelling units of less than 3,600 square feet provide or show a water system capable of delivering a fire flow of 1,000 gallons per minute for 1 hour duration at 20 psi residual operating pressure. *50% reduction has been applied for the proposed sprinklered building provision
- 49. Prior to building plan approval and construction, applicant/developer shall furnish two copies of the water system fire hydrant plans to Fire Department for review and approval. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval.
- 50. Prior to issuance of building permits, the water system for fire protection must be provided as approved by the Fire Department and the local water authority.
- 51. Blue dot retro-reflectors pavement markers shall be provided on private streets, public streets and driveways to indicated location of the fire hydrant. 06-05 (located at www.rvcfire.org)
- 52. Fire Apparatus access road shall be in compliance with the Riverside County Fire Department Standard number 06-05 (located at www.rvcfire.org). Access lanes will not have an up, or downgrade of more than 15%. Access lanes will be designed to withstand the weight of 60,000 pounds over 2 axles. Access will have a turning radius capable of accommodating fire apparatus. Access lane shall be constructed with a surface so as to provide all weather driving capabilities.
- 53. Any turn-around shall require a minimum 38-foot turning radius.
- 54. All structures shall be accessible from an approved roadway to within 150 feet of all portions of the exterior of the first floor.
- 55. The minimum dimensions for access roads and gates is 20 feet clear and unobstructed width and a minimum vertical clearance of 13 feet 6 inches in height.
- 56. Roadways may not exceed 660 feet without secondary access. This access may be restricted to emergency vehicles only however public egress must be unrestricted.
- 57. The applicant or developer shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane printing and/or signs.

Imperial Irrigation District:

- 58. Any construction or operation on IID property or within its existing and proposed right-of-way or easements will require an encroachment permit, 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 (e.g. power lines).
- 59. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.

Utilities:

- 60. Water and sewer plans outside the buildings and interior plumbing or mechanical plans (i.e. floor drains and sinks, equipment which discharges to the sewer system, chemical storage and spill containment measures) shall be provided to the City Utilities Department for review and approval.
- 61. A Source Control "Short Form" (and the Source Control application if required) shall be completed and turned into Source Control (Utilities Department) by the applicant.
- 62. Based on findings of the Source Control application, all modifications shall be completed prior to issuance of a certificate of occupancy.
- 63. Adequate fire protection shall be included and the public water supply shall be protected with a DCDA or greater on all fire water lines to commercial/industrial facilities.
- 64. An RP shall be correctly installed within 12" of all water meters servicing domestic usage, landscape, commercial and/or industrial facilities.
- 65. All landscaping shall be on a separate water meter with an RP ensuring the establishment is not assessed sewer fees for water used on landscape.
- 66. All mechanical and plumbing plans shall be submitted to the Utilities Department for review to determine if pretreatment and/or a sample location is required.
- 67. All facilities and landscape plumbing which have water or wastewater (sewer) services shall obtain approval from the Environmental Compliance (Source Control), Water and Sanitary Sewer Divisions prior to receipt of the Certificate of Occupancy.
- 68. Fire hydrants must be at the end of each dead end for flushing.
- 69. RPZ Style Backflow devices shall be installed on commercial and landscape meters.
- 70. Above ground DCDA backflows must be installed for all fire line services.
- 71. Master-metered, radio-read water meters shall be utilized for the project.

Fees:

- 72. Prior to the issuance of a building permit, the applicant shall pay all Development Fees to the City; this also includes school fees and outside agency fees such as sewer water and utilities. Copies of receipts shall be provided to the Development Services Department prior to permit issuance.
- 73. The applicant shall be responsible for paying all applicable development and processing (plan check, inspection, etc.) fees associated with this project.
- 74. The applicant shall pay all applicable school impact fees to the Coachella Valley Unified School District prior to the issuance of a building permit.
- 75. The applicant shall pay all required water connection fees.
- 76. The applicant shall be required to pay the Multiple Species Habitat Conservation (MSHCP) fees for commercial and residential development prior to issuance of building permits.
- 77. The applicant shall comply with the City's Art in Public Places Ordinance. If the applicant elects to pay in-lieu art fees, then the fees shall be deposited into the Public Arts Fund at an amount of (1) One-half (1/2) of one percent (1%) for new commercial and industrial construction.
- 78. The project is subject to payment of all commercial development impact fees whether or not explicitly stated in other conditions of approval or the environmental mitigation measures for the subject project.

Miscellaneous:

- 79. Installation of sidewalks along Avenue 50 and Calhoun Street may be satisfied by an improvement agreement subject to review and approval by the City Engineer. The 1st phase of development shall include completion of all off-site improvements on Calhoun Street and the service station portion of the commercial frontage on Avenue 50.
- 80. Final design plans for proposed landscaping and fencing along the project street frontages shall be presented as an administrative item before the Planning Commission for final review and approval.
- 81. The floor plans for the single family residential dwellings shall incorporate a trash bin storage area within the enclosed garages, and an A/C and mechanical equipment area in the covered porch area in order to avoid obstructions in the side yards.
- 82. The City Engineer or designee shall review the hydrology plans to mitigate drainage impacts of occasional large-storm rain events.
- 83. The applicant shall submit a comprehensive Sign Program for review by the Planning Commission through a non-hearing review, prior to the issuance of a certificate of occupancy for the first commercial buildings.

- 84. The applicant shall submit a photometric lighting plan for review and approval by the Development Services Director prior to the issuance of a building permit for exterior lighting fixtures within the commercial center.
- 85. The sub-divider or successor in interest shall annex the subject property into City of Coachella Community Facilities District (CFD) 2005-01 for City police, fire and paramedic services, prior to recordation of Tentative Tract Map 37088 and prior to the issuance of any building permits for construction of off-site improvements or residential buildings. The sub-divider shall submit an assessment plat map exhibit prepared by a licensed design professional, along with the petition and ballot, and any other documents necessary to annex the subject property into the City of Coachella CFD 2005-01.
- 86. Prior to recordation of the final map, the sub-divider or successor in interest shall pay the City of Coachella a Supplemental Water Supply Charge fee, based on the signed Memorandum of Understanding (MOU) between the City of Coachella and CVWD, to ensure sufficient water supplies for the new residential lots created as part of Tentative Tract Map 37088. The amount paid for supplemental water supplies shall not exceed CVWD's Supplemental Water Supply Charge for similar development types and water requirements in effect at the time paid. Alternatively, this condition of approval may be deemed satisfied, prior to recordation of the final map, if the City adopts a standardized development impact fee to collect the Supplemental Water Supply Charge fee collected at the time of issuance of a building permit for new homes, consistent with the MOU between CVWD and the City of Coachella.
- 87. 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.
- 88. "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.
- 89. Applicant shall comply with the valley wide NPDES permit requirements including but not limited to submittal of a Preliminary WQMP for plan review accompanied by a \$3,000 plan check deposit and a Final WQMP for final approval including executed maintenance agreement. All unused plan check fees will be refunded to the applicant upon approval of the Final WQMP.
- 90. Prior to issuance of a Certificate of Occupancy, the applicant shall dedicate artwork for display in common space(s) such as project entryways, perimeter to the development; the specific artwork to be dedicated shall be approved by the City of Coachella Development Services Director prior to installation.

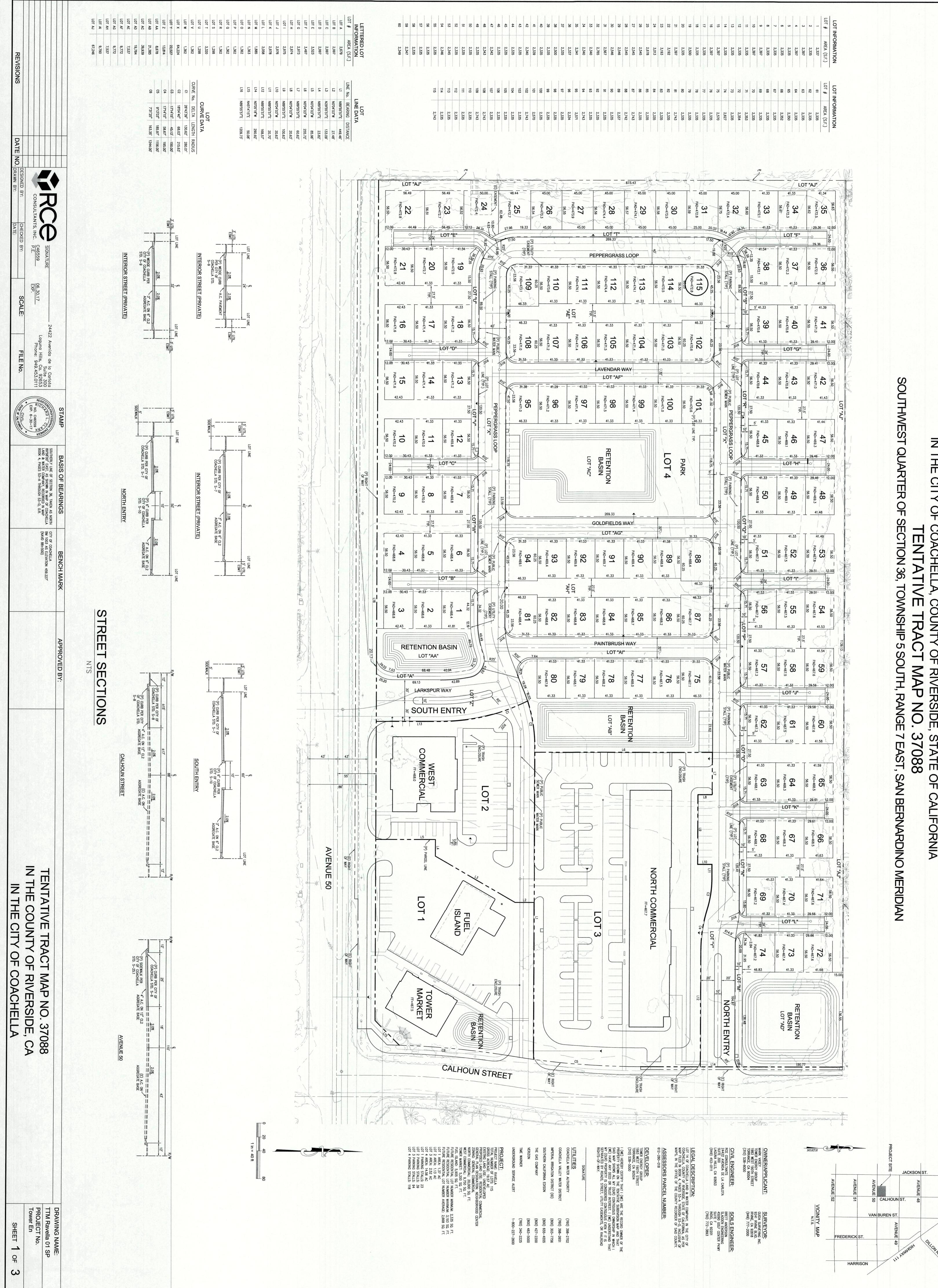
Additional Utilities Conditions as modified by Planning Commission November 15, 2023:

- 91. Submit water and sewer plans to Engineering for approval from Utilities Manager –project required to connect to City public sewer and water system.
- 92. A deposit of \$5,000 is required to perform a hydraulic analysis to determine impacts of the project, deposit and analysis shall need to be complete before 1st submittal of water and sewer plans.
- 93. Public infrastructure on site shall require easements before water and sewer plans are approved.
- 94. Water & Sewer impact fees to be paid prior to final approval of plans.
- 95. Project to install 4G AMI master meters.
- 96. Backflows required on all nonresidential meters.
- 97. Water service line Type K Soft Copper Tubing Polywrap-C Blue (6Mil, use applicable size).
- 98. Additional requirements subject to water and sewer plan checking process.
- 99. Water and Sewer plans shall not be combined with grading plans.
- 100. Don't show new meters on Landscaping plans, show all service connections on water improvement plans.

Building Division:

- 101. Applicant must submit plans that comply with the 2022 California Building Code. Prior approvals have expired and the plans must adhere to current code requirements.
- 102. All site amenities must be positioned along an accessible path of travel and improved in a manner accessible for the handicap community per chapter 11B of the California Building Code.

RIVERSIDE, 37088





OF COACHELLA IN THE COUNTY IN THE CITY (

Item 2.

RESOLUTION NO. 2016-27

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA ADOPTING A MITIGATED NEGATIVE DECLARATION (ENVIRONMENTAL ASSESSMENT NO. 16-02) FOR CHANGE OF ZONE NO. 16-01, ARCHITECTURAL REVIEW NO. 16-05, TENTATIVE TRACT MAP NO 37088 AND CUP 267 and CUP 268. TOWER ENERGY (APPLICANT).

WHEREAS, the proposed project, as set forth in Change of Zone No. 16-01, Architectural Review No. 16-05, Tentative Tract Map No. 37088, CUP 267 and CUP 268 consists of the above referenced applications on 20 acres located at the NW corner of Avenue 50 and Calhoun Street. The project includes a change of zone that will change the existing Residential-Single Family zone to Residential-Medium Planned Development and to Neighborhood Commercial-Planned Development. CUP No. 267 will permit the construction of a gas station/neighborhood market while CUP 268 will permit a residential planned development containing 115 single-family homes. Tentative Tract 37088 proposes a subdivision of the property into 4 lots and furthermore to subdivide lot 4 into 115 residential lots. Architectural Review 16-05 includes two additional commercial buildings on parcels two and three.

The subject site consists of a 20-acre undeveloped parcel of land located at the northwest corner of Avenue 50 and Calhoun Street and is further identified by APN 612-280-018; and

WHEREAS, the City completed Environmental Assessment/Initial Study No. 16-02 for the proposed project pursuant to the California Environmental Quality Act, as amended; and

WHEREAS, based on this Environmental Assessment/Initial Study and proposed mitigation measures therein, the City has made a determination that the project will not have a significant impact on the environment and has prepared a Mitigated Negative Declaration for this project; and

WHEREAS, a Notice of Intent to Adopt a Mitigated Negative Declaration for the subject project was posted with the County Clerk and duly noticed and published in the Desert Sun Newspaper, a local newspaper of general circulation, on Monday, May 16, 2016; and

WHEREAS, the proposed Mitigated Negative Declaration was made available for a 20-day public review period commencing on Monday, May 16, 2016 and ending on Monday, June 6, 2016; and

WHEREAS, interested and concerned individuals and public agencies had the opportunity to review and comment on the proposed Mitigated Negative Declaration; and

WHEREAS, findings of the initial study indicated that the proposed project would not create any impacts to air quality, biological resources, cultural resources, geology and soils, traffic and transportation and noise; and

WHEREAS, the proposed project has been conditioned to include recommended mitigation measures of the environmental analysis as set forth in a Mitigation Monitoring and Reporting Program (Exhibit A); and

WHEREAS, the proposed project would not be detrimental to the general health, safety and welfare of the community.

NOW, THEREFORE, be it resolved that the City Council has considered the Mitigated Negative Declaration prepared for Change of Zone No. 16-01, Architectural Review No. 16-05, Tentative Tract Map No. 37088 and CUP 267 and CUP 268 under Environmental Assessment No. 16-02, attached hereto, and has determined that the project would have no significant deleterious effect on the environment and orders that a Mitigated Negative Declaration be filed pursuant to the California Environmental Quality Act, as amended, for Change of Zone No. 16-01, Architectural Review No. 16-05, Tentative Tract Map No. 37088 and CUP 267 and CUP 268 for property located on the northwest corner of Avenue 50 and Calhoun Street further identified as APN 612-280-018; and

PASSED, APPROVED AND ADOPTED at the regular meeting of the City Council of the City of Coachella this 13th day of July by the following roll call vote:

AYES:

Councilmember Bautista, Councilmember Sanchez

Mayor Pro Tem Martinez and Mayor Hernandez

NOES:

None

ABSENT:

Councilmember Perez

ABSTAIN

None

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, Angela M. Zepeda, City Clerk of the City of Coachella, do hereby certify that the foregoing is a full, true and correct copy of Resolution No. 2016-27, adopted by the City Council of the City of Coachella at a regular meeting therefore duly held and convened on the 13th day of July 2016.

Angela 4. Zepeda, City Clerk

MITIGATION MONITORING AND REPORTING PROGRAM

The following environmental mitigation measures were incorporated into the Conditions of Approval for this project in order to mitigate identified environmental impacts to a less than significant level. A completed and signed checklist for each measure indicates that this measure has been complied with and implemented, and fulfills the City's monitoring requirements with respect to Assembly Bill 3180 (Public Resources Code Section 21081.6).

	Mitigation Measures	Responsible Party	Timing of Compliance	Signature and Date of Compliance
Air Qual	ity and Greenhouse Gas Emissions			
AQ-1	Both commercial and residential elements of the project shall adhere to SCAQMD Rules 403 and 403.1 and follow and incorporate all Best Available Control Measures into a PM-10 Dust Control Plan and to be prepared for the both project land use component prior to commencement of site grading or other construction activity where soil disturbance or other fugitive dust may be generated. Sample BACMs that would be used during construction are included here. 1. Clearing and Grubbing O2-1 Maintain stability of soil through pre-watering of site prior to clearing and grubbing. O2-2 Stabilize soil during clearing and grubbing activities. O2-3 Stabilize soil immediately after clearing and grubbing activities. O Water Exposed Surfaces three times per day O Soil Stabilizers for unpaved roads 2. Earth Moving Activities	Construction Contractor to prepare a PM-10 Dust Control Plan to the satisfaction of the Development Services Director	During Construction	

	Mitigation Measures	Responsible Party	Timing of Compliance	Signature and Date of Compliance
	08-1 Pre-apply water to depth of proposed cuts 08-2 Reapply water as necessary to maintain soils in a damp condition and to ensure that visible emissions do not exceed 100 feet in any direction 08-3 Stabilize soils once earth-moving activities are complete. Pre-water to 12% Landscaping			
	 10-1 Stabilize soils, materials, slopes Guidance: Apply water to materials to stabilize; maintain materials in a crusted condition; maintain effective cover over materials; stabilize sloping surfaces using soil until vegetation or ground cover can effectively stabilize the slopes; hydroseed prior to rain season. Replace Ground Cover in disturbed areas when unused for more than 10 days. 			
AQ-2	A coordinated effort shall be demonstrated between the City and the project grading contractors for any grading projects in the vicinity in order to minimize PM-10 dust emissions. Level of Significance Compliance with an approved PM-10 Dust Control Plan that sets forth the required Best Available Control Measures to be utilized during all phases of grading/construction of Project would ensure that impacts associated with emissions of criteria pollutants would be less than significant.	Construction Contractor in Coordination with the City	During construction	
Biologica	al Resources			
BIO-1	Prior to any land disturbance, the applicant shall have a pre- construction survey conducted at the project site to determine presence/absence of burrowing owl. Results of the survey may determine whether focused surveys for the	Project Applicant submits survey results to Development Services Director	Prior to start of construction	

	Mitigation Measures	Responsible Party	Timing of Compliance	Signature and Date of Compliance
	species must be conducted.			
BIO-2	 If the site survey determines the presence of burrowing owl, mitigation in accordance with the California Department of Fish and Game (CDFG) shall be implemented as follows: If burrowing owls are identified as being resident onsite outside the breeding season (February 1 through August 31) may be relocated to other sites by a permitted biologist (permitted by CDFG), as allowed in the CDFG Staff Report on Burrowing Owl Mitigation (March 2012). If an active burrow is found during the breeding season, the burrow shall be treated as a nest site and temporary fencing shall be installed at a distance of 550 yards from the active burrow to prevent disturbance during grading or construction. This is the maximum buffer distance recommended in the CDFG Staff Report on Burrowing Owl Mitigation. Installation and removal of the fencing shall be done with a biological monitor present. 	Construction Contractor to identify a qualified biologist prior to commencement of grading. In the event that burrowing owls are on site, the contractor shall stop work and contact the biologist and the Development Services Department No work in the area of the owl shall recommence until the biologist has given approval	During construction	
Cultural	Resources		,	
CR-1	Because the project site is considered to be highly sensitive for containing prehistoric archaeological deposits in subsurface contexts and Native American human cremation have been found in the vicinity, a qualified archaeological monitor shall be present during all construction grading and trenching activities related to project implementation.	Construction Contractor/ Archaeologist	During Construction Grading and Trenching	

	Mitigation Measures	Responsible Party	Timing of Compliance	Signature and Date of Compliance
Noise				
N-1	The project's Noise Study evaluated a four-foot high barrier on top of a manufactured berm. However in redesigning the site, the applicant is proposing a six-foot high barrier (wall) to be constructed along Avenue 50 in front of the residential component of the project. This has been reviewed by the project's Noise Specialist and found to be adequate for sound attenuation for rear yards. The barrier shall be constructed of a non-gapping material consisting of masonry, ½- inch thick glass, earthen berm or any combination of these materials.	Construction Contractor to the satisfaction of the Building Official	During Construction	
N-2	Prior to issuance of the first building permit for the residential element of the project, a final noise study shall be prepared to ensure a 45 dBA CNEL interior noise level in the locations where noise levels are above 60 dBA CNEL, at the locations indicated in Exhibit 5-1 Modeled Receptor Locations and Table 5-3 Future Exterior Noise Levels in Initial Study Appendix G.	Project Applicant/ Noise Specialist to the satisfaction of the Development Services Director and the Building Official	Prior to Issuance of Building Permit for Residential Element	
Traffic		<u> </u>		
TIA-1	The project applicant shall pay a fair share of the cost to signalize the following intersections recommended for <i>EAP</i> conditions to reduce peak hour delay and improve intersection and roadway segment LOS to LOS D or better: • Install a traffic signal at Jackson Street/Avenue 50 • Install a traffic signal at Calhoun Street/Avenue 50	Project Applicant to the satisfaction of the Public Works Director	During construction	

	Mitigation Measures	Responsible Party	Timing of Compliance	Signature and Date of Compliance
TIA-2	The applicant shall construct the north side of Avenue 50 along the project's frontage to its ultimate half section width as a Major Arterial with Bicycle Facility (118-foot cross section) in compliance with applicable City standards. The applicant shall also construct the west side of Calhoun Street along the project's frontage to its ultimate half section width as a Collector with Bicycle Facility (90-foot cross section) in compliance with applicable City standards.	Project Applicant to the satisfaction of the Public Works Director	During construction	
TIA-3	 Driveway 1/Colonia Drive and Avenue 50 – The Project applicant shall install a stop control on the southbound approach and construct the intersection with the following geometrics: Northbound Approach: One shared left-through-right turn lane. Southbound Approach: One shared left-through-right turn lane. Eastbound Approach: One left turn lane (within painted median), two through lanes and one defacto right-turn lane. Westbound Approach: One left turn lane, one through lane and one shared through-right turn lane. Calhoun Street and Driveway 2 – The project shall install a stop control on the eastbound approach and construct the intersection with the following geometrics: Northbound Approach: One left-turn lane and one through lane. Southbound Approach: One shared through-right turn lane. Eastbound Approach: One shared left-right turn lane 	Project Applicant to the satisfaction of the Public Works Director	During Construction	

	Mitigation Measures	Responsible Party	Timing of Compliance	Signature and Date of Compliance
Hazards	and Hazardous Materials			
HAZ-1	Further investigation of the vicinity of the slabs in the southwest corner of the site is recommended to evaluate the potential for USTs and pesticide residues. This would include a geophysical survey to look for buried objects and the collection of soil samples to test for pesticide residues.	Project Applicant/ Registered Environmental Assessor or Registered Geologist to the satisfaction of the Development Services Director	Prior to Construction	
HAZ-2	Abandon the existing well on site in accordance with applicable regulations.	Project Applicant/ Construction Contractor to the satisfaction of the City Building Official	Prior to or During Construction	
HAZ-3	The potential exists for buried hazardous materials to be present in the northern portion of the western boundary of the site. A geophysical survey shall be conducted to look for buried metallic objects, and a backhoe be used to dig into the debris field at representative locations to evaluate how much debris is present (if any) and whether hazardous materials appear to be present. If suspect materials are observed, soil samples should be collected and analyzed to evaluate whether hazardous materials are actually present.	Project Applicant/ Registered Environmental Assessor or Registered Geologist to the satisfaction of the Development Services Director	Prior to Construction	
HAZ-4	Prior to Certificate of Occupancy of the Vehicle Fueling Station, the applicant shall apply for and show proof of permits to construct and operate, including an approved HMBP.	Project Applicant to the satisfaction of the Development Services Director	Prior to Construction	

	Mitigation Measures	Responsible Party	Timing of Compliance	Signature and Date of Compliance
TIA-4	Prior to the issuance of building permits for each component of the project, the applicant shall pay applicable City of Coachella Development Impact Fees (DIF) and County of Riverside Transportation Uniform Mitigation Fees (TUMF) in effect at that time.	Project Applicant to the satisfaction of the Public Works Director	Prior to Issuance of Building Permits for Each Project Component	1

,	Mitigation Measures	Responsible Party	Timing of Compliance	Signature and Date of Compliance
CR-2	A qualified vertebrate paleontologist should be retained prior to the start of construction, but after final depths of impacts are known, to develop a pre-construction paleontological mitigation plan limited to the proposed deep impact areas of the project only. In particular, the plan should (1) clearly define that test trenches should be dug to the maximum depth of proposed impacts, (2) permit the use of heavy equipment to perform the trenching as all samples will be taken from sidewalls after a stratigraphic profile is developed, (3) require recording of each strata revealed, (4) require radiocarbon dates for each strata, (5) require samples of about 10 kilogram (kg) for each strata with collection of additional samples up to 100 kg for layers rich in vertebrate fossils, (6) require identification and analysis by recognized experts, (7) require an interpretive report, (8) require curation of significant specimens recovered and (9) encourage publication of results. The plan will identify the amount of monitoring required.	Construction Contractor/ Paleontologist	Prior to and During Construction	

	Mitigation Measures	Responsible Party	Timing of Compliance	Signature and Date of Compliance
CR-3	In the event that human remains are uncovered, no further disturbance shall occur until the Riverside County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The Riverside County Coroner must be notified of the find immediately. If the human remains are determined to be prehistoric, the coroner will notify the NAHC, which will determine and notify a Most Likely Descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.	Construction Contractor shall notify the Riverside County Coroner and the Development Services Director	Curing Construction	
Geology	and Soils			
GEO-1	Structurally, the buildings shall be designed per seismic requirements in the California Building Code.	Project Applicant/ Design Engineer to the satisfaction of the City Building Official	During Project Design	
GEO-2	All earthwork including excavation, backfill and preparation of the subgrade soil, shall be performed in accordance with the geotechnical recommendations presented in Geotechnical Investigation, Proposed Residential Development, Tentative Tract Map 36680, APN 612-280-018, Coachella California, December 2013, prepared by Sladden Engineering, and portions of the local regulatory requirements, as applicable.	Construction Contractor to the satisfaction of the City Building Official	During Construction	

RESOLUTION NO. 2016-28

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA APPROVING TENTATIVE TRACT MAP NO. 37088 (TOWER ENERGY GROUP) TO ALLOW THE SUBDIVISION OF 20 ACRES INTO 4 PARCELS AND FURTHERMORE TO SUBDIVIDE PARCEL 4 INTO 115 SINGLE-FAMILY RESIDENTIAL LOTS, ON PROPERTY LOCATED NORTH OF AVENUE 50, WEST OF CALHOUN STREET. (TOWER ENERGY GROUP: APPLICANT).

WHEREAS, Tower Energy Group has filed an application for Tract 37088 to allow the subdivision of 20 acres of land into 4 lots and furthermore to subdivide lot 4 into 115 residential lots, on property located north of Avenue 50, west of Calhoun Street (APN 612-280-018) and

WHEREAS, the City has processed said application pursuant to the Subdivision Map Act (commencing with Section 66400, Title 7 of the Government Code and the California Environmental Quality Act of 1970) as amended; and

WHEREAS, on June 15, 2016, the Planning Commission of the City of Coachella held a duly noticed and published Public Hearing and considered the Tentative Tract Map as presented by the applicant, adopting the findings, revised conditions, and staff recommendations; and,

WHEREAS, the Planning Commission on June 15, 2016 recommended approval of Tentative Tract Map No. 37088 subject to the staff recommendations and the modified conditions as presented by staff and listed below; and,

WHEREAS, the City Council of the City of Coachella held a duly noticed public hearing on July 13, 2016 to review the proposed subdivision, and allowed public testimony on the matter; and,

WHEREAS, the City Council of the City of Coachella finds that Tentative Tract Map 37088 is in compliance with the Subdivision Map Act and the City's Subdivision Ordinance.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Coachella, California does hereby approve Tentative Tract Map No. 37088 (attached herein as "Exhibit A") with the findings and conditions listed below.

Findings for Tentative Tract Map No. 37088

- 1. The proposed map and design of improvements are consistent with the General Plan and the City of Coachella Official Zoning Map. The subdivision is consistent with the development intensity permitted by the General Plan. Tentative Tract Map 37088 is in compliance with the subdivision standards of the Zoning Ordinance with respect to the R-PD (Residential-Planned Development) and CN-PD (Neighborhood Commercial-Planned Development) Zone.
- 2. The site is physically suitable for the type of development and the proposed density. The

proposed subdivision will provide adequately sized lots for future residential and commercial development. All proposed lots will have adequate dimensions, and ingress and egress to accommodate future development.

- 3. The design of the subdivision and type of improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. There are no sensitive habitats or bodies of water in the immediate vicinity of the site. All drainage from increased impervious material on the site will be contained on site for a 100-year storm event, as required by City regulations.
- 4. The design of the subdivision and type of improvements are not likely to cause any serious public health problems. The proposed subdivision would allow for future development of residential uses. All future development would be reviewed for compliance with applicable California Building Code regulations prior to issuance of any building permits.
- 5. The design of the subdivision and type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The proposed subdivision would create 4 lots for commercial and residential development and lot 4 will be further subdivided into 115 single-family lots with adequate street frontage, access, and utility connections to all properties. There are no known easements that would conflict with the proposed subdivision.
- 6. An Environmental Assessment/Initial Study (EA No. 16-02) was prepared for the subject project pursuant to the State of California Environmental Quality Act Guidelines (CEQA). On July 13, 2016, the City Council adopted a Mitigated Negative Declaration as part of EA 16-02 and approved Tentative Tract Map 37088. Therefore, no further environmental review is required.

Conditions of Approval for Tentative Tract Map No. 37088

Mitigation Measures - Air Quality:

As required by SCAQMD for all development projects in the Salton Sea Air Basin that
would disturb one-acre or greater, Best Available Control Measures will be incorporated into
a PM-10 Dust Control Plan prepared for the project prior to commencement of site grading
or other construction activity where soil disturbance or other fugitive dust may be generated.
BACMs are listed at the end of the MMRP.

<u>Mitigation Measures – Biological Resources:</u>

2. Prior to any land disturbance, including grading or construction, the applicant shall have a focused biological survey conducted at the project site to determine presence/absence of burrowing owl (Athene cunicularia). If the site survey determines the presence of burrowing owl, mitigation in accordance with the California Department of Fish and Wildlife (CDFW) shall be implemented as follows: If burrowing owls are identified as being resident on-site outside the breeding season (February 1 through August 31) they may be relocated to other sites by a permitted biologist (permitted by CDFW), as allowed in the department's Staff

Report on Burrowing Owl Mitigation (March 2012). If an active burrow is found during the breeding season, the burrow shall be treated as a nest site and temporary fencing shall be installed at a distance of 550 yards from the active burrow to prevent disturbance during grading or construction. This is the maximum buffer distance recommended in the Staff Report on Burrowing Owl Mitigation. Installation and removal of the fencing shall be done with a biological monitor present.

<u>Mitigation Measures – Cultural Resources:</u>

- 3. A qualified archaeological monitor, as well as a Native American monitor shall be present during at least the initial phases of site grading, and shall also inspect any trenches and proposed water quality basins, to ensure that if any buried cultural resources are discovered during construction activities, all work shall be halted in the vicinity of the find. The archaeologist shall determine whether the find is an isolated example or part of a more complex resource. Upon determining the significance of the resource, the consulting archaeologist, in coordination with the City, shall determine the appropriate actions to be taken. The appropriate measures may include as little as recording the resource with the California Archaeological Inventory database or as much as excavation, recording, and preservation of the sites that have outstanding cultural or historic significance.
- 4. A qualified paleontological monitor shall be present during at least the initial phases of renewed site grading, and shall also inspect all trenches and proposed water quality basins, to ensure that if any paleontological resources are discovered during construction activities, all work shall be halted in the vicinity of the find. The paleontologist shall determine whether the find is an isolated example or part of a more complex resource. Upon determining the significance of the resource, the consulting paleontologist, in coordination with the City, shall determine the appropriate actions to be taken. The appropriate measures may include as little as recording the resource with the San Bernardino County Museum or as much as excavation, recording, and preservation of the sites that have outstanding paleontological significance.
- 5. Should human remains be uncovered, the Riverside County Coroner's Office shall be immediately contacted and all work halted until final disposition by the Coroner. State Health Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made necessary findings as to the origin and disposition pursuant to Public Resources Code Section 5097.98. Shall the remains be determined to be of Native American descent, the Native American Heritage Commission shall be consulted to determine the appropriate disposition of said remains.
- 6. If the coroner determines that the remains are not recent and may be Native American, in accordance with Public Resource Code 5097.94, the coroner will notify the Native American Heritage Commission (NAHC) within 24 hours of the find. The NAHC will then determine the Most Likely Descendant (MLD). The City will work with the designated MLD to determine the final disposition of the human remains.

Mitigation Measures - Geology and Soils:

7. Development of the project as proposed shall comply with recommendations for design and construction identified in the following documents: 1) "Geotechnical Investigation Proposed Residential Development Tentative Tract 36680 APN 612-280-018, Coachella California. Prepared by Sladden Engineering, December 31, 2013; 2) Geotechnical Investigation, Proposed Apartment Complex and MiniMart, Prepared by Sladden Engineering, February 12, 2012.

<u>Mitigation Measures - Traffic and Transportation:</u>

- 8. The applicant shall contribute to the City a fair share contribution for future traffic signals to be installed by the City at the intersection of Avenue 50 and Calhoun Street and at Avenue 50 and Jackson Street. Said contribution may be satisfied through full payment or with a letter of credit prior to the issuance of a building permit, or as otherwise approved by the City Engineer.
- 9. The applicant shall pay applicable City of Coachella Development Impact Fees (DIF) and County of Riverside Transportation Uniform Mitigation Fees (TUMF) in effect at that time.
- 10. Five (5) sets of copies of check prints. 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.
- 11. The applicant shall pay plan check fees. \$750.00 per sheet of improvement plans, and \$350.00 for PM 10 plan.

Engineering - Grading and Drainage:

- 12. A preliminary geological and soils engineering investigation shall be conducted by a registered soils engineer, and a report submitted for review with the grading plan and shall include pavement recommendations (on-site & off-site). The report recommendations shall be incorporated into the grading plan design prior to grading plan approval. The soils engineer and/or the engineering geologist shall certify to the adequacy of the grading plan. Paving for public and private streets shall be constructed per City Standard unless more stringent standards are recommended by the geotechnical investigation.
- 13. A precise grading plan, prepared by a California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
- 14. A 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 a Hydrology Map 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 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 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 as required by the approved geotechnical investigation recommendations. 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.

- 15. 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.
- 16. Applicant shall obtain approval of site access and circulation from Fire Marshall.
- 17. Separate permits shall be required for all perimeter walls for the residential project. The maximum height of any wall shall be limited to six (6) feet as measured from the higher elevation of grade on either side.

Engineering – Street Improvements:

- 18. Street improvement plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check prior to issuance of encroachment permits. All street improvements including street lights shall be designed and constructed in conformance with City Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 percent.
- 19. 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 standard for commercial driveways with a minimum width of 24.00 feet and curbed radius entrances. New sidewalks shall be installed on the existing site along Avenue 50 and Calhoun Street.
- 20. An additional dedication of land will be required along the north half of Avenue 50 and the west half of Calhoun Street as shown on the 2035 City of Coachella General Plan. Calhoun

Street will be constructed as a 88 foot "Collector Street with Enhanced Bicycle Facility". Avenue 50 will be constructed as a 118 foot "Major Arterial Street with Enhanced Bicycle Facility" with landscaped median, as approved by the City Engineer.

- 21. Applicant shall contribute its fair share contribution for the cost of future traffic signals to be installed by the City at the intersection of Avenue 50 and Calhoun Street.
- 22. Applicant shall obtain an encroachment permit for any improvements constructed within public right-of-way including alleys.
- 23. Sewer and Water service is available to the site. The applicant shall plot location of existing service mains on the existing grading plan.

Engineering - General:

- 24. Prior to issuance of any encroachment permits by the City of Coachella, the applicant shall resolve CVWD issues related to existing tile drains or irrigation mains located within the project boundary or along the streets adjacent to the property. If necessary tile drains and irrigation lines shall be relocated, and easement document prepared for the new location of any such lines. Plans for the tile drain or irrigation relocation shall be submitted to the City for evaluation regarding possible conflict with City facilities. The applicant shall submit to the City approved copies of any relocation plans.
- 25. 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 amount of \$2,000 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 and the original plans are in the engineering department at the City of Coachella.
- 26. "As-built" plans shall be submitted to and approved by the City Engineer prior to acceptance of the improvements by the City. 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.
- 27. Applicant shall comply with the valley wide NPDES permit requirements including but not limited to submittal of a preliminary WQMP for plan review accompanied by a \$3,000 plan check deposit and a Final WQMP for final approval including executed maintenance agreement. All unused plan check fees will be refunded to the applicant upon approval of the Final WQMP.
- 28. Prior to the issuance of a certificate of occupancy, all public improvements, including landscaping and lighting of retention basins, and landscaped areas along the exterior streets, shall be completed to the satisfaction of the City Engineer.

29. An amount of \$9,112.28 shall be paid to the City to reimburse the cost of previously constructed water services under approval of "Reimbursement Agreement with Rilington Canyon LLC" for the extension of Water Main in Avenue 50.

<u>Development Services – Landscaping:</u>

- 30. 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.
- 31. Prior to the issuance of building permits, the applicant shall submit detailed landscaping and irrigation plans for review and approval by the City's Engineering Department and Development Services Department.
- 32. 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.
- 33. The landscape plan shall provide for a minimum 5-gallon groundcover plants, 5-gallon shrubs, and 22-inch box trees. The plants and trees shall be irrigated with an automatic and durable drip irrigation system.
- 34. Landscaped areas shall be dressed with a minimum 2-inch layer of compacted and/or glue-bonded decomposed granite that cannot be wind driven. A weed barrier underlayment shall be placed under the decomposed granite.
- 35. Plant materials selection should be represented by symbols that show the plants at 75% of their mature size.
- 36. The applicant shall obtain written clearance from the County Agricultural Commissioner's Office regarding the type of landscaping to be planted. The clearance letter shall be included as a note on the landscape plans. The applicant shall utilize only plants that were listed on the landscape plan submitted to the Commissioner's office. Any substitutions must be approved by both the Commissioner's office as well as the City's Development Services Department.
- 37. Six-inch concrete bands shall be used as mow strip borders for planting areas where separating turf areas or synthetic turf areas.
- 38. 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.

39. All non-landscaped and undeveloped areas of the site shall be kept free of weeds and debris and shall be treated with a dust-preventative ground coating.

<u>Development Services – Project Design:</u>

- 40. Prior to the issuance of building permits, all exterior architectural features and treatments shall be consistent with the submitted Architectural Review No. 16-05 elevations and color/material board samples and shall be included and noted on all construction plans and elevations, subject to review and approval.
- 41. All exposed metal flashing, downspouts, or utility cabinets shall be painted to match the building prior to final inspection.
- 42. Trash enclosures installed for the project shall be compatible architecturally with the building and include storage areas for recycling containers. The enclosure shall be constructed to Burrtec Waste Management Standards. The location of the trash enclosure shall be approved by both Burrtec Waste Management and the City Engineer.
- 43. 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.
- 44. Outdoor storage areas shall be obscured from public view and specifically shall not be visible from Avenue 50 and Calhoun Street.

Riverside County Fire Department:

- 45. The applicant shall submit building plans for review and approval by the Riverside County Fire Department and pay any applicable fees prior to the issuance of a building permit by the City.
- 46. A final inspection and clearance of the building shall be required from the Fire Department prior to occupancy of the building.
- 47. For any buildings with public access, provide or show a water system capable of delivering a fire flow 3250 gallons per minute for 3 hours duration at 20 psi residual operating pressure, which must be available before any combustible material is placed on the construction site. CFC 2013 Edition Section Table B105.1. 50% reduction has been applied for the proposed sprinklered building provision.
- 48. For any building with public access, including all having one or two dwelling units of less than 3,600 square feet provide or show a water system capable of delivering a fire flow of 1,000 gallons per minute for 1 hour duration at 20 psi residual operating pressure. *50% reduction has been applied for the proposed sprinklered building provision

- 49. Prior to building plan approval and construction, applicant/developer shall furnish two copies of the water system fire hydrant plans to Fire Department for review and approval. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval.
- 50. Prior to issuance of building permits, the water system for fire protection must be provided as approved by the Fire Department and the local water authority.
- 51. Blue dot retro-reflectors pavement markers shall be provided on private streets, public streets and driveways to indicated location of the fire hydrant. 06-05 (located at www.rvcfire.org)
- 52. Fire Apparatus access road shall be in compliance with the Riverside County Fire Department Standard number 06-05 (located at www.rvcfire.org). Access lanes will not have an up, or downgrade of more than 15%. Access lanes will be designed to withstand the weight of 60,000 pounds over 2 axles. Access will have a turning radius capable of accommodating fire apparatus. Access lane shall be constructed with a surface so as to provide all weather driving capabilities.
- 53. Any turn-around shall require a minimum 38-foot turning radius.
- 54. All structures shall be accessible from an approved roadway to within 150 feet of all portions of the exterior of the first floor.
- 55. The minimum dimensions for access roads and gates are 20 feet clear and unobstructed width and a minimum vertical clearance of 13 feet 6 inches in height.
- 56. Roadways may not exceed 660 feet without secondary access. This access may be restricted to emergency vehicles only however public egress must be unrestricted.
- 57. The applicant or developer shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane printing and/or signs.

Imperial Irrigation District:

- 58. Any construction or operation on IID property or within its existing and proposed right-ofway or easements will require an encroachment permit, 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 (e.g. power lines).
- 59. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.

Utilities:

- 60. Water and sewer plans outside the buildings and interior plumbing or mechanical plans (i.e. floor drains and sinks, equipment which discharges to the sewer system, chemical storage and spill containment measures) shall be provided to the City Utilities Department for review and approval.
- 61. A Source Control "Short Form" (and the Source Control application if required) shall be completed and turned into Source Control (Utilities Department) by the applicant.
- 62. Based on findings of the Source Control application, all modifications shall be completed prior to issuance of a certificate of occupancy.
- 63. Adequate fire protection shall be included and the public water supply shall be protected with a DCDA or greater on all fire water lines to commercial/industrial facilities.
- 64. An RP shall be correctly installed within 12" of all water meters servicing domestic usage, landscape, commercial and/or industrial facilities.
- 65. All landscaping shall be on a separate water meter with an RP ensuring the establishment is not assessed sewer fees for water used on landscape.
- 66. All mechanical and plumbing plans shall be submitted to the Utilities Department for review to determine if pretreatment and/or a sample location is required.
- 67. All facilities and landscape plumbing which have water or wastewater (sewer) services shall obtain approval from the Environmental Compliance (Source Control), Water and Sanitary Sewer Divisions prior to receipt of the Certificate of Occupancy.
- 68. Fire hydrants must be at the end of each dead end for flushing.
- 69. RPZ Style Backflow devices shall be installed on commercial and landscape meters.
- 70. Above ground DCDA backflows must be installed for all fire line services.
- 71. Master-metered, radio-read water meters shall be utilized for the project.

Fees:

- 72. Prior to the issuance of a building permit, the applicant shall pay all Development Fees to the City; this also includes school fees and outside agency fees such as sewer water and utilities. Copies of receipts shall be provided to the Development Services Department prior to permit issuance.
- 73. The applicant shall be responsible for paying all applicable development and processing (plan check, inspection, etc.) fees associated with this project.

- 74. The applicant shall pay all applicable school impact fees to the Coachella Valley Unified School District prior to the issuance of a building permit.
- 75. The applicant shall pay all required water connection fees.
- 76. The applicant shall be required to pay the Multiple Species Habitat Conservation (MSHCP) fees for commercial and residential development prior to issuance of building permits.
- 77. The applicant shall comply with the City's Art in Public Places Ordinance. If the applicant elects to pay in-lieu art fees, then the fees shall be deposited into the Public Arts Fund at an amount of (1) One-half (1/2) of one percent (1%) for new commercial and industrial construction.
- 78. The project is subject to payment of all commercial development impact fees whether or not explicitly stated in other conditions of approval or the environmental mitigation measures for the subject project.

Miscellaneous:

- 79. Installation of sidewalks along Avenue 50 and Calhoun Street may be satisfied by an improvement agreement subject to review and approval by the City Engineer. The 1st phase of development shall include completion of all off-site improvements on Calhoun Street and the service station portion of the commercial frontage on Avenue 50.
- 80. Final design plans for proposed landscaping and fencing along the project street frontages shall be presented as an administrative item before the Planning Commission for final review and approval.
- 81. The floor plans for the single family residential dwellings shall incorporate a trash bin storage area within the enclosed garages, and an A/C and mechanical equipment area in the covered porch area in order to avoid obstructions in the side yards.
- 82. The City Engineer or designee shall review the hydrology plans to mitigate drainage impacts of occasional large-storm rain events.
- 83. The applicant shall submit a comprehensive Sign Program for review by the Planning Commission through a non-hearing review, prior to the issuance of a certificate of occupancy for the first commercial buildings.
- 84. The applicant shall submit a photometric lighting plan for review and approval by the Development Services Director prior to the issuance of a building permit for exterior lighting fixtures within the commercial center.
- 85. The sub-divider or successor in interest shall annex the subject property into City of Coachella Community Facilities District (CFD) 2005-01 for City police, fire and paramedic services, prior to recordation of Tentative Tract Map 37088 and prior to the issuance of any

building permits for construction of off-site improvements or residential buildings. The subdivider shall submit an assessment plat map exhibit prepared by a licensed design professional, along with the petition and ballot, and any other documents necessary to annex the subject property into the City of Coachella CFD 2005-01.

- 86. Prior to recordation of the final map, the sub-divider or successor in interest shall pay the City of Coachella a Supplemental Water Supply Charge fee, based on the signed Memorandum of Understanding (MOU) between the City of Coachella and CVWD, to ensure sufficient water supplies for the new residential lots created as part of Tentative Tract Map 37088. The amount paid for supplemental water supplies shall not exceed CVWD's Supplemental Water Supply Charge for similar development types and water requirements in effect at the time paid. Alternatively, this condition of approval may be deemed satisfied, prior to recordation of the final map, if the City adopts a standardized development impact fee to collect the Supplemental Water Supply Charge fee collected at the time of issuance of a building permit for new homes, consistent with the MOU between CVWD and the City of Coachella.
- 87. 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.
- 88. "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.
- 89. Applicant shall comply with the valley wide NPDES permit requirements including but not limited to submittal of a Preliminary WQMP for plan review accompanied by a \$3,000 plan check deposit and a Final WQMP for final approval including executed maintenance agreement. All unused plan check fees will be refunded to the applicant upon approval of the Final WQMP.
- 90. Prior to issuance of a Certificate of Occupancy, the applicant shall dedicate artwork for display in common space(s) such as project entryways, perimeter to the development; the specific artwork to be dedicated shall be approved by the City of Coachella Development Services Director prior to installation.

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council of the City of Coachella held on July 13, 2016 by the following roll call vote:

AYES:

Councilmember Bautista, Councilmember Sanchez

Mayor Pro Tem Martinez and Mayor Hernandez

NOES:

None

ABSENT:

Councilmember Perez

ABSTAIN:

None

Steven A. Hernander, Mayor

ATTEST:

Angela M. Zepeda, City Clerk

APPROVED AS TO FORM:

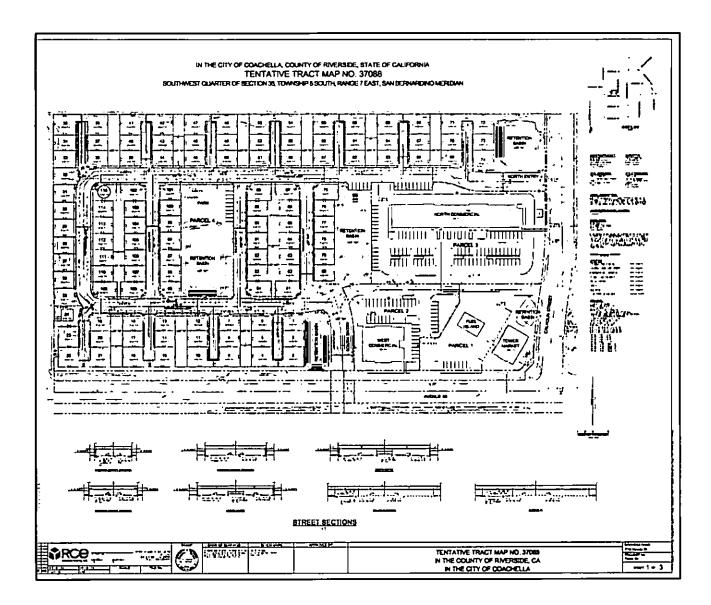
Carlos Campos, City Attorney

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

l, Angela M. Zepeda, City Clerk of the City of Coachella, do hereby certify that the foregoing is a full, true and correct copy of Resolutions No. 2016-28, adopted by City Council of the City of Coachella at a regular meeting therefore duly held and convened on the 13th day of July.

Angela M. Zepeda, City Clerk

"EXHIBIT A"





STAFF REPORT 11/15/2023

To: Planning Commission

From: Gabriel Perez, Development Services Director

SUBJECT: Coachella Pre-Approved ADU Plan Project Adopt Resolution No. PC2023-29 to

adopt the "Pre-Approved Accessory Dwelling Unit (ADU) Plan Project" for the purpose of establishing pre-approved plans available for public use to reduce cost and streamline the review process for the development of accessory dwelling units to increase housing supply in the City of Coachella. Applicant: City-

Initiated

STAFF RECOMMENDATION:

Staff requests that Planning Commission adopt Resolution No. PC2023-29 to adopt the "Pre-Approved Accessory Dwelling Unit (ADU) Plan Project" for the purpose of establishing pre-approved plans available for public use to reduce cost and streamline the review process for the development of accessory dwelling units to increase housing supply in the City of Coachella.

BACKGROUND:

The City of Coachella received a grant award from the California Department of Housing and Community Development for the Local Early Action Planning (LEAP - \$150,000) and SB2 (\$160,000) Grant program for tasks that support cities and counties to prepare, adopt, and implement plans and process improvements that streamline housing approvals and accelerate housing production. The tasks proposed by the City include support for the Housing Element Update, CEQA processing and rezoning, an electronic permitting system, electronic plan check software, and the development of pre-approved ADU plans. The Housing Element Update, CEQA processing/rezoning, and electronic plan check software tasks are complete. The electronic permitting system scope has shifted to a more robust citywide system beyond development review, which increased costs will be supported by American Rescue Plan (ARPA) funds.

In 2022, a request for proposal was made available to request qualified consultant design services to work collaboratively with city staff for the design and preparation of ADU architectural plans consistent with the City of Coachella's ADU development standards and incorporating compatibility with the existing architectural styles around the city. An accessory dwelling unit is a unit accessory to a primary residence on the same parcel and has complete independent living facilities which can be configured as a detached, attached, converted (space within existing home converted into ADU), and Junior ADU. RRM Design Groups was selected as the consultant to

provide design services with the goal of creating pre-approved ADU plans to expedite the plan check process and to reduce the cost of building new ADU's in the City of Coachella. ADU construction also assists the City in satisfying its Regional Housing Need Allocation (RHNA) of 7,886 units and more particularly the low-income housing category of which the City's share is 999 units.

The Planning Commission on November 1, 2023 reviewed the ADU plans and the designs along with Staff suggestions. The Planning Commission requested that:

- Determine if plan designer could provide both sloped roof and flat roof options for the Desert Modern design for Plans 1-3.
- Modify Garage Conversion ADU design so that side door is at the side of the building.
- Modify front elevation design of Plan 4 Style C "Spanish Colonial" with a terracotta tubular decorative pop-outs or similar feature for better interplay between the gable roof and patio roof.

DISCUSSION/ANALYSIS

The applicant has developed ADU prototypes with six (6) plan types incorporating architectural styles common within the City of Coachella that include Mission Revival, Desert Modern, and Spanish Colonial as identified below. Five (5) of the plans are proposed as detached units and one is a garage conversion prototype. The detached ADU plans are proposed with patios to provide an outdoor shaded area. The designer provided new flat roof renderings for the Plan 1-3 Desert Modern design provided in the following figures, but indicated that this could not be an optional feature and the Planning Commission would need to decide if the flat roof design is the preferred design.



5 PLAN 5 | 1,000 FT² | 3 BED / 2 BATH

4 PLAN 4 | 806 FT² | 2 BED / 1 BATH

Plan 1:

480 sq. ft. detached unit with 1 bedroom, 1 bath, living room and kitchen.



Desert Modern Flat Roof Alternative - New



Plan 2:

504 sq. ft. detached unit with 1 bedroom, 1 bath, living room and kitchen. This plan is design with a narrow configuration in order to accommodate narrow rear or side yards.



Plan 3:

774 sq. ft. detached unit with 3 bedrooms, 1 bath, living room and kitchen.



Plan 4:

806 sq. ft. detached unit with 2 bedrooms, 1 bath, living room and kitchen. The Spanish Colonial front elevation design was modified to add a decorative element on the front wall above the patio as requested by the Planning Commission.



Plan 5:

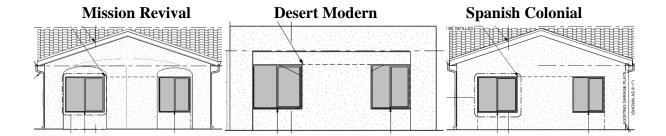
1,000 sq. ft. detached unit with 3 bedrooms, 2 bathrooms, living room and kitchen.





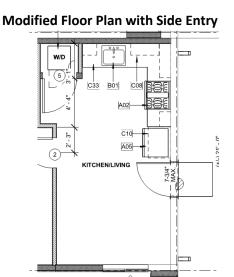
Plan 6 - Garage Conversion:

400 sq. ft. garage conversion ADU with 1 bedroom, 1 bath, living room with kitchen. The applicant modified the design to accommodate the side entry requested by the Commission and kept the front elevation windows in the same location as the original design.



Plan 6 - Floor Plan:





Once the proposed plans are approved by the Planning Commission, full building plans including structural, foundation, roof, mechanical, electrical, door and window schedule, energy plan, and plumbing will be provided for each ADU plan type, including CAD files that will be made available to the public on a new ADU website on the Building Division website to be launched January 2024. Staff will also begin to work on an update to the Citywide ADU standards in the Coachella Zoning Ordinance as the existing ordinance is out of compliance with State ADU requirements as identified in the regulatory table provided by RRM Design Group in Attachment 3.

ALTERNATIVES:

- 1) Adopt Resolution No. PC2023-29 for the approval of the City of Coachella Pre-Approved Accessory Dwelling Unit Project and authorize staff to approve final construction drawings for said project.
- 2) Adopt Resolution No. PC2023-29 for the approval of the City of Coachella Pre-Approved Accessory Dwelling Unit Project and authorize staff to approve final construction drawings for said project with modification.
- 3) Continue this item and provide staff and the applicant with direction. Staff does not recommend this alternative due to a limited timeframe to complete full construction plans by State grant deadline in December 2023.

RECOMMENDED ALTERNATIVE(S):

Staff recommends alternative #1.

Attachments:

- Resolution No. PC2023-29 Coachella Pre-Approved ADU Plan Project__ Exhibit A Schematic Plans for detached ADUs Plans 1-5 Exhibit B ADU Garage Conversion plans Plan 6
 City of Coachella Accessory Dwelling Unit Ordinance C.M.C. Chapter 17.60.H
- 3. Coachella Regulatory Memo from RRM Design Group

RESOLUTION NO. PC2023-29

Attachment 1

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING DEVELOPMENT PLAN TYPES FOR THE COACHELLA PRE-APPROVED ACCESSORY DWELLING UNIT (ADU) PROJECT FOR PUBLIC USE FOR THE CONSTRUCTION OF ATTACHED AND DETACHED ACCESSORY DWELLING UNITS IN RESIDENTIAL ZONES CITYWIDE. APPLICANT: CITY OF COACHELLA. APPLICANT: CITY OF COACHELLA.

WHEREAS the City of Coachella received grant awards from the California Department of Housing and Community Development for the Local Early Action Planning and SB2 Grant programs for tasks that support cities and counties to prepare, adopt, and implement plans and process improvements that streamline housing approvals and accelerate housing production; and,

WHEREAS in 2022, a request for proposal was made available to request qualified consultant design services to work collaboratively with city staff for the design and preparation of ADU architectural plans consistent with the City of Coachella's ADU development standards and incorporating compatibility with the existing architectural styles around the city; and,

WHEREAS on November 15, 2023, the Planning Commission of the City of Coachella held a duly noticed public hearing, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties, and approved Accessory Dwelling Unit plan types for public use to promote the construction of ADUs citywide and increase the overall supply of housing to address the housing shortage in California; and,

WHEREAS the proposed project 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 ADU plans are adequate in size and shape to accommodate ADUs commonplace throughout the City of Coachella; and,

WHEREAS, the proposed ADU plans are not a project under the California Environmental Quality Act (CEQA) and recommends the Planning Commission determine the project will not result in any environmental effects as any development pursuant to the accessory dwelling unit plans are considered statutorily exempt from CEQA pursuant to Section 15268 (Ministerial Projects) of the CEQA guidelines and Section 21080(b)(1) of the Public Resources Code. In addition, ADUs can be categorically exempt from CEQA pursuant to Sections15301 and 15303 of the CEQA guidelines, authority cited under Public Resources Code Section 21083 and 21087.

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 Planning Commission of the City of Coachella, California hereby resolve as follows:

Section 1. Incorporation of Recitals

The Planning Commission hereby finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the Planning Commission as fully set forth in this resolution.

Section 2. CEQA Findings

The proposed ADU plans are not a project under the California Environmental Quality Act (CEQA) and recommends the Planning Commission determine the project will not result in any environmental effects as any development pursuant to the accessory dwelling unit plans are considered statutorily exempt from CEQA pursuant to Section 15268 (Ministerial Projects) of the CEQA guidelines and Section 21080(b)(1) of the Public Resources Code. In addition, ADUs can be categorically exempt from CEQA pursuant to Sections15301 and 15303 of the CEQA guidelines, authority cited under Public Resources Code Section 21083 and 21087.

Section 3. General Plan and Zoning Findings

The Planning Commission finds as follows for the proposed Accessory Dwelling Units plans:

- 1. The proposed ADU plans are consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2030 as the proposed plans enable to the City to increase housing supply consistent with the Housing Element and address 6th Cycle Regional Housing Needs Allocation (RHNA) housing allocation for the low-income category. The ADU plans are consistent with the Zoning Ordinance ADU requirements and the requirements of California State Law.
- 2. The proposed plans were design so as to 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 designer for the project utilized architectural design elements gleaned from an analysis of common architectural types on the City of Coachella.

Section 4. Planning Commission Approval

Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella Planning Commission hereby approves Architectural the Coachella Pre-Approved ADU Plan Project as set forth by the conditions in "Exhibit A" and "Exhibit B" with final construction plans subject to Development Services Director and Building Official approval.

PASSED APPROVED and ADOPTED this 15th day of November 2023. Ruben Gonzalez, Chairperson Coachella Planning Commission

ATTEST:

Gabriel Perez Planning Commission Secretary

APPROVED AS TO FORM:

Carlos Campos City Attorney

adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 15 th day of November 2023, by the following roll call vote:
AYES:
NOES:
ABSENT:
ABSTAIN:
Calculat Danas
Gabriel Perez
Planning Commission Secretary

I HEREBY CERTIFY that the foregoing Resolution No. PC2023-29, was duly





ACCESSORY DWELLING UNIT SCHEMATIC DESIGN

CONTACTS

CLIENT -CITY OF COACHELLA ADDRESS -53990 ENTERPRISE WAY COACHELLA, CA 92236

PHONE -760.398.3502 ARCHITECT - RRM DESIGN GROUP

ADDRESS - 3765 S. HIGUERA ST., SUITE 102

SAN LUIS OBISPO, CA 93401

PHONE -805.543.1794

CONTACT - RANDY RUSSOM

RWRUSSOM@RRMDESIGN.COM











ACCESSORY DWELLING UNIT

SCHEMATIC DESIGN

SHEET INDEX

T1 COVER SHEET
T2 SHEET INDEX
T3 FLOOR PLAN TYPES

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A1-6	PLAN 1 ELEVATIONS STYLE A - MISSION REVIVAL
A1-7	PLAN 1 PLAN & PERSPECTIVE STYLE B - DESERT MODERN
A1-8	Plan 1 elevations style b - desert modern
A1-9	Plan 1 Plan & Perspective Style C - Spanish Colonial
A1-10	PLAN 1 ELEVATIONS STYLE C - SPANISH COLONIAL

PLAN 2

A2-11	PLAN 2 FLOOR PLAN
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A2-15	Plan 2 Elevations Style B - Desert modern
A2-16	PLAN 2 PLAN & PERSPECTIVE STYLE C - SPANISH COLONIAL
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PLAN 3

A3-18	PLAN 3 FLOOR PLAN
A3-19	PLAN 3 PLAN & PERSPECTIVE STYLE A - MISSION REVIVAL
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A3-22	PLAN 3 ELEVATIONS STYLE B - DESERT MODERN
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PLAN 4

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A4-26	PLAN 4	PLAN & PERSPECTIVE STYLE A - MISSION REVIVAL
A4-27	PLAN 4	ELEVATIONS STYLE A - MISSION REVIVAL
A4-28	PLAN 4	PLAN & PERSPECTIVE STYLE B - DESERT MODERN
A4-29	PLAN 4	ELEVATIONS STYLE B - DESERT MODERN
A4-30	PLAN 4	PLAN & PERSPECTIVE STYLE C - SPANISH COLONIAL
A4-31	PLAN 4	elevations style C - spanish colonial

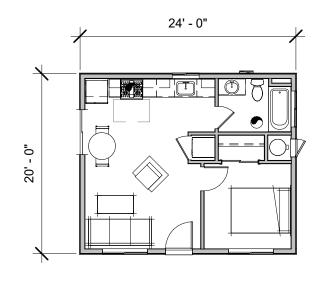
PLAN 5

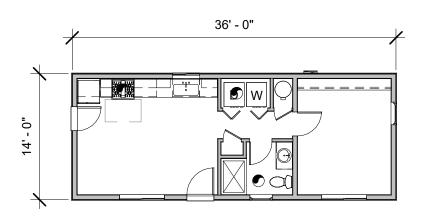
A5-32	PLAN 5 FLOOR PLAN
A5-33	PLAN 5 PLAN & PERSPECTIVE STYLE A - MISSION REVIVAL
A5-34	Plan 5 ElevationS Style a - mission revival
A5-35	PLAN 5 PLAN & PERSPECTIVE STYLE B - DESERT MODERN
A5-36	PLAN 5 ELEVATIONS STYLE B - DESERT MODERN
A5-37	PLAN 5 PLAN & PERSPECTIVE STYLE C - SPANISH COLONIAL
A5-38	PLAN 5 ELEVATIONS STYLE C - SPANISH COLONIAL

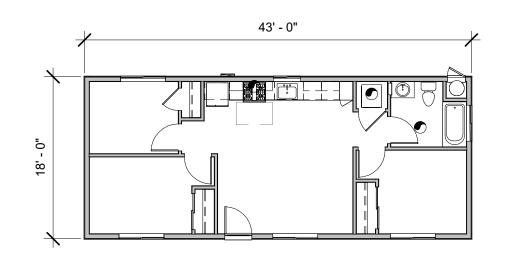




FLOOR PLAN TYPES | SCHEMATIC DESIGN





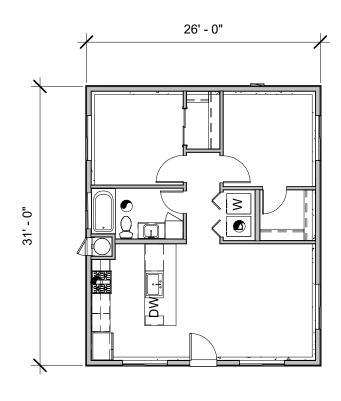


PLAN 1 | 480 FT² | 1 BED / 1 BATH

3/32" = 1'-0" (12 X 18 SHEET)

2 PLAN 2 | 504 FT² | 1 BED / 1 BATH
3/32" = 1'-0" (12 X 18 SHEET)

3 PLAN 3 | 774 FT² | 3 BED / 1 BATH
3/32" = 1'-0" (12 X 18 SHEET)



PLAN 4 | 806 FT² | 2 BED / 1 BATH

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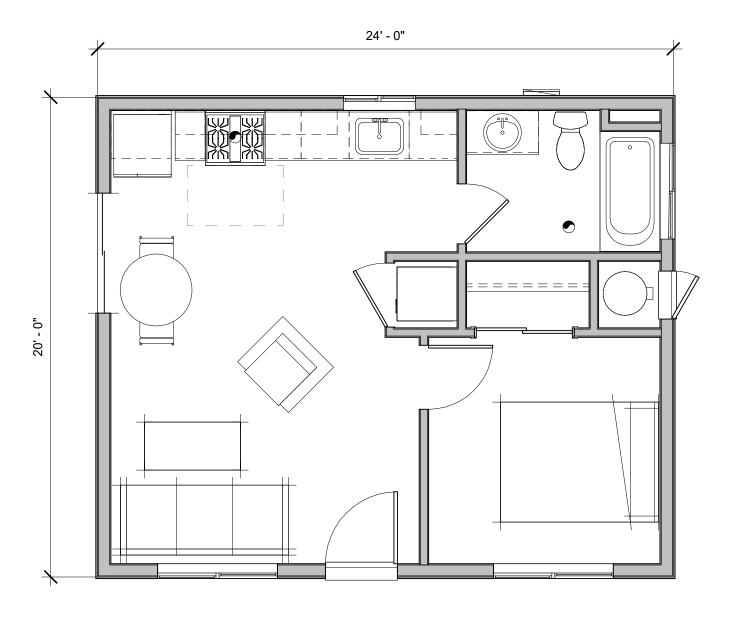
City of COACHELLA



FLOOR PLAN TYPES
COACHELLA ADU PROTOTYPES

ISSUE DATE: 11/08/2023

2939-01-CU22



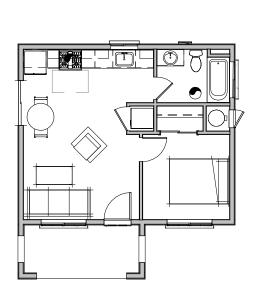






PLAN 1 | STYLE A





PLAN 1 | STYLE A | 480 FT²
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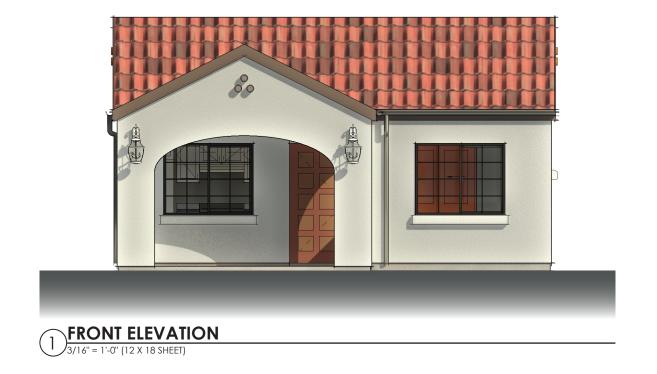


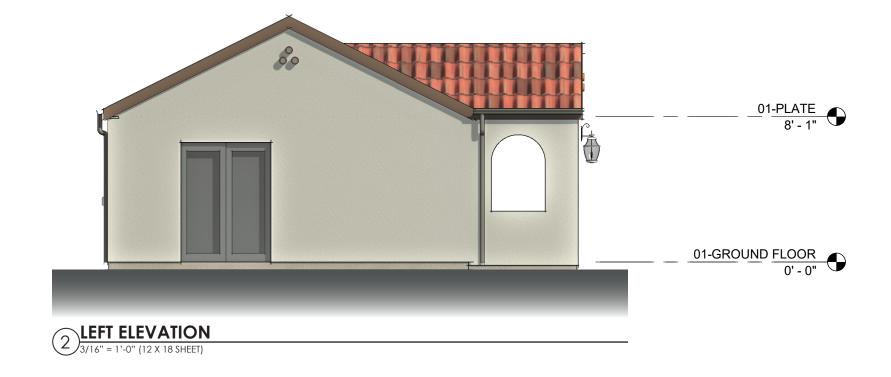


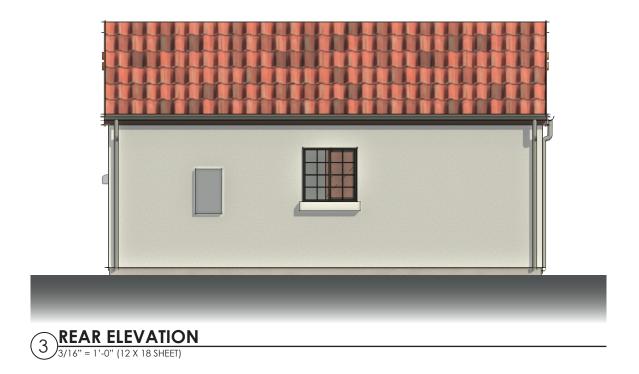


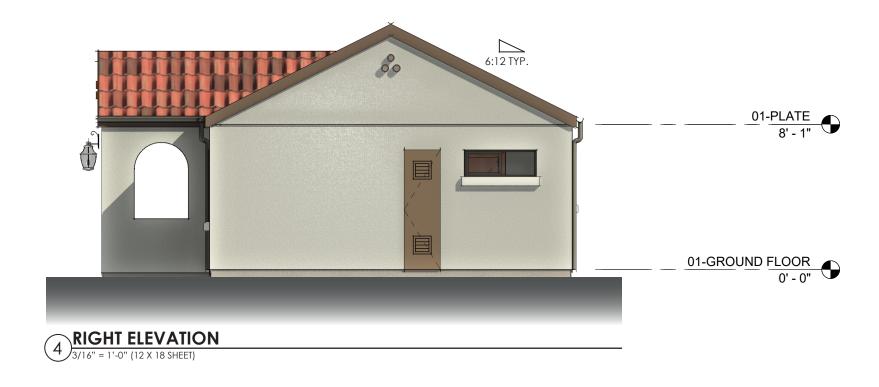
PLAN 1 | STYLE A - MISSION REVIVAL COACHELLA ADU PROTOTYPES

PLAN 1 STYLE A









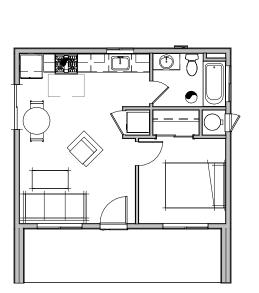




PLAN 1 | STYLE A - MISSION REVIVAL ELEVATIONS COACHELLA ADU PROTOTYPES

PLAN 1 | STYLE B





PLAN 1 | STYLE B | 480 FT²
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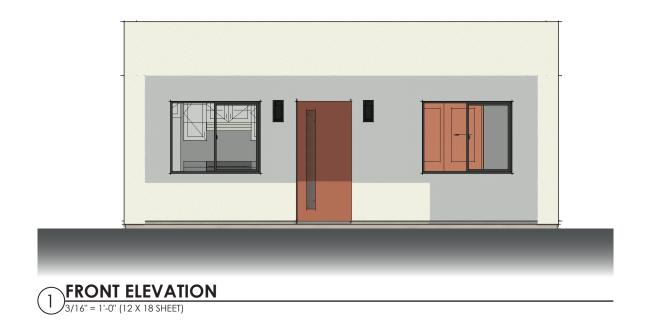


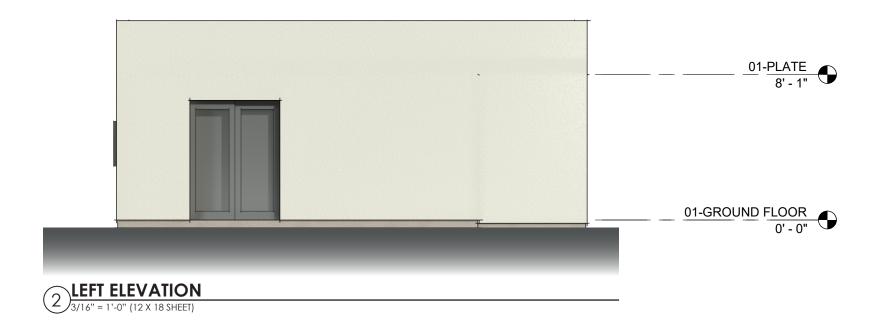


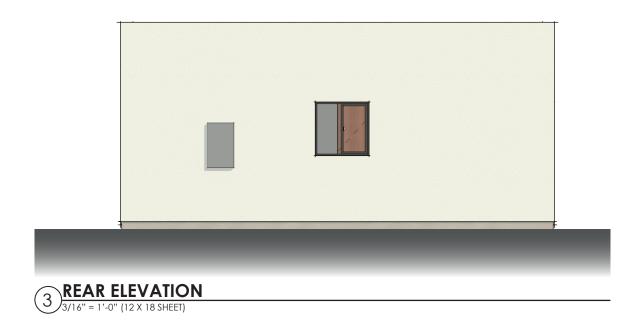


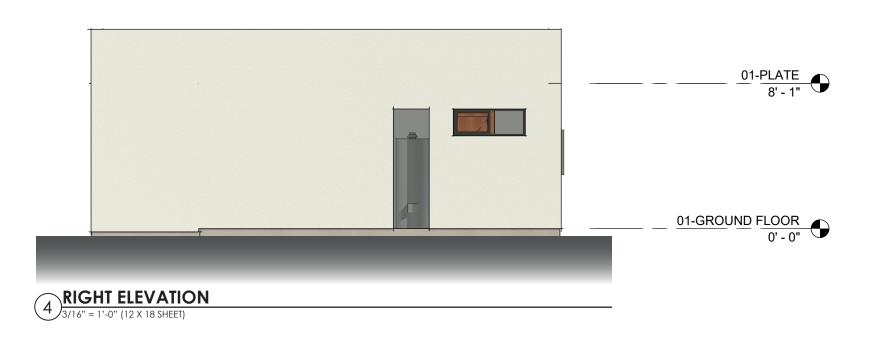
PLAN 1 | STYLE B - DESERT MODERN COACHELLA ADU PROTOTYPES

PLAN 1 | STYLE B









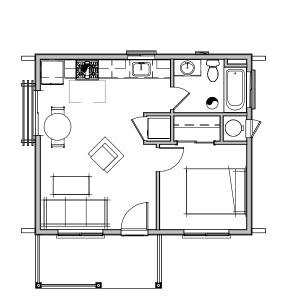




PLAN 1 | STYLE B - DESERT MODERN ELEVATIONS COACHELLA ADU PROTOTYPES

PLAN 1 | STYLE C





PLAN 1 | STYLE C | 480 FT²
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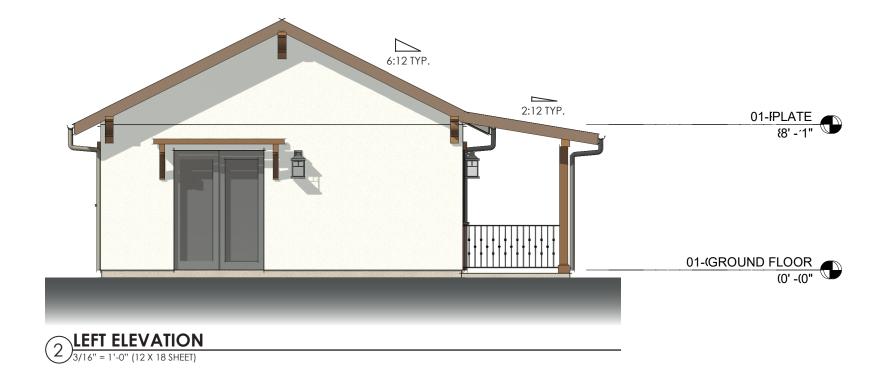


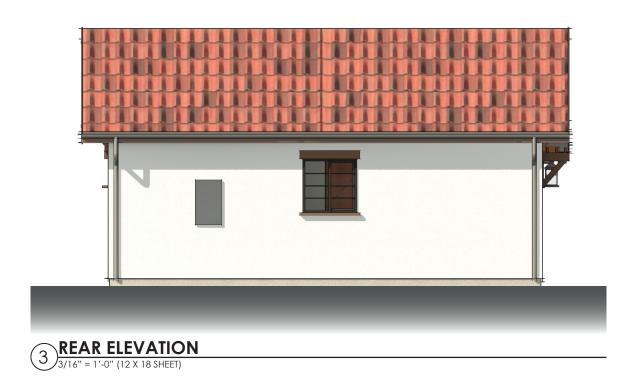


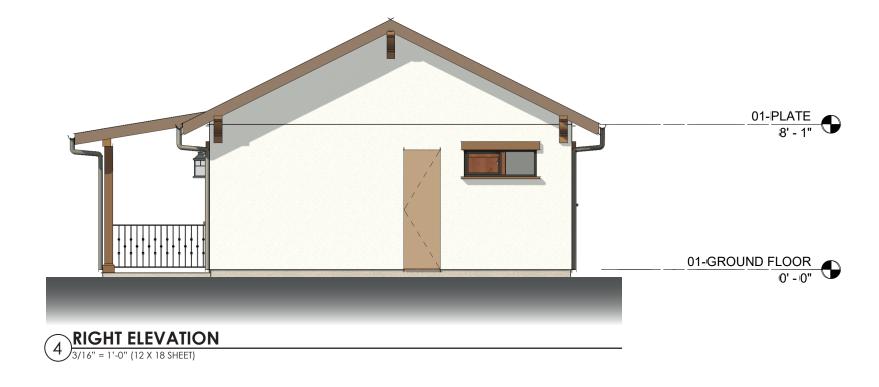


PLAN 1 | STYLE C





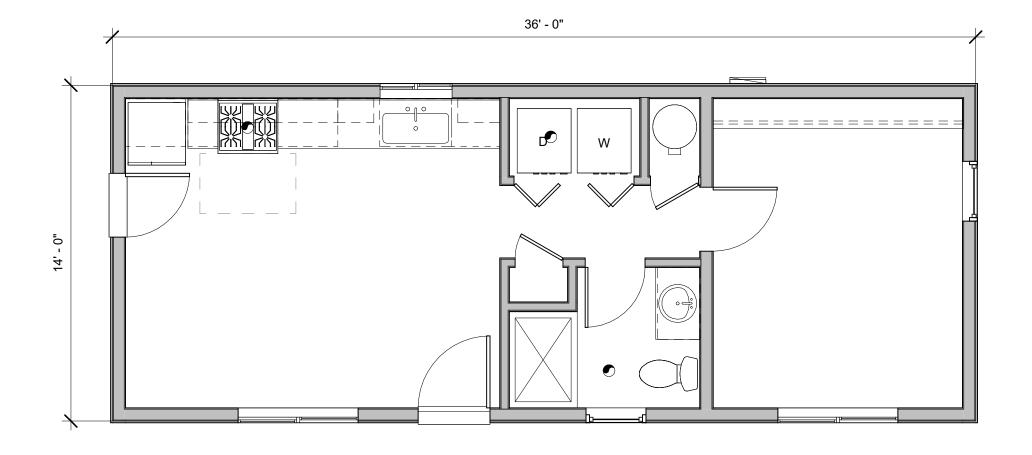








PLAN 1 | STYLE C - SPANISH COLONIAL ELEVATIONS COACHELLA ADU PROTOTYPES





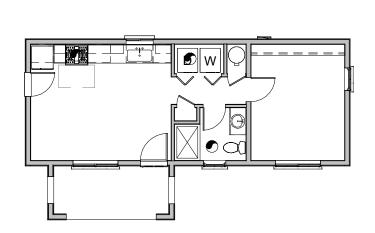




11/08/2023 **A2-11**

PLAN 2 | STYLE A





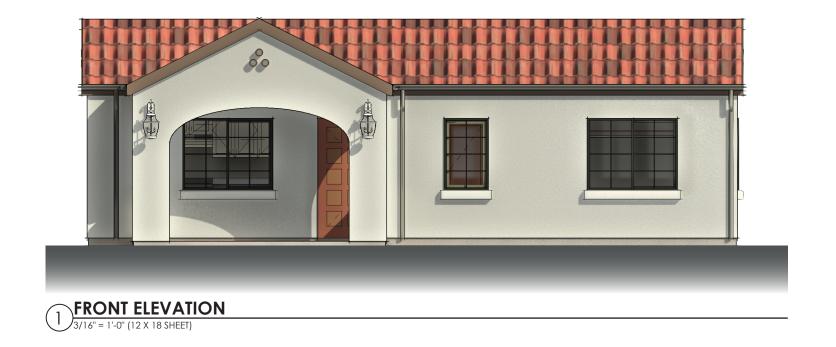


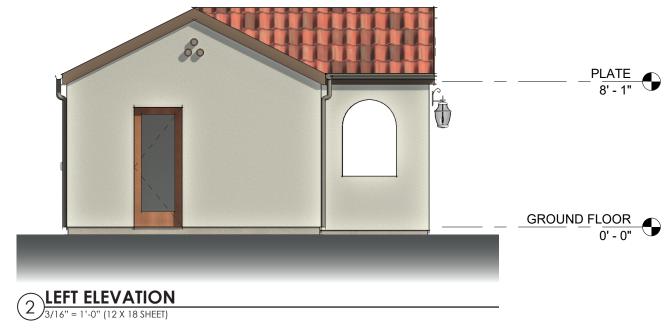


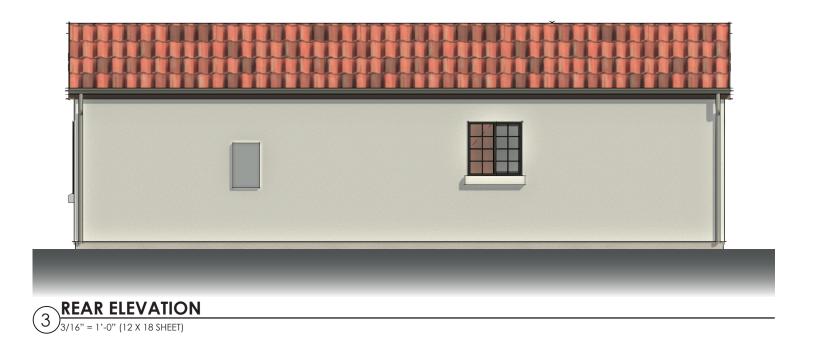


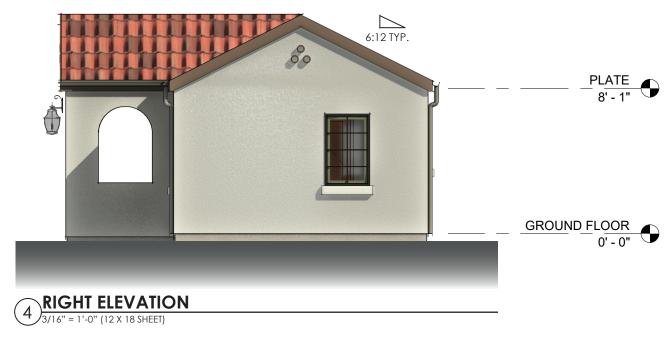


PLAN 2 | STYLE A









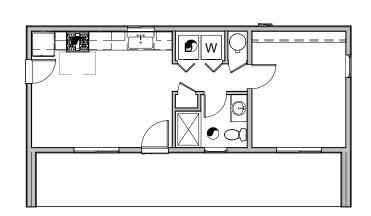




PLAN 2 | STYLE A - MISSION REVIVAL ELEVATIONS COACHELLA ADU PROTOTYPES

PLAN 2 | STYLE B





PLAN 2 | STYLE B | 504 FT²
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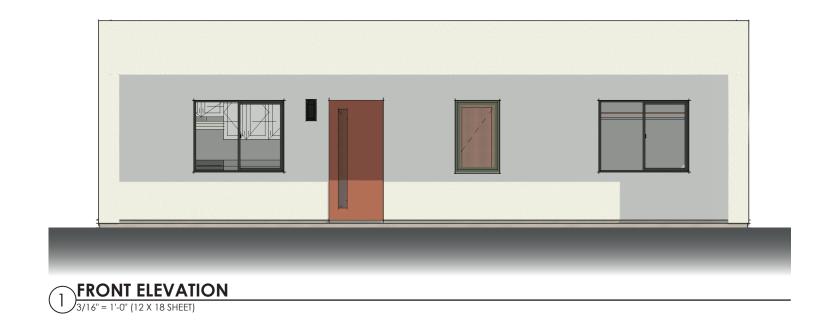


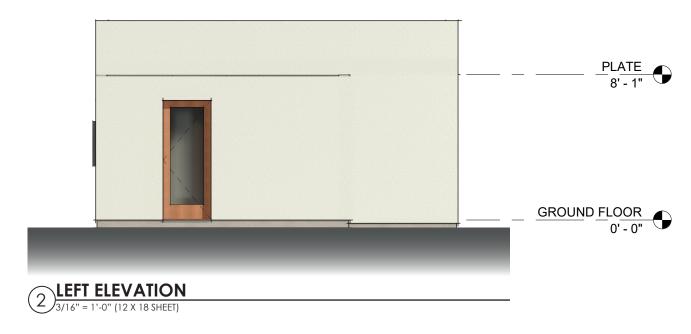


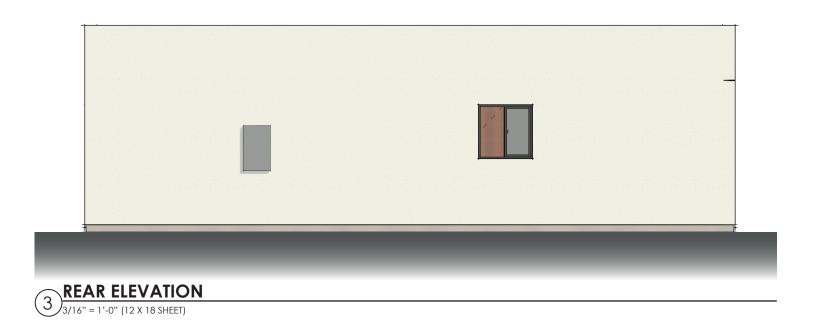
PLAN 2 | STYLE B - DESERT MODERN COACHELLA ADU PROTOTYPES

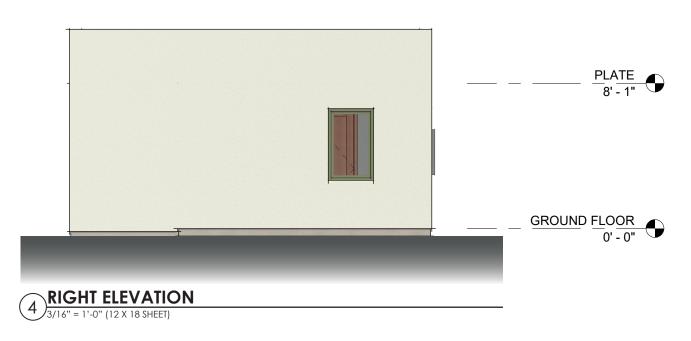
PLAN 2 | STYLE B











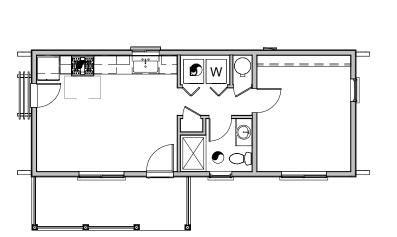




PLAN 2 | STYLE B - DESERT MODERN ELEVATIONS COACHELLA ADU PROTOTYPES

PLAN 2 | STYLE C





PLAN 2 | STYLE C | 504 FT²

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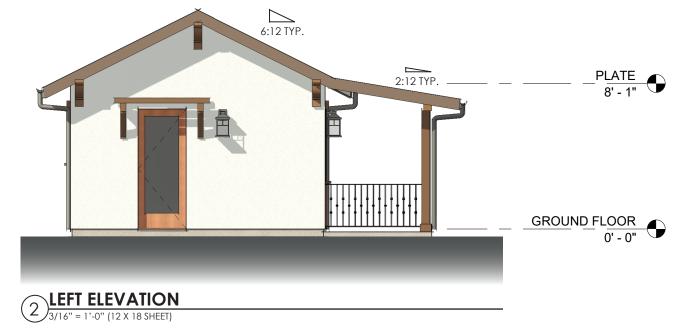




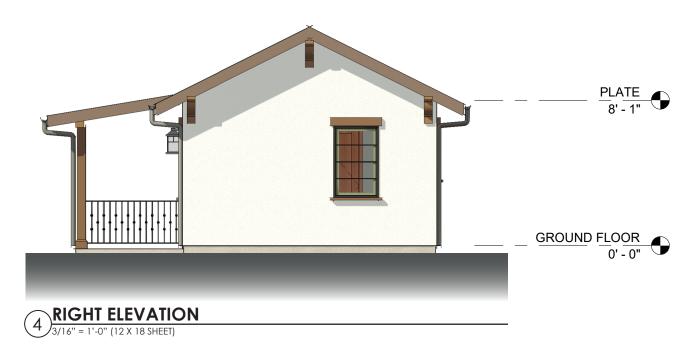


PLAN 2 | STYLE C





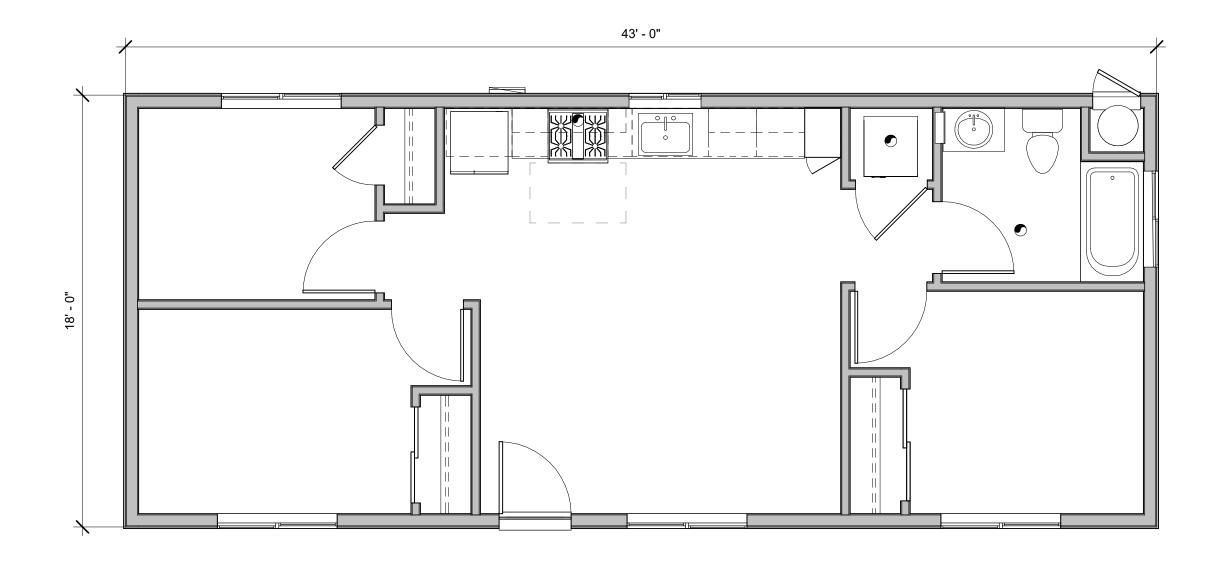


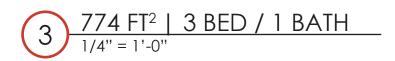






PLAN 2 | STYLE C - SPANISH COLONIAL ELEVATIONS COACHELLA ADU PROTOTYPES



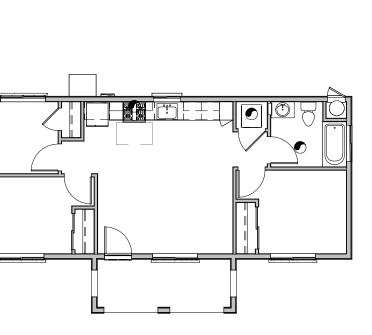






PLAN 3 | STYLE A







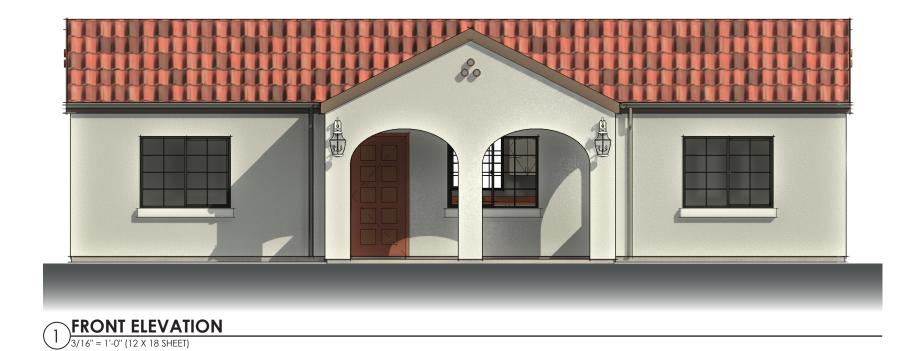


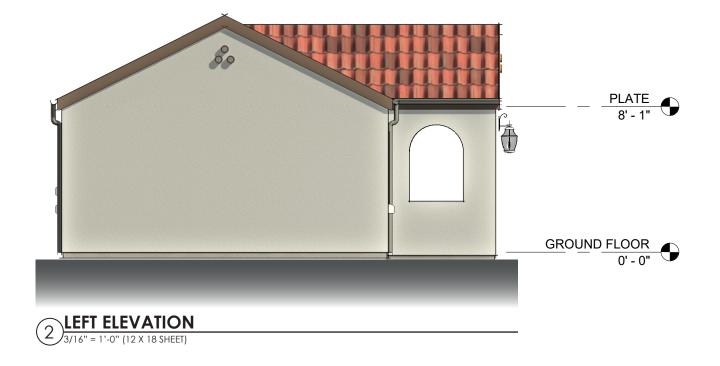
3/32" = 1'-0" (12 X 18 SHEET)



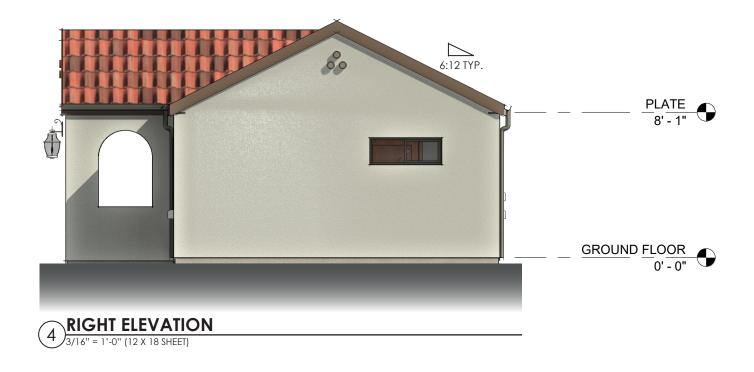
PLAN 3 | STYLE A - MISSION REVIVAL COACHELLA ADU PROTOTYPES

PLAN 3 | STYLE A









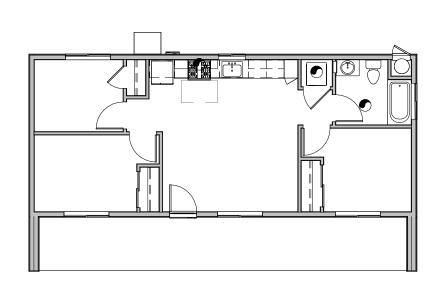




PLAN 3 | STYLE A - MISSION REVIVAL ELEVATIONS COACHELLA ADU PROTOTYPES

PLAN 3 | STYLE B





3 PLAN 3 | STYLE B | 774 FT²

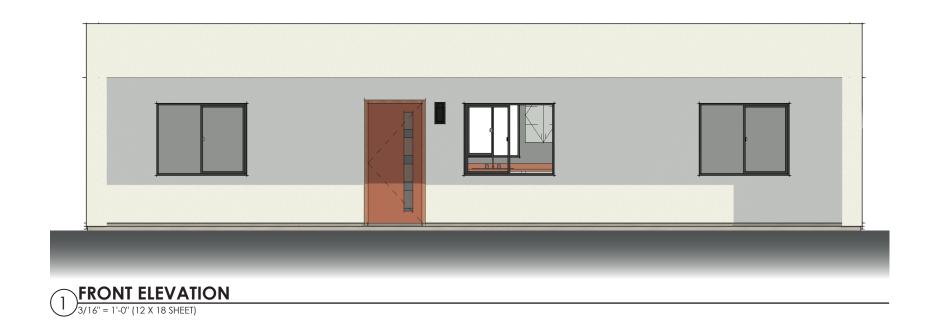


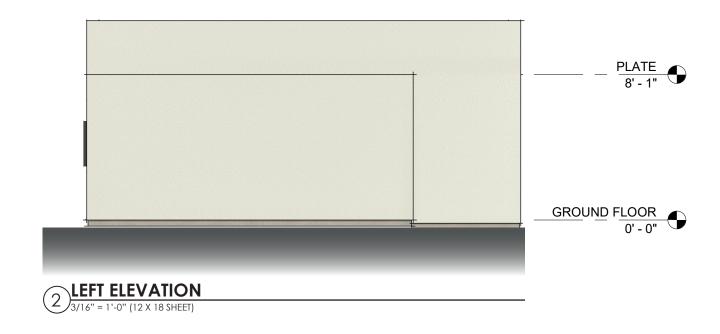


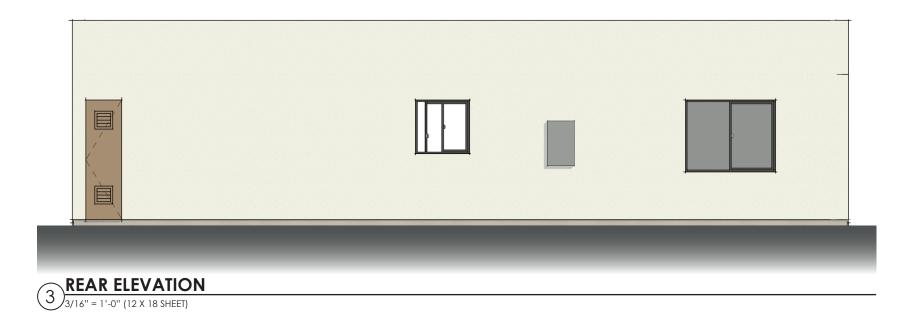


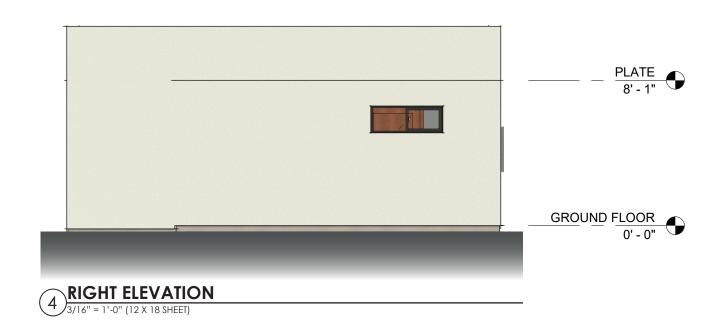
PLAN 3 | STYLE B











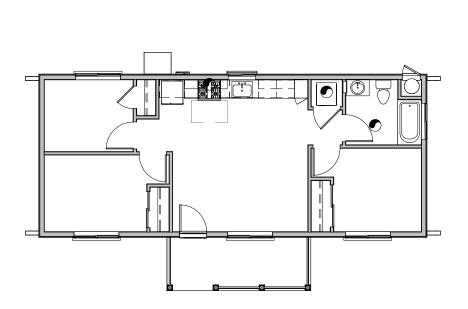




PLAN 3 | STYLE B - DESERT MODERN ELEVATIONS COACHELLA ADU PROTOTYPES

PLAN 3 | STYLE C









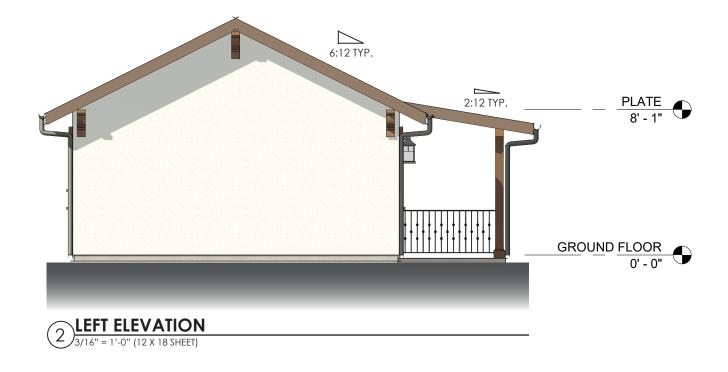


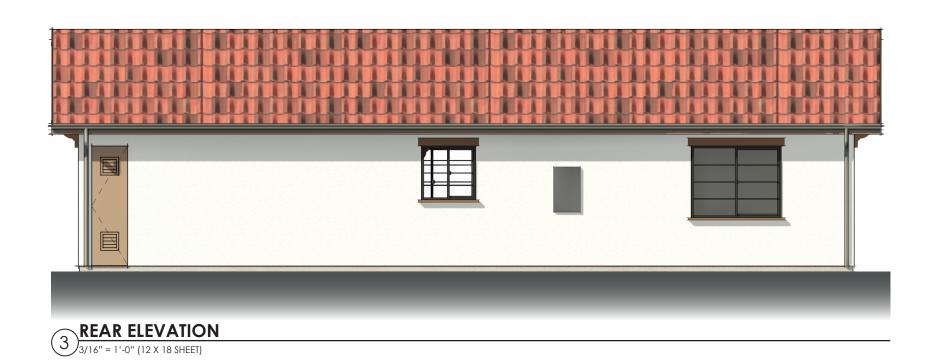


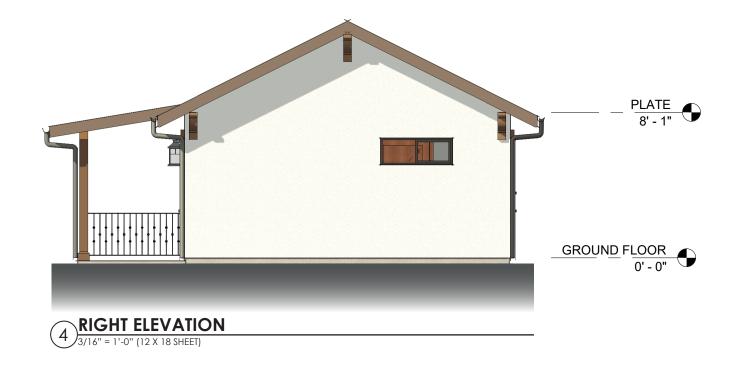
PLAN 3 | STYLE C - SPANISH COLONIAL COACHELLA ADU PROTOTYPES

PLAN 3 | STYLE C







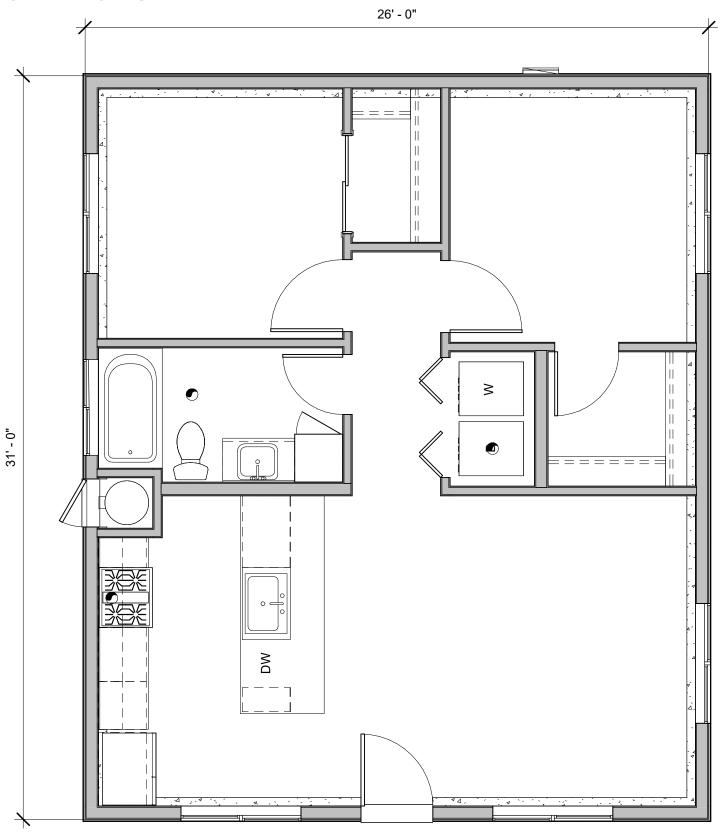






PLAN 3 | STYLE C - SPANISH COLONIAL ELEVATIONS COACHELLA ADU PROTOTYPES

PLAN 4 | SCHEMATIC DESIGN

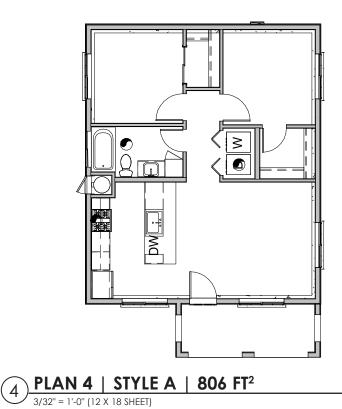








PLAN 4 | STYLE A



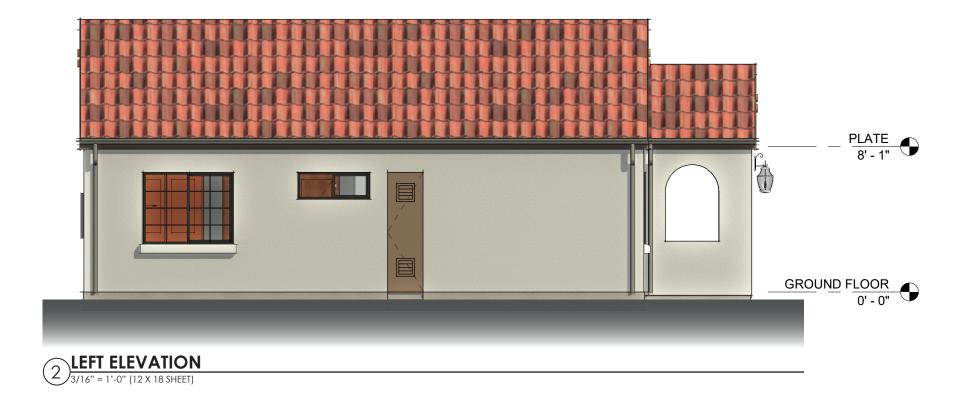


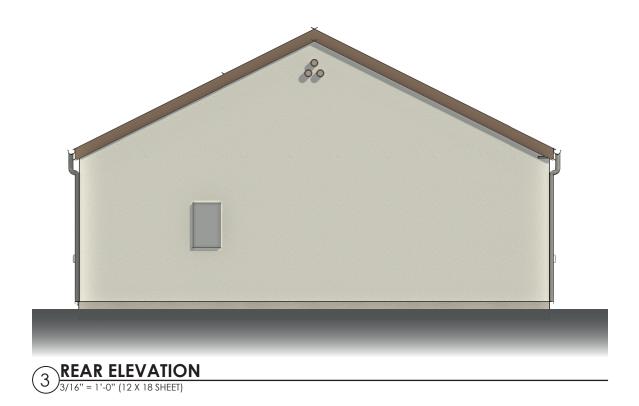




PLAN 4 | STYLE A







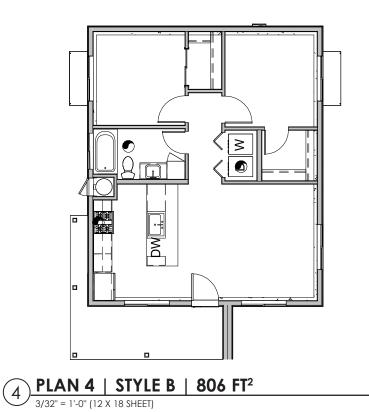






PLAN 4 | STYLE A - MISSION REVIVAL ELEVATIONS COACHELLA ADU PROTOTYPES

PLAN 4 | STYLE B



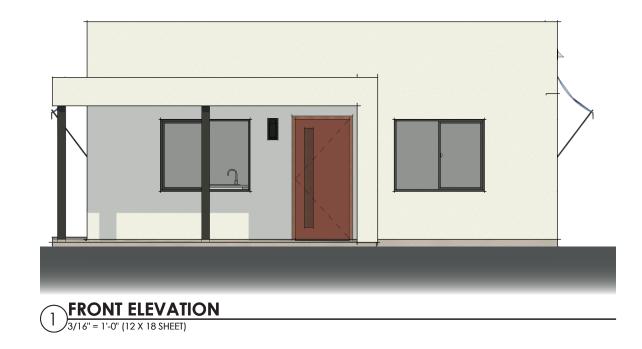




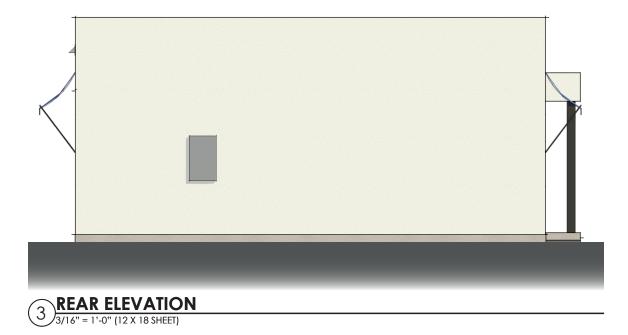


PLAN 4 | STYLE B - DESERT MODERN
COACHELLA ADU PROTOTYPES

PLAN 4 | STYLE B









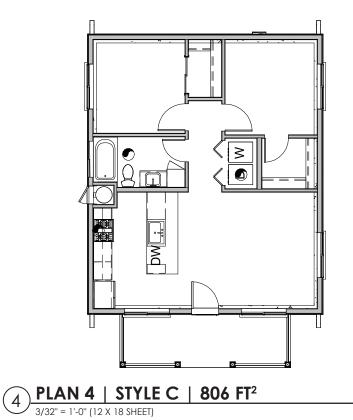




PLAN 4 | STYLE B - DESERT MODERN ELEVATIONS COACHELLA ADU PROTOTYPES

PLAN 4 | STYLE C











PLAN 4 | STYLE C - SPANISH COLONIAL COACHELLA ADU PROTOTYPES

PLAN 4 | STYLE C







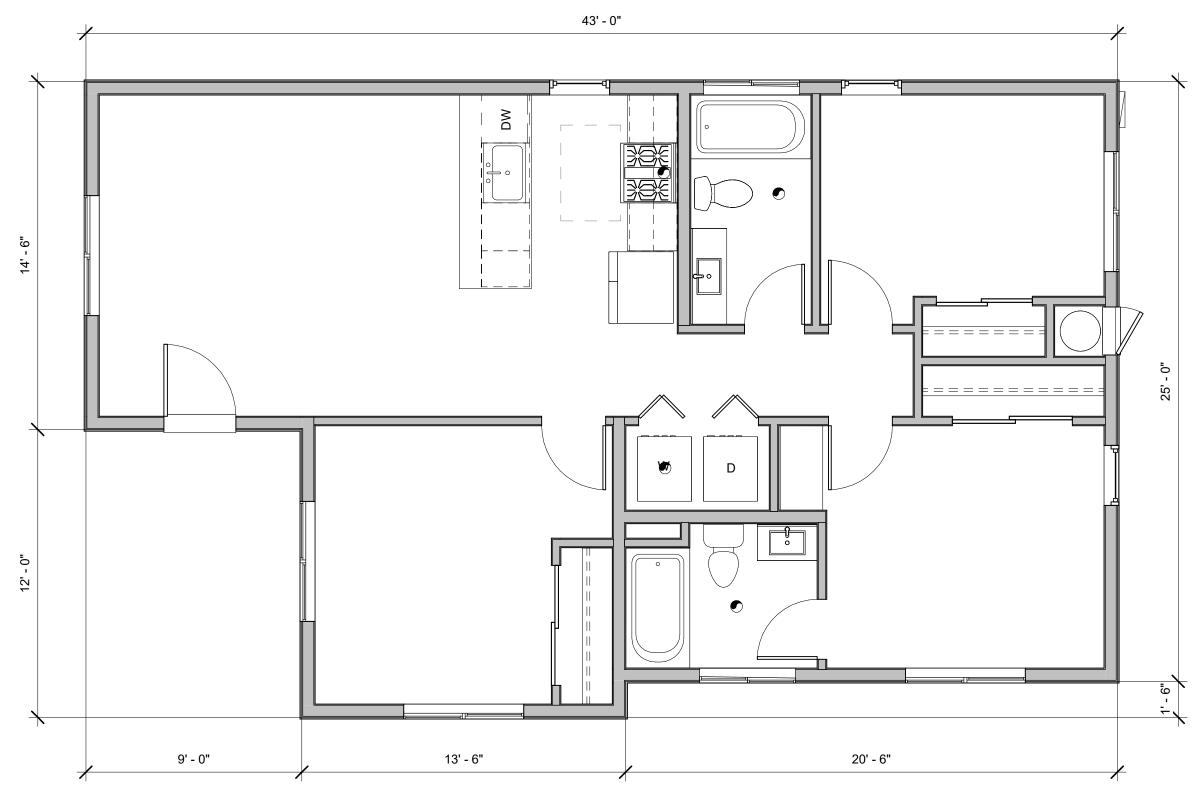


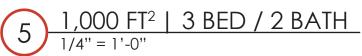




PLAN 4 | STYLE C - SPANISH COLONIAL ELEVATIONS COACHELLA ADU PROTOTYPES

PLAN 5 | SCHEMATIC DESIGN





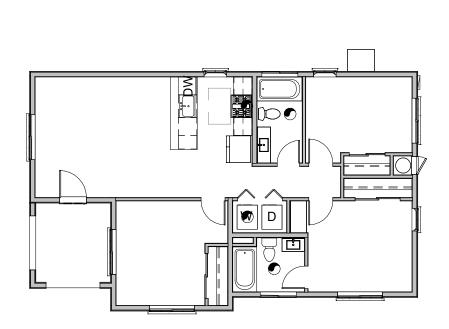




PLAN 5 | FLOOR PLAN COACHELLA ADU PROTOTYPES

PLAN 5 | STYLE A







5 PLAN 5 | STYLE A | 1,000 FT²



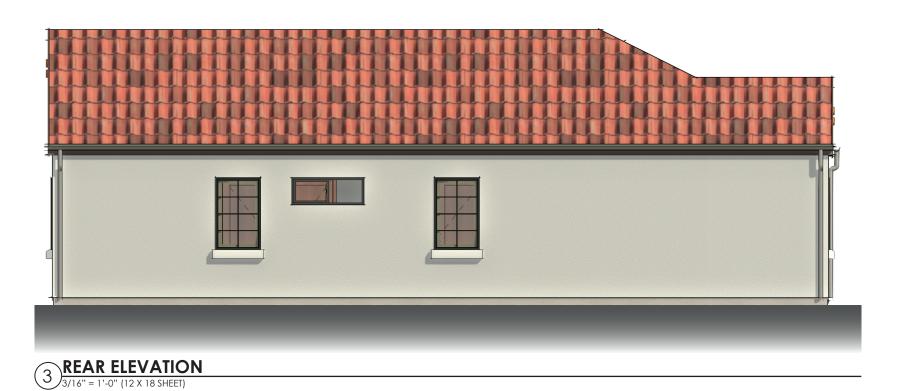


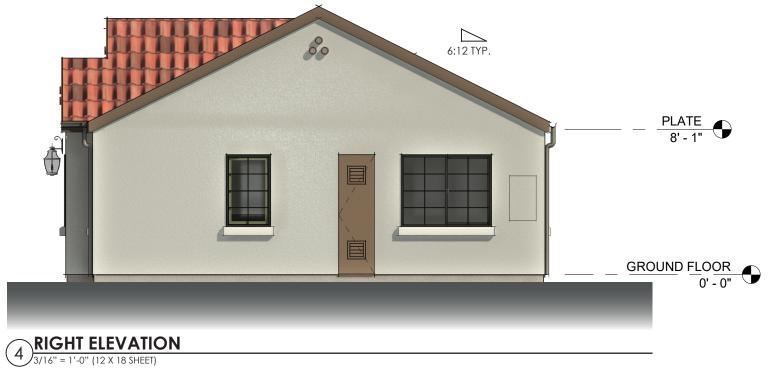
PLAN 5 | STYLE A - MISSION REVIVAL COACHELLA ADU PROTOTYPES

PLAN 5 | STYLE A









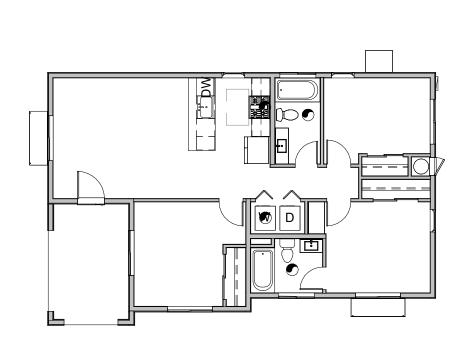




PLAN 5 | STYLE A - MISSION REVIVAL ELEVATIONS COACHELLA ADU PROTOTYPES

PLAN 5 | STYLE B





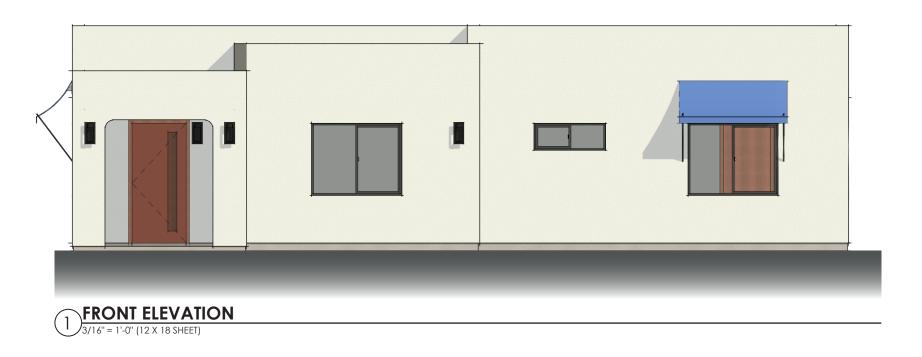
5 PLAN 5 | STYLE B | 1,000 FT²

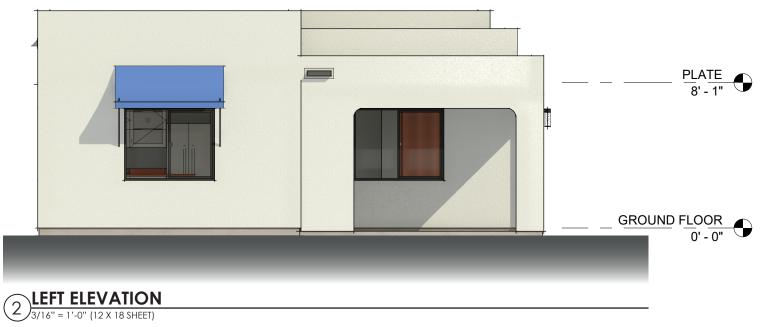


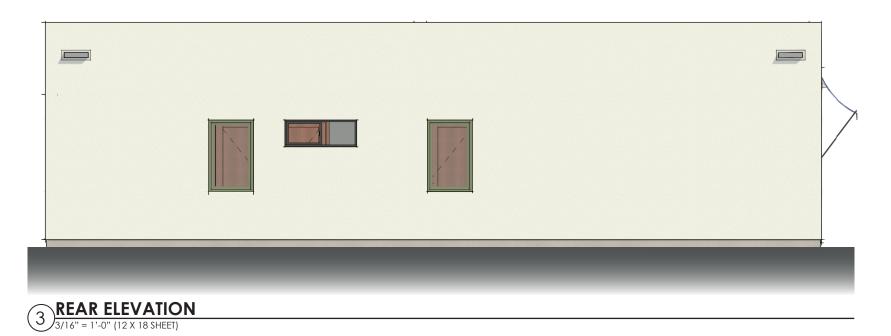


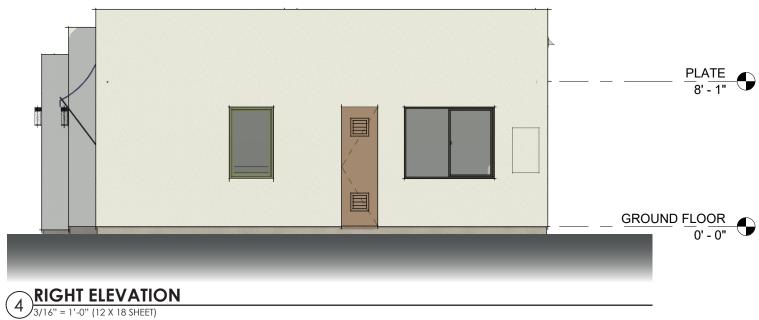
PLAN 5 | STYLE B













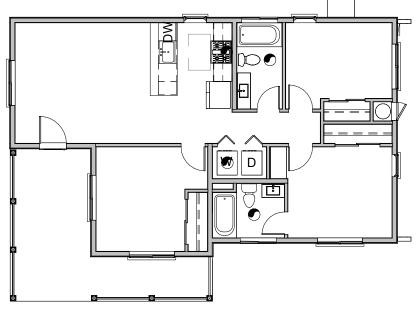


PLAN 5 | STYLE B - DESERT MODERN ELEVATIONS COACHELLA ADU PROTOTYPES

PLAN 5 | STYLE C







5 PLAN 5 | STYLE C | 1,000 FT²





PLAN 5 | STYLE C













PLAN 5 | STYLE C - SPANISH COLONIAL ELEVATIONS COACHELLA ADU PROTOTYPES

ISSUE DATE: 11/08/2023 **A5-38**

PROTOTYPE ACCESSORY DWELLING UNIT PLAN 6: 2 CAR GARAGE CONVERSION

CITY OF COACHELLA, CA STREET ADDRESS (TO BE PROVIDED BY OWNER)

ABBREVIATIONS

ABV	ABOVE	FD	FLOOR DRAIN	PLYWD	PLYWOOD
ACOUS	ACOUSTICAL	FE	FIRE EXTINGUISHER	PR	PAIR
ACT	ACOUSTICAL CEILING	FEC	FIRE EXTINGUISHER	PT	PAINT
4.5	TILE	50	PANEL	PTD	PAINTED
AD .	AREA DRAIN	FG	FINISH GROUP	R	RISER
ADJ	ADJUSTABLE	FH	FIRE HYDRANT	RAD	RADIUS
AFF	ABOVE FINISH FLOOR	FHC	FIRE HOSE CABINET	RCP	REFLECTED CEILING
ALT	ALTERNATE	FIN	FINISH		PLAN
ALUM	ALUMINUM	FLR	FLOOR	RD	ROOF DRAIN
	APPROXIMATE	FLUOR	FLOURESCENT	RE	REFER
ARCH	ARCHITECT	FT	FOOT OR FEET	REF	REFRIGERATOR
В.О.	BOTTOM OF	FUR	FURRING	REINF	REINFORCED
BALC	BALCONY	GAL	GALLON	REQD	REQUIRED
BD	BOARD	GALV	GALVANIZED	RESIL	RESILIENT
BET	BETWEEN	GB	GRAB BAR	RM	ROOM
BLDG	BUILDNG	GC	GENERAL	RO	ROUGH OPENING
BLKG	BLOCKING		CONTRACTOR	RTU	ROOF TOP UNIT (MEC
BLW	BELOW	GL	GLASS	S	SOUTH
ВМ	BEAM	GND	GROUND	SAFB	SOUND ATTENUATION
ВОТ	BOTTOM	GWB	GYPSUM BOARD		FIBER BATT
BRKT	BRACKET	GYP	GYPSUM	SC	SCUPPER
BULKHD	BULKHEAD	H.W.H.	HOT WATER HEATER	SCHED	SCHEDULE
BUR	BUILT UP ROOF	HDWD	HARDWOOD	SEAL	SEALANT
C.G.	CORNER GUARD	HDWR	HARDWARE	SECT	SECTION
CAB	CABINET	HM	HOLLOW METAL	SF	SQUARE FOOT
CALK	CAULKING	HORIZ	HORIZONTAL	SHT	SHEET
CEM	CEMENT	HR	HOUR	SIM	SIMILAR
CER	CERAMIC	HT	HEIGHT	SPEC	SPECIFICATION
CJ	CONTROL JOINT	ID	INNER DIAMETER	SQ	SQURE
CLG	CEILING	INCAN	INCANDESCENT	SS	STAINLESS STEEL
CLOS	CLOSET	INSUL	INSULATION	STD	STANDARD
CLR	CLEAR	INT	INTERIOR	STL	STEEL
CO	CASED OPENING	JAN	JANITOR	STOR	STORAGE
COL	COLUMN	JST	JOIST	STRUCT	STRUCTURAL
CONC	CONCRETE	JT	JOINT	SUSP	SUPSPENDED
CONT	CONTINUOUS	LAM	LAMINATE	SYM	SYMMMETRICAL
CPT	CARPET	LAV	LAVATORY	Т	TREAD
CT	CERAMIC TILE	LB(S)	POUNDS	T&G	TONGUE & GROOVE
CTR	CENTER	LDG	LANDING	TEL	TELEPHONE
DBL	DOUBLE	LT	LIGHT	TER	TERRAZZO
DET	DETAIL	MAX	MAXIMUM	THK	THICK
DIA	DIAMETER	MECH	MECHANICAL	THR	THRESHOLD
DIM	DIMENSION	MEMB	MEMBRANE	ТО	TOP OF
DIW	DOWN	MFR	MANUFACTURER	TYP	TYPICAL
DR	DOOR	MIN	MINIMUM	UC	UNDERCUT
DK DS	DOWN SPOUT	MISC	MISCELLANEOUS	UNFIN	UNFINISHED
DW	DISHWASHER	MO	MASONRY OPENING	UNO	ULNESS NOTED
DWG		MTD	MOUNTED	0110	OTHERWISE
	DRAWING	MTL	METAL	UON	UNLESS OTHERWISE
E = A	EAST	N	NORTH	-	NOTED
EA	EACH	NIC	NOT IN CONTRACT	UTIL	UTILITY
EIFS	EXTERIOR INSULATION & FINISH SYSTEM	NO	NUMBER	VCT	VINYL COMPOSITION
ELEC					TILE
ELEC	ELECTRIC	NOM	NOMINAL NOT TO SCALE	VERT	VERTICAL
ELEV	ELEVATION	NTS	NOT TO SCALE	VIF	VERIFY IN FIELD
EMER	EMERGENCY	O.P.	OVERFLOW PIPE	VTR	VENT TERMINATION
ENCL	ENCLOSURE	OA	OVERALL		PIPE
EOS	EDGE OF SLAB	OC	ON CENTER	VWC	VINYL WALL COVERIN
EQ	EQUAL	OD	OUTSIDE DIAMETER		MEOT

OPPOSITE HAND

OFFICE

OPPOSITE

PLAM PLASTIC LAMINATE

PART PARTITION

PERM PERIMETER

PLAS PLASTER

PG PAINT GRADE

OFF

OPG

OPP

WEST

WITH

WITHOUT

WINDOW

WSCT WAINSCOT

WEIGHT

WATERCLOSET

WATERPROOF

WETSTACK

W/O

WC

GENERAL NOTES

1. APPLICABLE CODES AND STANDARDS:

• •	AT TEIGHBEE GOBEC AND CHARDON NEC.
1.1.	2022 CALIFORNIA BUILDING CODE AND ITS APPENDICES AND STANDARDS.
1.2.	2022 CALIFORNIA PLUMBING CODE AND ITS APPENDICES AND STANDARDS.
1.3.	2022 CALIFORNIA MECHANICAL CODE AND ITS APPENDICES AND STANDARDS.
1.4.	2022 CALIFORNIA FIRE CODE AND ITS APPENDICES AND STANDARDS.
1.5.	2022 CALIFORNIA ELECTRICAL CODE AND ITS APPENDICES AND STANDARDS.
1.6.	2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS.
1.7	2022 CALIFORNIA GREEN BUILDING STANDARDS CODE AND ITS APPENDICES AND STANDARDS.
1.8	2022 CALIFORNIA RESIDENTIAL CODE AND ITS APPENDICES AND STANDARDS
1.9	CURRENT CITY OF NEWPORT BEACH, CA MUNICIPAL CODE.
2.	ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY WITH EXISTING SITE CONDITIONS. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO, HE/SHE SHALL BE PROCEEDING AT HIS/HER OWN RISK.
4.	DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
5.	IN THE EVENT OF THE UNFORESEEN ENCOUNTER OF MATERIALS SUSPECTED TO BE OF AN ARCHAEOLOGICAL OR PALEONTOLOGICAL NATURE, ALL GRADING AND EXCAVATION SHALL CEASE IN THE IMMEDIATE AREA AND THE THE CONTRACTOR SHALL NOTIFY THE OWNER. THE FIND SHALL BE LEFT UNTOUCHED UNTIL AN EVALUATION BY A QUALIFIED ARCHAEOLOGIST OR PALEONTOLOGIST IS MADE.
6.	CONTRACTOR IS TO BE RESPONSIBLE FOR BEING FAMILIAR WITH THESE DOCUMENTS INCLUDING ALL CONTRACT REQUIREMENTS.
7.	GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.

11. THE FOLLOWING ITEMS SHOWN ON THE DRAWINGS ARE OWNER PROVIDED. OWNER INSTALLED. UTILITIES PROVIDED FOR THESE ITEMS WILL BE PROVIDED BY THE CONTRACTOR. CONTRACTOR TO COORDINATE INSTALLATION WITH

- 11.1. TV/DVD SYSTEMS 11.2 ICE MACHINE
- 11.3 VENDING MACHINE 11.4 REFRIGERATOR
- 11.5 MICROWAVE
- 12. OSHA PERMITS REQUIRED FOR VERTICAL CUTS 5' OR OVER. 13. CONTRACTOR TO PROVIDE COMPLETE DETAILS OF ENGINEERED TEMPORARY SHORING OR SLOT CUTTING PROCEDURES ON PLANS. CALL FOR INSPECTION BEFORE EXCAVATION BEGINS.
- CONTRACTOR TO REVIEW CALIFORNIA GREEN CODE REQUIREMENTS FOR CONTRACTOR REQUIREMENTS. A SEPARATE OFFICER, ACCESS EASEMENT/AGREEMENT, AND/OR RECIPROCAL
- ACCESS EASEMENT/AGREEMENT MAY BE REQUIRED TO INSURE THAT THE PROPOSED PRIVATE ACCESS ROADWAY WILL REMAIN OPEN TO THROUGH TRAFFIC AND EMERGENCY VEHICLES PRIOR TO FINAL OF BUILDING PERMIT. OWNER TO PROVIDE LOCATION OF THE NEAREST FIRE HYDRANT. FIRE HYDRANT LOCAION SHALL MEET THE REQUIREMENTS IN THE CFC.
- 17. IF THE MAIN RESIDENCE HAS TWO EXISTING WATER CLOSETS, WITH THE INCLUSION OF THE ADDITIONAL WATER CLOSET IN THE ADU, THE EXISTING SEWER LATERAL SIZE IS TO BE VARIFIED TO BE 4 INCHES PER CPC TABLE 703.2.

SYMBOLS

FIRE ANNUNCIATOR

EQ EQUAL

EQUIP EQUIPMENT

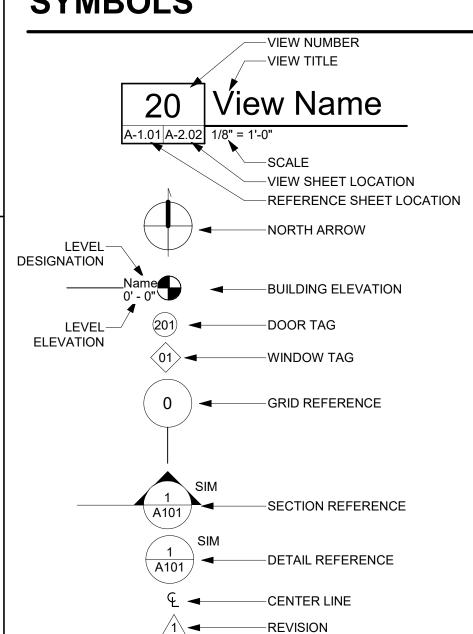
EXST EXISTING

ETR EXISTING TO REMAIN

EXP. JT. EXPANSION JOINT

FACE OF

FIRE ALARM



SPECIAL INSTRUCTIONS

OWNER SHALL SUPPLY INFORMATIN ON THE FOUNDATION TYPE OF THE EXISTING BUILDING. IF THE FOUNDATION TYPE OF THE EXISTING BUILDING MATCHES THE PROPOSED FOUNDATION OF AN ADU, A SOILS REPORT WILL NOT BE REQUIRED. HOWEVER, IF A DIFFERENT FOUNDATION TYPE IS PROPOSED A SOILS REPORT WILL BE REQUIRED.

DEFERRED SUBMITTALS

- 1. ROOF TRUSS CALCULATIONS
- 2. FIRE SPRINKLER (YES / NO) (SEPARATE PLAN CHECK / PERMIT)
- 3. SOLAR PV (-KW) (SEPARATE PLAN CHECK / PERMIT)

PROJECT DIRECTORY

ADDRESS:		
DHONE:	FAX:	
	184	
EMAIL:		
	(MODIFICATION TO PROTOTYF	PE):
RRM DESIG	•	_,.
ADDRESS:		
3765 S HIGU	ERA ST, SUTITE 102	
SAN LUIS O	BISPO, C93401	
PHONE: (805) 54	43-1794 FAX :	
CONTACT:		
	 	
EMAIL:	ARCHITECT (IF APPLICABLE):	
EMAIL: LANDSCAPI		
EMAIL: LANDSCAPI ADDRESS:		
EMAIL: LANDSCAPI ADDRESS: PHONE:	E ARCHITECT (IF APPLICABLE):	:
EMAIL: LANDSCAPI ADDRESS: PHONE: CONTACT:	E ARCHITECT (IF APPLICABLE):	:
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EMAIL: LANDSCAPI ADDRESS: PHONE: CONTACT: EMAIL: CIVIL ENGIN ADDRESS:	E ARCHITECT (IF APPLICABLE):	

AGENCIES AND UTILITIES

COMMUNITY DEVELOPMENT DEPARTMENT CITY OF COACHELLA PLANNING

53990 ENTERPRISE WAY COACHELLA, CA 92236 **PHONE:** 760-398-3502 **FAX:**

WATER SERVICE:

ADDRESS:

ADDRESS:	ELECTRICAL SERVICE:	
PHONE:FAX:	ADDRESS:	
GAS SERVICE:	PHONE: FAX:	
ADDRESS:	SEWER SERVICE:	
PHONE:FAX:	ADDRESS:	
TELEPHONE SERVICE:	PHONE: FAX:	
ADDRESS:	GARBAGE SERVICE:	
PHONE:FAX:	ADDRESS:	
	PHONE: FAX:	

PROTOTYPE PLANS PREPARED BY

ARCHITECT (PROTOTYPE): RRM DESIGN GROUP

ADDRESS: 3765 S. HIGUERA STREET, SUITE 102 SAN LUIS OBISPO, CA 93401 **PHONE**: (805) 543-1794 **FAX**: (805) 543-4609 **CONTACT:** SCOTT MARTIN EMAIL: SAMARTIN@RRMDESIGN.COM

STRUCTURAL ENGINEER: RRM DESIGN GROUP ADDRESS:

3675 S. HIGUERA STREET, SUITE 102 SAN LUIS OBISPO, CA 93401 **PHONE**: (805) 543-1794 **FAX**: (805) 543-4609 **CONTACT:** JESSICA MEADOWS EMAIL: JMMEADOWS@RRMDESIGN.COM

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G-102	GENERAL NOTES
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AS-100	ARCHITECTURAL SITE PLAN SHEET - EXAMPLE & INSTRUCT
A6-101	FLOOR PLAN & RCP - PLAN 6
A6-111	MECHANICAL AND ELECTRICAL PLANS - PLAN 6
A6-201	EXTERIOR ELEVATIONS & BUILDING SECTIONS - PLAN 6
A6-202	EXTERIOR ELEVATIONS & BUILDING SECTIONS - PLAN 6
A6-203	EXTERIOR ELEVATIONS & BUILDING SECTIONS - PLAN 6
AD-901	ARCHITECTURAL DETAILS - COMMON
AD-902	ARCHITECTURAL DETAILS - COMMON
AD-903	ARCHITECTURAL DETAILS - MISSION REVIVAL
AD-904	ARCHITECTURAL DETAILS - DESERT MODERN
AD-905	ARCHITECTURAL DETAILS - SPANISH COLONIAL
AD-906	ARCHITECTURAL DETAILS - SPANISH COLONIAL

PROJECT SCOPE

Grand total: 16

CONVERSION OF 2-CAR GARAGE INTO 1 BEDROOM / 1 BATH ADU.

SITE INFORMATION

OWNER TO	PROVIDE THE	FOLLOWII	NG INFORMA	TION.	
LEGAL DESC	CRIPTION:				
APN #:					

ZONING INFORMATION

CITY OF COAC	CHELLA TO PROVIDE THE FOLLOWING INFORMATION:
ZONING:	
OVERLAY:	
ALLOWABLE B	BUILDING HEIGHT:
LOT SIZE:	
	G SPRINKLERED: ROPOSED ADU MUST ALSO BE SPRINKLERED.
EXISTING I	QUARE FOOTAGE HABITABLE SQUARE FOOTAGE: D HABITABLE SQUARE FOOTAGE:
FAR (FLOOR A EXISTING I MAX ALLO PROPOSE	FAL: WABLE FAR:
EXISTING I ALLOWABI	GE L AREAS UNDER SOLID ROOF, INCLUDING EAVES. LOT COVERAGE: LE LOT COVERAGE: D LOT COVERAGE:
LOT SLOPE:	
SETBACKS: FRONT: REAR: SIDE:	
EXISTING I REQUIRED COVER UNCO PROPOSE COVER	COVERED SPACES: UNCOVERED SPACES: D PARKING: RED: VERED: D TOTAL SPACES:

ADU BUILDING INFORMATION

CITY OF COACHELLA TO PROVIDE THE FOLLOWING INFORMATION:

OCCUPANCY GROUP: R-3 CONSTRUCTION TYPE: **CONDITINED AREA:**

> PLAN 6-EXISTING FOOTPRINT 672 SF OF GARAGE, AS SHOWN IN VIEW 1/A8-101

PROJECT CHECKLIST

*FOR PLANNING STAFF ONLY INITIAL WHEN SECTION HAS BEEN REVIEWED.

EXTERIOR WALL MATERIAL

NEW INFILL SIDING SHALL MATCH EXISTING PRINCIPAL DWELLING

WINDOW MATERIAL

- ☐ VINYL
- ☐ FIBERGLASS
- WOOD
- ☐ ALUMINUM CLAD WOOD

ROOF MATERIAL

- ☐ COMPOSITION SHINGLES
- ☐ STANDING SEAM METAL ROOF

WASTE WATER

☐ SEWER

ONSITE PARKING REQUIRED

■ NONE

EXCEPTION USED:

- ☐ THE ADU IS LOCATED WITHIN 1/2 MILE OF PUBLIC TRANSIT.
- ☐ THE ADU IS LOCATED WITHIN A ARCHITECTURALLY AND HISTORICALLY SIGNIFICANT STRUCTURE.
- ☐ OFF STREET PARKING PERMITS ARE REQUIRED BUT NOT
- ☐ WHEN THERE IS A CAR SHARE VEHICLE LOCATED WITHIN ONE BLOCK OF THE ADU.
- ☐ ONE PARKING SPACE

VERY HIGH FIRE SEVERITY ZONE

OFFERED TO THE OCCUPANT OF THE ADU.

☐ NO

☐ YES

IF THE PROPERTY THAT WILL CONTAIN THE ADU IS IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE SEE NOTES BELOW:

- AN ADU IN THE VERY HIGH FIRE SEVERITY ZONE SHALL COMPLY WITH CHAPTER 7A OF THE CURRENT CALIFORNIA BUILDING CODE. STRUCTURES IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE SHALI
- ZONES: THE APPLICANT SHALL PROVIDE & MAINTAIN FIRE/FUEL BREAKS TO THE SATISFACTION OF THE LOCAL FIRE DEPARTMENT. FIRE/FUEL BREAKS SHALL BE SHOWN ON THE GRADING, MAP, AND BUILDING PLANS.
- USE FIRE RATED ASSEMBLY ALTERNATIVE AS SHOWN IN ROOF FRAMING DETAILS AS REFERENCED ON PLANS. 4. USE RATED WALL ASSEMBLIES (34/AD-902, 24/AD-10\902) 5. THE INTENSITY OF FUELS MANAGEMENT MAY VARY WITHIN THE 100-FOOT PERIMETER OF THE STRUCTURE, WITH MORE INTENSE FUEL REDUCTIONS
- BEING USED BETWEEN 5 AND 30 FEET AROUND THE STRUCTURE. AND AN EMBER-RESISTANT ZONE BEING REQUIRED WITHIN 5 FEET OF THE STRUCTURE ACCORDING TO GOVERNMENT CODE 51182. THE EMBER RESISTANT ZONE FOR THE ADU SHALL BE SEPARATE FROM THE 5-FOOT EMBER RESISTANCE ZONE OF THE EXISTING STRUCTURE. THE DEFENSIBLE SPACE PLAN AND VEGETATION MANAGEMENT SHALL BE REVIEWED BY THE
- 6. VERIFY COMPLIANCE WITH YOUR INSURANCE UNDERWRITER PRIOR TO CONSTRUCTION OF THE ADU.

FIRE SPRINKLERS

DOES THE PRIMARY RESIDNENCE HAVE NFPA 13D SPRINKLERS?

CITY OF NEWPORT BEACH FIRE DEPARTMENT.

□ NO

REQUIRED AT PROPOSED ADU:

- NO (NOT REQUIRED IF THE PRIMARY RESIDENCE IS UNSPRINKLERED
- YES (REQUIRED IF THE PRIMARY RESIDENCE IS SPRINKLERED

FIRE SPRINKLERS NOTES

- FIRE SPRINKLER SHOP DRAWINGS & CALCULATIONS SHALL BE SUBMITTED TO BUILDING DEPT. & APPROVED BY FIRE DEPT. PRIOR TO
- 2. IF FIRE SPRINKLERS ARE REQUIRED AT PROPOSED ADU THEN THE FOLLOWING NOTES APPLY.
- DEFERRED SUBMITTAL: OBTAIN FIRE SPRINKLER PERMIT PRIOR TO CALLING FOR ROOF SHEATHING INSPECTION.
- AUTOMATIC FIRE SPRINKLER SYSTEM AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED AS PER NFPA 13D THE MOST CURRENT EDITION. DETAILED SPRINKLER PLANS SHALL BE SUBMITTED TO THE FIRE PREVENTION BUREAU AND APPROVED PRIOR TO INSTALLATION. PLANS
- LOCATION AND SIZE OF WATER SERVICE UNDERGROUND SHALL BE INSTALLED AS SHOWN ON APPROVED FIRE SPRINKLER PLANS.

AND INSTALLATION MUST BE BY A C16 LICENSED SPRINKLER

- 6. A FIRE UNDERGROUND FLUSH CERTIFICATION SHALL BE REQUIRED AT FINAL INSPECTION.
- 7. A HYDRO INSPECTION OF THE FIRE SPRINKLER SYSTEM IS REQUIRED PRIOR TO FRAME INSPECTION.

LIQUIFICATION AREA

THE PRIMARY RESIDENCE LOCATED WITHIN A DESIGNATED LIQUIFICTION ZONE?

□ NO

☐ YES

CONTRACTOR.

3765 S. Higuera, San Luis Obispo, CA 93401



AGENCY

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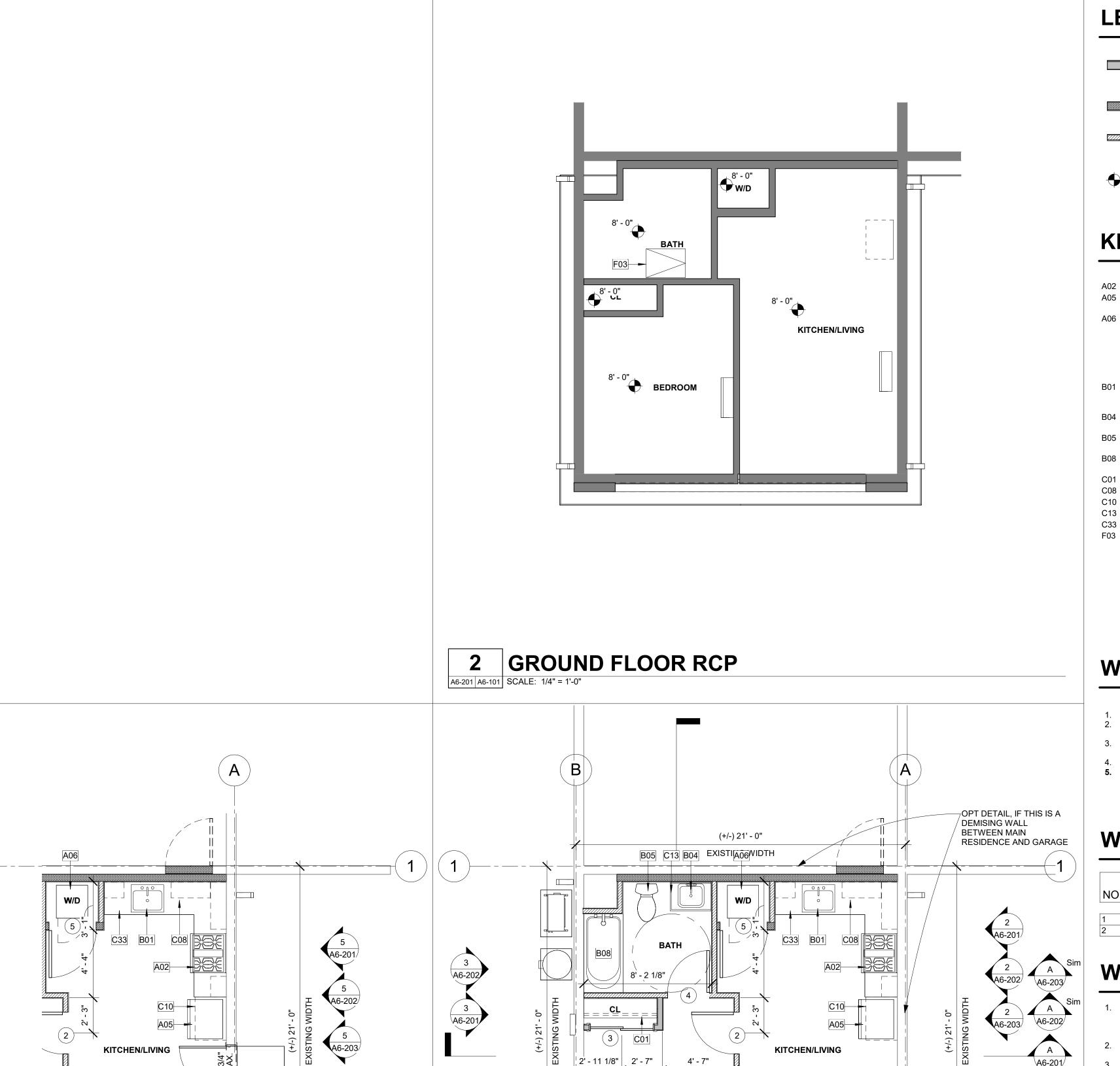
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NO. REVISION DATE **PROJECT MANAGER** RANDALL RUSSOM

DRAWN BY ALEX MARTINEZ RYAN JENKINS 09/20/23 **PROJECT NUMBER**

SU

2516-01-UR19



BEDROOM

GROUND FLOOR PLAN

A6-201 A6-101 SCALE: 1/4" = 1'-0"

GROUND FLOOR PLAN

A6-201 A6-101 SCALE: 1/4" = 1'-0"

(+/-) 21' - 0"

EXISTING WIDTH

EXISTING GARAGE DOOR OPENING

LEGEND

EXTERIOR- 5 1/2" WOOD STUD W/ PLYWOOD SHEATHING AND STUCCO/SIDING PER ELEVATION, ONE LAYER GYPSUM WALL BOARD INTERIOR.



INTERIOR- 5 1/2" WOOD STUD W/ONE LAYER GYPSUM WALL



INTERIOR- 3 1/2" WOOD STUD W/ONE LAYER GYPSUM WALL



10' - 0" CEILING HEIGHT

KEYNOTES

- 30" SLIDE ELECTRIC SINGLE OVEN, STAINLESS STEEL. REFRIGERATOR LOCATION. PROVIDE 37" SPACE WITH ROUGH
- PLUMBING FOR ICE MAKER (RECESS IN WALL). STACKED WASHER/DRYER MACHINE LOCATION. PROVIDE WASTE
- AND WATER IN RECESSED WALL BOX. PROVIDE DRYER VENT. VENT TO OUTSIDE AIR THROUGH EXTERIOR WALL. DRYER VENT 4" MIN DIAMETER TO EXTERIOR WITH SCREENED AND ONE DIRECTIONAL VENT GATE. MAX LENGTH TO NOT EXCEED 14' WITH A MAX OF 2 90-DEGREE BENDS. TERMINATION SHALL BE 3' MINIMUM FROM OPERABLE OPENING IN EXTERIOR WALL.
- SINGLE COMPARTMENT UNDER-MOUNT KITCHEN SINK W/ GARBAGE DISPOSAL. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEET.
- B04 LAVATORY SINK. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEETS. B05 WATER CLOSET. REFER TO WATER EFFICIENCY REQUIREMENTS ON
- CALGREEN CODE NOTES SHEETS. B08 30" x 60" x 72" TUB AND SHOWER COMBINATION. MODEL BY
- BUILDER. PROVIDE SHOWER ROD. C01 SINGLE WOOD SHELF AND POLE.
- 12" DEEP UPPER CABINET 24" DEEP UPPER CABINET.
- C10 C13 SINK BASE CABINET AND COUNTERTOP."
 - 30" X 30" MIN. ATTIC ACCESS. PROVIDED SWITCH AND OUTLET AT ATTIC FOR FAU. PERMANENTLY ATTACH R-38 OR GREATER INSULATION TO ATTIC ACCESS DOOR USING ADHESIVE OR MECHANICAL FASTENERS CEnC 150.0 (a)1. PROVIDE GASKETED

ATTIC ACCESS TO PREVENT AIR LEAKAGE CEnC 150.0 (a)1.

WINDOW GENERAL NOTES

- REFER TO FLOOR PLANS FOR WINDOW LOCATIONS. 2. CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZES PRIOR TO
- REFER TO ENERGY COMPLIANCE REPORTS FOR U-FACTOR, SHGC AND
- ADDITIONAL WINDOW REQUIREMENTS. ALL GLAZING IS DOUBLE PANE UNLESS OTHERWISE NOTED.
- EGRESS WINDOWS SHALL HAVE A CLEAR OPENING WITH A MAX. SILL HEIGHT OF 44" AFF, MIN. NET CLEAR OPENING FOR EMERGENCY ESCAPE SHALL BE 5.7 S.F. EXCEPT: 5 S.F. MIN. AT GROUND FLOOR. MINIMUM NET CLEAR OPENING DIMENSIONS: HEIGHT: 24", WIDTH: 20". [2022 CRC SEC. R310.2]

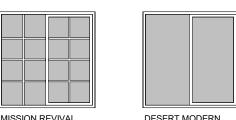
WINDOW SCHEDULE

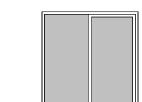
		SIZE		HEAD	
NO.	TYPE	WIDTH	HEIGHT	HEIGHT	REMARKS
1	Α	4' - 0"	4' - 6"	6' - 8"	
2	Α	5' - 0"	4' - 6"	6' - 8"	1

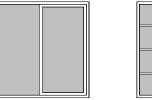
WINDOW REMARKS

- THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES THE NET CLEAR OPENING DIMENSIONS SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING. PER CBC 2022 SEC. 1031.3.2
- SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR. PER CBC 2022 SEC. 1031.3.3 TEMPERED / SAFETY GLAZING.

WINDOW LEGEND

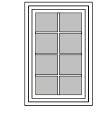


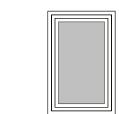






HORIZONTAL SLIDER





MISSION REVIVAL CASEMENT

FLOOR PLAN NOTES

- 1. DIMENSIONS ARE TO FACE OF FRAMING U.N.O
- 2. REFER TO STRUCTURAL PLANS FOR FURTHER FRAMING INFORMATION.
- 3. REFER TO ELECTRICAL & MECHANICAL PLANS FOR FURTHER INFORMATION. 4. ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR
- COORDINATION PURPOSES ONLY. 5. FLOOR FINISHES TO BE DETERMINED BY THE PROPERTY OWNER. 6. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED
- SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72" ABOVE THE DRAIN INLET. PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL
- MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING AND BATHROOM FIXTURES.
- PROVIDE FIRE BLOCKING FOR WALL CAVITIES THAT EXCEED CBC HEIGHT LIMITATION.

RCP NOTES

- 1. HEIGHT OF CEILINGS SHALL BE MEASURED FROM TOP OF SLAB TO FINISH FACE OF GWB OR FACE OF CEILING GRID AS INDICATED ON THE REFLECTED CEILING
- 2. ALL LIGHT FIXTURES ARE TO BE INSTALLED ACCORDING TO THE
- ARCHITECTURAL ELECTRICAL PLAN.
- 3. REFER TO ARCHITECTURAL ELECTRICAL PLANS FOR FURTHER INFORMATION. 4. REFER TO MECHANICAL PLANS FOR FURTHER INFORMATION.
- 5. REFER TO FLOOR PLAN FOR ELEVATION AND SECTION REFERENCES.

AREAS

AREAS-PLAN 5	
SPACE	CONDITIONED AREA
PLAN 5-EXISTING FOOTPRINT OF GARAGE, AS SHOWN IN VIEW 1/A7-101	441 SF

DOOR GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS REFER TO PLANS FOR LOCATION OF DOORS. 3. VERIFY ROUGH OPENING SIZE WITH DOOR MANUFACTURER SPECIFICATIONS
- PRIOR TO CONSTRUCTION. 4. CONTRACTOR TO VERIFY ACTUAL DOOR SIZE TO FIT FINISH OPENING PRIOR
- TO FABRICATION OF DOOR AND FINISH OPENING. OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 13/8 INCHES (35 MM) IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 13/8 INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS 2022 CRC SECTION R302.5.1. DOORS SHALL BE SELFLATCHING AND EQUIPPED WITH A
- SELF-CLOSING OR AUTOMATICCLOSING DEVICE. 6. GLAZING IN DOORS SHALL BE TEMPERED PER **SECTION R308.4.1**.

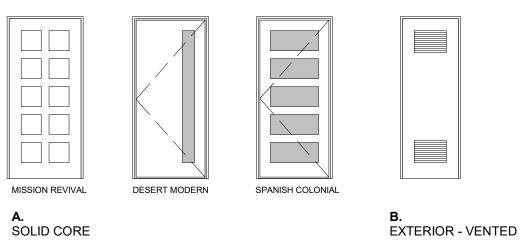
DOOR SCHEDULE

		SIZE			
NO.	TYPE	WIDTH	HEIGHT	FIRE RATING	REMARKS
1	С	3' - 0"	6' - 8"		2, 4
2	С	2' - 8"	6' - 8"		
3	D	4' - 0"	6' - 8"		
4	С	2' - 8"	6' - 8"		
5	С	3' - 0"	6' - 8"		3

DOOR REMARKS

- FIRE RATED DOOR, REFER TO GENERAL DOOR NOTE #5
- GLAZING IN DOOR. TEMPERED (BOTH PANES) PROVIDE 100 SQ INCHES OF VENTING IN DOOR OR BY OTHER APPROVED
- 4. OPTIONAL DOOR

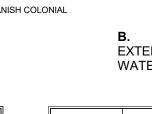
DOOR LEGEND



WOOD EXTERIOR

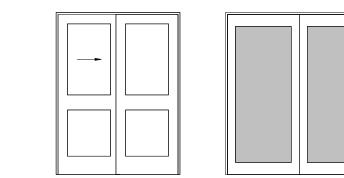
SINGLE HOLLOW

CORE INTERIOR



EXTERIOR.

WATER CLOSET



DOUBLE SLIDING

SLIDING GLASS

□ > **Z A B A** NO. REVISION

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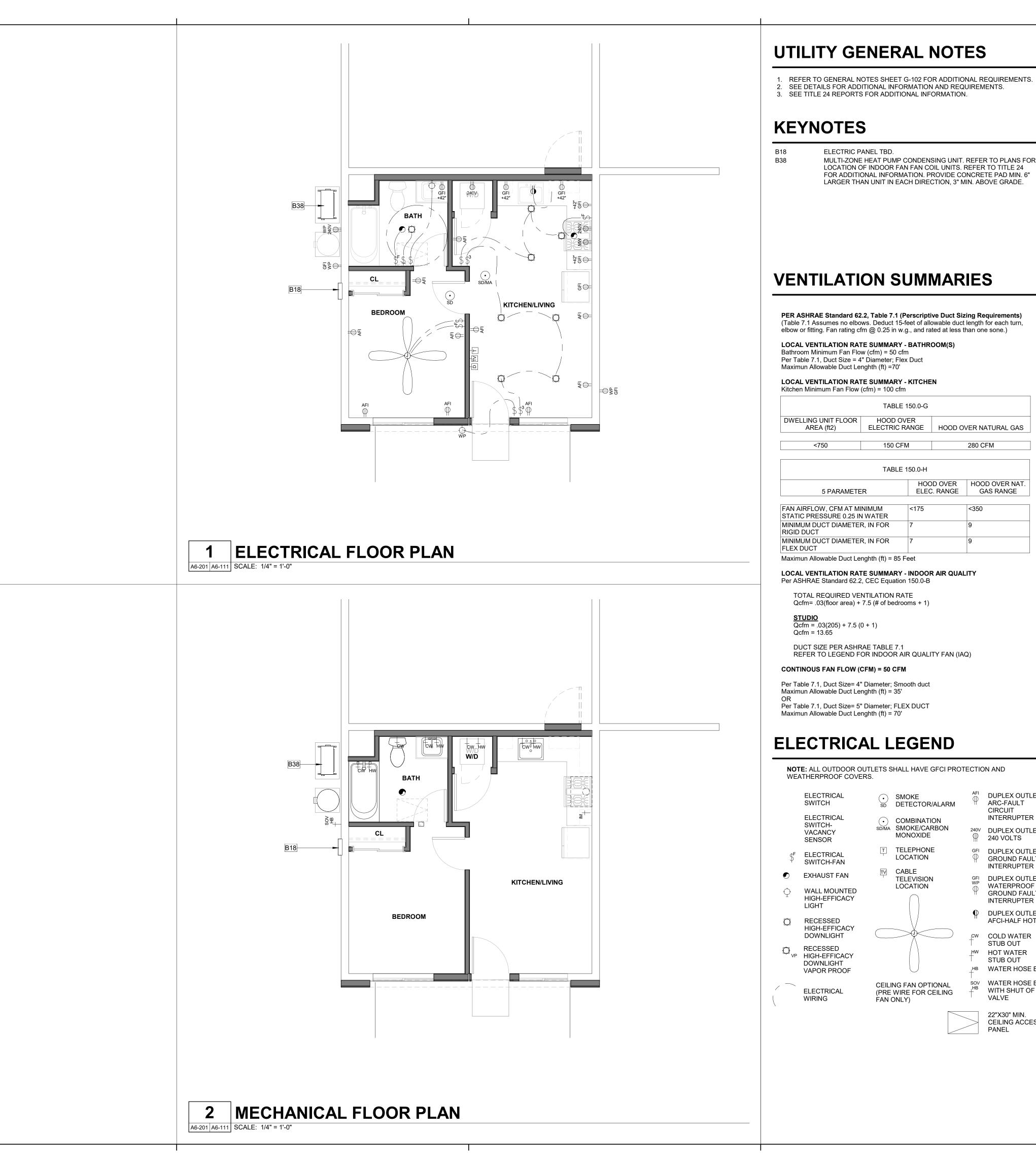
2516-01-UR19

PROJECT MANAGER RANDALL RUSSOM

DRAWN BY

A6-101

ALEX MARTINEZ RYAN JENKINS



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ELECTRIC PANEL TBD.

MULTI-ZONE HEAT PUMP CONDENSING UNIT. REFER TO PLANS FOR LOCATION OF INDOOR FAN FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION, 3" MIN. ABOVE GRADE.

TABLE 150.0-G

ELECTRIC RANGE HOOD OVER NATURAL GAS

ELEC. RANGE

280 CFM

GAS RANGE

DUPLEX OUTLET

ARC-FAULT

INTERRUPTER

DUPLEX OUTLET

GROUND FAULT INTERRUPTER

DUPLEX OUTLET

WATERPROOF

GROUND FAULT

INTERRUPTER

AFCI-HALF HOT

COLD WATER

HB WATER HOSE BIBB

WATER HOSE BIBB

WITH SHUT OF

CEILING ACCESS

22"X30" MIN.

STUB OUT

HW HOT WATER STUB OUT

VALVE

DUPLEX OUTLET

DUPLEX OUTLET
240 VOLTS

HOOD OVER HOOD OVER NAT.

HOOD OVER

150 CFM

TABLE 150.0-H

AREA (ft2)

5 PARAMETER

TOTAL REQUIRED VENTILATION RATE Qcfm= .03(floor area) + 7.5 (# of bedrooms + 1)

DUCT SIZE PER ASHRAE TABLE 7.1

REFER TO LEGEND FOR INDOOR AIR QUALITY FAN (IAQ)

NOTE: ALL OUTDOOR OUTLETS SHALL HAVE GFCI PROTECTION AND

SMOKE

• COMBINATION

TELEPHONE

SD/MA SMOKE/CARBON

LOCATION

CABLE TELEVISION

LOCATION

CEILING FAN OPTIONAL (PRE WIRE FOR CEILING

FAN ONLY)

MONOXIDE

SD DETECTOR/ALARM

<u>STUDIO</u> Qcfm = .03(205) + 7.5 (0 + 1)

Qcfm = 13.65

ELECTRICAL

ELECTRICAL

SWITCH

SWITCH-

SENSOR

\$\frac{1}{5}\$ ELECTRICAL SWITCH-FAN

LIGHT

HIGH-EFFICACY

HIGH-EFFICACY

DOWNLIGHT

DOWNLIGHT

ELECTRICAL

VAPOR PROOF

VACANCY

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DU ELECTRIC/ NN 6 R A SRO GA

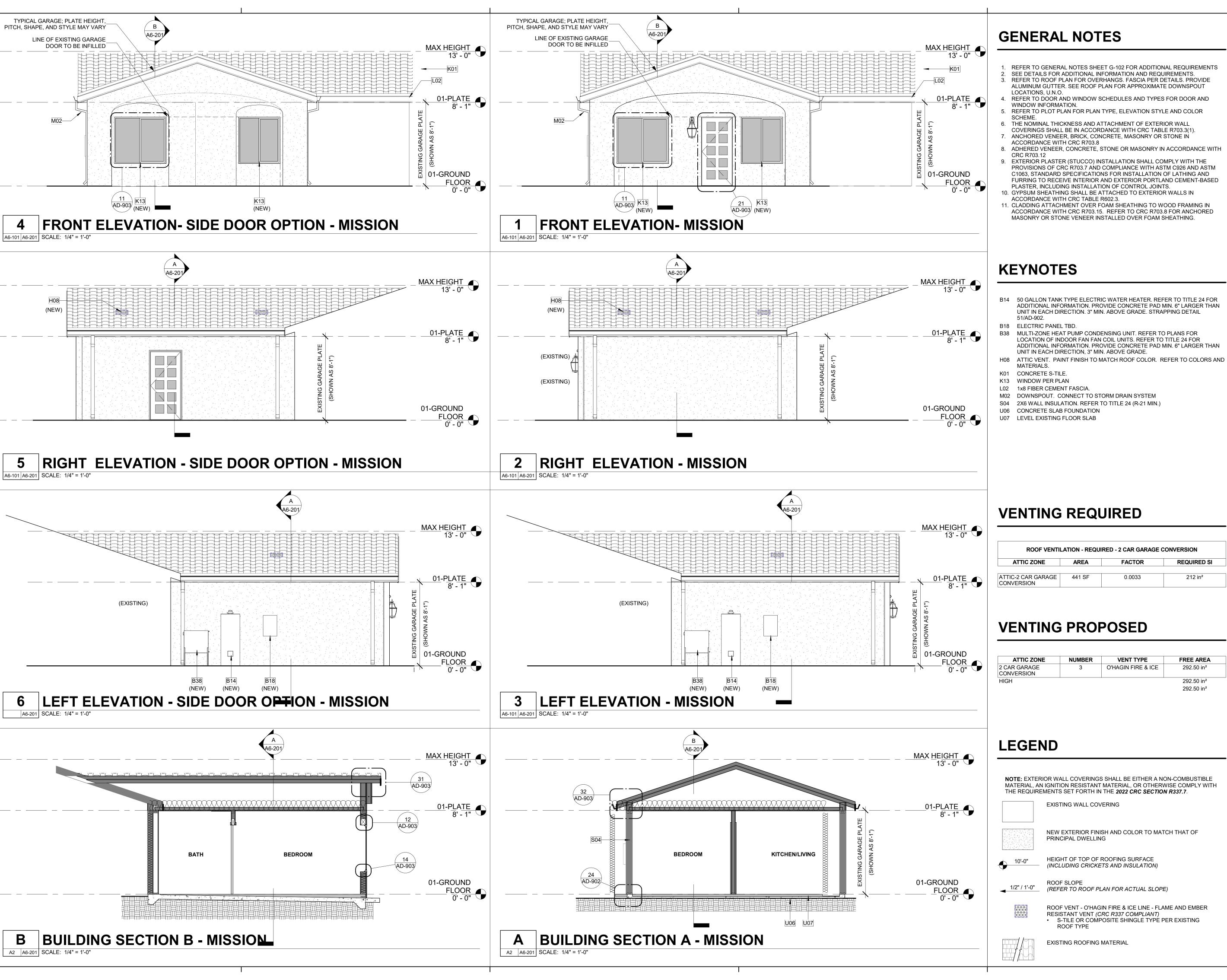
NO. REVISION PROJECT MANAGER

RANDALL RUSSOM DRAWN BY ALEX MARTINEZ RYAN JENKINS **SUBMITT**

09/20/23 **PROJECT NUMBER** 2516-01-UR19

A6-1

CHECKED BY



- ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN

ROOF VENTILATION - REQUIRED - 2 CAR GARAGE CONVERSION				
ATTIC ZONE	AREA	FACTOR	REQUIRED SI	
ATTIC-2 CAR GARAGE CONVERSION	441 SF	0.0033	212 in²	

ATTIC ZONE	NUMBER	VENT TYPE	FREE AREA
2 CAR GARAGE CONVERSION	3	O'HAGIN FIRE & ICE	292.50 in ²
HIGH	-		292.50 in ²
			202 50 in ²

DU 9 $\approx \frac{Z}{Z}$ PRO GAI

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PROJECT MANAGER ALEX MARTINEZ RYAN JENKINS

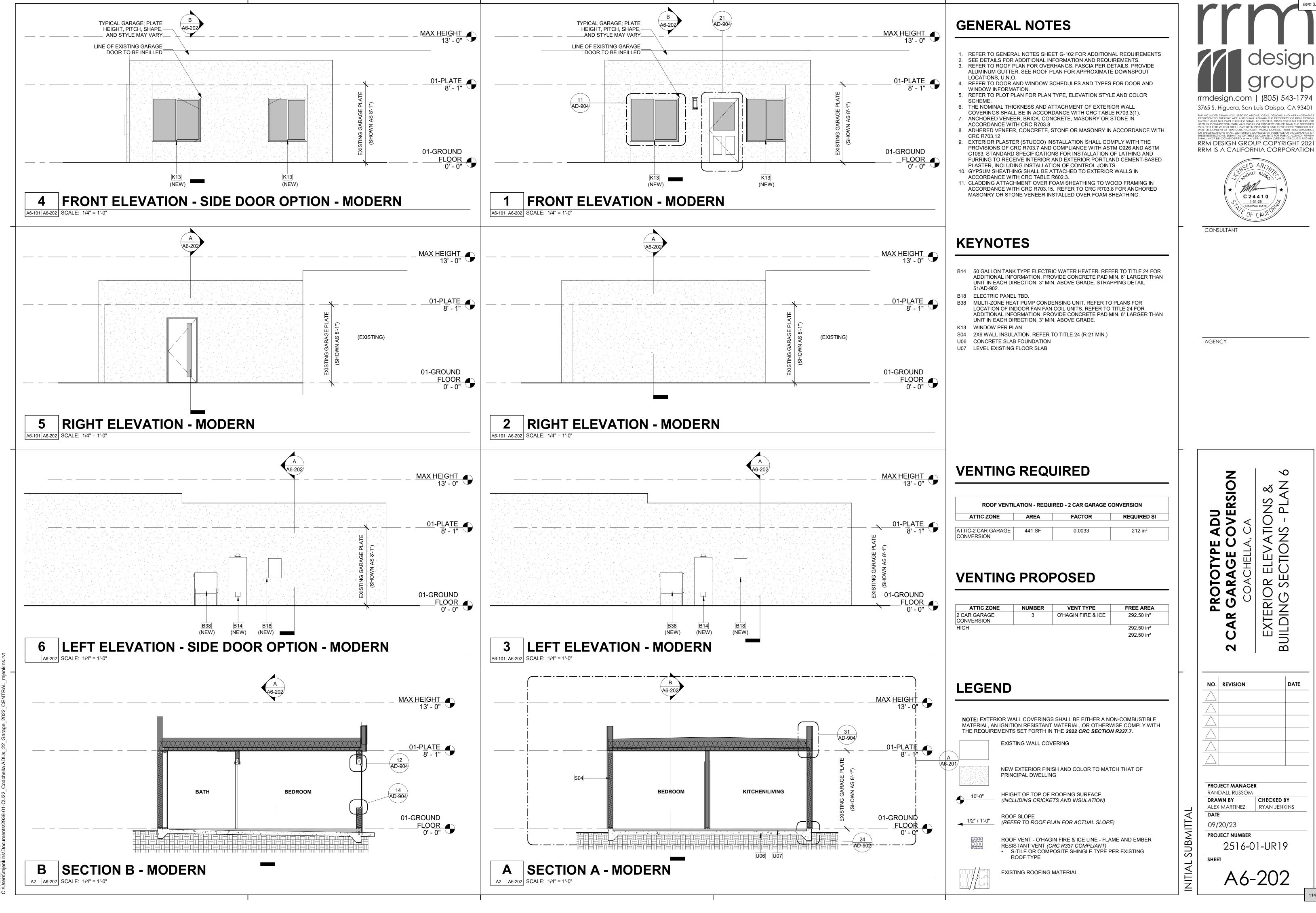
09/20/23 PROJECT NUMBER

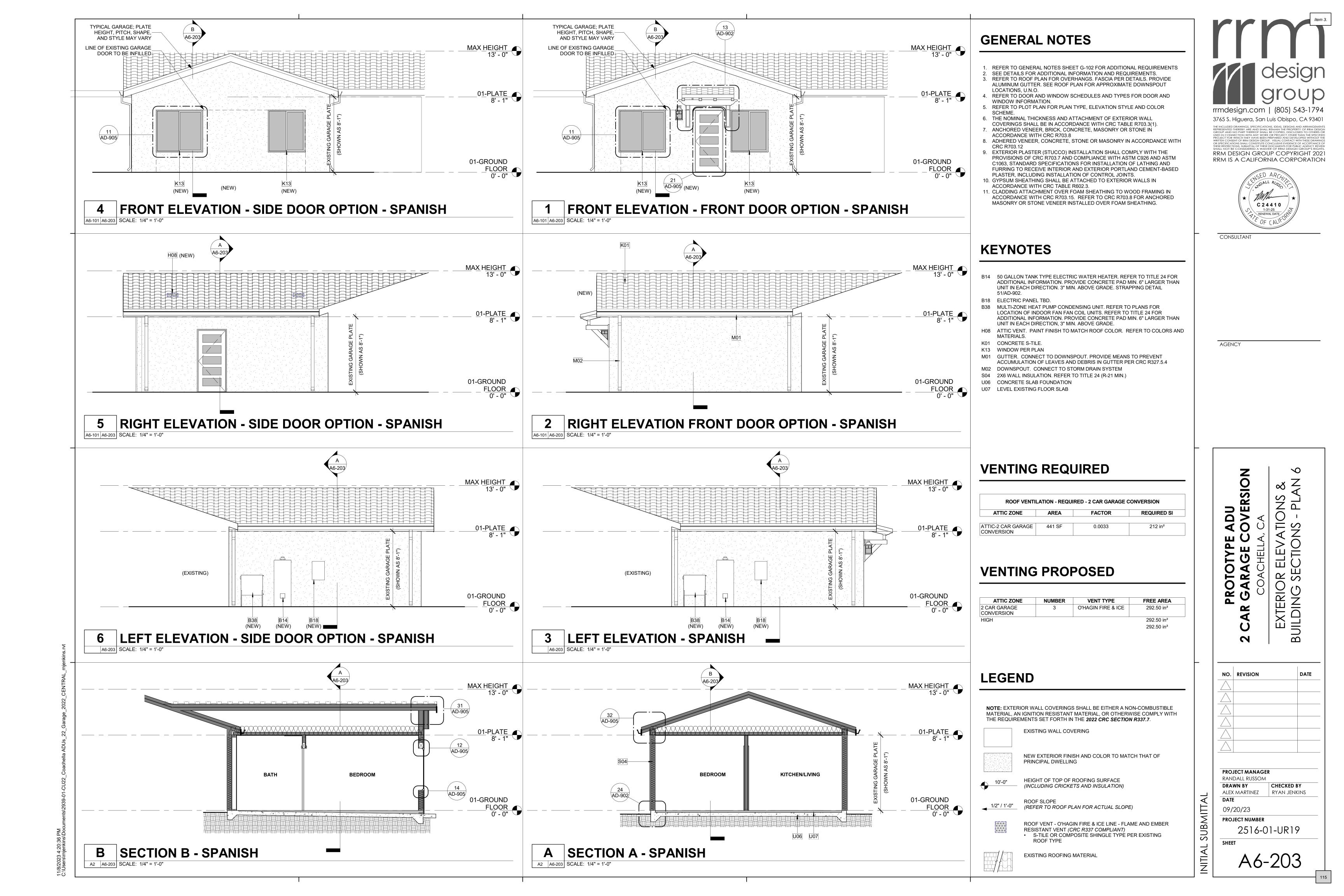
SUBMITT

NO. REVISION

2516-01-UR19

A6-201





17.60.010 - Property development standards.

- A. Intent and Purpose. The following general development standards are set forth in order to assure that property in the various zones of the city will be developed in a uniform and orderly manner which will promote the public health, safety, comfort, convenience, and general welfare. These development requirements shall be in addition to the property development standards set forth in each zone.
- B. Responsibility for Measurements. In measuring lot dimensions and other requirements, it shall be the responsibility of the property owner or his or her authorized agent to provide accurate dimensions and calculations. The submission of inaccurate dimensions or calculations which result in a lot or structure not complying with the requirements set forth in this chapter shall constitute a violation of this chapter, and any permits or approvals granted thereunder shall be void.
- C. Lot Widths. Lot widths in residential zones shall vary according to the size of the lot, and shall be determined as provided in the following table:

Minimum Lot Width Requirements in Residential Zones

Lot Size in Square Feet	Interior Lot	Corner Lot
6,000 to 6,999	60 feet	Not permitted
7,000 to 7,999	65 feet	70 feet
8,000 to 8,999	70 feet	75 feet
9,000 to 9,999	80 feet	85 feet
10,000 & above	85 feet	85 feet

D. Yards.

- Attachment 2
- 1. Encroachments. Where yards are required in this chapter, they shall not be less in depth tem 3. width than the minimum dimensions specified in any part, and they shall be at every point open and unobstructed from the ground to the sky, except as follows:
 - a. Outside stairways, porches, or landing places, if unroofed and unenclosed, may extend into a required side yard for a distance of not to exceed three feet or into the required rear yard a distance not to exceed five feet.
- b. Awnings, cornice trims, eaves, decks, railings, stoops, and landings, and similar architectural features may encroach two feet into a required front, side, or rear yard.
- 2. Through Lot Regulations. On through lots either separating such lot from a public thoroughfare may be designated as the front lot line. In such cases the minimum rear yard shall be the average of the yards required on lots next adjoining.
- 3. Fences, Walls in Yards. Fences or walls not exceeding six feet in height may occupy any portion of a side or rear yard. In a residential single-family zone, where any such fence or wall projects beyond the front yard line or setback toward the front property line it shall not be more than six feet in height if it is of wrought iron, or other such material; provided that such material does not obscure the view to the front lawn through the fence.
 - a. Walls and low silhouette plants such as hedges, and other flora along front yard property lines must be approved by city staff and shall not be more than thirty (30) inches in height.
 - b. Fences and walls shall not extend beyond the property line.
 - c. There shall be no visual obstructions which would interfere with intersection visibility from a corner setback area. In the corner property radius area any fence shall not be more than six feet in height provided it does not cause visual obstruction. In the corner property radius area, visual obstructions are hereby defined as any wall, obstacle mature landscaping or thing allowed, installed, set out or maintained which obscures intersection visibility.
 - d. Notwithstanding the above provisions, existing walls and fences shall be permitted to remain unless and until the property owner applies for a building permit to reconstruct, remodel or otherwise perform any construction activity upon the property; at such time any walls or fences shall be brought into compliance with subsections (D)(3)(a) through (c) of this section, as a condition of obtaining such building permit.
 - e. In residential districts the use of razor, chain-link, or barbed wire is prohibited. Precision concrete block shall not be used unless exterior surfaces visible from the outside of the property are covered by stucco, paint, or texture coating as approved by the community development director.

f.

Attachment 2

Maintenance. All walls and fences shall be continuously maintained in good repair. The property owne hall be provided thirty (30) days after receiving notice from the city to repair a wall or fence. The building official may grant an extension for the repair of the wall or fence.

4. Landscaping.

- a. Except where otherwise provided, required yards and setback areas shall be landscaped with lawn, trees, shrubs, or other plant materials and shall be permanently maintained in a neat and orderly manner as a condition to use. Decorative rock may be used for landscaping in a manner incidental and accessory to the required lawn, trees, shrubs, or other plant materials. Fountains, ponds, sculpture, planters, walkways, flagpoles for display of national, state, city or company ensigns only, light standards, and decorative screen-type walls, forty-two (42) inches or less in height, where an integral part of a landscaping scheme comprised primarily of plant materials are permitted. Entrance and exit drives and walks may be provided into parking areas. Said drives shall not exceed thirty (30) feet in width for each curb opening.
- b. Where walls are required between nonresidential and residential zones, no landscaping zones, no landscaping shall be required.
- 5. Measurement. The depth of all required yards which abut a street or highway shall be measured from the planned highway right-of-way line, as specified in <u>Section 17.66.010</u> of this title.
- E. Distance Between Buildings. Encroachment into required distances between buildings are permitted as specified for encroachments into yards in subsection D of this section.
- F. Accessory Structures. The following regulations shall apply to accessory structures in residential zones:
 - 1. Accessory structures detached from the main dwelling, may not occupy a required front yard, side yard, or corner side yard, except as provided herein.
 - 2. An accessory structure may occupy a required rear yard provided it is at least five feet from any interior property line, and a minimum of ten (10) feet from any street property line.
 - 3. An accessory structure may be a maximum of fifteen (15) feet in height and no more than one story in height.
 - 4. An accessory structure in the rear yard is limited to a maximum size of four hundred (400) square feet or thirty (30) percent of the size of the main dwelling, whichever is greater. Interior partitions are not allowed within accessory structures. Kitchens and full bathrooms are not allowed inside of any accessory structure, except as allowed in Section 17.16.020.C. for secondary housing units.

5.

Attachment 2

Except for side loaded garages, the wall planes or sides of an accessory structure must be a minimum ten (10) feet from the sides or wall planes of any other structure, measured at right angles from the wall plane or sides of the accessory structure. The corner of an accessory structure may be no closer than five feet from the corner of any other structure, provided the wall planes or sides of both structures comply with the distance requirements specified in this subsection.

- 6. Accessory structures on a site may not cover more than fifty (50) percent of the required rear yard setback area.
- 7. Pools and spas may encroach into any required side or rear yard provided they are at least five feet from any property line. Pools and spas may not occupy a required front yard.
- 8. Mechanical and pool equipment may not occupy a required front yard.
- 9. Mechanical and pool equipment may occupy a required side yard or corner side yard provided a minimum setback of three feet is provided from any property line.
- 10. Mechanical and pool equipment may occupy a required rear yard provided a minimum setback of twelve (12) inches is provided from any property line and provided a minimum distance of three feet is provided from any other structure.
- 11. On lots under seven thousand two hundred (7,200) square feet, an attached patio cover may encroach into a required rear yard provided a minimum setback of ten (10) feet is provided. On lots under six thousand five hundred (6,500) square feet, an attached patio cover may encroach into a required side yard or corner side yard provided a minimum setback of five feet is provided.
- 12. One freestanding arbor or trellis, up to twelve (12) feet in height and open on all sides, may encroach into a required front yard, provided no more than five percent of the required yard area is covered with the arbor or trellis.
- 13. Carports may be allowed in a required rear yard of any single family residential site provided they are accessible through an approved driveway that is at least eleven (11) feet clear in width. All vehicles parked in a carport must be architecturally screened from view to the street, and located behind an opaque metal gate at least six feet in height.
- 14. A detached garage or carport must be a minimum of twenty (20) feet from any street property line if front loading. Side-loaded garages may be twelve (12) feet from the street line. Carports must provide a minimum of ten (10) feet from any corner street line.
- 15. An attached carport accessed from the corner street must be at least fifteen (15) feet from the rear property line.
- G. Trailers Outside Camps. It shall be unlawful for any person to keep or maintain, or to permit to be placed, kept or maintained, any trailer coach being presently used or being intended for present use for human habitation upon any lot, piece or parcel of land within the city, except in a trailer camp or when all of the following regulations and conditions have been complied with:

- Attachme<mark>nt 2</mark>
- 1. Such trailer coach shall be kept or maintained at the rear of a private residential building leads. other than an apartment house or hotel.
- 2. Such trailer coach shall not be placed closer than ten (10) feet to any building or closer than five feet to any property line other than a public street or alley line.
- 3. Such trailer coach shall be used only for sleeping quarters, and none of the sanitary and cooking facilities in such trailer coach shall be used.
- 4. Such trailer coach shall not be kept or maintained for sleeping purposes as permitted herein for more than three successive nights in any successive ninety (90) days.

H. Accessory Dwelling Units.

- 1. Purpose. The purpose of this section is to allow and regulate accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in compliance with California Government Code sections 65852.2 and 65852.22. Notwithstanding any conflicting regulations in this title, the regulations in this subsection shall supersede and be applicable to the new construction of ADUs and JADUs, and the conversion of existing structures for said purpose, in the city's residential and agricultural zones.
- 2. Effect of Conforming. An ADU or JADU that conforms to the standards in this section will not be:
 - a. Deemed to be inconsistent with the city's general plan and zoning designation for the lot on which the ADU or JADU is located.
 - b. Deemed to exceed the allowable density for the lot on which the ADU or JADU is located.
 - c. Considered in the application of any local ordinance, policy, or program to limit residential growth.
 - d. Required to correct a nonconforming zoning condition, as defined in subsection (3)(g) below.
- 3. Definitions. As used in this section, terms are defined as follows:
 - a. "Accessory dwelling unit" or "ADU" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. An accessory dwelling unit also includes the following:
 - 1) An efficiency unit, as defined by Section 17958.1 of the California Health and Safety Code; and
 - 2) A manufactured home, as defined by Section 18007 of the California Health and Safety Code.
 - b. "Accessory structure" means a structure that is accessory and incidental to a dwelling located on the same lot.

- c. "Complete independent living facilities" means permanent provisions for living, sleep the eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated.
- d. "Efficiency kitchen" means a kitchen that includes each of the following:
 - 1) A cooking facility with appliances.
 - 2) A food preparation counter or counters that total a minimum of fifteen (15) square feet in area.
 - 3) Food storage cabinets that total a minimum of thirty (30) square feet of shelf space.
- e. "Junior accessory dwelling unit" or "JADU" means a residential unit that
 - 1) is no more than five hundred (500) square feet in size,
 - 2) is contained entirely within an existing or proposed single-family structure,
 - 3) includes its own separate sanitation facilities or shares sanitation facilities with the existing or proposed single-family structure, and
 - 4) includes an efficiency kitchen, as defined in subsection (3)(d) above.
- f. "Living area" means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.
- g. "Nonconforming zoning condition" means a physical improvement on a property that does not conform with current zoning standards.
- h. "Passageway" means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the ADU or JADU.
- i. "Proposed dwelling" means a dwelling that is the subject of a permit application and that meets the requirements for permitting.
- j. "Public transit" means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.
- k. "Tandem parking" means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.
- 4. Approvals. The following approvals apply to ADUs and JADUs under this section:
 - a. Building-permit Only. If an ADU or JADU complies with each of the general requirements in subsection (e) below, it is allowed with only a building permit in the following scenarios:
 - 1) Converted on Single-family Lot: Only one ADU or JADU on a lot with a proposed or existing single-family dwelling on it, where the ADU or JADU:
 - (i) Is either: within the space of a proposed single-family dwelling; within the existing space of an existing single-family dwelling; or within the existing space of an accessory structure, plus up to one hundred fifty (150) additional square feet if

expansion is limited to accommodating ingress and egress.

- (ii) Has exterior access that is independent of that for the single-family dwelling.
- (iii) Has side and rear setbacks sufficient for fire and safety, as dictated by applicable building and fire codes.
- 2) Limited Detached on Single-family Lot: One detached, new-construction ADU on a lot with a proposed or existing single-family dwelling (in addition to any JADU that might otherwise be established on the lot under subsection (4)(a)(1) above, if the detached ADU satisfies the following limitations:
 - (i) The side- and rear-yard setbacks are at least four-feet.
 - (ii) The total floor area is eight hundred (800) square feet or smaller.
 - (iii) The peak height above grade is sixteen (16) feet or less.
- 3) Converted on Multifamily Lot: Multiple ADUs within portions of existing multifamily dwelling structures that are not used as livable space, including but not limited to storage rooms, boiler rooms, passageways, attics, basements, or garages, if each converted ADU complies with state building standards for dwellings. At least one converted ADU is allowed within an existing multifamily dwelling, and up to twenty-five (25) percent of the existing multifamily dwelling units may each have a converted ADU under this paragraph.
- 4) Limited Detached on Multifamily Lot: No more than two detached ADUs on a lot that has an existing multifamily dwelling if each detached ADU satisfies the following limitations:
 - (i) The side- and rear-yard setbacks are at least four-feet.
 - (ii) The total floor area is eight hundred (800) square feet or smaller.

b. ADU Permit.

- 1) Except as allowed under subsection (d)(1) above, no ADU may be created without a building permit and an ADU permit in compliance with the standards set forth in subsections (e) and (f) below.
- 2) The city may charge a fee to reimburse it for costs incurred in processing ADU permits, including the costs of adopting or amending the city's ADU ordinance. The ADU-permit processing fee is determined by the planning director and approved by the city council by resolution.

c. Process and Timing.

1) An ADU permit is considered and approved ministerially, without discretionary review or a hearing.

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the date that 1 Item 3.

The city must act on an application to create an ADU or JADU within sixty (60) days from the date that city receives a completed application, unless either:

- (i) The applicant requests a delay, in which case the 60-day time period is tolled for the period of the requested delay, or
- (ii) In the case of a JADU and the application to create a junior accessory dwelling unit is submitted with a permit application to create a new single-family dwelling on the lot, the city may delay acting on the permit application for the JADU until the city acts on the permit application to create the new single-family dwelling, but the application to create the JADU will still be considered ministerially without discretionary review or a hearing.
- 5. General ADU and JADU Requirements. The following requirements apply to all ADUs and JADUs that are approved under subsections (4)(a) or (4)(b) above:
 - a. Zoning.
 - 1) An ADU or JADU subject only to a building permit under subsection (4)(a) above may be created on a lot in a residential or mixed-use zone.
 - 2) An ADU or JADU subject to an ADU permit under subsection (4)(b) may be created on a lot that is zoned to allow single-family dwelling residential use or multifamily dwelling residential use.
 - b. Fire Sprinklers. Fire sprinklers are required in an ADU if sprinklers are required in the primary residence.
 - c. Rental Term. No ADU or JADU may be rented for a term that is shorter than 30 days.
 - d. No Separate Conveyance. An ADU or JADU may be rented, but no ADU or JADU may be sold or otherwise conveyed separately from the lot and the primary dwelling (in the case of a single-family lot) or from the lot and all of the dwellings (in the case of a multifamily lot).
 - e. Septic System. If the ADU or JADU will connect to an onsite water-treatment system, the owner must include with the application a percolation test completed within the last five years or, if the percolation test has been recertified, within the last ten (10) years.
 - f. Owner Occupancy.
 - 1) All ADUs created before January 1, 2020 are subject to the owner-occupancy requirement that was in place when the ADU was created.
 - 2) An ADU that is created after that date but before January 1, 2025, is not subject to any owner-occupancy requirement.

3)

All ADUs that are created on or after January 1, 2025 are subject to an owner-occupancy requirement. Item 3 natural person with legal or equitable title to the property must reside on the property as the person's legal domicile and permanent residence.

- 4) All JADUs are subject to an owner-occupancy requirement. A natural person with legal or equitable title to the property must reside on the property, in either the primary dwelling or JADU, as the person's legal domicile and permanent residence. However, the owner-occupancy requirement of this paragraph does not apply if the property is entirely owned by another governmental agency, land trust, or housing organization.
- g. Deed Restriction. Prior to issuance of a building permit for an ADU or JADU, a deed restriction must be recorded against the title of the property in the county recorder's office and a copy filed with the planning director. The deed restriction must run with the land and bind all future owners. The form of the deed restriction will be provided by the city and must provide that:
 - 1) The ADU or JADU may not be sold separately from the primary dwelling.
 - 2) The ADU or JADU is restricted to the approved size and to other attributes allowed by this section.
 - 3) The deed restriction runs with the land and may be enforced against future property owners.
 - 4) The deed restriction may be removed if the owner eliminates the ADU or JADU, as evidenced by, for example, removal of the kitchen facilities. To remove the deed restriction, an owner may make a written request of the director, providing evidence that the ADU or JADU has in fact been eliminated. The director may then determine whether the evidence supports the claim that the ADU or JADU has been eliminated. Appeal may be taken from the director's determination consistent with other provisions of this code. If the ADU or JADU is not entirely physically removed, but is only eliminated by virtue of having a necessary component of an ADU or JADU removed, the remaining structure and improvements must otherwise comply with applicable provisions of this code.
 - 5) The deed restriction is enforceable by the director or his or her designee for the benefit of the city. Failure of the property owner to comply with the deed restriction may result in legal action against the property owner, and the city is authorized to obtain any remedy available to it at law or equity, including, but not limited to, obtaining an injunction enjoining the use of the ADU or JADU in violation of the recorded restrictions or abatement of the illegal unit.
- 6. Specific ADU Requirements. The following requirements apply only to ADUs that require an ADU permit under subsection (4)(b) above.

- a. Maximum Size.
 - 1) The maximum size of a detached or attached ADU subject to this subsection (6) is eight hundred fifty (850) square feet for a studio or one-bedroom unit and one thousand (1,000) square feet for a unit with two bedrooms. No more than two bedrooms are allowed.
 - 2) An attached ADU that is created on a lot with an existing primary dwelling is further limited to fifty (50) percent of the floor area of the existing primary dwelling.
 - 3) Application of other development standards in this subsection (6), such as FAR or lot coverage, might further limit the size of the ADU, but no application of FAR, lot coverage, or open-space requirements may require the ADU to be less than eight hundred (800) square feet.
- b. Floor Area Ratio (FAR). No ADU subject to this subsection (6) may cause the total FAR of the lot to exceed forty-five (45) percent, subject to subsection (6)(a)(3).
- c. Lot Coverage. No ADU subject to this subsection (6) may cause the total lot coverage of the lot to exceed fifty (50) percent, subject to subsection (6)(a)(3).
- d. Minimum Open Space. No ADU subject to this subsection (6) may cause the total percentage of open space of the lot to fall below fifty (50) percent, subject to subsection (6)(a)(3) above.
- e. Height.
 - 1) A single-story attached or detached ADU may not exceed sixteen (16) feet in height above grade, measured to the peak of the structure.
 - 2) A second story or two-story attached ADU may not exceed the height of the primary dwelling.
 - 3) A detached ADU may not exceed one story.
- f. Passageway. No passageway, as defined by subsection (c)(8) above, is required for an ADU.
- g. Parking.
 - 1) Generally. One off-street parking space is required for each ADU. The parking space may be provided in setback areas or as tandem parking, as defined in subsection (3)(k) above. The parking space may be provided in setback areas or as tandem parking, as defined in subsection (3)(k) above.
 - 2) Exceptions. No parking under subsection (6)(g)(1) is required in the following situations:
 - (i) The ADU is located within one-half mile walking distance of public transit, as defined in subsection (3)(j) above.

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 gnificant historil Item 3.
- (ii) The ADU is located within an architecturally and historically significant histori district.
- (iii) The ADU is part of the proposed or existing primary residence or an accessory structure under subsection (4)(a)(1) above.
- (iv) When on-street parking permits are required but not offered to the occupant of the ADU.
- (v) When there is an established car share vehicle stop located within one block of the ADU.
- 3) No Replacement. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or converted to an ADU, those offstreet parking spaces are not required to be replaced.

h. Architectural Requirements.

- 1) Exterior building materials and colors of the exterior walls, roof, and windows and doors shall match the appearance and architectural design of those of the primary dwelling.
- 2) The roof slope must match that of the dominant roof slope of the primary dwelling. The dominant roof slope is the slope shared by the largest portion of the roof.
- 3) The exterior lighting must be limited to down-lights or as otherwise required by the building or fire code.
- 4) The ADU must have an independent exterior entrance, apart from that of the primary dwelling. The ADU entrance must be located on the side or rear building façade, not facing a public-right-of-way.
- 5) The interior horizontal dimensions of an ADU must be at least ten (10) feet wide in every direction, with a minimum interior wall height of seven feet.
- 6) Windows and doors of the ADU may not have a direct line of sight to an adjoining residential property. Fencing, landscaping, or privacy glass may be used to provide screening and prevent a direct line of sight.

i. Landscape Requirements.

- 1) Evergreen landscape screening must be planted and maintained between the ADU and adjacent parcels as follows:
 - a) At least one 15-gallon size plant shall be provided for every five linear feet of exterior wall. Alternatively, at least one 24-inch box size plant shall be provided for every ten (10) linear feet of exterior wall.

b)

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For a ground-level ADU, plant specimens must be at least six feet tall when installed. As an alternative, *Iten* ground level ADU, a solid fence of at least six feet in height may be installed.

- c) For a second-story ADU, plant specimens must be at least twelve (12) feet tall when installed.
- 2) All landscaping must be desert-friendly and water-efficient plantings and irrigation systems.

7. Fees.

- a. Impact Fees.
 - 1) No impact fee is required for an ADU that is less than seven hundred fifty (750) square feet in size.
 - 2) Any impact fee that is required for an ADU that is seven hundred fifty (750) square feet or larger in size must be charged proportionately in relation to the square footage of the primary dwelling unit. (e.g., the floor area of the primary dwelling, divided by the floor area of the ADU, times the typical fee amount charged for a new dwelling.) "Impact fee" here does not include any connection fee or capacity charge for water or sewer service.

b. Utility Fees.

- 1) Converted ADUs and JADUs on a single-family lot, created under subsection (4)(a)(1) above, are not required to have a new or separate utility connection directly between the ADU or JADU and the utility. Nor is a connection fee or capacity charge required unless the ADO or JADU is constructed with a new single-family home.
- 8. Nonconforming ADUs and Discretionary Approval. Any proposed ADU or JADU that does not conform to the objective standards set forth in subsections (1) through (7)(b) of this section may be allowed by the city with a conditional use permit, in accordance with <u>Chapter 17.74</u> of this title.

(Ord. 984 § 1, 2007; prior code § 070.07)

(Ord. No. 1075, §§ 10, 11, 6-10-15; Ord. No. 1150, Exh. A, 12-11-19)



ACCESSORY DWELLING UNIT

REGULATORY MEMORANDUM















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Attachment 3



CODE ANALYSIS

This section covers site, design, and operational requirements for ADUs and JADUs as ltem 3. established by the Coachella Municipal Code, California Building Code, and recent changes to the Government Code made by the California legislature. Topics informed by recent State law, or where the Municipal Code is out-of-date, are highlighted.

ISSUE	REFERENCE	REQUIREMENT	
Coachella Municipal (Code		
Effect of Conforming	Coachella Municipal Code 17.60.010.H.2; Assembly Bill 2221	ADUs/JADUs will not be: Deemed to be inconsistent with the City's general plan and zoning designation for the lot on which the ADU or JADU is located Deemed to exceed the allowable density for the lot. Considered in the application of any local ordinance, policy, or program to limit residential growth. Required to correct a nonconforming zoning condition.	
Zones Allowed	Coachella Municipal Code 17.60.010.H.5.a	ADUs/JADUs requiring a building permit are allowed in all residential and mixed-use zones. ADUs/JADUs requiring a land use permit and building permit are allowed where single-family and multifamily dwellings are allowed.	
Fire Sprinklers	Coachella Municipal Code 17.60.010.H.5.b	Fire sprinklers are only required in an ADU if they are required in the primary dwelling.	
Rental Term	Coachella Municipal Code 17.60.010.H.5.c	ADUs/JADUs cannot be rented for a period of shorter than 30 days.	
No Separate Conveyance	Government Code 65852.26 Supersedes Coachella Municipal Code 17.60.010.H.5.c;	ADUs may be rented separately from the primary dwelling. ADUs may sold separately from the primary dwelling if the following apply: The ADU or primary dwelling was developed by a qualified nonprofit corporation. There is a recorded contract between the qualified buyer and nonprofit corporation. The property is held to a recorded agreement. Currently, the City's code is out of date. It states that the ADU may not be sold or conveyed separately from the lot and the primary dwelling.	
Septic System	Coachella Municipal Code 17.60.010.H.5.e	ADU/JADUs using an onsite water treatment system must include a percolation test (within last 5 years) or a re-certified test (within last 10 years).	





Owner Occupancy	Coachella Municipal Code 17.60.010.H.5.f; Senate Bill 13	ADUs created before January 1, 2020 and after January 1, 2025 are subject to an owner-occupancy requirement. ADUs created between January 1, 2020 and January 1, 2025 are not subject to this requirement. All JADUs are subject to an owner-occupancy requirement.	
Deed Restriction	Coachella Municipal Code 17.60.010.H.5.g	ADUs/JADUs must have a deed restriction recorded for the title of the property in the County Recorder's office, running with the land.	
Building Permit Only AD	OUs/JADUs		
Conversion, Primary Dwelling is Single-Family	Coachella Municipal Code 17.60.010.H.4.a.1	Units Allowed: 1 ADU or JADU Size: Must be within the existing space of the single-family dwelling. An additional 150 square feet is allowed to accommodate ingress and egress. Access: Exterior access must be independent of the single-family dwelling. Setbacks: Side and rear setbacks sufficient for fire and safety.	
Detached, Primary Dwelling is Single-Family	Government Code 65852.2 (Senate Bill 897) Supersedes Coachella Municipal Code 17.60.010.H.4.a.2	Units Allowed: 1 ADU and JADU Size: 800 square feet maximum. Setbacks: 4 feet minimum for side and rear. Height: • Attached ADUs: 25 feet maximum • ADUs within 1/2-mile of a major transit stop: 18 feet maximum, with an additional 2 feet to accommodate a roof pitch that aligns with that of the primary dwelling unit • All other ADUs: 16 feet maximum Currently, the City's code is out of date. It states that the maximum height for this type of ADU is 16 feet.	
Conversion, Primary Dwelling is Multifamily	Coachella Municipal Code 17.60.010.H.4.a.3	Units Allowed: At least 1 ADU, up to 25% of the multifamily units Size: Must be within the existing non-livable space of the multifamily dwelling (may include existing storage rooms, passageways, attics, basements, or garages)	
Detached, Primary Dwelling is Multifamily	Coachella Municipal Code 17.60.010.H.4.a.4	Units Allowed: Up to 2 ADUs Size: 800 square feet maximum. Setbacks: 4 feet minimum for side and rear.	





Land Use Permit + B	Land Use Permit + Building Permit ADUs/JADUs				
Size	California Building Code, HCD ADU Guidance Supersedes Coachella Municipal Code 17.60.010.H.6.a;	Detached studio/1-bedroom: 850 square feet maximum Detached 2+ bedroom: 1,000 square feet maximum Attached: 50 percent of the primary dwelling maximum Currently, the City's code is out of date. It states that ADUs may not have more than two bedrooms. According to the Department of Housing and Community Development, this is considered a discriminatory practice towards protected classes, such as familial status. It is considered a constraint on the development of ADUs. There is no maximum number of bedrooms allowed in an ADU, as long as the ADU complies with maximum ADU size requirements, and minimum bedroom sizes per the CBC.			
Floor Area Ratio	Coachella Municipal Code 17.60.010.H.6.b	45 percent, except where this would preclude the construction of an ADU that is 800 square feet in size.			
Lot Coverage	Coachella Municipal Code 17.60.010.H.6.c	50 percent, except where this would preclude the construction of an ADU that is 800 square feet in size.			
Open Space	Coachella Municipal Code 17.60.010.H.6.d	50 percent, except where this would preclude the construction of an ADU that is 800 square feet in size.			
Height	Government Code 65852.2 (Senate Bill 897) Supersedes Coachella Municipal Code 17.60.010.H.6.e	Attached ADUs: 25 feet maximum ADUs within 1/2-mile of public transit: 18 feet maximum, with an additional 2 feet to accommodate a roof pitch that aligns with that of the primary dwelling unit ADUs where the primary dwelling is multifamily and multi-story: 18 feet maximum All other ADUs: 16 feet maximum Currently, the City's code is out of date. It states that the maximum height for single-story attached or detached ADUs is 16 feet, that second-story or two-story ADUs may not exceed the height of the primary dwelling, and that detached ADUs may not exceed one story.			





Parking	Coachella Municipal Code 17.60.010.H.6.g	ADUs requires one off-street parking space is required, except: The ADU is located within 1/2-mile of public transit The ADU is located within an architecturally, historically significant district The ADU is located within one block of a car share. The ADU is part of the proposed or existing primary dwelling or accessory structure. On-street parking permits are required but not offered to the ADU occupant. Replacement parking for a garage, carport, or covered parking area that is converted to an ADU is not required.
Architectural Requirements	Government Code 65852.2 (Senate Bill 897) Supersedes Coachella Municipal Code 17.60.010.H.6.h;	 The roof slope must match that of the dominant roof slope of the primary dwelling. The dominant roof slope is the slope shared by the largest portion of the roof. The exterior lighting must be limited to down-lights or as otherwise required by the building or fire code. The ADU must have an independent exterior entrance, apart from that of the primary dwelling. The ADU entrance must be located on the side or rear building façade, not facing a public-right-of-way. The interior horizontal dimensions of an ADU must be at least ten (10) feet wide in every direction, with a minimum interior wall height of seven feet. Currently, the City's code is out of date. Senate Bill 897 requires that all standards imposed on ADUs must be objective. The following provisions in the code seem to require some personal or subjective judgment to evaluate. They should be removed or further clarified and defined to be considered objective: Exterior building materials and colors of the exterior walls, roof, and windows and doors shall match the appearance and architectural design of those of the primary dwelling. Windows and doors of the ADU may not have a direct line of sight to an adjoining residential property. Fencing, landscaping, or privacy glass may be used to provide screening and prevent a direct line of sight.





Landscape Requirements	Coachella Municipal Code 17.60.010.H.6.i	 Evergreen landscape screening must be planted and maintained between the ADU and adjacent parcels as follows: At least one 15-gallon size plant shall be provided for every five linear feet of exterior wall. Alternatively, at least one 24-inch box size plant shall be provided for every ten (10) linear feet of exterior wall. For a ground-level ADU, plant specimens must be at least six feet tall when installed. As an alternative, for a ground level ADU, a solid fence of at least six feet in height may be installed. For a second-story ADU, plant specimens must be at least twelve (12) feet tall when installed. All landscaping must be desert-friendly and water-efficient plantings and irrigation systems. 	
Utility Fees	Coachella Municipal Code 17.60.010.H.7.b	Converted ADUs and JADUs on a single-family lot, created under subsection (4)(a)(1) above, are not required to have a new or separate utility connection directly between the ADU or JADU and the utility. Nor is a connection fee or capacity charge required unless the ADO or JADU is constructed with a new single-family home.	
Windows, Doors and Egress	California Building Code	Emergency egress shall be provided from all habitable spaces as defined per the CBC. Egress windows and doors shall be operable and meet the size requirements per the CBC.	
Additional Senate Bills	s and Assembly Bills		
Balconies & Decks	Assembly Bill 68	Balconies and decks must have 4 foot setbacks if within State guidelines (same as building setback exceptions). 5 foot setback if more than 1-story or 16 feet in height.	
Occupancy Group	Assembly Bill 2221	ADU construction does not trigger a change in "Group R" occupancy, unless specific health and safety findings are made.	





2022 California Energy Code			
Electric Ready Requirements	2022 California Energy Code 150.0 (n) 150.0 (t) 150.0 (u) 150.0 (v)	Water heaters: Systems using gas or propane water heaters to serve individual dwelling units shall designate a space at least 2.5 feet by 2.5 feet wide and 7 feet tall suitable for the future installation of a heat pump water heater Heat pump space heater ready. Systems using gas or propane furnace to serve individual dwelling units shall include the following: 1. A dedicated 240 volt branch circuit wiring shall be installed within 3 feet from the furnace and accessible to the furnace with no obstructions. The branch circuit conductors shall be rated at 30 amps minimum. The blank cover shall be identified as "240V ready."	
		Electric cooktop ready. Systems using gas or propane cooktop to serve individual dwelling units shall include the following: 1. A dedicated 240 volt branch circuit wiring shall be installed within 3 feet from the cooktop and accessible to the cooktop with no obstructions. The branch circuit conductors shall be rated at 50 amps minimum. Electric clothes dryer ready. Clothes dryer locations with gas or propane plumbing to serve individual dwelling units shall include a dedicated 240 volt branch circuit wiring shall be installed within 3 feet from the clothes dryer location and accessible to the clothes dryer location with no obstructions. The branch circuit conductors shall be rated at 30 amps minimum. The blank cover shall be identified as "240V ready."	
		The main electrical service panel shall have a reserved space to allow for the installation of a double pole circuit breaker for a future heat pump, electric cooktop, and electric clothes dryer installation. The reserved space shall be permanently marked as "For Future 240V use."	
Electric Storage Systems (Battery Ready)	2022 California Energy Code 150.0 (s)	The main panelboard shall have a minimum busbar rating of 225 amps.	
Photovoltaic Requirements	2022 California Energy Code 150.1 (c) 14	All single-family residential buildings shall have a newly installed photovoltaic (PV) system or newly installed PV. No PV system is required when the minimum PV system size specified by section is less than 1.8 kWdc.	





Ventilation Cooling	2022 California Energy Code 150.1 (c) 12	Single-family homes shall comply with the Whole-house fan (WHF) requirements shown in Table 150.1-A.
New Construction Water Heater	2022 California Energy Code 150.1 (c) 8 150.2 (a) 1D	A 120V heat pump water heater may be installed in place of a 240V heatpump water heater for new dwelling unit with 1 bedroom or less. For additions and dwelling units that are 500 sq ft or less, an instantaneous electric water heater with point of use distribution as specified in RA4.4.5 is allowable



PERMITTING

This section addresses permitting procedures, State mandates, and submittal requirements for ADUs.

How to Apply: ADU applicants for the City of Coachella are able to submit a completed ADU application at the Permit Center or submit via email to buildingservices@coachella.org.

Permits Required: Currently, there are two application paths for ADUs. 1) ADUs requiring only a Building Permit, and 2) ADUs requiring a Building Permit and an ADU Permit.

Decision: ADU permits are reviewed at a staff level and are considered ministerial. They do not require a hearing or discretionary review. Denial of an ADU application requires the City to return in writing a full set of comments to the applicant with a list of items that are defective and a description of how the application can be remedied.

Timeline: The City of Coachella shall approve or deny ADU applications within 60 days of submittal. If the City has not approved or denied the completed application within 60 days, the application is deemed approved (Assembly Bill 2221).

ADU Permit Requirements	Included with Prototype ADUs	Applicant Responsibility
ADU PERMIT REQUIREMENTS:	•	1
Planning Application		Х
Architectural Plans	X	
Preliminary Title Report		Х
Grant Deed		Х
BUILDING PERMIT REQUIREMENTS:	•	
Plot Plan with property line dimensions and location of all structures		X
Foundation Plan	X	
Floor Plan	X	
Ceiling and Roof Framing Plan	Х	
Electrical Plan (include panel location, lighting and receptacle layout)	Х	
Mechanical Plan	X	
Structural Calculations	Х	
Roof Truss Calculations		Х
Title 24 Energy Calculations	X	
Geotechnical Soils Report (if required)		X





This section addresses terms and definitions used throughout this memo, the Coachella Municipal Code, and the California Government Code.

GLOSSARY

Accessory Dwelling Unit (ADU): an attached or detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. An accessory dwelling unit also includes the following: 1) an efficiency unit, as defined by Section 17958.1 of the California Health and Safety Code; and 2) a manufactured home, as defined by Section 18007 of the California Health and Safety Code.

Accessory Structure: a structure that is accessory and incidental to a dwelling located on the same lot.

Complete independent living facilities: permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated.

Efficiency kitchen: a kitchen that includes each of the following: 1) A cooking facility with appliances. 2) A food preparation counter or counters that total a minimum of fifteen (15) square feet in area. 3) Food storage cabinets that total a minimum of thirty (30) square feet of shelf space.

Junior Accessory Dwelling Unit (JADU): a residential unit that 1) is no more than five hundred (500) square feet in size, 2) is contained entirely within an existing or proposed single-family structure, 3) includes its own separate sanitation facilities or shares sanitation facilities with the existing or proposed single-family structure, and 4) includes an efficiency kitchen.

Living area: the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.

Nonconforming zoning condition: a physical improvement on a property that does not conform with current zoning standards.

Passageway: a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the ADU or JADU.

Proposed dwelling: a dwelling that is the subject of a permit application and that meets the requirements for permitting.

Public transit: a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.

Tandem parking: a parking configuration where two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.





STAFF REPORT 11/15/2023

To: Planning Commission Chair and Commissioners

FROM: Eva Lara, Planning Technician

SUBJECT: <u>La Noria Fonda Cenaduria – Alcohol Sales</u>

SPECIFICS: Conditional Use Permit No. 371 to allow liquor sales as part of a proposed 2,646

sq. ft. restaurant, "La Noria Fonda Cenaduria" for an ABC License (Type 41, On-Sale of Beer and Wine), in an existing commercial building located at 49613 Cesar Chavez Street. in the C-G (General Commercial) zone. Ana Gabriela Cota

(Applicant)

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt <u>Resolution No. PC2023-27</u> approving Conditional Use Permit No. 371 to allow a liquor sales license (Type 41, On-Sale of Beer and

Wine) at La Noria Fonda Cenaduria restaurant located at an existing commercial building at 49613 Cesar Chavez Street pursuant to the findings and conditions of approval contained in the attached resolution.

BACKGROUND:

La Noria Fonda Cenaduria is a restaurant in service for the past eight years in the same location. For the last eight years, the applicant has purposely not served alcohol, but due to the recent decline in sales, the applicant believes serving beer and wine will boost sales. Moreover, the applicant attributes the recent decline in sales is to the increase of street vendors that sell food and adding beer and wine will increase their customer base.



DISCUSSION/ANALYSIS:

The applicant, Ana Gabriela Cota, has submitted a request for a Conditional Use Permit (CUP) to allow the onsale of liquor (beer and wine) at the La Noria Fonda Cenaduria restaurant.

The zoning designation of commercial center where the restaurant is located is within the C-G (General Commercial) and allows liquor sales with CUP approval. In December of 2016, the City adopted an ordinance requiring a conditional use permit for any off-sale and onsale alcohol sales establishment, with additional land use regulations contained in Section 17.74.015 of the Zoning Code. The Conditional Use Permit findings are required to be made by the Planning Commission.



Section 17.74.015(C)(2) of the Municipal Code establishes that on-sale establishments must comply with the following requirements:

a. The establishment does not fall within seven hundred (700) feet, measured from property line to property line, of a use for religious worship, school (public or private), park, playground, residential or any similar sensitive use;

The establishment is within 700 feet of the Coachella Mobile Home Park (abutting with the rear property line and it's about 2-minute walk to front entrance) and Kingdom Hall of Jehovah's Witness Church (688 feet).

b. The establishment does not fall within seven hundred (700) feet, measured from property line to property line, of an existing liquor, on-sale use;

The establishment is within 700 feet of three establishments with a Type 41 ABC License: Sushi and Mariscos Guamuchil Restaurant (395 feet), Taqueria Allende (539 feet) and Carnitas La Piedad Restaurant (275 feet).

The planning commission may find that the public benefit outweighs the distance restrictions of subsections (a) and/or (b) above, upon additional findings that:

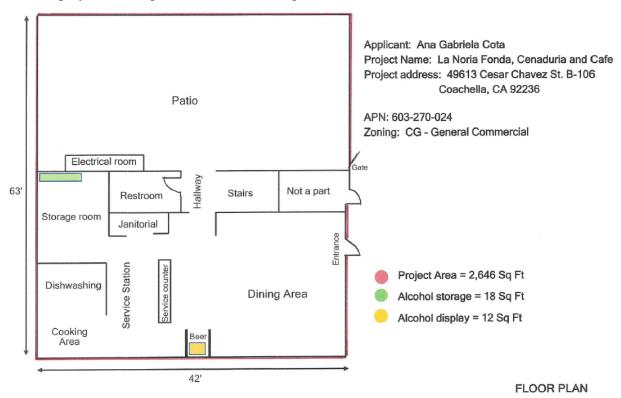
Staff recommends that the Planning Commission make the finding that the public convenience or necessity is justified to issue an on-sale beer and wine license.

(A) The establishment provides a substantial benefit to the immediate neighborhood not provided by another existing establishment within the restricted distance;

The establishment provides benefit to the immediate neighborhood as it is the one of the only establishments in the City of Coachella serving food with an outdoor patio dining experience. The patio is enclosed all around with two secured exists (following ABC regulations). Moreover, the establishment is not a bar nor club, but a restaurant that regularly serves meals and alcohol is served as an ancillary offering. Per the owner, no amplified or live music is proposed.

(B) Not greater than five percent of the sales floor area or one thousand (1,000) square feet, whichever is less, shall be used for the display or sale of alcoholic beverages;

The floor plan shown below shows the location of the display and storage of the beer and wine which is two percent of the floor area and does not exceed the five percent or the 1,000 sf for the display and storage of alcoholic beverages.



(C) That the requested establishment at the proposed location will not adversely affect the economic welfare of the nearby community;

The establishment will not adversely affect the economic welfare of the nearby community since the applicant is not establishing or introducing a new liquor license in the area. The establishment is within a commercial center along a major arterial (Cesar Chavez Street)

which provides essential services and dining for nearby residents and would continue to be an establishment that primarily serves meals to customers.

(D) That the exterior appearance of the structure of the proposed establishment will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight or deterioration, or substantially diminish or impair the property values within the neighborhood.

There will be no alterations to the exterior facade of the establishment, the La Noria Fonda Cenaduria is within an existing commercial building.

(E) Additionally, if the California Department of Alcoholic Beverage Control (ABC) notifies the City that the proposed establishment is either (1) subject to the State law moratorium/limit on the number of liquor licenses that may be issued within the city under California Business and Professions Code Section 23817.7 or, (2) is in an area of "undue concentration" of liquor licenses, as defined in California Business and Professions Code Section 23958.4; the planning commission must additionally find that the public convenience or necessity nonetheless justifies the issuance of the liquor license to the establishment.

The subject site is located within Census Tract 9404, where ABC concentration standards allow a maximum of 5 on-sale licenses, where 17 exist as shown on Table 1. When it is determined by ABC that there is an undue concentration of on-sale licenses, the Planning Commission must make findings that the public convenience or necessity justifies the issuance of the liquor license to the establishment. It is also important to note that the City does not grant or have discretion with ABC licenses to businesses on tribal land.

	On-Sale Alchohol License within Census Tract 9404			
	Buisness Name	Address	License Type	
1	TAQUERIA ALLENDE	49715 HARRISON ST	41 (On-Sale Beer & Wine)	
2	CARNITAS LA PIEDAD RESTAURANT	49625 US HIGHWAY 86	41 (On-Sale Beer & Wine)	
3	MARISCOS GUAMUCHIL RESTAURANT	49405 GRAPEFRUIT BLVD	41 (On-Sale Beer & Wine)	
4	Fraternal Order of Eagles	46425 TYLER ST	51 (Club)	
5	Fraternal Order of Eagles	46425 TYLER ST	58 (Caterer's Permit)	
6	SANTA FE RESTAURANT	49305 GRAPEFRUIT BLVD	47 (On-Sale General)	
7	ASADERO LOS CORRALES	49975 HARRISON ST	41 (On-Sale Beer & Wine)	
8	EASTERN BUFFET	49211 GRAPEFRUIT BLVD	41 (On-Sale Beer & Wine)	
9	PIZZA HUT	49211 GRAPEFRUIT BLVD	41 (On-Sale Beer & Wine)	
10	CARNITAS LA PIEDAD RESTAURANT	49625 US HIGHWAY 86	58 (Caterer's Permit)	
11	TACO SHOP 760	48975 GRAPEFRUIT BLVD	41 (On-Sale Beer & Wine)	
12	TACO SHOP 760	48975 GRAPEFRUIT BLVD	47 (On-Sale General)	
13	TACOS LOS OLIVAREZ	84400 INDIO BLVD, INDIO	41 (On-Sale Beer & Wine)	
14	SPOTLIGHT 29 CASINO	46200 HARRISON ST	77 (Event Permit)	
15	SPOTLIGHT 29 CASINO	46200 HARRISON ST	68 (Portable Bar)	
16	SPOTLIGHT 29 CASINO	46200 HARRISON ST	58 (Caterer's Permit)	
17	SPOTLIGHT 29 CASINO	46200 HARRISON ST	47 (On-Sale General)	

Staff contacted Lieutenant Vazquez with the Riverside County Sheriff Department regarding any concerns with the Type 41 (On-Sale Beer & Wine) license for the La Fonda Cenaduria Restaurant to see if there are any concerns the Planning Commission may want to consider when making findings or include in the conditions of approval for the Conditional Use Permit. Lieutenant Vazquez did not identify any concerns with the applicant for the La Fonda Cenaduria restaurant and does not recommend any comments for the conditions of approval.

Hours of Operation:

Sunday – Thursday: 8AM to 10:30PM Friday & Saturday: 8AM to 11:30PM

Patio Hours:

Monday - Sunday: 8AM to 10:30PM

Environmental Setting:

The subject site is within an existing commercial building at 49613 Cesar Chavez Street substantially surrounded by urban uses, with adjoining zoning and land uses as follows:

North: Gateway Shopping Center / (C-G, General Commercial)

South: Coachella Shopping Center (Coachella Ranch Market Center) / (C-G, General

Commercial)

East: Taco Mark / (C-G, General Commercial)

West: Coachella Mobile Home Park (R-M, Residential Multi-Family)

Site Plan / Parking and Circulation:

The site is fully developed and with appropriate on-site parking. In commercial districts, one parking space is required for each 250 square feet of gross floor area. The subject site has a gross floor area of 2,646, which would require the subject site to provide 10.5 parking spaces. The existing shopping center parking lot provides adequate parking for use.

ENVIRONMENTAL REVIEW:

Staff has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as "Existing Facilities" (CEQA Guidelines, Section 15301). The proposed project consists of the operation, licensing and minor alteration of an existing private commercial structure involving no expansion of existing or former commercial use on the property. The subject site has been used for commercial retail establishments and no expansions of floor area are proposed.

ALTERNATIVES

- 1. Adopt Resolution No. PC 2023-27 approving Conditional Use Permit No. 371 with the findings and conditions as recommended by Staff.
- 2. Deny the proposed Conditional Use Permit and not permit the Type 41 ABC License.
- 3. Continue this item and provide staff and the applicant with direction.

CONCLUSIONS AND RECOMMENDATIONS

Based on the analysis contained herein and the findings listed below, staff is recommending that the Planning Commission approve Conditional Use Permit No. 371 with the findings and conditions listed in Resolution No. PC 2023-27.

Attachments:

- 1. Resolution No. PC 2023-27, Exhibit A Conditions of Approval
- 2. Vicinity Map
- 3. Site Plan
- 4. Floor Plan
- 5. Site photos

RESOLUTION NO. PC 2023-27

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 371 TO ALLOW ON-SALE OF BEER AND WINE, FOR THE 2,646 SQUARE FOOT LA NORIA FONDA CENADURIA (ABC LICENSE TYPE 41-ON-SALE BEER & WINE) IN AN EXISTING COMMERCIAL BUILDING LOCATED AT 49613 CESAR CHAVEZ STREET (APN 603-270-024); ANA GABRIELA COTA, APPLICANT.

WHEREAS, Ana Gabriela Cota filed an application for Conditional Use Permit No. 371 (CUP 371) to allow a 2,646 square foot eating place with service of beer and wine (ABC License Type 41 – On-Sale Beer & Wine) in an existing commercial building located at 49613 Cesar Chavez Street.; Assessor's Parcel No. 603-270-024 ("Project"); and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing on CUP No. 371 on November 15, 2023 at the Coachella City Hall, 53990 Enterprise Way, Coachella, California regarding the proposed Project; and,

WHEREAS, at the Planning Commission hearing, the Applicant and members of the public were present and were afforded an opportunity to testify regarding the Project; and.

WHEREAS, the Project is permitted pursuant to Chapter 17.74 of the Coachella Municipal Code.

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 part of an existing commercial center and the establishment currently does not serve alcoholic beverages, but can accommodate for the proposed ABC Type 41- On-Sale Beer & Wine; and,

WHEREAS, the site for proposed use relates properly to streets which are designed to carry the type and quantity of traffic to be generated by the proposed use; and,

WHEREAS, the proposed project is exempt from the California Environmental Quality Act, as amended; and,

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 Planning Commission of the City of Coachella, California does hereby approve Conditional Use Permit No. 371 subject to the findings and conditions of approval listed below.

Section 1. Incorporation of Recitals

The Planning Commission hereby finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the Planning Commission 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 Planning Commission, and the facts outlined below, the Planning Commission hereby finds and determines that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as an "Existing Facilities" project (CEQA Guidelines, Section 15301a) as the proposed on-sale of beer and wine will occur in an existing private commercial structure involving negligible or no expansion of existing or former commercial use on the property.

Section 3. Conditional Use Permit Findings

With respect to Conditional Use Permit No. 371, the Planning Commission finds as follows for the existing restaurant with sale of beer and wine (ABC License Type 41 – On Sale Beer and Wine):

- 1. The proposed use will not be in conflict with, but will be in harmony with and in accordance with the objectives of the general plan since the existing restaurant use with alcohol sales is within the Neighborhood Center land use designation according to the General Plan 2035, which allows the intended physical character to provide convenient access and parking for motorists with the need to provide a comfortable, walkable environment for shoppers and diners. The on-sale offerings of beer and wine at La Noria Fonda Cenaduria will provide a unique service to the Neighborhood Center and citywide that accomplish the goals of the General Plan.
- 2. The proposed use will be located, designed, constructed, operated and maintained so as to be compatible with the existing character of the general vicinity and shall not change the essential character of the same area because the proposed use is within a zoning designation of 'C-G' (General Commercial) which permits liquor sales subject to obtaining a conditional use permit to sell alcoholic beverages. The proposed use is located on Cesar Chavez Street and is compatible with the adjoining commercial uses and the conditional use permit can be revoked if any of the conditions of approval are violated.
- 3. Consideration has been 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 development, because the existing commercial tenant space is within an existing commercial building with all infrastructure available on-site for the proposed convenience store and the existing commercial parking lot.

- 4. Where the proposed use may be potentially hazardous or disturbing to existing or reasonably expected neighboring uses, it must be justified by the common public interest as a benefit to the community as a whole. As conditioned, the proposed use will provide for the sale of alcoholic beverages. The Riverside County Sheriff indicated that there are no concerns about the operations of this establishment, including service of on-sale beer and wine. The Sherriff's Department does not recommend conditions related to public safety concerns. As such, there are no anticipated hazardous or disturbing effects to the existing and neighboring uses.
- 5. The proposed use provides vehicular approaches to the property designed for reasonable minimal interference with traffic on surrounding public streets or roads as the commercial center that the subject business is located in is already existing and traffic and vehicular approaches were already considered and approved by the City Engineer and the Planning Commission.
- 6. Although the La Noria Fonda Cendauria restaurant falls within seven hundred 700 feet, measured from property line to property line, of three Type 41 on-sale liquor uses, Sushi and Mariscos Guamuchil Restaurant (395 feet), Taqueria Allende (539 feet) and Carnitas La Piedad Restaurant (275 feet), and residential uses, the benefit of the restaurant outweighs the distance restrictions and the public convenience or necessity is justified to issue the on-sale beer and wine license as the restaurant will offer outdoor dining in the commercial center on a major corridor envisioned to have such uses and the serving of alcohol would be ancillary to the serving of food. A condition of approval for CUP 371 requires that not greater than 5% of the sales floor area, or 1,000 square feet, whichever is less, shall be used for the display or sale of alcoholic beverages and the restaurant abides by this regulation. No amplified music will be played.
- 7. The convenience store establishment at the location will not adversely affect the economic welfare of the nearby community, but rather would expand the availability of jobs and would serve as an anchor for the commercial corridor, which would also provide jobs and increase the City's sales tax revenues.
- 8. The exterior appearance of the structure of the existing establishment will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight or deterioration, or substantially diminish or impair the property values within the neighborhood. The business is located within an existing private commercial structure.

Section 4. Planning Commission Approval

Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella Planning Commission approves Conditional Use Permit No. 371 project subject to and amended by conditions of approval in "Exhibit A."

PASSED APPROVED and ADOPTED	this 15 th of November 2023 by the following vote:
AYES:	
NOES:	
ABSENT:	
ABSTAIN:	
Ruben Gonzalez Planning Commission Chairperson	
ATTEST:	
Gabriel Perez Planning Commission Secretary	
APPROVED AS TO FORM:	
Carlos Campos City Attorney	

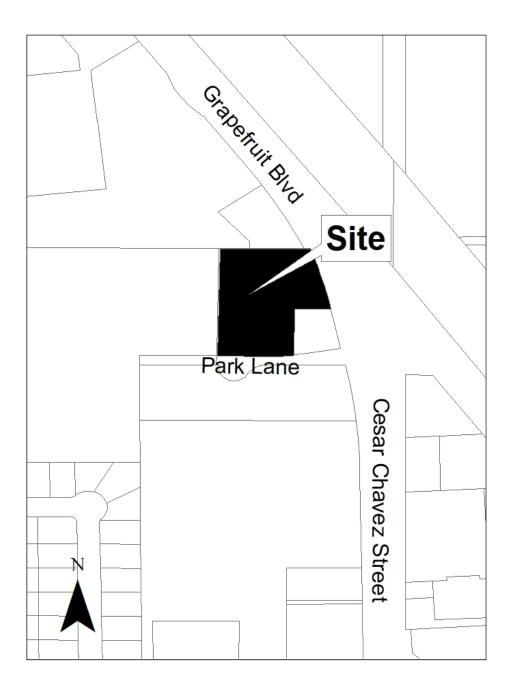
STATE OF CALIFORNIA) COUNTY OF RIVERSIDE) ss.
COUNTY OF RIVERSIDE) ss. CITY OF COACHELLA)
I HEREBY CERTIFY that the foregoing Resolution No. PC2023-27 was duly adopted by the Planning Commission of the City of Coachella at a regular meeting thereof
held on this 15 th of November 2023 by the following vote of the Planning Commission:
AYES:
NOES:
ABSENT:
ABSTAIN:
Gabriel Perez
Planning Commission Secretary

Exhibit A - Resolution No. 2023-27 CONDITIONS OF APPROVAL CONDITIONAL USE PERMIT NO. 371

- 1. The Conditional Use Permit shall expire and shall become void one year following the date on which the conditional use became effective unless alcohol sales is commenced within 12 months of the effective date of this Conditional Use Permit or an extension of time is reviewed by the Planning Commission. A request for time extension shall be filed in a timely manner with applicable fees.
- 2. Conditional Use Permit No. 371 is an approval for the on-sale of beer and wine in conjunction with La Noria Fonda Cenaduria restaurant. This approval is based on the floor plan submitted for the proposed project. Violation of any of the conditions of approval shall be cause for revocation of the Conditional Use Permit.
- 3. 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.
- 4. The use shall meet the standards within the limits established by the Coachella Municipal Code as related to emissions of noise, odor, dust, vibration, wastes, fumes, or any public nuisances arising or occurring incidental to the establishment or operation.
- 5. Hours of operation of the restaurant will be Sunday to Thursday, 8AM to 10:30PM and Friday to Saturday, 8AM to 11:30PM. Outdoor patio hours will be Monday to Sunday, 8AM to 10:30PM. Future changes to the hours of operation may be approved with written authorization from the Development Services Director.
- 6. The applicant shall comply with all requirements imposed by the State Department of Alcoholic Beverage Control and a review of this conditional use permit will be required if the business results in an increase in floor area.
- 7. No greater than 5% of the sales floor area, or 1,000 square feet, whichever is less, shall be used for the display or sale of alcoholic beverages.
- 8. The exterior appearance of the structure of the proposed establishment shall not be inconsistent with the exterior appearance of the commercial structure so as to cause blight or

- deterioration. The outdoor patio and front entrance should be kept well maintained and deterioration of either should be addressed promptly.
- 9. Alcohol and tobacco advertisement shall be prohibited on exterior signage and below four feet in height.
- 10. No alcoholic beverages are allowed outside of the patio area. All alcoholic beverages should be within the compound.
- 11. Outdoor patio noise should be kept at a minimum to avoid disturbance to the abutting residential mobile home park.
- 12. As part of this application, the Building Department will conduct an accessibility inspection to ensure that the business has maintained compliance with accessibility regulations.

VICINITY MAP



Item 4.



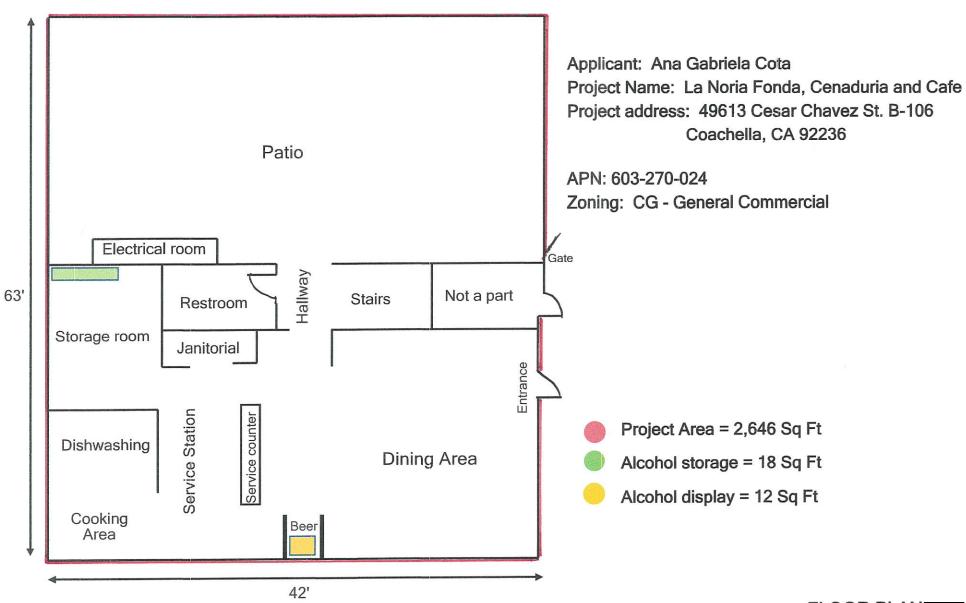
Applicant: Ana Gabriela Cota

Project Name: La Noria Fonda, Cenaduria and Café

Project address: 49613 Cesar Chavez St. B-106, Coachella, CA 92236

APN: 603-270-024

Zoning: CG - General Commercial



SITE PHOTOS





Exterior



SITE PHOTOS





Patio Locks



Alcohol Display Location



STAFF REPORT 11/15/2023

To: Planning Commission Chair and Commissioners

FROM: Adrian Moreno, Associate Planner

SUBJECT: Sunridge-Self Storage

SPECIFICS: Conditional Use Permit No. 369, Architectural Review 23-06, Environmental

Assessment 23-05, proposes an expansion of their existing RV and Self-Storage facility at HWY 111, on an adjacent vacant 4.85 acre parcel at APN# 763-141-018 to construct 62,979 square feet of self-storage units, RV storage spaces, covered parking canopies, and an 900 square foot leasing office. Applicant

Sunridge Self-Storage LLC, James Delhamer

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. PC2023-31 adopting a Mitigated Negative Declaration for Environmental Assessment (EA) 23-05 and approving Conditional Use Permit (CUP) No. 369 and Architectural Review (AR) 23-06 for a RV and Self-Storage facility located at the end of Tyler Lane, north of Avenue 54, west of Grapefruit Boulevard, and east of Tyler St, Assessor's Parcel No. 763-141-018.

Site Tyler Lane Avenue 54

Vicinity Mag

EXECUTIVE SUMMARY:

The applicant, Sunridge Self-Storage LLC/James Delhamer, requests that the Planning Commission approve the following:

- **CUP No. 369** proposes Mini Storage Warehouse and Recreational Vehicle Storage uses which are permitted in the M-S Manufacturing Service Zone subject to a conditional use permit.
- AR No. 23-06 is for the architectural review of self-storage units, RV storage spaces, covered parking canopies, and a 900 square foot leasing office
- EA 23-05 was prepared to address the direct, indirect, and cumulative environmental effects of the proposed project on a 4.85 acre parcel at the end of Tyler Lane, north of Avenue 54, west of Grapefruit Boulevard, and east of Tyler St, APN# 763-141-018

BACKGROUND:

On April 11, 2022 the applicant Mr. James Delhamer, submitted Pre-Application Review No. 22-04. Staff distributed a Request for Agency Comments and scheduled a meeting with the applicant and provided comments for the proposed development on June 9, 2022. Subsequent to the meeting, the applicant submitted the above referenced applications on April 5, 2023. Staff reviewed the applications for completeness and scheduled the applications to the November 15, 2023 for the Planning commission's review and approval.

The site is a vacant land that was farmed for row crops up to the 1970's/80's. There are no structures or other improvements and there is no business activity taking place.

DISCUSSION/ANALYSIS:

Consistency with Coachella General Plan and Zoning

The proposed project is within the Industrial District land use designation. The site is within Subarea 5 – Airport District, which encourages the development of a variety of industrial and manufacturing uses within the subarea. The project site is currently zoned Manufacturing Service (M-S) which implements the Industrial District land use designation of the General Plan. The M-S zone permits Mini Storage Warehouse and Recreational Vehicle Storage uses under a conditional use permit. The Sunridge Self-Storage project meets all the requirements of the property development standards of the M-S zone.

In the M-S zone, Recreational Vehicle Storage shall not exceed ten percent (10%) of the M-S zone. The project is required to meet the 10% maximum requirement of the M-S zone. There are three approved/completed RV Storage/Mini Storage projects that comprise 15.11 acres, a total of 4.6% of the 327.1 acres of the M-S zone within the city limits. The project, if approved, would bring the total to 19.96 acres, a total of 6.1% of the M-S zone within the city limits. The applicant's project falls within the 10% maximum requirement of the M-S zone.

Site Plan

The exhibit below illustrates the proposed site plan layout for Phase 1 and Phase 2 of the Sunridge Self-Storage Project. Phase I of the Project includes the 900 square foot leasing office, and approximately 34,821 SF of self-storage units, configured into various sizes across Buildings 1-7, and 60 temporary uncovered RV storage spaces. The 60 temporary uncovered RV storage spaces are proposed to be decomposed granite, however the project is conditioned to provide at minimum an engineered gravel surface for these temporary parking areas. The north eastern portion of the property will be undeveloped in the interim between Phase 1 and 2, this area will be surfaced with soil cement in the interim. Phase II of the Project proposed approximately 28,152 square feet of self-storage units across Buildings 8-11. In total, Buildings 1-11 total 62,979 square feet of self-storage units. Also, there will be 4 canopies that encompass 71 covered RV storage spaces.

The project will provide a driveway to provide access from Tyler Lane. The driveway leads to 5 parking spaces that are adjacent to the leasing office and entrance gate. The site entrance provides

a 30' aisle width, with internal circulation of the proposed project being 25' - 40' 2" aisle widths. Phase 1 will provide a 32'8" gated entrance at the southeast end of the parcel that will provide circulation between the proposed project and existing mini-storage and RV parking site on Grapefruit Boulevard.

Figure 1: Sunridge-Self Storage (Phase 1)

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Figure 2: Sevilla II Site Plan (Phase 2)

Architecture

The proposed 900 SF leasing office is a 1-story beige stucco structure with prefabricated metal canopies at the south and eastern elevations. The project proposed 449 self-storage units configured into various unit sizes across a total of 11 buildings, the units include the following sizes:

- 5'x5' (38 total units)
- 5'x10' (82 total units)
- 10'x10' (125 total units)
- 10' 12' (1 total unit)
- 10'x15' (71 total units)
- 10'x20' (91 total units)
- 10'x30'(33 total units)
- 20'x20' (8 total units)

The self-storage units have a desert tan/light stone metal exterior with the rear of these structure being beige concrete masonry unit (CMU) block. The 4 RV canopy structures proposed for the RV parking area is a desert tan metal design. A trash enclosure will serve the site proposed with a CMU design and steel canopy to match the building color.

Figure 3: Leasing Office

2 OFFICE SOUTH ELEV.

3 OFFICE EAST ELEV.

SCALE 3032 = 1-07

Figure 4: Self-Storage Units

Figure 4: Self-Storage Units

Figure 5: RV Canopies

Figure 5: RV Canopies

Fencing

The exterior perimeter fencing proposed is a 6' wrought-iron fence with CMU block pilasters. The same fence design will enclose the retention basin at the southeastern portion of the site. The rear elevations of Buildings 1-4 are proposed at property line and will serve as property line screening. These buildings are approximately 10 feet in height and provide a CMU block wall design at the buildings rear elevation. On the eastern property line of the site, there will be two wrought-iron rolling gates that will serve to connect the proposed project with the existing adjacent Sunridge-Self Storage site on Grapefruit Boulevard. The entrance into the proposed facility will be protected by a CMU block wall, entry rolling gate and a pedestrian gate. The portion of Phase 1 that is proposed to remain undeveloped will be enclosed by a 6' chain link-fence in the interim.

BALING 1 ENT ELEVATEN RECIND

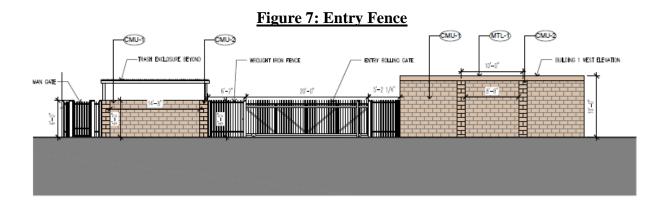
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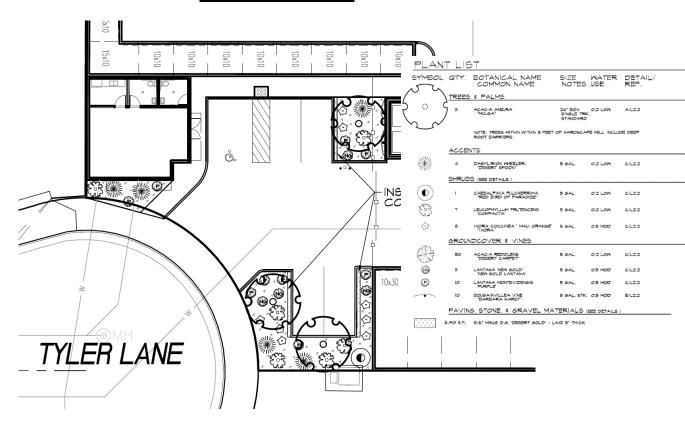
Figure 6: Exterior Site Fence

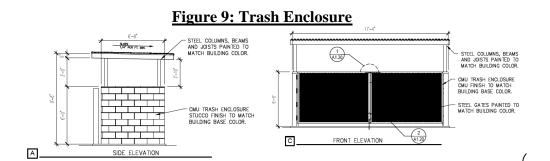


Landscaping

The project will provide landscaping at the site entrance beside the leasing office and parking spaces. The project landscape design includes 3 landscape plater areas with 'Desert Gold' D.G. groundcover adjacent to the leasing office and parking at the site entrance. Landscape materials include 'Mulga' shade trees that provide shade to parking areas, three shrub varieties that include 'red bird of paradise', and four groundcover and vine varieties that include 'new gold latanas'. See figure below:

Figure 8: Landscaping





Signs

The project proposes the below signage at the southern elevation of the proposed leasing office. Signage shall be subject to a separate building permit and the final design will be approved by the Development Services Department.



Environmental Setting:

The proposed project at APN# 763-141-018 is surrounded by Industrial and Manufacturing uses as follows:

North: Southwest Pump and Drilling / (M-S, Manufacturing Service)

Pete's Road Service Inc

West: Valley Pride / (U-E, Urban Employment)

South: Imperial Western Products / (M-H, Heavy Industrial; U-E, Urban Employment)

East: Sunridge Self Storage/ (M-S, Manufacturing Service)

Parking:

In the Manufacturing Service (M-S) zone, one parking space shall be provided for each four hundred (400) square feet of unit area up to twenty thousand (20,000) square feet. The subject site proposes a leasing office of 900 SF, which would require the subject site to provide 3 parking spaces. The site plan for the proposed project provides 5 parking spaces.

ENVIRONMENTAL REVIEW:

Pursuant to CEQA, an initial study was prepared for the Sunridge Self-Storage Project. The Initial Study concluded that the project would result in less than significant impacts to Aesthetics, Agriculture and Forestry Resources, Air Quality, Energy, Geology/Soils, Greenhouse Gases, Hazard/Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, Utilities and Service Systems and Wildfire.

The Initial Study concluded that the project would result in a less than significant impact with mitigation incorporated to Biological Resources, Cultural Resources, and Tribal Cultural Resources.

A 30-day public review period ran from October 15, 2023, to November 14, 2023. Staff did receive correspondence from the California Department of Fish and Wildlife requesting a Biological Resource Survey document, which Staff responded. See Attachment No. 1, Exhibit C.

A Mitigation Monitoring and Reporting Program (MMRP) has been prepared and is attached in Attachment No 1, Exhibit B.

ALTERNATIVES

- 1.) Adopt Resolution No. PC2023-31 adopting a Mitigated Negative Declaration for EA No. 23-05 and approving CUP No. 369 and AR No. 23-06 for a RV and Self-Storage with the findings and conditions as recommended by Staff.
- 2.) Adopt Resolution No. PC2023-31 adopting a Mitigated Negative Declaration for EA No. 23-05 and approving CUP No. 369 and AR No. 23-06 for a RV and Self-Storage with the findings and conditions as recommended by Staff with modifications as proposed by the Planning Commission.
- 3.) Deny Resolution No. PC2023-31.
- 4.) Continue this item and provide staff and the applicant with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends that the Planning Commission approve Alternative #1

Attachments:

- 1. Resolution No. PC2023-31
 - Exhibit A Conditions of Approval
 - Exhibit B Initial Study MND and Mitigation Monitoring Program and
 - Response to Comments
 - Exhibit C Sunridge Self-Storage Development Plan Set
- 2. Agency Comments
- 3. Vicinity Map
- 4. Preliminary Signage Plan
- 5. Site Photos

RESOLUTION NO. PC 2023-31

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 369 TO ALLOW THE CONSTRUCTION OF A MINI **STORAGE** WAREHOUSE **AND** RECREATIONAL STORAGE FACILITY; ARCHITECTURAL REVIEW NO. 23-06 FOR THE REVIEW OF THE PROPOSED ELEVATIONS AND FLOOR PLANS AND ENVIRONMENTAL ASSESSMENT NO. 23-05 THAT WAS PREPARED TO ADDRESS THE DIRECT. INDIRECT CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT; ON A 4.85 ACRE SITE LOCATED AT THE END OF TYLER LANE, NORTH OF AVENUE 54, WEST OF **GRAPEFRUIT** BOULEVARD, AND EAST OF TYLER STREET; APN 763-141-018; SUNRIDGE SELF-STORAGE LLC, JAMES DELHAMER, APPLICANT.

WHEREAS, James Delhamer (on behalf of Sunridge Self-Storage LLC) filed applications for a Conditional Use Permit No. 369, Architectural Review No. 23-06, and Environmental Assessment 23-05, to allow 62,979 square feet of self-storage units, 71 covered RV storage spaces, and a 900 square foot leasing office on a vacant 4.85 acre project site located at the end of Tyler Lane, north of Avenue 54, west of Grapefruit Boulevard, and east of Tyler Street; APN 763-141-018, and,

WHEREAS, on November 15, 2023, the Planning Commission conducted a duly noticed public hearing on CUP No. 369, AR No. 23-06, EA No. 23-05 in the Coachella Civic Center, 53990 Enterprise Way, Coachella, California; and,

WHEREAS, the Applicant and members of the public were present and were afforded an opportunity to testify regarding the Project; and,

WHEREAS, the Project is permitted pursuant to the Coachella Municipal Code, and the attendant applications for a Conditional Use Permit, Architectural Review to allow the Project; 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 site for the proposed use relates properly to streets which are designed to carry the type and quantity of traffic to be generated by the proposed use; and,

WHEREAS, pursuant to the provisions of the California Environmental Quality Act, an initial study was prepared that determined that the project would not have a Resolution No. PC2023-31

significant effect on the environment; and,

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

NOW, THEREFORE, BE IT RESOLVED, THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA DOES HEREBY FIND DETERMINE AND RESOLVE AS FOLLOWS:

SECTION 1. Recitals. The above recitals are true and correct and incorporated herein as findings of fact.

SECTION 2. Compliance with the California Environmental Quality Act.

As the advisory body for the Project, the Planning Commission has reviewed and considered the information contained in the Mitigated Negative Declaration Initial Study for Environmental Assessment No. 23-05, comments received, and other documents contained in the administrative record for the Project. The Planning Commission find that the Mitigated Negative Declaration, Initial Study and administrative record contain a complete and accurate reporting of the environmental impacts associated with the Project. The Planning Commission further find that the Mitigated Negative Declaration, Initial Study, and Mitigation Monitoring and Reporting Program (MMRP) as provided in "Exhibit B" have been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Coachella's Local CEQA Guidelines.

SECTION 3. Findings of Environmental Impacts. Based on the whole record before it, including the Mitigated Negative Declaration, Initial Study, the administrative record and all other written and oral evidence presented to the Planning Commission, the Planning Commission finds that all environmental impacts of the Project as outlined in the Mitigated Negative Declaration and Initial Study can be mitigated to a level of less than significant. The Planning Commission further find that there is no substantial evidence in the administrative record supporting a fair argument that the Project may result in any significant environmental impacts. The Planning Commission find that the Mitigated Negative Declaration contains a complete, objective, and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the Planning Commission.

<u>SECTION 4. Adoption of the Negative Declaration.</u> The Planning Commission hereby finds adequacy in the environmental review documents and adopts the Mitigated Negative Declaration as provided in "Exhibit B."

SECTION 5. Conditional Use Permit, Architectural Review Findings

With respect to Conditional Use Permit No. 369 and Architectural Review No. 23-06, the Planning Commission finds as follows for the proposed for the 62,979 square feet of self-storage units, 71 covered RV storage spaces, and a 900 square foot leasing office project:

- 1. The proposed conditional use permit and architectural review are consistent with the General Plan and the City of Coachella Official Zoning Map governing the site. The subject site is a 4.85-acre vacant parcel with adequate access and lot dimensions to allow for the intended single-family residential lot development in a manner consistent with the Industrial District land use designation of the General Plan and Manufacturing Service Zoning Designation. The proposed project also is permissible within the limits for minstorage and RV storage in the M-S Zone. The project will substantially comply with the General Plan 2035 document which calls for a "Industrial District" encouraging a range of light and heavy commercial and industrial businesses.
- 2. The proposed use 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 mini storage warehouse and recreational vehicle storage facility would be located in an existing manufacturing service area and is compatible with other existing manufacturing service and industrial businesses in the vicinity, including an existing adjacent mini storage warehouse and recreational vehicle storage facility immediately adjacent to the east of the proposed project.
- 3. Consideration was given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities, to harmful effect, in 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 62,979 square feet of self-storage units, 71 covered RV storage spaces, and a 900 square foot leasing office are compatible uses with existing similar uses in the area.
- 4. Where the proposed use may be potentially hazardous or disturbing to existing or reasonable expected neighboring uses, it must be justified by the common public interest as a benefit to the community as a whole. The Development Services Department does not anticipate any potentially hazardous or disturbing impacts on existing or neighboring uses. The proposed mini storage warehouse and recreational vehicle storage facility is anticipated to add an amenity to City residents and to the entire Coachella Valley in providing a mini storage warehouse and recreational vehicle storage facility within the limits permitted in the Coachella Zoning Ordinance. The proposed project is also anticipated to increase economic development in the City of Coachella.

SECTION 6. Location and Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at Coachella Civic Center. The Development Services Director is the custodian of the record of proceedings.

SECTION 7. Execution of Resolution. The Chairman shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

SECTION 8. Planning Commission Approval Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella Planning Commission hereby approves Conditional Use Permit No. 369, and

Item 5.

Architectural Review 23-06 for the Sunridge Self-Storage facility and subject to the Conditions of Approval as set forth in "Exhibit A" and the plans set forth in "Exhibit C."

PASSED APPROVED and ADOPTED this 15th day of November 2023.

Ruben Gonzalez, Chairperson
Coachella Planning Commission
ATTEST:
Gabriel Perez
Planning Commission Secretary
APPROVED AS TO FORM:
Carlos Campos
City Attorney

I HEREBY CERTIFY that the folduly adopted at a regular meeting of the Coachella, California, held on the 15th dayote:	·
AYES:	
NOES:	
ABSENT:	
ABSTAIN:	
Gabriel Perez	_
Planning Commission Secretary	

Exhibit A – Resolution No. PC2023-31

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT NO. 369, ARCHITECTURAL REVIEW NO. 23-06 SUNRDIGE SELF-STORAGE PROJECT

General Conditions

- 1. CUP 369 and AR 23-06 is approved for the construction of a mini storage warehouse and recreational vehicle storage facility on a 4.85 acre parcel at APN 763-141-018, a CUP that permits the mini storage warehouse and recreational vehicle storage use; and an Architectural Review that includes 62,979 square feet of self-storage units, covered parking stalls, and a 900 foot leasing office.
- 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. A detailed landscape and irrigation plan shall be submitted that addresses landscape requirements for the project site. Prior to issuance of building permits, a final landscape plan shall be submitted and approved by the Development Services Director or his/her designee. Proposed 5/8 inch decomposed granite shall be modified to 3/4 inch decorative gravel. All landscaping shall be maintained in a first-class condition and per standards of care identified in the final landscape plan.
- 4. All new proposed signage shall comply with the guidelines established under Chapter 17.56 of the City of Coachella Municipal Code. The applicant shall modify the proposed sign plan to include individual channel lettering and logos in lieu of the proposed cabinets or painted signs. A detailed sign plan shall be submitted to the Development Services Director and the final design shall be approved by the Development Services Director or his/her designee.
- 5. The applicant will be required to comply with the City's Art in Public Places Ordinance. If the applicant elects to place artwork on the project site, the applicant shall place artwork in outdoor areas of the private property accessible to the public in a manner satisfactory to the Public Arts Commission. If the applicant elects to pay in-lieu art fees, then the fees shall be deposited into the Public Arts Fund at an amount of (1) One-half (1/2) of one percent (1%) for new commercial and industrial construction.

Building Division

6. Access from the public right of way to the office shall be made from the North side of Tyler Relocate proposed accessible path of travel from the public right of way. Sidewalk

- improvements have been made on the North side of Tyler Street and no sidewalk improvement have been made to the South side of Tyler Street.
- 7. Landscaping shall meet minimum requirements of the California Green Building Standards Code sections 5.106.12 through section 5.106.12.3- Shade Trees.

Utilities Department

- 8. Submit water and sewer plans to Engineering for approval from Utilities Manager –project required to connect to City public sewer and water system
- 9. Water & Sewer impact fees to be paid prior to final approval of plans
- 10. Project to install 4G AMI master meters
- 11. Backflows required on all meters
- 12. Above ground DCDAs required on fire lines
- 13. Water service line Type K Soft Copper Tubing Polywrap-C Blue (6Mil, use applicable size)
- 14. A title report is required to verify easements
- 15. Lines may need to be relocated if structures are proposed to be built over them
- 16. Potholing will be required to verify existing pipe alignments, concerns about water lines being along the north property line adjacent to the cvwd easement.
- 17. Additional requirements subject to water and sewer plan checking process
- 18. Access to the well site highlighted needs to be addressed. See Agency Comments from Utilities Department.

Riverside County Fire Department

- 19. Fire Protection Water Supplies/Fire Flow Prior to building permit issuance for new construction, the applicant shall provide documentation to show there exists a water system capable of delivering 1,250 gallons per minute at 20 psi for 2 hours. Specific design features may increase or decrease the required fire flow.
- 20. Fire Protection Water Supplies/Hydrants The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with CFC Appendix C and NFPA 24. The size and number of outlets required for the approved fire hydrants are 4" x 2 ½" (super hydrant). Reference CFC 507.5, CFC Appendix C and NFPA 24: 7.2.3
- 21. Fire Department Access The minimum required turning radius of a fire apparatus access road is 38 feet outside radius and 14 feet inside radius. The construction of the fire apparatus access roads shall be all weather and capable of sustaining 75,000 lbs. Where parking is not permitted

along one OR both sides of a fire apparatus access road, the no parking area shall be identified by painted red curbing or by installation of signs along one or both sides of the fire apparatus access road as applicable. Parallel parking is permitted on both sides of a required fire apparatus access road when the clear width is a minimum of 36 feet. Parallel parking is permitted on one side of a required fire apparatus access road when the clear width is a minimum of 30 feet. Reference the County of Riverside and Riverside County Office of the Fire Marshal Technical Policy #TP22-002

- 22. Fire Department Building Construction Permit Review Submittal of construction plans to the Fire Department will be required. Final fire and life safety conditions will be addressed when the Fire Department reviews these plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC 105.1
- 23. Fire Sprinkler System All new commercial buildings and structures 3,600 square feet or larger, including shade canopies for vehicles, are required to be protected with a fire sprinkler system. Reference CFC 903.2 as amended by the County of Riverside
- 24. Fire Alarm and Detection System A water flow monitoring system and/or fire alarm system may be required as determined at time of building construction plan review. Reference CFC 903.4 and CFC 907.2
- 25. Traffic Calming Devices Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be reviewed and approved by the Office of the Fire Marshal before construction. Reference CFC 503.4.1
- 26. Driveway Gate Access: All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. Reference CFC 506.1

Coachella Valley Water District

- 27. The City of Coachella (City) shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require 100 percent on-site retention of the incremental increase of runoff from the 100-year storm. In addition, flood protection measures shall comply with California Drainage Law and provide that offsite stormwater flows are received onto the property and discharged from the property in a manner that is reasonably compatible with redevelopment conditions. Coachella Valley Water District (CVWD) requests review of said flood protection measures for compliance with California Drainage Law from a regional valley floor drainage perspective
- 28. Design for retention basins for this area must consider high groundwater levels and clay soils.
- 29. There are existing United States Bureau of Reclamation (USBR) facilities not shown on the development plans. There may be conflicts with these facilities. The City shall withhold issuance of grading permits until CVWD has reviewed the proposed development and related impacts to the USBR facilities and associated right-of-way and provided the City with written confirmation that there is no interference. The USB conflicts include but are not limited to

Irrigation Lateral 119.64-2.6-3.7. Developer should contact CVWD to obtain drawings of these facilities. A permit from CVWD and/or USBR may be necessary for any encroachments or modifications.

- 30. The project lies within the East Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.
- 31. Any entity producing more than 25 acre-feet of water during any year from one or more wells must equip the wells) with a water-measuring device. A CVWD Water Production Metering Agreement is required to provide CVWD staff with the authority to regularly read and maintain this water-measuring device.
- 32. The Sustainable Groundwater Management Act (SGMA) is a law requiring that groundwater basins are managed to achieve sustainability. In accordance with the SGMA, CVWD submitted the Coachella Valley Water Management Plan as an alternative to a Groundwater Sustainability Plan (Alternative Plan) for the Indio Subbasin. On July 17, 2019, the Department of Water Resources (DWR) sent a notification approving the Alternative Plan. The goal of the Alternative Plan is to reliably meet current and future water demands in a cost-effective and sustainable manner. This development lies within the Indio Subbasin and will contribute to the total water demand in the subbasin. The elements and actions described in the Alternative Plan shall be incorporated into the design, construction, and operation of this development to reduce its negative impact on the Indio Subbasin.

ENGINEERING DEPARTMENT

PRIOR TO APPROVAL OF ENGINEERING PLANS or ISSUANCE OF ENGINEERING PERMITS:

GENERAL:

- 33. 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.
- 34. 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.
- 35. 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.

- 36. Prepare and record necessary drainage easements to implement the project in accordance with drainage law.
- 37. 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.
- 38. 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.
- 39. 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.
- 40. 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.
- 41. 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.

- 42. Applicant shall obtain approval of site access and circulation from Fire Marshall.
- 43. 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.
- 44. 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:

- 45. Prepare and submit rough grading and erosion control plans for the project.
- 46. The project's soils engineer shall certify to the adequacy of the grading plan.
- 47. 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:

- 48. 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.
- 49. Rough grading shall be certified by the project soils engineer prior to issuance of a permit for precise grading or building construction.
- 50. 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.
- 51. 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.
- 52. All permanent onsite parking, ingress/egress paths and areas subject to vehicular traffic shall have an engineered hard surface, such as asphalt concrete or engineered pavers and shall include engineered cross sections and subgrade preparation recommendations in compliance with the findings of an approved soils report.
- 53. All temporary onsite parking, ingress/egress paths and areas subject to vehicular traffic that are not proposed to have a hard surface shall have at a minimum an engineered gravel surface, and shall include engineered cross sections and subgrade preparation recommendations in

compliance with the findings of an approved soils report.

STREET IMPROVEMENTS:

- 54. 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 %.
- 55. 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.
- 56. Applicant shall construct the street improvements to conform to the General Plan and/or requirements of Traffic Study.
 - 1) Tyler lane Public Roadway as shown on the RAC and per these comments shall include the following:
 - a. Applicant shall install all sidewalk, 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, streetlights, landscape and all other appurtenances as required to the satisfaction of the City Engineer.
 - b. Applicant shall construct all appurtenant roadway components within project limits such as, but not limited to: sidewalk, ADA ramps, Traffic control striping, legends, Traffic control signs, Street Lights and street name signs to the satisfaction of the City Engineer.
 - c. Applicant shall remove and replace existing curb and gutter that is not on good shape condition such as, but not limited to: crack, deteriorated or any kind of concrete fractures to the satisfaction of the City Engineer
 - d. Applicant shall underground all existing dry utilities if existing at southbound lane within project limits such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities to the satisfaction of the City Engineer.

SEWER and WATER IMPROVEMENTS:

- 57. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.
- 58. 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:

- 59. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
- 60. Provide a set of proposed Covenants, Conditions and Restrictions (CC&R), or an equivalent document for review and approval. The proposed document shall contain the Owner's maintenance obligations with respect to various facilities including, but not limited to, right-of-way private streets, and ingress and egress areas. This document must be submitted to and approved by the City before it is submitted to any other governmental entity.
- 61. 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 onsite improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City.
- 62. 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:

63. 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.



Initial Study and Notice of Intent to Adopt a Mitigated Negative Declaration

Application for Conditional Use Permit and Architectural Review

Sunridge Self-Storage (Formerly AAA Storage of Coachella, LLC) 86-220 Tyler Lane Coachella, California

Prepared for Lead Agency:

City of Coachella
Community Development Department
1515 Sixth Street
Coachella, CA 92236



Prepared by:

Coachella Valley Engineers 77-933 Las Montanas Road, Suite 101 Palm Desert, CA 92211



October 5, 2023

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Appendices

Appendix A Mitigation Monitoring Program
Appendix B Air Quality and Global Climate Change Impact Analysis



City of Coachella **Development Services Department**

1515 6th Street Coachella, CA 9223 (760) 398-3102 Fax (760) 398-5421

Chapter 1 Introduction

Environmental Initial/Mitigated Negative Declaration Study Overview

Sunridge Self-Storage (Formerly AAA Storage of Coachella, LLC) **Project Title:**

Case No: Conditional Use Permit No. 369/Architectural Review No. 23-06/ EA No. 23-05

Lead Agency And Address: City of Coachella 53990 Enterprise Way

Coachella, CA 92236

Contact Person

Adrian Moreno Associate Planner (760) 398-3102

Sponsor's Name

Sunridge Self- Storage (Formerly AAA Storage of Coachella, LLC)

And Address:

86-220 Tyler Lane, Coachella, CA 92236

Engineer: Coachella Valley Engineers

77-933 Las Montanas Road, Suite 101, Palm Desert CA, 92211

Project Location:

Adjacent to Northeastern end of Tyler Lane, West of Hwy 111, and North of Avenue 54

APN: 763-141-018

Project Description: The applicant, Sunridge Self-Storage (Formerly AAA Storage of Coachella, LLC), is proposing an expansion of their existing RV and Self-Storage facility at Hwy 111 on an adjacent vacant 4.85-acre parcel to the west. Phase I of the Project proposes approximately 34,821 square feet of self-storage units, configured into various sizes, and 60 uncovered RV storage spaces. Phase II of the Project proposed approximately 28,152 square feet of self-storage units for a total of 62,979 square feet of self-storage units, configured into various sizes, and 71 covered RV storage spaces. The Project also includes a 900 square foot office and five parking spaces, all accessed from Tyler

Lane.

General Plan

Designations: Industrial District

Zoning

Classifications: M-S (Manufacturing Service)

Onsite and Surrounding

Land Uses Setting: The Project site is a graded flat vacant parcel that was farmed for row crops up to the 1970's/80's. The property is regularly plowed for weed abatement purposes and the site supports no native vegetation. There are no structures or other improvements and there is no business activity taking place. Immediate surrounding properties include vacant land, RV storage, vehicle and piping materials storage and an electrical contractor. South beyond the adjacent vacant parcel is Imperial Western Products, a long-time

recycling operation.

1.2 Authority

The City of Coachella is the lead agency for the proposed Project. The City Council is the governing body for the approval of the proposed Project and adoption of the Mitigated Negative Declaration (MND). Because the proposed Project involves a change to the existing site, the City Council's consideration of the Project and its potential environmental effects is a discretionary action that is subject to the California Environmental Quality Act (CEQA). This Initial Study (IS) and its appendices have been prepared in accordance with the CEQA (Statute) and the State's Guidelines for Implementation of CEQA (Guidelines) (as amended, 2018. This IS, when combined with the Notice of Intent (NOI) to Adopt a MND, serves as the environmental document for the proposed Project pursuant to the provisions of CEQA (Public Resources Code 21000 et seq.) and the CEQA Guidelines (California Code of Regulations Section 15000, et seq.).

1.3 Determination

This Initial Study determined that development of the proposed Project would not have significant impacts on the environment, with the implementation of mitigation measures.

1.4 Public Review Process

This IS/MND will be circulated for public review to responsible and trustee agencies and interested parties for a period of 20 days. Following the public review and comment process, the City plans to issue a Mitigated Negative Declaration and prepare and file a Notice of Determination.

1.5 Scope of Environmental Review

The IS evaluates the proposed Project's potential environmental impacts on the following topics:

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- · Geology/Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/Water Quality

- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation/Traffic
- Tribal Cultural Resources
- Utilities/Service Systems
- Wildfire
- Mandatory Findings of Significance

1.6 Impact Assessment Terminology

The Environmental Checklist identifies potential impacts using four levels of significance as follows:

- No Impact. A finding of no impact is made when it is clear from the analysis that the proposed Project would not affect the environment.
- <u>Less than significant</u>. A finding of less than significant is made when it is clear from the analysis
 that a proposed Project would cause no substantial adverse change in the environment and no
 mitigation is required.
- <u>Less than significant with mitigation incorporated</u>. A finding of less than significant with mitigation incorporated is made when it is clear from the analysis that a proposed Project would cause no substantial adverse change in the environment when mitigation measures are successfully implemented by the Project proponent.

<u>Potentially Significant</u>. A finding of potentially significant is made when the analysis concludes that
the proposed Project could have a substantially adverse impact on the environment related to one
or more of the topics listed in the previous section, *Scope of the Initial Study*.

1.7 Documents Incorporated by Reference

As allowed by CEQA Guidelines Section 15150, a MND may incorporate by reference all or portions of another document that is generally available to the public. The document used must be available for public review for interested parties to access during public review of the IS and NOI to Adopt a Mitigated Negative Declaration for this Project. The following documents are incorporated by reference.

- City of Coachella General Plan 2035.
- City of Coachella General Plan Final EIR.
- City of Coachella Municipal Code (online content January 2023).

These documents are also available for review at the City's Development Services Department, located at 1515 Sixth Street, Coachella, CA 92236. Project specific studies are attached to this report.

Chapter 2 Project Description

2.1 Project Location and Setting

The Target Property is located in the southeast area of the City of Coachella in south-central Riverside County. The Target includes one (1) assessor's parcel totaling 4.85 Acres adjacent to the northeastern end of Tyler Lane west of Hwy 111 and north of Avenue 54. Hwy 111 is a major arterial road traversing the County. The Target Property is vacant land that was farmed for row crops up to the 1970's/80's. There are no structures or other improvements and there is no business activity taking place. Immediate surrounding properties include vacant land, vehicle and piping materials storage and an electrical contractor. South beyond the adjacent vacant parcel is Imperial Western Products, a long-time recycling operation.

Surface and groundwater generally drain to the southeast. The water table is within about 25 to 45 feet of the surface. The Target Property lies at an elevation of 96 feet below sea level. The depth to bedrock is several hundreds of feet. The property lies in the northwestern area of the mid Coachella Valley, between the Santa Rosa Mountains and the Little San Bernardino Mountains. The Valley is seismically active. The San Andreas Fault is active and lies approximately seven miles to the north of the property. The Target Property is a undeveloped vacant land with no improvements and no business activity taking place. There were no visible signs of migration of hazardous substances from off-site.

2.2 Project Description

The applicant, Sunridge Self-Storage (Formerly AAA Storage of Coachella, LLC), is proposing an expansion of their existing RV and Self-Storage facility at Hwy 111 on an adjacent vacant 4.85-acre parcel to the west. Phase I of the Project proposes approximately 34,821 square feet of self-storage units, configured into various sizes, and 60 uncovered RV storage spaces. Phase II of the Project proposed approximately 28,152 square feet of self-storage units for a total of 62,979 square feet of self-storage units, configured into various sizes, and 71 covered RV storage spaces. The Project also includes a 900 square foot office and five parking spaces, all accessed from Tyler Lane.

EXISTING AND PROPOSED GENERAL PLAN AND ZONING

	GENERAL PLAN	ZONING
EXISTING	Industrial District	M-S (Manufacturing Service)

COACHELLA SURROUNDING LAND USES AND ZONING

	GENERAL PLAN	ZONING	CURRENT LAND USE
NORTH	Industrial District	M-S (Manufacturing Service)	Vacant property with pipes and materials storage and an auto

			repair yard
SOUTH	Industrial District	M-H (Heavy	Vacant undeveloped industrial
		Industrial)	property
EAST	Industrial District	M-S (Manufacturing Service)	Self-storage/vehicle storage
WEST	Urban Employment	U-E (Urban Employment)	Electrical contractor facility

Table 1: Land Use and Zoning for Project and Surrounding Area

2.3 Actions and Approvals

Required Entitlements:

- Architectural Review
- Approval of Mitigated Negative Declaration and adoption of the Monitoring Plan

The Lead Agency has primary authority for the approval and supervision of the proposed Project. As such, the City of Coachella is the Lead Agency for this Project pursuant to CEQA. This Initial Study/Mitigated Negative Declaration (IS/MND) is intended to serve as the CEQA document for all necessary discretionary approvals by the Lead Agency and other agencies, including, but not limited to the following:

Government	Agency	Permit/Approval Required
FEDERAL	No federal agencies identified	
STATE	State Water Resources Control	Construction Stormwater General Permit
	Board	Notice of Intent to Comply with Section 402 of the Clean Water Act
		Construction Stormwater Pollution Prevention Plan (SWPPP)
REGIONAL	South Coast Air Quality Management District	PM-10 Plan for compliance with Rule 403.1, Dust control in the Coachella Valley
	Regional Water Quality Control Board Region 7	Water Quality Management Plan (WQMP)
	Riverside County Airport Land Use Commission	Review of Project for consistency with the Airport Land Use Compatibility (ALUC) Plan
LOCAL	City of Coachella	Approval of the following entitlements:

Table 2: Agencies and Permit Approvals required for Project

2.4 Utilities and Service Providers

The following agencies and companies will provide service to the project site:

- 1. Sanitary Sewer: Coachella Sanitary District (CSD)
- 2. Water: Coachella Water Authority (CWA)
- 3. Electricity: Imperial Irrigation District (IID)
- 4. Gas: Southern California Gas Company
- 5. Telephone: Frontier Communications, Spectrum
- 6. Trash disposal: Burrtec Waste and Recycling Services

Existing facilities for these utilities occur adjacent to the Project site. All extensions to these facilities occur onsite and existing disturbed right-of-way. Connections will therefore not impact the native environment.



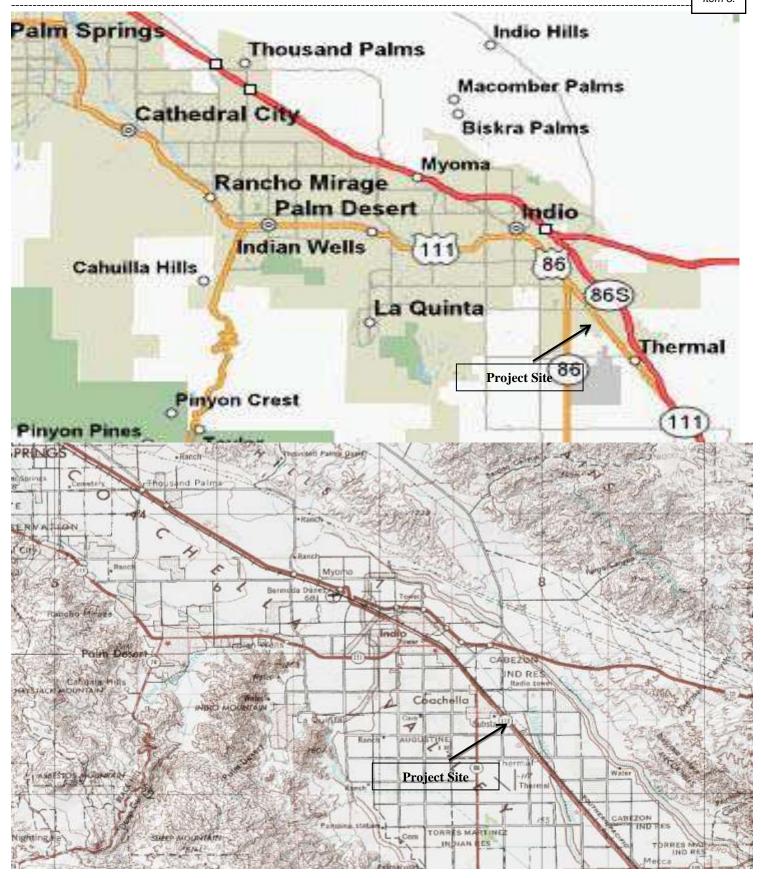
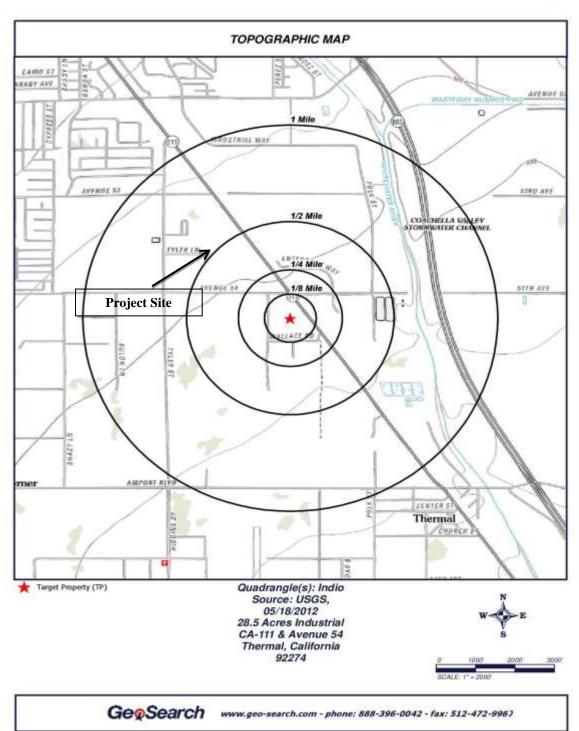




Exhibit 2-1 Regional Context + Regional Topo



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Exhibit 2-2 Topo Map



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Exhibit 2-3 Site Aerial

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View west from west end Target



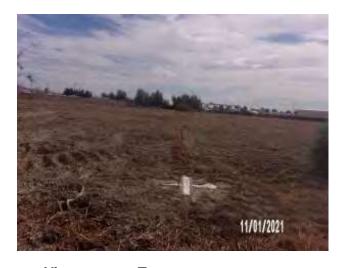
View north at west boundary Target



View south on Target



View east along north Target boundary



View east on Target



View east from north side Target



Exhibit 2-4 Site Photos



View north from Target



View south on Target



View south on Target



View west from Target



View on Target



View at southwest corner Target



Exhibit 2-4 Site Photos

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Chapter 3 Environmental Evaluation

Aesthetics

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (X) would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

Air Quality

Agriculture Resources

\boxtimes	Biological Resources		Cultural Resources		Energy
	Geology /Soils		Greenhouse Gases		Hazard/Hazardous Materials
	Hydrology/ Water Quality		Land Use Planning		Mineral Resources
	Noise		Population/Housing		Public Services
	Recreation		Transportation/Traffic		Tribal Cultural Resources
	Utilities/Service Systems		Wildfire		Mandatory Findings of Significance
			DETERMINATION		
On t	ne basis of this initial eva	luatio	n:		
	I find that the propose ATIVE DECLARATION			gnifica	ant effect on the environment, and a
be a	significant effect in this e or agreed to by the Pro	case ject p sed F	because revisions in the Projroponent. A MITIGATED NEGA Project MAY have a signific	ect, d ATIVE	ffect on the environment, there will no escribed in this document, have been DECLARATION will be prepared. effect on the environment, and ar
mitig EIR mea REP	ated" impact on the envolved impact on the envolved Negative Declaration pares based on the earloom is required, but it must find that although the protably significant effect LARATION pursuant to er EIR or NEGATIVE DE	ironm pursua ier an ust ar ropose s (a) applie	ent, but at least one effect (1) ant to applicable legal standard alysis as described on attached alyze only the effects that remarked Project could have a significant have been analyzed adequable standards, and (b) have RATION, including revisions or	has bed she icant of the later than to the later than the later th	mpact" or "potentially significant unless been adequately analyzed in an earlie of (2) has been addressed by mitigation eets. An ENVIRONMENTAL IMPACT be addressed. effect on the environment, because all in an earlier EIR or NEGATIVE avoided or mitigated pursuant to the ation measures that are imposed upor
the p	proposed Project, nothing	g furth	ner is required.		
Sig	gnature		Date		
Gab	riel Perez		 Director Dep	oartm	ent of Development Services

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to Projects like the one involved (e.g., the Project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on Project-specific factors as well as general standards (e.g., the Project will not expose sensitive receptors to pollutants, based on a Project-specific screening analysis).
- 2) All answers must take into account of the whole action involved, including off-site as well as on-site, cumulative as well as Project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the Project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., General Plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a Project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significant.

3.1 Aesthetics

3.1.1 Sources

The following sources were utilized to support the conclusions made in this section:

- City of Coachella General Plan 2035
- Final EIR for the City of Coachella 2035 General Plan Update

3.1.2 Environmental Setting

The City of Coachella, including the Project site, is located in Coachella Valley, which is a desert valley that extends approximately 45 miles in Riverside County, southeast from the San Bernardino Mountains to the northern shore of the Salton Sea. The Project site occurs in an urban environment in the center of the City of Coachella. The current urban environment includes the existing Sunridge Self-Storage, and other industrial businesses.

The City of Coachella has scenic resource elements of both the natural and the built environment such as open space, areas of native vegetation, mature trees, rural lands, and historic landmarks. The Little San Bernardino and Santa Rosa Mountain ranges and Mecca Hills provide scenic views throughout the City. The Little San Bernardino range extends to the north and northwest of the City. The Mecca Hills are located east of the City, and the Santa Rosa Mountains occur to the west and southwest of the City.

There are no state-designated scenic highways in proximity to the Project site. The project site is an "infill" site, currently vacant and adjacent to the existing Sunridge Self-Storage. The site is also adjacent to industrial uses. Ultimate development of the project site will result in an infill development compatible with the existing "Industrial District" environment.

3.1.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Aesthetics Would the Project				
a) Have a substantial adverse effect on a scenic vista?				
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				

Discussion/Analysis

a) Less Than Significant Impact. The Project site has distant and limited views of the Little San Bernardino Mountains to the northwest; the Mecca Hills to the east and southeast; and the Santa Rosa Mountains to the west and southwest. The property is generally located in the southern part of the City of Coachella, within a designated Industrial District that is formed by vacant and developed properties, a majority of which formerly supported agricultural uses.

The Project site is presently characterized as vacant, predominantly flat land with scattered scrub vegetation, lying at approximately 96 feet below mean sea level. Views from the property to west and east are developed.

Prominent structures visible to the west include an electrical contractor's yard and to the east the existing RV and self-storage operation. To the north is a partially vacant site used for pipes and materials storage. South of the Project site is a vacant industrial property with Imperial Western Products recycling facility beyond. These developed properties include mostly outdoor operations and outdoor staging activities within fenced limits. The site is not adjacent or located near any residential uses.

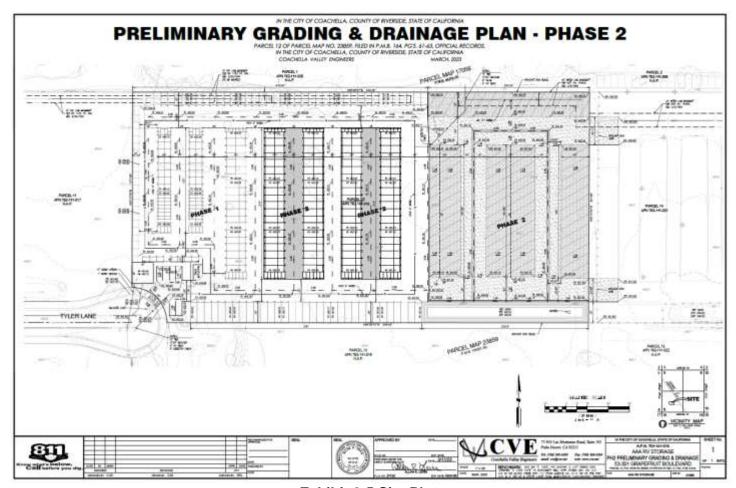


Exhibit 2-5 Site Plan

Project implementation is not expected to result in adverse effects on the local scenic setting. Contrastingly, it will result in the development of a vacant property into an RV and Self-Storage facility that will conform to the City's Zoning and Land Use regulations, as intended for the Industrial District. The three proposed primary buildings and outdoor operations within fenced limits would not be uncharacteristic to the existing local setting and development pattern. Therefore, less than significant impacts are expected to result from Project implementation relative to scenic vistas.

A PM10 Dust Mitigation Plan required during Project grading would also improve aesthetics during Project grading. The design of this proposed storage development will be compatible with the existing environmental and surrounding setting. Project implementation is not expected to result in adverse effects on the local scenic setting. With the construction of the proposed Project, views of most of the foothills, the mid-range and tops of the surrounding mountains will remain, and impacts will be less than significant.

b) No Impact. The 4.85-acre Project site is completely disturbed and does not contain or is located near any scenic resources, such as trees, rock outcroppings, historic buildings or other features that could be damaged by Project implementation. Accordingly, the proposed development will not involve any form of structural demolition. The infill Project is located on Tyler Lane, behind existing RV and Self-Storage and is not connected to any designated County or State scenic highways. The purpose of the State Scenic Highway

Program is to preserve and protect scenic State Highway corridors from change that would diminish the aesthetic value of lands adjacent to highways.

Scenic resources, including trees, rock outcroppings, and scenic highways within the viewsheds of State Scenic Highways provide aesthetic and visual appeal for residents and visitors of the City's Planning Area. Similarly, scenic routes provide valuable visual relief to travelers. The State Scenic Highway Program was established to preserve and enhance the natural beauty of California. It not only adds to the pleasure of the residents, but also encourages the growth of recreation and tourism in the State. The California Department of Transportation (Caltrans) manages the State Scenic Highway Program. To be listed as a Scenic Highway, the road must traverse an area of outstanding scenic quality, containing striking views, flora, geology, or other unique natural attributes. There are three officially designated State Scenic Highways in Riverside County. They include Highway 273, 62 and the closest, Highway 74, which is approximately 14.50 miles northwest of the project site. The northern section Highway 111 (Palm Springs to Palm Desert) and the southern section (Mecca to the Salton Sea) is categorized as an eligible State Scenic Highway, but it is not officially designated.

There are no designated, or eligible, State Scenic Highways within the Planning Area. According to the Coachella General Plan Update Environmental Impact Report (EIR), certain sections of Old Highway 99 (now Dillon Road between Grapefruit Boulevard and Interstate 10), Old Highway 86 (Harrison Street south of Grapefruit Boulevard), Old Highway 111 (Grapefruit Boulevard), and Highway 86-S Expressway (south of Interstate 10) represent visual corridors and serve as an aesthetic resource for the City. The project lies approximately 0.20 miles southwest of the closest City designated visual corridor, Highway 86-S. Due to the distance from the project to Highway 86-S, the project will not obstruct the scenic resources viewed by motorists driving along the roadway.

Conclusively, the proposed project is not located adjacent to a designated Scenic Highway, as identified by Caltrans or the City. Additionally, there are no significant trees, rock outcroppings, or historical buildings due to the cleared and disturbed character of the site. Therefore, the proposed project would not result in adverse impacts to scenic resources adjacent to or near a State Scenic Highway. No impact.

c) No Impact. According to the Coachella General Plan Update Environmental Impact Report (EIR), the City has a unique visual characteristic in its scenic geographical location, agricultural and rancho history, and quality architecture of historic buildings. Although the alteration of the existing landscape is unavoidable due to future development, the views of the mountains, rural, agricultural character should be respected, maintained and preserved.

The Draft EIR presents policies to help preserve the existing visual character of the City where it is deemed valuable, or direct future development to either enhance the existing visual character in the City or create a new, complementary visual character. Specifically, these policies direct new developments to maintain the existing small-town character and cultural diversity of Coachella, preventing development not compatible with the existing character from being constructed. The policies identify specific urban design practices, such as the development of complete neighborhoods, preservation of agriculture and open space, pedestrian-oriented design, and sustainable development practices, as methods of achieving the preservation of this character. Further, the policies specify that the City's natural resources should be retained to help preserve visual character, which will further preserve the existing character. Finally, the policies require high-quality and long-lasting building materials and quality architecture, which will also ensure quality visual character in the community by preventing the construction of bland, poor quality buildings.

The existing visual conditions of the project site and surrounding area are presently defined by industrial uses. Views of the Santa Rosa Mountains, Little San Bernardino Mountains, and Mecca Hills from the Project site are limited. Following the local development standards will ensure that the visual qualities of the proposed development demonstrate positive aesthetics. Project design, including architecture, landscape architecture, and fencing, will require Architectural review approval by the City's Planning Commission. The future development design and construction shall be in full compliance with the design guidelines, community design standards contained in the City General Plan and applicable regulations in the City Zoning Code. No impacts to the existing visual character are expected to result from future project development.

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d) Less than Significant Impact. The site is located in an urban environment that includes existing sources of light and glare associated with nearby land uses. Nearby sources of light include exterior lighting on commercial and residential buildings, street lighting on nearby Hwy 111, passing vehicle headlights, and outdoor lighting on surface parking lots and buildings. Currently, there are no existing sources of light on the immediate Project site.

Short-Term (Construction-Related) Impacts

During the construction phase, there would be no need to add security lighting for construction areas or construction staging areas, because nighttime construction is not anticipated. Therefore, impacts related to new sources of light and glare during construction would be less than significant.

Long-Term (Operations-Related) Impacts

At Project buildout, the site can be expected to generate increased levels of light and glare from interior and exterior building lighting, safety and security lighting, landscape lighting, and vehicles accessing the site during the day and nighttime, however, it would not require use of high intensity lighting. Glare can also be expected from building lighting during the day and nighttime. However, lighting and glare levels are not expected to exceed typical levels within the surrounding urban environment with little or no light escaping upward from the site.

Light and glare are determined to have a significant environmental impact if a project would create substantial glare or if the project lighting would exceed the City lighting standards or those typical of the Project vicinity. The proposed development, which includes three primary buildings and outdoor staging areas within fenced limits, will introduce a new source nighttime illumination only to help ensure the safety and security of the proposed RV and self-storage site in accordance with the local development standards. The proposed site design will provide nighttime illumination in the form of post-mounted and/or wall-mounted light fixtures to properly illuminate strategic areas of the Project, including the parking lots, driveways and staging areas for security purposes. The use of exterior, downward facing light fixtures will be made compatible with the architectural style and materials of the buildings. Such lighting is not expected to blink, change color, or have other characteristics deemed not essential for security purposes. Furthermore, the proposed buildings in the Project are not expected to involve construction materials with highly reflective properties that would disrupt day-time views. Less than significant impacts are anticipated.

3.1.4 Cumulative Impacts

None.

3.1.5 Mitigation and Monitoring Measures

None required.

3.2 Agriculture and Forestry Resources

3.2.1 Sources

The following sources were utilized to support the conclusions made in this section:

- City of Coachella General Plan 2035
- Final EIR for the City of Coachella 2035 General Plan Update
- Riverside County Important Farmland 2016 map. California Department of Conservation website http://www.conservation.ca.gov/dlrp/fmmp/Pages/Index.aspx.
- California Department of Conservation, Land Conservation Act Maps, Riverside Williamson Act FY 2015/2016.

3.2 Environmental Setting

As a part of Riverside County, the City of Coachella's agricultural lands are a key aspect of the County and its character. Agricultural land covers approximately 40 percent of the City's General Plan area. Though, most of the agricultural land is located in and around the unincorporated areas of Coachella, with the more centralized areas being converted into or being used for urban or industrial use.

The California Land Conservation Act, also known as the Williamson Act, was adopted in 1965 in order to encourage the preservation of the State's agricultural lands and to prevent its premature conversion to urban uses. The Williamson Act creates an arrangement whereby private landowners' contract with counties and cities to voluntarily restrict land to agricultural and open space uses. Under the Williamson Act, an agricultural preserve must consist of no less than 100 acres, any development on the property must be related to the primary use of the land for agricultural purposes, and development must be in compliance with local uniform rules or ordinances. Williamson Act contracts are estimated to save agricultural landowners from 20 to 75 percent in property taxes each year.

The vehicle for these agreements is a rolling-term, 10-year contract (i.e., unless either party files a "notice of nonrenewal", the contract is automatically renewed annually for an additional year). In return, restricted parcels are assessed for property tax purposes at a rate consistent with their actual use, rather than potential market value (California Department of Conservation, 2006). If a "notice of nonrenewal" is filed by a landowner, a nine-year nonrenewal period commences. Over this period of time, the annual tax assessment gradually increases. At the end of the nine-year nonrenewal period, the contract is terminated. Only the landowner can petition to cancel a Williamson Act contract.

3.2.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Agriculture and Forestry Resources				
Would the Project				
 a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? 				
b) Conflict with existing agricultural use, or a Williamson Act Contract?				
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?				
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				

Discussion/Analysis

a) Less than Significant Impact. Preservation of agriculture is considered integral to the City's future. Agricultural land is one of several predominant land uses within Coachella, covering approximately 29 percent (11,139 acres) of the City's planning area. Approximately 5,112 acres of the total agricultural land within the Planning Area is located within the City's incorporated area. Most of the agricultural land is located in the unincorporated areas (6,058 acres). Of this agricultural land, much of it is Important Farmland as defined by the State.

The project's property land use designation is "Industrial" as determined in the Coachella General Plan 2035. The entire property is disturbed, including clearing and grading. Based on historical aerial imagery, the property operated as farmland prior to 1953. According to the most recent Riverside County Important Farmland Map, the entire property is designated as Farmland of Local Importance. Farmland of Local Importance is defined by the Department of Conservation as farmland that is important to the local economy. In the County of Riverside, Farmland of Local Importance includes (1) land where the soils would be classified as Prime or Statewide Farmland, but lack available irrigation water; (2) lands producing major crops for the County but are not listed as unique crops; (3) dairylands including corrals, pasture, milking facilities, hay and manure storage areas if accompanied with permanent pasture or hayland of 10 acres or more; or (4) lands identified by the city or county ordinance as agricultural zones or contracts.

Although the site is designated as Farmland of Local Importance, the City designated land uses established for the site intends for the development of industrial uses. Additionally, the project site is surrounded by developed uses including industrial uses such as outside storage and recycling. The project is located in Coachella General Plan's Industrial District land uses, which emphasize the development of jobs producing industrial and manufacturing uses. The project is not designated as Prime Farmland, Unique Farmland or Farmland of Statewide Importance by the California Department of Conservation. The project is not in use as Farmland of Local Importance and is not planned for such use in the General Plan. Therefore, impacts are less than significant.

- **b) No Impact**. The Project site is currently designated as "Industrial District" on both the zoning and General Plan land use maps. The Project site is not under a Williamson Act Contract as shown on the 2015/2016 Williamson Act Lands map for Riverside County. Therefore, implementation of the Proposed Project will have no impacts on Agricultural or Forestry Resources.
- **c) No Impact**. The City of Coachella contains no land zoned as forest land. Development of Project will not conflict with the existing zoning or result in the rezoning of forest land, timberland or timberland zoned timberland production. No impacts are anticipated related to this resource.
- d) No Impact. The City of Coachella contains no forest land. Development of Project will not result in the loss of forest land or conversion of forest land to non-forest use. No impacts are anticipated related to this resource.
- **e) No Impact.** The proposed Project would not involve changes in the existing environment that would result in conversion of active farmland to non-agricultural use or conversion of forest to non-forest use. The Project site is not zoned for agricultural uses, and it is designated Urban and Built-Up Land under the 2010 Riverside County Important Farmland Map. Therefore, the proposed Project would have no impact on the conversion of agricultural land within the City of Coachella.

3.2.4 Cumulative Impacts

None.

3.2.5 Mitigation and Monitoring Measures

None required.

3.3 Air Quality

3.3.1 Sources

The following sources were utilized to support the conclusions made in this section:

- California Emissions Estimator Model (CalEEMod) Version 2022.4.0 (Appendix B);
- · City of Coachella General Plan 2035; and
- Final EIR for the City of Coachella 2035 General Plan.

3.3.2 Environmental Setting

The project is located within the City of Coachella and is within the Salton Sea Air Basin (SSAB). The middle part of Riverside County (between San Gorgonio Pass and Joshua Tree National Monument), belongs in the Salton Sea Air Basin (SSAB), along with Imperial County. Air quality conditions in this portion of the County, although in the SSAB, are also administered by the SCAQMD. The SCAQMD is responsible for the development of the regional Air Quality Management Plan and efforts to regulate pollutant emissions from a variety of sources.

The SSAB portion of Riverside County is separated from the South Coast Air Basin region by the San Jacinto Mountains and from the Mojave Desert Air Basin to the east by the Little San Bernardino Mountains. During the summer, the SSAB is generally influenced by a Pacific Subtropical High Cell that sits off the coast, inhibiting cloud formation and encouraging daytime solar heating. The SSAB is rarely influenced by cold air masses moving south from Canada and Alaska, as these systems are weak and diffuse by the time they reach the desert. Most desert moisture arrives from infrequent warm, moist, and unstable air masses from the south. The SSAB averages between three and seven inches of precipitation per year.

The Coachella Valley is a geographically and meteorologically unique area wholly contained within the Salton Sea Air Basin. The region is currently impacted by significant air pollution levels caused by the transport of pollutants from coastal air basins to the west, primarily ozone, and locally generated PM10. The mountains surrounding the region isolate the Valley from coastal influences and create a hot and dry low-lying desert. As the desert heats up, it draws cooler coastal air through the narrow San Gorgonio Pass, generating strong and sustained winds that cross the fluvial (water caused) and aeolian (wind) erosion zones in the Valley. These strong winds suspend and transport large quantities of sand and dust, reducing visibility, damaging property, and constituting a significant health threat.

The City of Coachella, in relation to other areas in Southern California, has good air quality. In the past few decades, however, noticeable deterioration of air quality has occurred due to increased development and population growth, traffic, construction activity, and various site disturbances. It is apparent that although air pollution is emitted from various sources in the Coachella Valley, substantial degradation of air quality may be attributed primarily to sources outside of the Valley.

Existing air quality is measured at established SCAQMD air quality monitoring stations. Monitored air quality is evaluated in the context of ambient air quality standards. These standards are the levels of air quality that are considered safe, with an adequate margin of safety, to protect public health and welfare. Monitoring stations are located in Indio, Palm Springs, and Mecca. To maintain compliance with the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS), SCAQMD has adopted a series of Air Quality Management Plans (AQMPs). AQMPs are updated regularly in order to more effectively reduce emissions, accommodate growth, and to minimize any negative fiscal impacts of air pollution control on the economy.

In December of 2022, SCAQMD released the most current Final Air Quality Management Plan (2022 AQMP), which is a regional blueprint for achieving the federal air quality standards. The 2022 AQMP is the most recently adopted air quality plan, which includes both stationary and mobile source strategies to ensure that the approaching attainment deadlines are met, and public health is protected to the maximum extent feasible. As with every AQMP, a comprehensive analysis of emissions, meteorology, atmospheric chemistry, regional growth projections, and the impact of existing control measures is updated with the latest data and methods.

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Land use designation adopted by local jurisdictions are important considerations in the AQMP development. The 2022 AQMP provides local guidance for the State Implementation Plans (SIP), which establishes the framework for the air quality basins to achieve attainment of the state and the National Ambient Air Quality Standards (NAAQS).

3.3.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Air Quality Would the Project				
 a) Conflict with or obstruct implementation of the applicable air quality plan? 				
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				
c) Expose sensitive receptors to substantial point source emissions?				
d) Create objectionable odors affecting a substantial number of people?				

Discussion/Analysis

An Air Quality Impact Analysis was conducted by Ganddini utilizing the California Emissions Estimator Model (CalEEMod) Version 2022.1.0 (Appendix B) to project air quality emissions that will be generated by the proposed Project (discussed below). The purpose of this air quality impact analysis was to provide an assessment of the impacts resulting from development of the proposed Project and to identify mitigation measures that may be necessary to reduce those impacts.

a) No Impact. Under CEQA, a significant air quality impact could occur if the project is not consistent with the applicable Air Quality Management Plan (AQMP) or would obstruct the implementation of the policies or hinder reaching the goals of that plan. The Project site is located within the SSAB and will be subject to SCAQMD's 2022 AQMP and the 2003 CV PM10 SIP. The 2022 AQMP is a comprehensive plan that establishes control strategies and guidance on regional emission reductions for air pollutants. The AQMP is based, in part, on the land use plans of the jurisdictions in the region. The project site is designated for "Industrial District" in the General Plan, which allows for residential and commercial development. The proposed Project is consistent with the land use designation and will result in the development of retail storage buildings and RV parking and is therefore compatible with the 2022 AQMP assumptions.

The SCAQMD works directly with the Southern California Association of Governments (SCAG), county transportation commissions, and local governments, and cooperates actively with all State and federal government agencies. SCAG adopted the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (2016 RTP/SCS) to comply with the metropolitan planning organization (MPO) requirements under the Sustainable Communities and Climate Protection Act. The Growth Management chapter of the RTP/SCS forms the basis of land use and transportation controls of the AQMP. Projects that are consistent with the projections of population forecasts are considered consistent with the AQMP. The Proposed Project would be implemented in accordance with all applicable rules and regulations contained in those plans in an effort to meet the applicable air quality standards, because the mixed land use was included in the SCAG analysis.

The proposed Project is consistent with the land use designation established for it in the City's General Plan and will marginally increase the amount of industrial development in the City. The proposed RV and self-

storage uses are permitted in the Manufacturing Service zone, so it is expected that the proposed Project will result in emissions consistent with those anticipated in the 2022 AQMP.

Improvements in technology and reductions in emissions associated with improved building standards in the 2019 Building Code will further improve Project-related air quality by imposing stringent standards for the reduction of energy use. The proposed Project will be subject to rules and guidelines set forth in the AQMP. The proposed Project is consistent with the intent of the AQMP and will not conflict with or obstruct implementation of the applicable air quality plan. In conclusion, although the proposed Project would contribute to impacts to air quality, as discussed below, it would not conflict with or obstruct the implementation of an applicable air quality plan because its Industrial District characteristics were included in the development of regional plans. No impact is anticipated.

b) Less Than Significant Impact. A project is considered to have significant impacts if there is a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard. As previously stated, the SSAB is currently a non-attainment area for PM10 and ozone. Therefore, if the project's construction and/or operational emissions exceed SCAQMD thresholds for PM10 and ozone precursors, which include carbon monoxide (CO), nitrous oxides (NOx), and volatile/reactive organic compounds (VOC or ROG), then impacts would be cumulatively considerable and significant.

The phases of the construction activities which have been analyzed below for each phase are: (1) site preparation, (2) grading, (3) building construction, (4) paving, and (5) application of architectural coatings. Building construction, paving and painting phases may overlap during construction. Details pertaining to the project's construction timing and the type of equipment modeled for each construction phase are available in the CalEEMod output in Appendix A.

Construction-Related Regional Impacts

The construction-related criteria pollutant emissions for each phase are shown below in Table 3. Table 3 shows that none of the project's emissions will exceed regional thresholds. A less than significant regional air quality impact would occur from construction of the proposed project.

Construction-Related Local Impacts

Construction-related air emissions may have the potential to exceed the State and Federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Salton Sea portion of the South Coast Air Basin. The proposed project has been analyzed for the potential local air quality impacts created from: construction-related fugitive dust and diesel emissions; from toxic air contaminants; and from construction-related odor impacts.

Local Air Quality Impacts from Construction

The SCAQMD has published a "Fact Sheet for Applying CalEEMod to Localized Significance Thresholds" (South Coast Air Quality Management District 2011b). CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily disturbance activity possible for each piece of equipment. In order to compare CalEEMod reported emissions against the localized significance threshold lookup tables, the CEQA document should contain the following parameters:

- (1) The off-road equipment list (including type of equipment, horsepower, and hours of operation) assumed for the day of construction activity with maximum emissions.
- (2) The maximum number of acres disturbed on the peak day.
- (3) Any emission control devices added onto off-road equipment.
- (4) Specific dust suppression techniques used on the day of construction activity with maximum emissions.

The CalEEMod output in Appendix B shows the equipment used for this analysis.

As shown in Table 4, the maximum number of acres disturbed in a day would be 4.85 acres during grading. The local air quality emissions from construction were analyzed using the SCAQMD's Mass Rate Localized.

Significant Threshold Look-up Tables and the methodology described in Localized Significance Threshold Methodology prepared by SCAQMD (revised July 2008). The Look-up Tables were developed by the SCAQMD in order to readily determine if the daily emissions of CO, NOx, PM10, and PM2.5 from the proposed project could result in a significant impact to the local air quality. The emission thresholds were calculated based on the Coachella Valley source receptor area (SRA) 30 and a disturbance value of two acres per day. According to LST Methodology, any receptor located closer than 25 meters (82 feet) shall be based on the 25-meter thresholds. The nearest sensitive receptors are the existing residential dwelling units located approximately 400 feet northwest of the project site; therefore, to be conservative, the SCAQMD Look-up Tables for 25 meters was used. Table 6 shows the on-site emissions from the CalEEMod model for the different construction phases and the LST emissions thresholds.

The data provided in Table 6 shows that none of the analyzed criteria pollutants would exceed the local emissions thresholds at the nearest sensitive receptors. A less than significant local air quality impact would occur from construction of the proposed project.

Construction-Related Toxic Air Contaminant Impacts

The greatest potential for toxic air contaminant emissions would be related to diesel particulate emissions associated with heavy equipment operations during construction of the proposed project. According to the Office of Environmental Health Hazard Assessment (OEHHA) 6 and the SCAQMD Health Risk Assessment Guidance for Analyzing Cancer Risks from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis (August 2003), 7 health effects from TACs are described in terms of individual cancer risk based on a lifetime (i.e., 30-year) resident exposure duration. Given the temporary and mid-term construction schedule (approximately 8 months), the Project would not result in a long-term (i.e., lifetime or 30-year) exposure as a result of project construction. Furthermore, construction-based particulate matter (PM) emissions (including diesel exhaust emissions) do not exceed any local or regional thresholds.

The project would comply with the CARB Air Toxics Control Measure that limits diesel powered equipment and vehicle idling to no more than 5 minutes at a location, and the CARB In-Use Off-Road Diesel Vehicle Regulation; compliance with these would minimize emissions of TACs during construction. Furthermore, construction-based particulate matter (PM) emissions (including diesel exhaust emissions) do not exceed any local or regional thresholds. Therefore, impacts from TACs during construction would be less than significant.

Construction-Related Odor Impacts

Potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement. The objectionable odors that may be produced during the construction process are short-term in nature and the odor emissions are expected to cease upon the drying or hardening of the odor producing materials. Due to the short-term in nature and limited amounts of odor producing materials being utilized, no significant impact related to odors would occur during construction of the proposed Project. Diesel exhaust and VOCs would be emitted during construction of the project, which are objectionable to some; however, emissions would disperse rapidly from the project site and therefore should not reach an objectionable level at the nearest sensitive receptors.

Pollutant Emissions (Pounds per Day)						
	ROG	NOx	СО	SO2	PM10	PM2.5
Total for overlapping phases3	1.63	6.81	7.62	0.01	.59	0.37
SCAQMD Thresholds	75	100	550	150	150	55
Exceeds Thresholds?	No	No	No	No	No	No

Source: CalEEMod Version 2022.14

Table 3 Construction-Related Regional Pollutant Emissions

⁽¹⁾ On-site emissions from equipment operated on-site that is not operated on public roads. On-site site preparation and grading PM-10 and PM-2.5 emissions show mitigated values for fugitive dust for compliance with SCAQMD Rule 403.

⁽²⁾ Off-site emissions from equipment operated on public roads.

⁽³⁾ Construction, painting and paving phases may overlap.

Activity	Equipment	Number	Acres/8-Hour	
			Day	Total Acres
Site Preparation	Crawler	3	0.5	4.85
	Tractor			
Total for Phase		ı	-	4.85
Grading	Rubber Tire	1	0.5	4.85
	Dozer			
	Graders	1	0.5	
	Crawler Tractor	3	0.5	
Total for Phase	Tractor			4.85

Source: South Coast AQMD, Fact Sheet for Applying CalEEMod to Localized Significance Thresholds, 2011b.

Table 4 Maximum Number of Acres Disturbed Per Day

Pollutant Emissions (Pounds per Day) Activity				
•	NOx	CO	PM10	PM2.5
Site Preparation	13.7	11.6	.60	.55
Grading	17.5	16.3	0.83	0.77
Building Construction	11.20	11.90	0.46	0.42
Paving	6.44	8.26	0.31	0.29
Architectural Coating	0.91	1.15	0.03	0.03
SCQMD Thresholds	225	1,931	22	7
Exceeds Thresholds?	No	No	No	No

Source: CalEEMod Version 2011.1

Table 5 Local Construction Emissions at the Nearest Receptors

LONG-TERM OPERATIONAL EMISSIONS

The on-going operation of the proposed Project would result in a long-term increase in air quality emissions. This increase would be due to emissions from the project-generated vehicle trips and through operational emissions from the on-going use of the proposed Project. The following section provides an analysis of potential long-term air quality impacts due to regional air quality and local air quality impacts with the ongoing operations of the proposed Project.

Operations-Related Regional Air Quality Impacts

The potential operations-related air emissions have been analyzed below for the criteria pollutants and cumulative impacts.

Operations-Related Criteria Pollutants Analysis

The operations-related criteria air quality impacts created by the proposed Project have been analyzed through the use of the CalEEMod model. The operating emissions were based on the year 2024, which is the anticipated opening year for the proposed Project. The operations daily emissions printouts from the

⁽¹⁾ Tractor/loader/backhoe is a suitable surrogate for a crawler tractor per SCAQMD staff.

⁽¹⁾ On-site emissions from equipment operated on-site that is not operated on public roads. On-site site preparation and grading PM-10 and PM-2.5 emissions show mitigated values for fugitive dust for compliance with SCAQMD Rule 403.

⁽²⁾ Off-site emissions from equipment operated on public roads.

⁽³⁾ Construction, painting and paving phases may overlap.

CalEEMod model are provided in Appendix B. The CalEEMod analyzes operational emissions from area sources, energy usage, and mobile sources, which are discussed below.

Mobile Sources

Mobile sources include emissions from the additional vehicle miles generated from the proposed Project. The vehicle trips associated with the proposed project have been analyzed by inputting the project-generated vehicular trips from the Sunridge Self Storage expansion into the CalEEMod Model. The Traffic Impact Analysis found that the proposed project will generate approximately 15 daily vehicle trips, including a trip generation rate of 0.24 trips per thousand square foot per day for the Sunridge Self Storage units. The program then applies the emission factors for each trip which is provided by the EMFAC2014 model to determine the vehicular traffic pollutant emissions.

Area Sources

Per the CAPCOA Appendix A Calculation Details for CalEEMod, area sources include emissions from consumer products, landscape equipment and architectural coatings. Landscape maintenance includes fuel combustion emissions from equipment such as lawn mowers, rototillers, shredders/grinders, blowers, trimmers, chain saws, and hedge trimmers, as well as air compressors, generators, and pumps. As specifics were not known about the landscaping equipment fleet, CalEEMod defaults were used to estimate emissions from landscaping equipment. No changes were made to the default area source parameters. Per SCAQMD Rule 1113 as amended on June 3, 2011, the architectural coatings that would be applied after January 1, 2014 will be limited to an average of 50 grams per liter or less.

Energy Usage

Energy usage includes emissions from the generation of electricity and natural gas used on-site. No changes were made to the default energy usage parameters.

Project Impacts

The worst-case summer or winter criteria pollutant emissions created from the proposed project's long-term operations have been calculated and are shown below in Table 6. Table 6 shows that none of the analyzed criteria pollutants would exceed the regional emissions thresholds. Therefore, a less than significant regional air quality impact would occur from operation of the proposed project.

Operations-Related Local Air Quality Impacts

Project-related air emissions may have the potential to exceed the State and Federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Salton Sea Air Basin. The proposed Project has been analyzed for the potential local CO emission impacts from the project-generated vehicular trips and from the potential local air quality impacts from onsite operations. The following analysis analyzes the vehicular CO emissions, local impacts from on-site operations per SCAQMD LST methodology, and odor impacts.

Local CO Emission Impacts from Project-Generated Vehicular Trips

CO is the pollutant of major concern along roadways because the most notable source of CO is motor vehicles. For this reason, CO concentrations are usually indicative of the local air quality generated by a roadway network and are used as an indicator of potential local air quality impacts. Local air quality impacts can be assessed by comparing future without and with project CO levels to the State and Federal CO standards which were presented above in Section 2.

To determine if the proposed Project could cause emission levels in excess of the CO standards discussed above in Section 2, a sensitivity analysis is typically conducted to determine the potential for CO "hot spots" at a number of intersections in the general project vicinity. Because of reduced speeds and vehicle queuing, "hot spots" potentially can occur at high traffic volume intersections with a Level of Service E or worse.

The Traffic Impact Analysis showed that the proposed Project would generate a maximum of approximately 142 daily vehicle trips. Primary access would be off Tyler Lane with the nearest intersection at Tyler Street (a regional arterial) with secondary access from the existing RV and self-storage facility via Hwy 111. Project PM peak hour volume is negligible. The 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan) showed that an intersection which has a daily traffic volume of approximately 100,000 vehicles per day would not violate the CO standard. Therefore, as both the intersection and ADT volumes fall far short of 100,000 vehicles per day, no CO "hot spot" modeling was performed, and no significant long-term air quality impact is anticipated to local air quality due to the on-going use of the proposed Project.

Local Air Quality Impacts from On-Site Operations

Project-related air emissions from on-site sources such as architectural coatings, landscaping equipment, onsite usage of natural gas appliances as well as the operation of vehicles on-site may have the potential to exceed the State and Federal air quality standards in the Project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Salton Sea portion of the South Coast Air Basin. The nearest sensitive receptors to the project site include the existing single-family and mobile home residential dwelling units located approximately 400 feet northwest of the Project site.

According to SCAQMD LST methodology, LSTs would apply to the operational phase of a project, if the project includes stationary sources, or attracts mobile sources (such as heavy-duty trucks) that may spend long periods queuing and idling at the site, such as industrial warehouse/transfer facilities. The proposed project is for commercial use and does not include such uses. Therefore, due to the lack of stationary source emissions, no long-term localized significance threshold analysis is warranted.

Operations-Related Odor Impacts

Potential sources that may emit odors during the on-going operations of the proposed Project would include odor emissions from diesel vehicle emissions and trash storage areas. The project consists of RV and self-storage use and will not attract a significant amount of heavy-duty truck traffic. Due to the distance of the nearest receptors from the Project site and through compliance with SCAQMD's Rule 402, no significant impact related to odors would occur during the on-going operations of the proposed project. This Project will create no objectionable odor levels at the nearest sensitive receptors.

Pollutant Emissions (Pounds per Day) Activity						
•	ROG	NOx	CO	SO2	PM10	PM2.5
Area Sources	1.65	0.02	2.30	<0.05	<0.05	<0.05
Energy Usage	0.01	0.27	0.23	<0.05	0.02	0.02
Mobile Sources	0.42	0.45	4.58	0.01	0.32	0.06
Total Emissions	2.08	0.74	7.11	0.01	0.34	0.09
SCAQMD Thresholds	75	100	550	150	150	55
Exceeds Thresholds?	No	No	No	No	No	No

Source: CalEEMod Version 2022.4; the higher of either summer or winter emissions.

- (1) Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
- (2) Energy usage consists of emissions from generation of electricity and on-site natural gas usage.

Table 6 Regional Operational Pollutant Emissions

CUMULATIVE AIR QUALITY IMPACTS

There are a number of cumulative projects in the Project area that have not yet been built or are currently under construction. Since the timing or sequencing of the cumulative projects is unknown, any quantitative analysis to ascertain daily construction emissions that assumes multiple, concurrent construction projects would be speculative. Further, cumulative projects include local development as well as general growth within

⁽³⁾ Mobile sources consist of emissions from vehicles and road dust.

the Project area. However, as with most developments, the greatest source of emissions is from mobile sources, which travel well out of the local area. Therefore, from an air quality standpoint, the cumulative analysis would extend beyond any local projects and when wind patterns are considered would cover an even larger area. The SCAQMD recommends using two different methodologies: (1) that Project-specific air quality impacts be used to determine the potential cumulative impacts to regional air quality; and (2) that a project's consistency with the current AQMP be used to determine its potential cumulative impacts.

Project Specific Impacts

The Project area is out of attainment for ozone and in 2018 was out of attainment for PM10. Construction and operation of cumulative projects will further degrade the local air quality, as well as the air quality of the Salton Sea portion of the South Coast Air Basin. The greatest cumulative impact on the quality of regional air cell will be the incremental addition of pollutants mainly from increased traffic volumes from residential, commercial, and industrial development and the use of heavy equipment and trucks associated with the construction of these projects. Air quality will be temporarily degraded during construction activities that occur separately or simultaneously. However, in accordance with the SCAQMD methodology, projects that do not exceed the SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact. A significant impact may occur if a project would add a cumulatively considerable contribution of a federal or state non-attainment pollutant.

Project operations would generate emissions of NOx, ROG, CO, PM10, and PM2.5, which would not exceed the SCAQMD regional or local thresholds and would not be expected to result in ground level concentrations that exceed the NAAQS or CAAQS. Since the Project would not introduce any substantial stationary sources of emissions, CO is the benchmark pollutant for assessing local area air quality impacts from post-construction motor vehicle operations. As indicated earlier, no violations of the state and federal CO standards are projected to occur for the Project, based on the magnitude of traffic the Project is anticipated to create. Therefore, operation of the Project would not result in a cumulatively considerable net increase for nonattainment of criteria pollutants or ozone precursors. As a result, the Project would result in a less than significant cumulative impact for operational emissions.

Air Quality Compliance

The California Environmental Quality Act (CEQA) requires a discussion of any inconsistencies between a proposed project and applicable General Plans and Regional Plans (CEQA Guidelines Section 15125). The regional plan that applies to the proposed Project includes the SCAQMD Air Quality Management Plan (AQMP). Therefore, this section discusses any potential inconsistencies of the proposed Project with the AQMP.

The purpose of this discussion is to set forth the issues regarding consistency with the assumptions and objectives of the AQMP and discuss whether the proposed Project would interfere with the region's ability to comply with Federal and State air quality standards. If the decision-makers determine that the proposed Project is inconsistent, the lead agency may consider Project modifications or inclusion of mitigation to eliminate the inconsistency.

The SCAQMD CEQA Handbook states that "New or amended General Plan Elements (including land use zoning and density amendments), Specific Plans, and significant projects must be analyzed for consistency with the AQMP". Strict consistency with all aspects of the plan is usually not required. A proposed project should be considered to be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies. The SCAQMD CEQA Handbook identifies two key indicators of consistency:

- (1) Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.
- (2) Whether the project will exceed the assumptions in the AQMP in 2016 or increments based on the year of project buildout and phase.

Both of these criteria are evaluated in the following sections.

Criteria 1 – Increase in the Frequency or Severity of Violations

Based on the air quality modeling analysis contained in this Air Analysis, short-term construction impacts will not result in significant impacts based on the SCAQMD regional and local thresholds of significance. This Air Analysis also found that long-term operation impacts will not result in significant impacts based on the SCAQMD local and regional thresholds of significance.

Therefore, the proposed Project is not projected to contribute to the exceedance of any air pollutant concentration standards and is found to be consistent with the AQMP for the first criterion.

Criteria 2 – Exceed Assumptions in the AQMP?

Consistency with the AQMP assumptions is determined by performing an analysis of the proposed Project with the assumptions in the AQMP. The emphasis of this criterion is to ensure that the analyses conducted for the proposed Project are based on the same forecasts as AQMP. The 2016-2040 Regional Transportation/Sustainable Communities Strategy prepared by SCAG (2016) includes chapters on the challenges in a changing region, creating a plan for our future, and the road to greater mobility and sustainable growth. These chapters currently respond directly to federal and state requirements placed on SCAG. Local governments are required to use these as the basis of their plans for purposes of consistency with applicable regional plans under CEQA. For this Project, the City Land Use Plan defines the assumptions that are represented in the AQMP.

The Project site is currently designated as "Industrial District" on the City's Land use map in the General Plan. The Project proposes to develop the site to a RV and self-storage facility. The proposed Project would not result in an inconsistency with the current land use designation in the City's General Plan. Therefore, the proposed Project is not anticipated to exceed the AQMP assumptions for the Project site and is found to be consistent with the AQMP for the second criterion. Based on the above, the proposed Project will not result in an inconsistency with the SCAQMD AQMP. Therefore, a less than significant impact will occur.

c) Less Than Significant Impact. The nearest sensitive receptors to the project site include the existing single-family residential dwelling units located approximately 400 feet northwest of the Project site. To determine if the proposed Project has the potential to generate significant adverse localized air quality impacts, the mass rate Localized Significance Threshold (LST) Look-Up Table was used. Based on the Project's size and proximity to existing housing, overall, the impacts will be less than significant.

Health Impacts

As shown in Tables 3, 4, 5, and 6, construction and operation of the proposed Project will result in criteria emissions that are below the SCAQMD significance thresholds, and neither would violate any air quality standard or contribute substantially to an existing or projected air quality violation.

With today's technology, it is not scientifically possible to calculate the degree to which exposure to various levels of criteria pollutant emissions will impact an individual's health. There are several factors that make predicting a Project-specific numerical impact difficult:

- Not all individuals will be affected equally due to medical history. Some may have medical predispositions and diet and exercise levels tend to vary across a population.
- Due to the dispersing nature of pollutants, it is difficult to locate and identify which group of individuals will be impacted, either directly or indirectly.
- There are currently no approved methodologies or studies to base assumptions on, such as baseline health levels or emission level-to-health risk ratios.

Due to the limitations described above, the extent to which the Project poses a health risk is uncertain but unavoidable. It is anticipated that impacts associated with all criteria pollutants will be less than significant overall, and that health effects will also be less than significant.

d) Less Than Significant Impact. The occurrence and severity of odor impacts depend on numerous factors, including the nature, frequency, and intensity of the source; wind speed and direction; and the sensitivity of the

receptors. While offensive odors rarely cause any physical harm, they still can be very unpleasant, leading to distress among the public and often generating citizen complaints to local governments and regulatory agencies.

The SCAQMD identifies certain land uses as sources of odors. These land uses include agriculture (farming and livestock), wastewater treatment plants, food processing plants, chemical plants, composting facilities, refineries, landfills, transfer stations, and fiberglass molding. The proposed Project will be developed with RV and self-storage land uses and is not expected to generate objectionable odors during any phase of construction or at Project buildout. Short term odors associated with paving and construction activities could be generated; however, any such odors would be quickly dispersed below detectable levels as distance from the construction site increases. At completion, the Project will generate typical odors, including truck odors, but will not generate objectionable odors. Therefore, impacts from objectionable odors are expected to be less than significant.

3.3.4 Cumulative Impacts

None.

3.3.5 Mitigation and Monitoring Measures

None required.

3.4 Biological Resources

3.4.1 Sources

The following sources were utilized to support the conclusions made in this section:

- City of Coachella General Plan 2035;
- Final EIR for the City of Coachella 2035 General Plan Update;
- "Coachella Valley Multiple Species Habitat Conservation Plan," 2007; and
- "Biological Resources Survey Report," Vincent N. Scheidt Biological Consultant 2022.

3.4.2 Environmental Setting

The Coachella Valley is located within the Sonoran Desert which is a subdivision of the Colorado Desert. The Sonoran Desert contains a wide range of biological resources that are highly specialized and endemic to the region. According to the Coachella Valley Association of Governments (CVAG), vegetation communities in the City range from active desert dunes to urban environments. The Project site is currently vacant, having been previously farmed and contains only very sparse invasive vegetation. The proposed Project is within the boundaries of and subject to the provisions of the Coachella Valley Multiple Species Conservation Plan (CVMSHCP). The CVMSHCP is a comprehensive regional plan that balances growth in the Coachella Valley with the requirements of federal and State endangered species laws. The Project site is not located within or adjacent to a CVMSHCP Conservation Area.

Coachella Valley Engineers analyzed potential impacts to biological resources associated with the proposed development and are discussed below.

3.4.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Biological Resources Would the Project				
 a) Have a substantial adverse effect, either directly of through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? 				
b) Have a substantial adverse effect on any ripariar habitat or other sensitive natural community identified in local or regional plans, policies regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?				
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				
f) Conflict with the provisions of an adopted Habita Conservation Plan, Natural Community Conservation Plan, or other approved local regional, or state habitat conservation plan?	_			

Discussion/Analysis

a) Less Than Significant Impact with Mitigation Incorporated. Development of the Project site, as currently proposed, will result in measurable losses of biological resource values found in association with this property. These losses would be a direct result of site development and related activities. All anticipated losses would be associated with the conversion of vacant land to RV and self-storage uses, including grading to construct storage areas and any City-required infrastructure. No offsite improvements are proposed at this time. Impacts are assessed at a level which is either "significant" or "less than significant" as defined by CEQA. Also, an assessment is made as to whether or not Project-related impacts are fully mitigable, and whether the Project is consistent with the goals and objectives of the CVMSHCP. In this instance, all anticipated Project impacts are considered "less than significant", requiring no mitigation, and the Project is consistent with the CVMSHCP, assuming the adoption of specific wildlife avoidance measures detailed subsequently in this report.

With respect to biological resources, the Project as proposed will result in the following less than significant impacts:

- 1. A loss of approximately 4.85 acres of Disturbed Habitat vegetation; and
- 2. A loss of habitat for the various common native and non-native plants and animals presently occurring on the Project site.

However, in order to avoid potential impacts to native wildlife that could nest on the Project site, seasonal restriction is recommended. To further protect biological resources that may be encountered during Project construction, the Project biologist recommended standard seasonal restrictions on clearing and grading should be implemented as detailed in Mitigation BIO-MM1. Implementation of this mitigation measure will ensure that any potential impact to potential wildlife nursery sites remains less than significant.

b) No Impact. No riparian, sensitive, or undisturbed native habitats were documented within the Project site as outlined in Table 7 *Project Site Vegetation Community Impacts*. The Project site is characterized as 4.85-acres of vacant and previously farmed land. Therefore, the proposed Project would not cause impacts on any riparian habitat or other sensitive natural community. No impacts would occur.

Vegetative Community	Total Acres	Permanent/Temporary Impact Acres
Developed	0	0
Vacant/Previously Developed No Native Vegetation	4.85	4.85
	4.85	4.85
Total		

Table 7 Project Site Vegetation Community Impacts

- **c) No Impact.** No wetlands or jurisdictional resources regulated by the USACE, CDFW, or RWQCB were documented within the Project site. No wetlands are located within the Project site and therefore the proposed Project would have no impact on wetlands.
- **d)** Less Than Significant Impact. The Project site is not located within or adjacent to a CVMSHCP designated conservation area, biological corridor, or linkage area. The Project site is vacant previously farmed land and does not represent a wildlife movement corridor or route between extensive open space habitats. The lands adjacent to the Project site are primarily characterized as industrial development.
- **e) No Impact.** The City of Coachella has not established a policy or ordinance for the protection of tree species on private properties. Therefore, no mitigation is required or proposed.
- **f)** Less Than Significant Impact with Mitigation Incorporated. The Project site is located within the CVMSHCP planning boundary/fee area and outside of a designated conservation area, biological corridor, or linkage area. The Project applicant shall pay a local development mitigation fee established by the City of Coachella Development Services Department (BIOMM 2).
- **3.4.4 Cumulative Impacts:** The direct and/or indirect impacts of the Project would not result in significant cumulative impacts (CEQA Section 15310) to environmental resources within the region of the Project site. Cumulative impacts refer to incremental effects of an individual project when assessed with the effects of past, current, and proposed projects. The proposed action is a redevelopment of existing developed lands and the CVMSHCP was developed to address the comprehensive regional planning effort and anticipated growth in the City of Coachella. The proposed Project has been designed and mitigated to remain in compliance with all CVMSHCP conservation goals and guidelines and therefore will not result in an adverse cumulative impact.

Mitigation Measures: Following

3.4.5 Mitigation and Monitoring Measures

BIO-MM 1 Restrictions on Site Clearing

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In order to avoid impacts to potential wildlife nursery sites, standard seasonal restrictions on clearing and grading should be implemented. Therefore, site brushing, grading, and/or the removal of vegetation within 300 feet of any potential migratory songbird nesting location, including nesting locations for ground-nesting birds, should not be permitted during the spring/summer migratory songbird breeding season, defined as from 15 February to 31 August of each year. This is required in order to ensure compliance with Sections 3503, 3503.5, 3511, and 3513 of the California Fish and Game Code and the federal Migratory Bird Treaty Act. Limiting activities to the non-breeding season will minimize chances for the incidental take of migratory songbirds or raptors. Should it be necessary to conduct brushing, grading, or other site activities during the songbird breeding season, a preconstruction nesting survey of all areas affected by the proposed activity should be required. The results of the survey should be provided in a report to the Director of the City of Coachella Planning Department, for concurrence with the report's conclusions and recommendations.

BIO-MM 2 CVMSHCP Local Development Mitigation Fee

The Project applicant shall pay CVMSHCP Local Development Mitigation fees as established and implemented by the City of Coachella Development Services Department. The CPI for the Riverside-San Bernardino-Ontario metropolitan area rose by 2.1% for calendar year 2020. The LDMF based on the size of the Project is thus \$31,075. This is based on a categorization of Commercial/Industrial and a fee of \$6,215 per acre as of 1 July 2021.

Mitigation Monitoring:

BIO-MM A Prior to the issuance of any permit to allow ground disturbance on the site, the Project applicant is to:

- 1. Conduct ground clearing activities outside of the songbird breeding season; or
- 2. Conduct a preconstruction nesting survey of the site.

BIO-MM B Prior to the issuance of any permit to allow ground disturbance on the site, the Project applicant shall pay CVMSHCP Local Development Mitigation fees as established and implemented by the City of Coachella Development Services Department.

Responsible Parties: Project applicant, Project biologist, Planning Department, City Engineer.

3.4.5 Level of Significance After Mitigation

Implementation of Mitigation Measures BIO-MM1 and BIO-MM2 would reduce all potential significant unavoidable impacts on biological resources below a level of significance.

3.5 Cultural Resources

3.5.1 Sources

The following sources were utilized to support the conclusions made in this section:

- City of Coachella General Plan 2035;
- Final EIR for the City of Coachella 2035 General Plan; and
- Cultural Resources Survey, Laguna Mountain Environmental, Inc. April, 2022.

3.5.2 Environmental Setting

The City of Coachella sits on the shoreline of ancient Lake Cahuilla, a large intermittent freshwater lake created by the Colorado River. Its shorelines continually changed as the lake was filled and emptied by the river, and when it was full, it attracted human settlement with its plentiful resources. Settlement along the lakeshore in the Coachella Valley was particularly intensive, with evidence of large-scale, multi-seasonal occupation. The first known human inhabitants of the Coachella Valley included the Cahuilla Indians, whose

occupancy spread from the Banning Pass to the Salton Sea. Anthropologists divided the Cahuilla into three groups based on their geographic setting: (1) the Pass Cahuilla of the San Gorgonio Pass-Palm Springs area; (2) the Mountain Cahuilla of the San Jacinto and Santa Rosa Mountains; and (3) the Cahuilla Valley, and the Desert Cahuilla of the eastern Coachella Valley. The Cahuilla Indians developed a seasonal mobility system, which utilized the lake when it was full and benefited from the available terrestrial resources once the lake desiccated. They also migrated to higher elevations to utilize the resources and cooler temperatures.

The City of Coachella contains a significant amount of archeological resources due to its rich cultural history and historical settlements within its boundaries. It was once the site of Native Americans tribal land, and some tribal land still exists there. While having a rich Native American historical background, the Native American population is still present in Coachella. Due to its historical, cultural, and archaeological resources, most of the City is designated as "medium sensitivity to historical resource sensitivity" (Coachella 2035 General Plan Final EIR, Figure 4.4-2).

The Project property occupies approximately 4.85 acres of disturbed, vacant infill land north of Avenue 54 and west and Hwy 111. The site is surrounded by Industrial uses and vacant industrial land on all sides of the Project site. The site previously operated as agricultural land, and has been subject to grading, clearing, and harvesting since at least the 1950's, according to historical aerial imagery. The Project is currently zoned for Manufacturing Services. The applicant, Sunridge Self- Storage (Formerly AAA Storage of Coachella, LLC) is proposing an expansion of their existing RV and Self-Storage facility at Hwy 111 on an adjacent east vacant 4.85 acre parcel. The project proposes approximately 60,627 square feet of self-storage units configured into various sizes and 71 RV storage spaces. The project also includes a 900 square foot office and six parking spaces all accessed from Tyler Lane.

A standard Cultural Resources Survey was completed by Laguna Mountain Environmental, Inc. April 2022. The cultural resource survey did not identify any cultural resources that impact cultural resources eligible for the California Register of Historic Resources and significant under the CEQA. No significant impacts to cultural resources are anticipated to result from this project. Because Project impacts are limited to shallow grading and excavation, impacts to potentially buried cultural resources are not anticipated to occur. No further cultural resources work was recommended. However, Native American consultation and archaeological monitoring is recommended due to sensitivity of the Project location for subsurface cultural remains of prehistoric origin. P

3.5.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Cultural Resources Would the Project				
 a) Cause a substantial adverse change in the significance of a historical resource pursuant to California Code of Regulations, Section 15064.5? 				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				
c) Disturb any human remains, including those interred outside of formal cemeteries?				

Discussion/Analysis

a) No Impact. Historic Resources Section 15064.5 of the CEQA Guidelines generally define a historic resource as a resource that is: (1) listed in, or determined to be eligible for listing in the California Register of Historical Resources (California Register); (2) included in a local register of historical resources (pursuant to

Section 5020.1(k) of the Public Resources Code); or (3) identified as significant in an historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code).

The archaeological inventory includes archival and other background studies conducted prior to performing the field survey of the Project. The archival research consisted of a literature and records search at the regional archaeological repository. This information was used to identify previous studies associated with the property and previously recorded resources. A one-mile radius of the Project was requested in the record search to determine the types of resources that might occur in the survey vicinity.

The records and literature search for the project was requested from the Eastern Information Center (EIC) at the University of California, Riverside on February 23, 2022. The records search results indicate that the Project area has not been previously surveyed and that no cultural resources have previously been recorded in the current Project area. At least 32 cultural investigations have been documented within a one-mile radius of the Project area. Nine cultural resources have been recorded within one mile of the Project as a result of this investigation. These cultural resources consist of four historic structures, a historic railway, a historic stormwater channel, a historic sewage treatment plant, a prehistoric habitation site, and a prehistoric isolate artifact.

Historic research included an examination of a variety of resources. The current listings of the National Register of Historic Places were checked through the National Register of Historic Places website. The California Inventory of Historic Resources (State of California 1976) and the California Historical Landmarks (State of California 1992) were also checked for historic resources.

There are no officially listed historic sites or features in the vicinity of the project site as indicated in the General Plan EIR, Figure 4.4-1. Therefore, there are no recognizable potential historical resources as defined in Section 15064.5 of the CEQA Guidelines that would be adversely affected by future development. No impacts are anticipated relative to the proposed Project.

b) Less Than Significant Impact. The City of Coachella defines an archeological resource as places where human activity has measurably altered the earth or left deposits of physical remains and may be either prehistoric-era (before European contact) or historic-era (after European contact). Archaeological resources are important for scientific historic, and/or religious reasons to cultures, groups, or individuals. Given the sheer number of recorded resources and Native American or EuroAmerican locations throughout the Coachella Valley, the City of Coachella can be considered sensitive for archaeological resources (2035 Coachella General Plan EIR).

Based on the cultural resource analysis prepared for the Project, potential impacts to archaeological resources are expected to be less than significant. However, the potential exists for resources to be buried on-site which could be uncovered by Project grading activities. To further protect cultural resources that may be encountered during Project construction, standard archaeological monitoring is recommended as detailed in Mitigation CUL-MM1. Implementation of this mitigation measure will ensure that any potential impact on buried archaeological resources remains less than significant.

Mitigation Measures: Below

c) Less Than Significant Impact. The Project site does not contain any known human remains. The Project's mass grading and excavation activities would disturb the entire site and there is a remote potential that human remains may be unearthed during the Project's ground-disturbing construction activities. This same potential for the discovery of human remains occurs on nearly every construction site that disturbs an undeveloped ground surface. If human remains are found on the site, the developer/permit holder or any successor in interest is required by law to comply with State Health and Safety Code Section 7050.5. Compliance with State Health and Safety Code Section 7050.5, as required by law, would reduce impacts to human remains to less than significant levels. Nonetheless, Mitigation Measure CUL MM-2 is provided to further ensure compliance with the mandatory regulatory requirements.

3.5.4 Cumulative Impacts

None.

3.5.5 Mitigation and Monitoring Measures

CUL-MM 1 Grading Monitoring Program

For monitoring of the Sunridge Self-Storage Project (formerly AAA Storage of Coachella, LLC) during ground-disturbing activities, if buried archaeological deposits are discovered, Mitigation Measure CUL-MM 1 will require all work to be halted or diverted within 50 feet of the discovery until a qualified archaeologist can evaluate the nature and significance of the find(s).

Grading Monitoring Program

A Grading Monitoring Program to mitigate potential impacts to undiscovered buried archaeological resources within the Sunridge Self-Storage Project shall be implemented to the satisfaction of the lead agency. This program shall include, but not be limited to, the following actions:

- 1) Prior to issuance of a grading permit, the applicant shall provide written verification that a certified archaeologist has been retained to implement the monitoring program. This verification shall be presented in a letter from the project archaeologist to the lead agency.
- 2) The certified archaeologist/historian shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program.
- 3) During the original cutting of previously undisturbed deposits, the archaeological monitor(s) shall be onsite full time to perform periodic inspections of the excavations. The frequency of inspections will depend on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.
- 4) Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed.
- 5) In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground-disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the lead agency at the time of discovery. The archaeologist, in consultation with the lead agency, shall determine the significance of the discovered resources. The lead agency must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the lead agency before being carried out using professional archaeological methods. If any human bones are discovered, the County coroner and lead agency shall be contacted. In the event that the remains are determined to be of Native American origin, the most likely descendant, as identified by the National American Heritage Commission (NAHC), shall be contacted in order to determine proper treatment and deposition of the remains.
- 6) Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered via a "non-invasive" analysis on artifacts discovered. The Tribal resources Monitor is to concur with the archaeological monitor's determination of the amount of material to be recovered for an adequate artifact sample for analysis.
- 7) All cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility, to be accompanied by payment of the fees necessary for permanent curation.

8) A report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the lead agency prior to the issuance of any building permits. The report will include DPR Primary and Archaeological Site Forms.

CUL-2 MM: If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the NAHC shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

Mitigation Monitoring:

CUL-MM A Prior to the issuance of a grading permit for the site, the applicant shall provide a fully executed monitoring agreement to the City.

Responsible Parties: Project applicant, Project Archaeologist, Tribal Monitor, Planning Department.

CUL-MM B Within 30 days of the completion of ground disturbing activities on the Project site, a report of findings shall be filed with the City. The report will summarize the methods and results of the monitoring program, including an itemized inventory and a detailed analysis of recovered artifacts, upon completion of the field and laboratory work. The report should include an interpretation of the cultural activities represented by the artifacts and a discussion of the significance of all archaeological finds.

CUL MM-C: Monitoring shall be required if human remains are found pursuant to California Public Resources Code Section 5097.98.

Responsible Parties: Project applicant, Project archaeologist, Tribal monitor, Planning Department, City Engineer.

3.5.5 Level of Significance after Mitigation

With incorporation of Mitigation Measures CUL- MM 1 and CUL-MM 2, impacts to cultural resources would be reduced to less than significant.

3.6 Energy

3.6.1 Sources

The following sources were utilized to support the conclusions made in this section:

- California Emissions Estimator Model (CalEEMod) Version 2022.4.0 (Appendix B);
- City of Coachella General Plan 2035; and
- Final EIR for the City of Coachella 2035.

3.6.2 Environmental Setting

California is one of the nation's leading energy-producing states, and California per capita energy use is among the nation's most efficient. Nuclear energy, fossil fuels (oil, coal, and natural gas) and renewable sources like wind, solar, geothermal and hydropower are various sources of energy. Given the nature of the proposed Project, the remainder of this discussion will focus on the three sources of energy that are most

relevant to the project—namely, electricity and natural gas for building uses, and transportation fuel for vehicle trips associated with the proposed Project.

According to the City of Coachella's Climate Action Plan (CAP), energy is used for heating and cooling, transportation, manufacturing, and producing food. The most common sources of energy include fossil fuels like oil, gasoline, natural gas, and coal. The consumption of these energy sources leads to the production of greenhouse gas (GHG) emissions. In 2010, total GHG emissions in Coachella were approximately 382,787 metric tons (MTCO2e), a 22 percent increase over 2005 emissions of 312,628 MTCO2e. This number accounts for direct emissions from the on-site combustion of fuels and the combustion of fuel in vehicles, as well as indirect emissions associated with community electricity consumption, and emissions from solid waste generated, crop management and water consumed by Coachella. The residential sector was the third largest producer of GHG emissions within the City, after transportation and commercial/industrial. The City of Coachella established various methods to reduce energy related GHG emissions produced by the City in their CAP.

Electricity

Electricity would be provided to the project by the Imperial Irrigation District (IID). The IID energy service territory covers 6,471 square miles, including all Imperial County along with parts of Riverside and San Diego counties. IID derives electricity from varied energy resources including fossil fuels, hydroelectric generators, nuclear power plants, geothermal power plants, and solar power generation. IID also purchases from independent power producers and utilities, including out-of-state suppliers. The 2018 IID Power Mix has renewable energy at 29 percent of the overall energy resources, of which biomass and waste is at 10 percent, geothermal is at 4 percent, eligible hydroelectric is at 4 percent, solar energy is at 11 percent, and wind power is at zero percent; other energy sources include coal at zero percent, natural gas at 27 percent, nuclear at 3 percent and unspecified sources at 37 percent.

IID is the sixth-largest utility in California, serving more than 150,000 customers and controlling more than 1,100 megawatts (MW) of energy. Electricity is delivered through high voltage transmission and low voltage distribution power lines. Distribution power lines transport anywhere from 4 kV to 69 kV, while transmission lines can transport 69 kV to 765 kV of electricity. Transmission and distribution power poles are located on the western boundary of the project at Tyler Lane.

Natural Gas

Natural gas would be provided to the project by Southern California Gas (SoCalGas). The following summary of natural gas resources and service providers, delivery systems, and associated regulation is excerpted from information provided by the California Public Utilities Commission (CPUC). The CPUC regulates natural gas utility service for approximately 10.8 million customers that receive natural gas from Pacific Gas and Electric (PG&E), Southern California Gas (SoCalGas), San Diego Gas & Electric (SDG&E), Southwest Gas, and several smaller investor-owned natural gas utilities. The CPUC also regulates independent storage operators Lodi Gas Storage, Wild Goose Storage, Central Valley Storage and Gill Ranch Storage. The vast majority of California's natural gas customers are residential and small commercial customers, referred to as "core" customers, who accounted for approximately 32 percent of the natural gas delivered by California utilities in 2012. Large consumers, like electric generators and industrial customers, referred to as "noncore" customers, accounted for approximately 68 percent of the natural gas delivered by California utilities in 2012.

The PUC regulates the California utilities' natural gas rates and natural gas services, including in-state transportation over the utilities' transmission and distribution pipeline systems, storage, procurement, metering, and billing. Most of the natural gas used in California comes from out-of-state natural gas basins. In 2012, California customers received 35 percent of their natural gas supply from basins located in the Southwest, 16 percent from Canada, 40 percent from the Rocky Mountains, and 9 percent from basins located within California. California gas utilities may soon also begin receiving biogas into their pipeline systems."

The closest high-pressure distribution lines provided by the Gas Company are located adjacent west of the project site in Tyler Lane. High pressure distribution pipelines operate at pressures above 60 psi and deliver

gas in smaller volumes to the lower pressure distribution system. Energy consumption of the Project is analyzed in this Energy discussion. The Project is expected to consume energy in the form of electricity, natural gas, and petroleum during project construction and operation. The latest version of CalEEMod v2016.3.2 was utilized to calculate construction-source and operational-source energy use for the future development. The discussion of the findings is provided below.

Transportation Energy Resources

The Project would attract additional vehicle trips with resulting consumption of energy resources, predominantly gasoline and diesel fuel. Gasoline (and other vehicle fuels) are commercially provided commodities and would be available to the Project patrons and employees via commercial outlets. The most recent data available (2016) shows the transportation sector emits 41 percent of the total GHG in the state and about 84 percent of smog-forming oxides of nitrogen (NOx). Petroleum comprises about 92 percent of all transportation energy use, excluding fuel consumed for aviation and most marine vessels.

3.6.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Energy Would the Project				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				

Discussion/Analysis

Construction Energy Demands

The construction schedule is anticipated to occur between May 2024 and the end of December 2024 and be completed in two (2) phases. Staging of construction vehicles and equipment will occur on-site. The approximately seven-month schedule is relatively short owing to the type of storage buildings and the project site is relatively small at approximately 4.85 acres.

Construction Equipment Electricity Usage Estimates

As stated previously, Electrical service will be provided by IID. The focus within this section is the energy implications of the construction process, specifically the power cost from on-site electricity consumption during construction of the proposed Project. Based on the 2021 National Construction Estimator, the typical power cost per 1,000 square feet of building construction per month is estimated to be \$3.32. The Project plans to develop the site with 62,979 square feet of new buildings over the course of approximately seven months. The total power cost of the on-site electricity usage during the construction of the proposed Project is estimated to be approximately \$1,255.00.

Construction Equipment Fuel Estimates

Fuel consumed by construction equipment would be the primary energy resource expended over the course of Project construction. Fuel consumed by construction equipment was evaluated with the following assumptions:

- Construction schedule of 7 months.
- All construction equipment was assumed to run on diesel fuel.
- Typical daily use of 8 hours, with some equipment operating anywhere from 6 to 7 hours.
- Aggregate fuel consumption rate for all equipment was estimated at 18.5 hp-hr/day.

- Diesel fuel would be the responsibility of the equipment operators/contractors and would be sourced within the region.
- Project construction represents a "single event" for diesel fuel demand and would not require on-going or permanent commitment of diesel fuel resources during long term operation.

Average aggregate fuel consumption (gasoline and diesel fuel) would be approximately 18.5 hp-hr-gal. Project construction activities would consume an estimated 36,195 gallons of diesel fuel. As stated previously, Project construction would represent a "single event" diesel fuel demand and would not require on-going or permanent commitment of diesel fuel resources for this purpose.

Construction Worker Fuel Estimates

It is assumed that all construction worker trips are from light duty autos (LDA) along area roadways. With respect to estimated VMT, the construction worker trips would generate an estimated 41,069 VMT. Vehicle fuel efficiencies for construction workers were estimated in the air quality and greenhouse gas analyses using information generated using CARB's EMFAC model. An aggregate fuel efficiency of 28.57 miles per gallon (mpg) was used to calculate vehicle miles traveled for construction worker trips. An estimated 1,437 gallons of fuel would be consumed for construction worker trips.

Operational Energy Demands

Energy consumption in support of or related to Project operations would include transportation energy demands (energy consumed by employee and patron vehicles accessing the Project site) and facilities energy demands (energy consumed by building operations and site maintenance activities).

Transportation Fuel Consumption

Using the CalEEMod output from the air quality and greenhouse gas analyses, it is assumed that an average trip for autos and light trucks was assumed to be 12.5 miles and 3-4-axle trucks were assumed to travel an average of 5.4 miles. To present a worst-case scenario, it was assumed that vehicles would operate 365 days per year rather than the more likely 253 days (excluding weekends and up to 8 holidays). The proposed Project would generate approximately 146 trips per day. The vehicle fleet mix was used from the CalEEMod output. An estimated 1,482 gallons of fuel would be consumed per year for the operation of the proposed Project.

Facility Energy Demands (Electricity and Natural Gas)

Building operation and site maintenance (including landscape maintenance) would result in the consumption of electricity (provided by IID) and natural gas (provided by SoCalGas). The annual natural gas and electricity demands were provided per the CalEEMod output from the air quality and greenhouse gas analyses. Energy use in buildings is divided into energy consumed by the built environment and energy consumed by uses that are independent of the construction of the building such as plug-in appliances. In California, the California Building Standards Code Title 24 governs energy consumed by the built environment, mechanical systems, and some types of fixed lighting. Non-building energy use, or "plug-in" energy use can be further subdivided by specific end-use (refrigeration, cooking, appliances, etc.).

RENEWABLE ENERGY AND ENERGY EFFICIENCY PLAN CONSISTENCY

Regarding federal transportation regulations, the Project site is located in an already developed area. Access to/from the Project site is from existing roads. These roads are already in place so the Project would not interfere with, nor otherwise obstruct intermodal transportation plans or projects that may be proposed pursuant to the ISTEA because SCAG is not planning for intermodal facilities in the Project area.

Regarding the State's Energy Plan and compliance with Title 24 CCR energy efficiency standards, the applicant is required to comply with the California Green Building Standard Code requirements for energy efficient buildings and appliances as well as utility energy efficiency programs implemented by IID and SoCalGas.

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Regarding Pavley (AB 1493) regulations, an individual project does not have the ability to comply or conflict with these regulations because they are intended for agencies and their adoption of procedures and protocols for reporting and certifying GHG emission reductions from mobile sources.

Regarding the State's Renewable Energy Portfolio Standards, the Project would be required to meet or exceed the energy standards established in the California Green Building Standards Code, Title 24, Part 11 (CALGreen). CalGreen Standards require that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials.

Also, demonstrated in the Greenhouse Gas Section of the report and this study, the proposed Project is consistent with the applicable strategies of the City of Coachella CAP.

CONCLUSIONS

As supported by the preceding analyses, Project construction and operations would not result in the inefficient, wasteful, or unnecessary consumption of energy. Further, the energy demands of the Project can be accommodated within the context of available resources and energy delivery systems. The Project would therefore not cause or result in the need for additional energy producing or transmission facilities. The Project would not engage in wasteful or inefficient uses of energy and aims to achieve energy conservation goals within the State of California. Notwithstanding, the proposed Project use will not have any long-term effects on an energy provider's future energy development or future energy conservation strategies.

a) Less Than Significant Impact. The proposed Project consists of the construction and operation of 11 new buildings totaling 62,979 square feet and 71 RV storage spaces for RV and self-storage facility. The proposed buildings would be built to current Building Code standards, including the installation of insulation and high efficiency HVAC systems.

During construction, there would be a temporary consumption of energy resources for operation of construction equipment and the manufacturing of construction materials. However, the duration is limited due to the small scale of the Project. Compliance with local, state, and federal regulations (e.g., limit engine idling times, require the recycling of construction debris, etc.) would reduce short-term energy demand during Project construction to the extent feasible, and Project construction would not result in wasteful or inefficient use of energy.

During operation of the RV and self-storage facility, there are no unusual Project characteristics or processes that would require the use of equipment that would be more energy intensive than is used for comparable activities, or the use of equipment that would not conform to current emissions standards and related fuel efficiencies.

The Project will generate 146 trips per day which will not result in high fuel consumption. Furthermore, through compliance with applicable requirements, including the California Code of Regulations Title 24, Part 6–Energy Efficiency Standards, as well as the City's Climate Action Plan (CAP) discussed below, individual Project elements (e.g., building design, HVAC equipment, etc.) would be consistent with state and local energy reduction policies and strategies, and would not consume energy resources in a wasteful or inefficient manner. Therefore, impacts will be less than significant.

b) No Impact. State and local agencies regulate the use and consumption of energy through various methods and programs (e.g. Assembly Bill 32 (AB 32)), California Code of Regulations Title 24, Part 6–Energy Efficiency Standards, and the California Code of Regulations Title 24, Part 11– California Green Building Standards (CALGreen). Per the latest CALGreen (2019) requirements for non-residential construction, the Project buildings will be constructed to be ready for zero-net-energy (ZNE) by 2030.

At the local level, the City's Building & Zoning Compliance Departments enforces the applicable requirements of the Energy Efficiency Standards and Green Building Standards in Title 24. In addition, the City's General Plan 2035 identifies specific strategies and measures for the conservation of the energy within the City. The Project would be required to comply with City policies and programs. No impact related to compliance with

applicable energy standards would result because the proposed Project would not conflict with or obstruct State or local plans for renewable energy or energy efficiency.

3.6.4 Cumulative Impacts

None.

3.6.5 Mitigation and Monitoring Measures

The Project was found to have a less than significant impact on Energy Resources. Therefore, no mitigation is required.

3.7 Geology and Soils

3.7.1 Sources

The following sources were utilized to support the conclusions made in this section:

- City of Coachella General Plan 2035:
- Final EIR for the City of Coachella 2035 General Plan; and
- Geotechnical Investigation AAA Storage Facility, Sladden Engineering, March, 2022.

3.7.2 Environmental Setting

Coachella defines its city as highly diverse both physically and geologically. The multiple faults that traverse the area and climate help define the Coachella Valley region as a low and relatively flat desert basin bounded by mountainous terrain. The surrounding mountain ranges specifically include the Little San Bernardino Mountains to the northeast, the Santa Rosa Mountains to the south, and the San Jacinto Mountains to the west. The topographic variety in the Coachella Valley establishes elevations from 1,000 feet in the Mecca Hills to the east, to approximately 160 feet below sea level south of Thermal. Although the elevation varies widely, the City of Coachella is relatively flat, with a gentle slope from northwest to southeast. The project site is located in the southeast portion of the City on previously disturbed and relatively flat land.

The City of Coachella, including the Project site, is located within a northwest-southeast structural depression extending from the Banning Pass to the Gulf of California. This region is designated as the Salton Trough, which was inundated by the Colorado River's water, forming ancient Lake Cahuilla. Since that time, the floor of the Trough has been repeatedly flooded with other "fresh" water lakes, the most recent being the current Salton Sea. The Trough is an internally draining area with no readily available outlet to the Gulf of California portions well below sea level. The sole outlet for these waters is evaporation, leaving behind vast amounts of terrestrial sediment materials.

The Project proposes a "light industrial" development on the 4.85-acre property that consists of self-storage warehouse units and RV parking. Analysis of this project development on geology and soils is provided in this discussion. In 2014 the City of Coachella published a Technical Background Report to the Safety Element Update, which analyzes various hazards that can possibly occur in the City. The various hazards addressed within the Technical Background Report include seismic, geologic, flood, fire, hazardous material, and severe weather hazards. The seismic and geologic hazards sections of the Technical Background Report were consulted for this Geology and Soils Section.

3.7.3 Impacts

Geology and Soils Would the Project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
 a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: 				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?				
ii) Strong seismic ground shaking?				
iii) Seismic-related ground failure, including liquefaction?				
iv) Landslides?				
b) Result in substantial soil erosion or the loss of topsoil?				
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?				
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property.				
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				

Discussion/Analysis

ai) No Impact. The City of Coachella recognizes the potential of seismic hazards in the region. 2035 Coachella General Plan Update (CGPU) states that because the San Andreas Fault passes through the northeastern portion of the City, the potential for primary surface fault rupture and strong ground shaking are very high. For this reason, a project's location relative to the Alquist-Priolo Earthquake Fault Zone is evaluated to determine the project's susceptibility to seismically induced rupture. The Alquist-Priolo Earthquake Fault Zone is a northwest-southeast descending zone established in 1971 to reduce losses from surface fault rupture on a statewide basis. The intent of the zone is to ensure public safety by prohibiting the sitting of most structures for human occupancy across traces of active faults that constitute potential hazards to structures from surface faulting or fault creep.

According to the City of Coachella's Technical Background Report, the maximum magnitude recorded from the San Andreas Fault was 7.2, and the Coachella section is the only section of the southern San Andreas Fault that has not produced a major earthquake in historic times. Surface rupture is expected to occur along pre-existing, known active fault traces, however, it could potentially splay or step from the known active faults or rupture along unidentified traces. The Alquist-Priolo Earthquake Fault Zone Map issued by the State Geologist determined that the subject Property lies approximately 3.70 miles southwest of the closest Alquist-Priolo Earthquake Fault Zone.

The City of Coachella's Municipal Code reflects the possible impacts of potential seismic hazards in Chapter 15.66, Seismic Hazards Mitigation. New buildings are required to follow these codes in order to be theoretically stronger and more likely to survive an earthquake, with the main purpose to prevent the collapsing of structures. Therefore, risks to future development associated with fault rupture at the Project site is considered low since the Project site is not located within the Alquist-Priolo Earthquake Fault Zone and will comply with the requirements outlined in the Coachella Municipal Code. No impacts are expected in association with the development of the Project.

aii) Less Than Significant Impact. The Project site is located in a seismically active region where earthquakes originating on local and regional faults can produce severe ground shaking. Like most of the Coachella Valley, the Project site has been subjected to past ground shaking by nearby faults. In order to reduce hazards associated with ground shaking impacts on people and buildings, the City of Coachella implements the latest seismic safety design standards outlined in both the Coachella General Plan Technical Background Report, and the most recent (2019) edition of the updated California Building Code (CBC). The City of Coachella requires new buildings to be constructed in accordance with the most recent edition of the CBC and City Municipal Code. The Coachella Municipal Code provides regulations for collapse-resistant design, which will be enforced during structure design and construction. Remedial grading and construction will work to reduce exposure of people or structures to adverse effects to the greatest extent possible against seismic hazards.

The buildings and structures proposed for the future development will be required to follow all applicable building standards outlined in the CBC and the City's Municipal Code, in order to ensure the safety of the residents. All grading and construction plans will be reviewed by the City. Additionally, the Project will follow the recommendations of the "Geotechnical Investigation AAA RV Storage Facility", prepared by Sladden Engineering regarding soil stability and construction. As a result of these standards, Project related impacts associated with seismic ground shaking will be less than significant.

aiii) Less Than Significant Impact. The General Plan's Technical Background Report addresses the different forms of ground failure that the City of Coachella may be susceptible to after the event of an earthquake, including liquefaction, settlement, and slope failure. Liquefaction, according to the Technical Background Report, typically occurs in saturated, loose, fine- to medium-grained sandy to silty soils in the presence of ground accelerations of 0.2g, and groundwater within 50 feet below the ground surface. In the event of an earthquake, the increase of subsurface water pressure may fill the pores and increase subsurface water pressure, causing the soil to lose strength and behave like a liquid, and potentially compromising the ground. According to the General Plan Seismic Hazard Zones Map in the Technical Background Report (Plate 1.3), the Project site is located in an area with high liquefaction susceptibility due to the youthful, unconsolidated sediments, and historically shallow groundwater within 30 feet of the ground surface.

The Coachella Water Authority and Sanitary District operates and maintains the water distribution system for the Project property and the City of Coachella. According to the California Department of Water Resources Groundwater Information Center, one of the nearest monitored public wells to the Project is identified as State Well 05S08E33D001S, located approximately 2.35 miles northwest of the Project. Based on the most recent monitoring information, reported on May 26, 2020, the depth to groundwater at this well site was approximately 27.2 feet. Additional wells in proximity to the Project include State Well 06S08E22D002S, approximately 1.50 miles southeast of the site, and 06S07E13J003S, approximately 1.90 miles southwest of the site. Groundwater depths at these sites were measured at 18.8 feet below ground surface (measured June 24, 2020), and 58.54 feet below ground surface (measured November 18, 2020), respectively. Due to the shallow groundwater depths in the area, the site is susceptible to seismically induced liquefaction.

Settlement is a potential consequence of seismic activity and liquefaction, where the excess pore pressure generated by ground shaking and leading to liquefaction is associated with the tendency for loosely compacted, saturated soil to rearrange into a denser configuration during shaking. Dissipation of that excess pore pressure will produce volume decreases (termed consolidation or compaction) within the soil that may be manifested at the ground surface as settlement. Unconsolidated young alluvial deposits are especially susceptible to this hazard. Artificial fills may also experience seismically induced settlement. Damage to

structures typically occur as a result of local differential settlements. Plate 2-1a (Geologic Map) in the Technical Background Report indicates that the Project site, and a majority of the City's valley floor is underlain by young, unconsolidated alluvial and lacustrine sediments, locally mantled with wind deposits (map symbols Qg and Ql/Qa). These sediments are susceptible to seismically induced settlement.

Per the Technical Background Report, mitigation for seismically induced settlement is similar to those used for liquefaction. Over-excavation and re-compaction are the most commonly used methods to densify soft soils susceptible to settlement. Deeper over-excavation below final grades, especially at cut/fill, fill/natural, or alluvium/bedrock contracts may be recommended to provide a more uniform subgrade. Over excavation should also be performed so that large differences in fill thickness are not present across individual lots. In some cases, specially designed deep foundations, strengthened foundations, and/or fill compaction to a minimum standard that is higher than that required by the applicable building codes may be recommended. The potential for seismic related ground failure at the Project site is projected to be less than significant with the efforts established in the California Building Code and Coachella Municipal Code.

Seiches can occur in bodies of water both near and far from the earthquake epicenter. Given that there are canals, ponds, and pools in the Coachella area, seiches, as a result of ground shaking, can be expected to occur in the region. The amplitude of these waves cannot be predicted but these are typically less than about 1.6 feet (0.5 meters) high. The amplitude of the seiche waves that could occur in these water bodies cannot be predicted given that several parameters combine to form these waves, although, given the relatively shallow depth of these bodies of water, the seiches are anticipated to be relatively minor. Water in swimming pools is known to slosh during earthquakes, but in most cases, the sloshing does not lead to significant damage, according to the Technical Background Report. Given its distance from the ocean, Coachella does not have a tsunami hazard.

The buildings and structures proposed for the future development will be required to follow all applicable building standards outlined in the CBC and the City's Municipal Code, in order to ensure the safety of the residents. All grading and construction plans will be reviewed by the City. Additionally, the Project will follow the recommendations of the "Geotechnical Investigation AAA RV Storage Facility", prepared by Sladden Engineering regarding soil stability and construction. As a result of these standards, Project related impacts associated with Seismic-related ground failure, including liquefaction will be less than significant.

aiv) No Impact. The City defines landslides as movements of relatively large landmasses, either as nearly intact bedrock blocks, or as jumbled mixes of bedrock blocks, fragments, debris, and soils. The potential for landslides is dependent on various factors including slope height, slope steepness, shear strength, and orientation of various weak layers underground. Strong ground shaking can cause existing slopes to become unstable, which may lead to landslides or rockfalls that can overrun structures, harm people or damage property, sever utility lines, and block roads. According to the City of Coachella's Technical Background Report to the Safety Element Update, the majority of the City has a 0 to 10 percent grade, including the Project site (Plate 2-2). Areas with a 10 percent grade or greater involves the areas along the San Andreas Fault northeast of the Project site. In the Technical Background Report, the City recognizes and maps the various landslide and rockfall hazard areas in Coachella (Plate 1-3). These areas are also located where the percent grade is higher than 10 percent.

Rockfalls and landslides are more likely to occur in the northeastern and eastern portions of the Coachella General Plan area due to the steep slopes located in those regions. Protection from rockfalls or surficial slides can often be achieved by protective devices such as barriers, retaining structures, catchment areas, or a combination of the above. According to Plate 1-3, in the Technical Background Report, the Project property is not located in an area that is susceptible to seismically induced rockfalls, rock slides, soil falls, soil slides, and soil slumps. This is due to the Project's location in a generally developed and urban area, as well as its distance from the nearest sloped areas. The subject site is located on relatively level ground and is not located immediately adjacent to any mountains or hillsides. As such, the site is not susceptible to any forms of slope instability. Therefore, no impacts are anticipated.

b) Less Than Significant Impact. The Coachella Technical Background Report states that climate, topography, soil, and rock types and vegetation are all influential factors of erosion, runoff, and sedimentation

in the Coachella Valley. Human activities, such as grading and construction, are also a large contributor to erosion in the region. The soils most susceptible to erosion include the unconsolidated sediments in the canyon bottoms and valley floor, as well as the granular semi-consolidated sediments forming the hills. Windborne, waterborne, and human-borne erosion are concerns for the City of Coachella, especially because wind-blown sand causes soil loss, dryness and deterioration of soil structure, nutrient and productivity losses, air pollution, sediment transport and deposition, and health problems.

Windborne erosion is a widespread concern in Riverside County, especially in the Coachella Valley. Approximately 20 percent of land area in the County is vulnerable to "high" and "very high" wind erosion. The Coachella Valley floor is highly susceptible to wind erosion due to the high winds funneled from the west (Riverside County 2016 General Plan Figure S-8). As previously stated, windborne erosion not only causes physical and structural damage, but also damages to the public health by causing respiratory problems.

Development of the Project site will require activities such as clearing onsite vegetation, grading, construction, and other ground disturbances by heavy machinery that could result in the loss of some topsoil and generate particulate matter. The City of Coachella requires mitigation of this hazard with the implementation of a Fugitive Dust Control Plan (Coachella Municipal Code Chapter 8.20, Fugitive Dust Control). The Fugitive Dust Control Plan is a document that describes fugitive dust sources at a site and the corresponding control measures. Pursuant to SCAQMD Rules 403 and 403.1, the future development is required to implement the Fugitive Dust Control Plan and the use of best management practices (BMPs) during operations capable of generating fugitive dust in the Coachella Valley.

In addition to windborne erosion, the City of Coachella determines that a majority of the City, including the Project site, is susceptible to water erosion due to the distal fan and lake deposits. According to the Federal Emergency Management Agency (FEMA) Map Panel Number 06065C2270H, revised March 6, 2018, the entire Project is located within the FEMA Flood Zone X, protected by levee. Flood Zone X are areas determined to have moderate to low flood risk, and corresponds to areas of 500-year flood, areas of 100-year flood with average depths of less than one foot or with drainage areas less than one square mile, and areas protected by levees from 100-year flood. North and east of the Project property is the Coachella Valley Stormwater Channel, which FEMA designates as Flood Zone A. This flood zone is defined as an area subject to inundation by the 1-percent-annual-chance flood event and likely to create erosion within the zone.

The mitigation of waterborne erosion at the Project site during future construction activities includes the developer's compliance with the State's most current Construction General Permit (CGP) (Order No. 2009-0009-DWQ, as amended by 2010-0014-DWQ and 2012-0006-DWQ). Compliance with the CGP involves the development and implementation of a project-specific Stormwater Pollution Prevention Plan (SWPPP) designed to reduce potential adverse impacts to surface water quality during the period of construction. The required plan will identify the locations and types of construction activities requiring BMPs and other necessary compliance measures to prevent soil erosion and stormwater runoff pollution. The plan will also identify the limits of allowable construction-related disturbance to prevent any exceedances or violations. Waterborne erosion and the City's Standard Conditions associated with it are thoroughly discussed in the Hydrology and Water Quality Section of this document.

To reduce the amount of soil erosion created, future development shall provide adherence to SCAQMD Rule 403.1 including implementing a Fugitive Dust Control Plan, a SWPPP, and best management practices, which are required not only by Coachella but also by the Riverside County. Impacts would be less than significant.

c) Less Than Significant Impact. The proposed Project site is located on the southeastern side of the City, on previously disturbed land. The majority of the City has a grade of 0 to 10 percent, meaning that Coachella is relatively flat. Per the Coachella's General Plan Technical Background Report, Quaternary River channel deposits (Qg), alluvial fan and stream deposits (Qa), and interbedded lake and distal fan deposits (Ql/Qa) sediments are cohesionless and loose in the upper sections, and thus susceptible to liquefaction. According to Figure 4.5-7 in the Coachella General Plan Draft EIR, Soils Classification, the surficial sediments at the Project site includes lake and distal deposits (Ql/Qa). These sediments are fine-grained sand, silt, and clay of the valley floor. The various soil components are vital to the stability of the Project site specifically regarding landslides, lateral spreading, subsidence, liquefaction, or collapse.

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As previously stated in discussion 3.7.3 .a.iii, above, the Project site is located in an area susceptible to liquefaction due to the youthful, unconsolidated sediments, and historically shallow groundwater. Since the site is potentially susceptible to liquefaction, it may also be susceptible to lateral spreading, which also requires a shallow water table or proximity to a water source that could cause inundation of onsite soils. However, ground improvement (such as over-excavation and re-compaction of low-density soils) and foundation design can mitigate the potential effects of liquefaction, lateral spread, and settlement. The site is not susceptible to landslides due to its relatively flat terrain and distance from mountainous slopes and, although tectonic subsidence has been documented in the Coachella Valley, it is not known to occur in the Project vicinity.

Settlement or collapsible soils, as the Safety Element of the Coachella GPU states, typically occur in recently deposited sediments that accumulated in arid or semi-arid environments. Collapsible soils do not appear to be widespread in the planning area, but most likely do occur in localized areas, especially in those with distal fan and lake deposits. However, settlement resulting from the anticipated foundation loads should be minimal, provided that foundation design and construction complies with the applicable California Building Code and the Coachella Municipal Code standards. No impacts are expected associated with the Conditional Use Permit (CUP). Overall, no impacts of liquefaction, lateral spread, landslides and rockfall, settlement, or collapsible soils to the Project site are anticipated relative to the proposed CUP.

When the Project site is developed, grading will be conducted in compliance with City's standards. All grading and construction plans will be reviewed by the City. Additionally, the Project will follow the recommendations of the "Geotechnical Investigation AAA RV Storage Facility", prepared by Sladden Engineering regarding soil stability and construction. Recommendations provide for the excavation of the site prior to construction, including moisture conditioning and recompaction. These recommendations will be integrated into grading and building plans that the City will review and approve prior to the issuance of grading and building permits, which will assure that impacts associated with the soils remain less than significant.

- d) No Impact. Expansive soils typically contain large amounts of clay that expand when water is absorbed and shrink when they dry. As described in Section 3.7.3 a.iii, above, the site's underlying soil consists of silty sand and sand, which has low shrink-swell potential. Therefore, no impact associated with expansive soils will occur.
- **e) No Impact**. Currently, the site is vacant and located in an area served by existing sewage infrastructure. The Project's wastewater demand would be accommodated by connections to existing wastewater infrastructure. As such, the Project would not require the use of septic tanks or alternative wastewater disposal systems. Therefore, the Project would have no impact related to the ability of soils to support septic tanks or alternative wastewater disposal systems.
- f) Less Than Significant Impact. Coachella Valley Engineers reviewed recent Paleontological Studies for the area in addition to City of Coachella General Plan 2035 and Final EIR for the City of Coachella 2035 General Plan. A review of maps, reports on other sites in the vicinity and published literature was also conducted. A paleontological sensitivity map generated by the Riverside County Land Information System in March of 2020 ranks the subject property as having a "High (High A)" paleontological sensitivity by the Riverside County Land Information System. The category "High A" indicates that fossils are likely to be encountered at the surface and may be impacted during excavation by construction activities. Areas mapped as young alluvial valley deposits in the vicinity of the Project are indicated as having a High Potential/Sensitivity to yield nonrenewable paleontological resources (i.e., fossils).

According to Riverside County's paleontological sensitivity map, while most of the western and southern portion of the Coachella Planning Area is located within a high sensitivity area for paleontological resources, the proposed Project site has an undetermined sensitivity for paleontological resources.

The proposed Project site is predominately underlain by Gilman fine sandy loam and Indio fine sandy loam (Sladden, 2022). According to the Geologic Map of the Palm Desert & Coachella 15-minute quadrangles (Sladden, 2022), the project area is underlain by surficial sediments of the Holocene period (alluvial sand and clay, alluvial sand and gravel, and clay with some miscellaneous silt), which are generally too young to contain fossilized material. In addition, Project Grading is expected to reach a maximum depth of six feet below the

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ground surface and is, therefore, not expected to reach depths where sensitive paleontological resources would be expected to occur. As a result, the potential for encountering fossil resources during project excavation, trenchless installation, or ground disturbance is low and impacts on paleontological resources would be less than significant.

3.7.4 Cumulative Impacts

None.

Mitigation Measures:

None.

3.8 Greenhouse Gas Emissions

3.8.1 Sources

The following sources were utilized to support the conclusions made in this section:

- California Emissions Estimator Model (CalEEMod) Version 2022.4.0 (Appendix B);
- · City of Coachella General Plan 2035; and
- Final EIR for the City of Coachella 2035 General Plan.

3.8.2 Environmental Setting

Greenhouse gases (GHG) are a group of gases that trap solar energy in the Earth's atmosphere, preventing it from becoming too cold and uninhabitable. Common greenhouse gases in the Earth's atmosphere include water vapor, carbon dioxide (CO2), methane (CH4), nitrous oxide (N2O), ozone, and chlorofluorocarbons to a lesser extent. Carbon dioxide is the main GHG thought to contribute to climate change. Carbon dioxide reflects solar radiation back to Earth, thereby trapping solar energy and heat within the lower atmosphere. Human activities (such as burning carbon-based fossil fuels) create water vapor and CO2 as byproducts, thereby impacting the levels of GHG in the atmosphere. Carbon dioxide equivalent (CO2e) is a metric used to compare emissions of various GHG. It is the mass of carbon dioxide that would produce the same estimated radiative forcing as a given mass of another GHG. CO2 equivalents are computed by multiplying the mass of the gas emitted by its global warming potential. Global Climate Change (GCC) is defined as the change in average meteorological conditions on the earth with respect to temperature, precipitation, and storms. GCC is currently one of the most controversial environmental issues in the United States, and much debate exists within the scientific community about whether or not GCC is occurring naturally or as a result of human activity.

To address the long-term adverse impacts associated with GCC, California's Global Warming Solutions Act of 2006 (AB 32) requires California Air Resource Board (CARB) to reduce statewide emissions of GHG to 1990 levels by 2020. In 2016, Governor Jerry Brown signed Senate Bill 32 (SB32) that requires California to reduce GHG emissions to 40 percent below 1990 levels by 2030. With the passage of the California Global Warming Solutions Act of 2006 (Assembly Bill 32) in California, environmental documents for projects pursuant to CEQA are required to analyze GHG and assess the potential significance and impacts of GHG emissions. On July 11, 2018, CARB announced in a press release (No. 18-37) that GHG pollution in California fell below 1990 levels for the first time since emissions peaked in 2004, an achievement roughly equal to taking 12 million cars off the road or saving 6 billion gallons of gasoline a year. Moreover, according to the CARB report on California GHG Emissions for 2000 to 2016, which tracks the trends of GHG emissions, California's GHG emissions have followed a declining trend between 2007 and 2016. The largest reductions are attributed to the electricity sector, which continues to see decreases as a result of the State's climate policies.

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GHG Thresholds

On December 5, 2008, the SCAQMD formally adopted a GHG significance threshold of 10,000 MTCO2e/yr that only applies to industrial uses' stationary sources where SCAQMD is the lead agency (SCAQMD Resolution No. 08-35). This threshold was adopted based upon an October 2008 staff report and draft interim guidance document that also recommended a threshold for all projects using a tiered approach.

It was recommended by SCAQMD staff that a project's GHG emissions would be considered significant if it could not comply with at least one of the following "tiered" tests:

- Tier 1: Is there an applicable exemption?
- Tier 2: Is the project compliant with a greenhouse gas reduction plan that is, at a minimum, consistent with the goals of AB 32?
- Tier 3: Is the project below an absolute threshold (10,000 MTCO2e/year for industrial projects; 3,000 MTCO2e/year for residential and commercial projects)?
- Tier 4: Is the project below a (yet to be set) performance threshold?
- Tier 5: Would the project achieve a screening level with off-site mitigation?

3.8.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significan t Impact	No Impact
Greenhouse Gas Emissions Would the Project				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				

Discussion/Analysis

a) Less Than Significant Impact. CalEEMod Version 2022.4.0 was used to quantify GHG emissions associated with the Project. As previously mentioned, this software was developed in conjunction with the California Air Pollution Control Officers Association (CAPCOA) to estimate air emissions, including GHGs. CalEEMod utilizes widely accepted methodologies for estimating emissions combined with default data that can be used when site-specific information is not available. Sources of these methodologies and default data include but are not limited to the United States Environmental Protection Agency (USEPA) AP-42 emission factors, California Air Resources Board (CARB) vehicle emission models, studies commissioned by California agencies such as the California Energy Commission (CEC) and CalRecycle.

The Project's total building area and parking lot uses were factored into the model to evaluate whether the estimated criteria pollutants and GHG emissions would exceed the established thresholds and therefore conflict with the plans and efforts of reducing the emissions of GHG. Construction-related GHG emissions were amortized over a 30-year period and added to the Project's annual operational GHG emissions.

Construction

Construction activities will result in short-term GHG emissions associated with operation of construction equipment, employee commute, material hauling, and other ground disturbing activities. As shown in Table 8, the Project will generate 245 CO2e metric tons during the 8-month construction period. There is currently no construction related GHG emission thresholds for projects of this nature. To determine if construction emissions will result in a cumulative considerable impact, buildout GHG emissions were amortized over a 30-

year period and added to annual operational emissions to be compared to applicable GHG thresholds (see Table 8, below).

Operation

At buildout, there are five emission source categories that will be contributing either directly or indirectly to operational GHG emissions, including energy/electricity usage, water usage, solid waste disposal, area emissions (pavement and architectural coating off-gassing), and mobile sources. The proposed Project is an industrial development and comparable to the Tier 3SCAQMD's industrial thresholds of 10,000 MTCO2e/yr. Table 8 provides a summary of the projected short-term construction and annual operational GHG generation associated with buildout of the proposed Project.

The operational GHG emissions can be attributed to the following sources:

<u>Area Sources</u>: Landscape maintenance equipment would generate emissions from fuel combustion and evaporation of unburned fuel. Equipment in this category would include lawnmowers, shedders/grinders, blowers, trimmers, chain saws, and hedge trimmers used to maintain the landscaping of the developed site.

<u>Energy Sources</u>: GHGs are emitted from buildings as a result of activities for which electricity and natural gas are typically used as energy sources. Combustion of any type of fuel emits CO2 and other GHGs directly into the atmosphere; these emissions are considered direct emissions associated with a building. GHGs are also emitted during the generation of electricity from fossil fuels, these emissions are considered to be indirect emissions.

<u>Mobile Sources</u>: GHG emissions will also result from mobile sources associated with the Project, which include the typical daily operation of motor vehicles by employees and visitors. Project mobile source air quality impacts are dependent on both overall daily vehicle trip generation and the effect of the Project on peak hour traffic volumes and traffic operations in the local vicinity.

<u>Solid Wastes</u>: The proposed land uses will result in the generation and disposal of solid waste. A large percentage of this waste will be diverted from landfills by a variety of means, such as reducing the amount of waste generated, recycling, and/or composting. The remainder of the waste not diverted will be disposed of at a landfill. GHG emissions from landfills are associated with the anaerobic breakdown of material. GHG emissions associated with the disposal of solid waste associated with the proposed project were calculated by the CalEEMod model using default parameters.

<u>Water Supply, Treatment and Distribution</u>: Indirect GHG emissions result from the production of electricity used to convey, treat, and distribute water and wastewater. The amount of electricity required to convey, treat, and distribute water depends on the volume of water as well as the sources of the water.

The proposed Project will generate GHG emissions during both construction and operation. The GHG emissions have been calculated based on the parameters described above. A summary of the results is shown below in Table 8 and the CalEEMod Model run for the proposed Project is provided in Appendix B.

Phase	CO2e (MT/YR)
Construction (2024)	
Construction Total	245
Construction: 30 years amortized	8.16
Operation (2024)	
Annual Operation	627

Total Operation	627
SCAQMD Threshold	10,000
Threshold Exceeded?	No

Notes: Source: CalEEMod Version 2016.3.2 for Opening Year 2022.

- (1) Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment.
- (2) Energy usage consist of GHG emissions from electricity and natural gas usage (mitigated values used to show compliance with 2019 Title 24 Standards).
- (3) Mobile sources consist of GHG emissions from vehicles.
- (4) Solid waste includes the CO₂ and CH₄ emissions created from the solid waste placed in landfills (mitigated values used to show compliance with AB 341).
- (5) Water includes GHG emissions from electricity used for transport of water and processing of wastewater (mitigated values used to show compliance with CalGreen requirements).
- (6) Construction GHG emissions CO2e based on a 30 year amortization rate.
- (7) CO2 sequestration from the planting of ~45 trees (31.86/20 years [trees' lifetime])

Table 8 Project-Related Greenhouse Gas Emissions

As shown in the table above, the Project complies with the Tier 3 threshold because emissions will not exceed the SCAQMD threshold. Per the 2019 California Green Building Standards Coded (Title 24 of California Code of Regulations), the Project will be constructed to be zero-net-energy ready by 2030. As shown in Table 8 resulting from the CalEEMod calculations, future construction is expected to generate approximately 635.16 MTCO2e per year from construction, area, energy, stationary, waste, and water usage sources. As such, future development GHG emissions would not exceed the threshold of significance set at 10,000 MTCO2e per year. Having been evaluated against the regionally accepted thresholds, which are part of the State's regulations aimed at addressing climate change, future development is not expected to interfere with the plans, policies, or regulations adopted for the purpose of reducing the emissions of greenhouse gases. Project impacts will be less than significant.

b) Less Than Significant Impact: The City of Coachella has prepared and adopted Climate Action Plan (CAP) in conjunction with a General Plan Update as a roadmap for achieving community wide GHG emission reductions. The CAP builds on the 2013 General Plan Update, quantifying emissions from the build-out of the proposed plan and includes additional policies and implementation actions to help Coachella further reduce emissions. It also includes strategies to protect public health and make the community more resilient to climate change. Coachella's CAP is designed to provide clear policy guidance to the City staff and decision-makers on how to reduce GHG emissions. It identifies a pathway to reduce emissions within a range of voluntary, state-level emissions reduction targets. This path includes strategies for improving connectivity and land use patterns, transportation modes and systems, incorporating energy efficiency standards, increasing the City's renewable energy supply, and reducing waste and consumption. By providing an emissions inventory, emissions targets, and strategies for reducing GHG emissions, the City of Coachella has established a framework evaluating and mitigating GHG emissions. Part of these emission reductions will need to be achieved through better environmental performance of new development.

As previously discussed, future development on the Project property may result in GHG emissions totaling 635.16. As such, the proposed RV and self-storage development is not expected to conflict with the applicable plan for the purposes of reducing GHG emissions. Project impacts will be less than significant.

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3.8.4 Cumulative Impacts

None.

3.8.5 Mitigation and Monitoring Measures

No mitigation measures are required.

3.9 Hazards and Hazardous Materials

3.9.1 Sources

The following sources were utilized to support the conclusions made in this section:

- · City of Coachella General Plan 2035; and
- Final EIR for the City of Coachella 2035 General Plan Update.
- Phase I Environmental Site Assessment AAA Storage, Coachella, CA 92201 Coachella Valley Engineers, November 2021.

3.9.1 Environmental Setting

The proper management of hazardous materials is a common concern for all communities including the City of Coachella. Beginning in the 1970s, governments at the federal, state, and local levels became increasingly concerned about the effects of hazardous materials on human health and the environment. Numerous laws and regulations were developed to investigate and mitigate these effects. As a result, the storage, use, generation, transport, and disposal of hazardous materials are highly regulated by federal, state, and local laws and regulations.

In the City of Coachella, there are only a few identified hazardous/toxic material generators associated with commercial, quasi-industrial, and medical operations which have the potential to be associated with accidental spills, purposeful illegal dumping, air emissions, and other uncontrolled discharges into the environment. Currently, there are several potentially hazardous waste users that are generally restricted to the "small quantity generators." These include medical clinics and facilities, gasoline service stations, equipment and fuel storage yards, and waste haulers. The City of Coachella is responsible for coordinating with the appropriate agencies in the identification of hazardous material sites, and the active regulation of their timely cleanup.

The Phase I Environmental Site Assessment prepared for the Project site accessed "Geo Tracker" among the databases searched. "GeoTracker" is the State Water Resources Control Board's Internet-accessible database system used by the State Board, regional boards, and local agencies to track and archive compliance data from authorized or unauthorized discharges of waste to land, or unauthorized releases of hazardous substances from underground storage tanks. The GeoTracker online database provides access to statewide environmental data and tracks regulatory data for the following types of sites:

- 1. Leaking Underground Storage Tanks (LUST) cleanup sites;
- 2. Cleanup Program Sites (CPS, also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites);
- 3. Military sites (including Military UST sites, Military Privatized sites, and Military Cleanup sites);
- 4. Land Disposal sites (Landfills, Surface Impoundments, Waste Piles, Land Treatment Units, Mining Units);
- 5. Permitted Underground Storage Tank (UST) facilities (Note: Permitted UST information is now being maintained by California Environmental Reporting System (CERS) (http://cers.calepa.ca.gov/); information in GeoTracker related to Permitted USTs is no longer current);
- 6. Composting Operations;
- 7. Waste Discharge Requirement (WDR) sites;
- 8. Confined Animal / Concentrated Animal Feed Lots facilities;
- 9. Irrigated Lands Regulatory Program (ILRP) sites; and
- 10. Oil and Gas Monitoring sites (Aquifer Exemption, Produced Water Ponds, Underground Injection Control, Well Stimulation Projects).

According to GeoTracker, there is one (1) hazardous materials Cleanup Site within a one-half mile radius of the Project site.

According to the Phase I Environmental Site Assessment prepared for the Project site, the site has no recognized environmental conditions. This includes the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under

roperty: (1) due to any release to the environment; (2) under-49

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conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment." The term is not intended to include de minimis conditions that generally do not present a threat to human health or the environment and that generally would not be the target of an enforcement action if brought to the attention of the appropriate governmental agencies. Coachella Valley Engineers did not consider further environmental study or investigation of the Target Property as necessary.

3.9.3 Impacts

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
	rds and Hazardous Materials the Project				
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				
e)	For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard for people residing or working in the Project area?				
f)	For a Project within the vicinity of a private airstrip, would the Project result in a safety hazard for people residing or working in the Project area?				
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				
h)					

Discussion/Analysis

a/b. Less than Significant Impact. The Project site is a vacant infill site and lies adjacent to industrial and vacant industrial land. The site has been farmed since the 1950's and has been vacant for several years. The property is cleared annually for weed abatement. There is one (1) cleanup site located within one-half mile of the Project site (State Water Resources Control Board's online database), however, this site is east of Hwy 111 and would have no impact on the Project site. The proposed Project does not involve sensitive receptors or residential development on the site.

The proposed Project does not involve the use of chemical or petroleum products aside from minor cleaning and similar materials.

The Code of Federal Regulations (CFR Title 40, Part 261) defines hazardous materials based on ignitability, reactivity, corrosivity, and/or toxic properties. The State of California defines hazardous materials as substances that are toxic, ignitable, or flammable, reactive and/or corrosive, which have the capacity of causing harm or a health hazard during normal exposure or an accidental release. As a result, the use and management of hazardous or potentially hazardous substances is regulated under existing state, federal and local laws. Hazardous wastes require special handling and disposal methods to reduce their potential to damage public health and the environment. Manufacturer's specifications also dictate the proper use, handling, and disposal methods for the specific substances.

The construction phase would involve the use of heavy equipment that has a potential of fuel and oil spills due to the usage of fuel, oil, lubricants, and other potential flammable substances. The contractor will be required to identify a staging area for storing these materials, as well as other practices to prevent any hazardous discharge or release into the environment, in their Storm Water Pollution Prevention Plan (SWPPP). The SWPPP requires a list of pollutant sources and the identification of construction areas where additional control measures are necessary to prevent pollutants from being discharged. Best management practices (BMPs) are necessary for proper material delivery and storage, material use, and spill prevention and control. The measures will outline the required physical improvements and procedures to prevent impacts of pollutants and hazardous materials to workers and the environment during construction. For example, all construction materials including paints, solvents, and petroleum products must be stored in controlled areas and according to the manufacturer's specifications. Additionally, perimeter controls (fencing with wind screen), linear sediment barriers (gravel bags, fiber rolls or silt fencing), and access restrictions (gates) would help prevent temporary impact to the public and environment. Impacts would be less than significant.

In addition, State and federal laws (e.g. the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and Title 49 of the Code of Federal Regulations implemented by Title 13 of the California Code of Regulations) also impose strict regulation for the safe transportation of hazardous materials. The Project will be subject to these state, federal, and local laws and regulations during construction and operation. Overall, limited usage and compliance with all applicable laws and regulations during Project construction and operation would reduce the potential impacts associated with the routine transport, use, storage, or disposal of hazardous materials to less than significant levels. No mitigation is required.

- c) No Impact. The nearest school is Valley view Elementary High School, located approximately 2,750 feet northwest of the project site in the City of Coachella. The proposed Project will result in the development of RV and self-storage space, which is not expected to emit any hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste to jeopardize schools. During the construction of the Project, proper safety measures will be implemented. These standard operational procedures and protocols as well as the BMPs, will minimize any potential public exposure to hazardous materials. Operation of future residential and commercial property will not include the use, transportation, or storage of hazardous materials in quantities that would pose a significant hazard to schools. The Project property is located more than one-half mile from the closest elementary school and impacts are anticipated.
- **d) No Impact.** The Project site is currently vacant. There are no hazardous materials or waste sites located on or near the site, and the site is not included on a list compiled pursuant to Government Code Section 65962.5. The proposed Project will not create a significant hazard to the public or environment. No impact is anticipated.
- e) No Impact. The Jacqueline Cochran Regional Airport is located approximately 1.20 miles south of the Project site. The proposed Project is located within Zone D of the airport's land use compatibility plan. Zone D limits non-residential development (Light Industrial and Warehouse) uses to 100 people per acre. However, airspace review is required for objects greater than 100 feet in height. Additionally, physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations, otherwise referred to as

"Hazards to flight", are prohibited. The Project will not result in safety hazards or excessive noise for people living or working in the area. No impact is anticipated.

- **f) No Impact.** The Project is not within the vicinity of a private airstrip. No impacts are expected related to this issue. No impact is anticipated.
- g) No Impact. The City of Coachella's Technical Background Report to the Safety Element Update analyzes various safety hazards within the City. These potential hazards include seismic hazards, geologic hazards, fire hazards, hazardous materials management, and severe weather hazards. The preparation, response and recovery of these hazards are outlined within Chapter 7 of the Technical Background Report. According to Chapter 7, the City of Coachella is a participant member of the Riverside County Operational Area Multi-Jurisdictional Hazard Mitigation Plan (HMP) approved by FEMA in 2005 and ongoing updates to the document.

The Coachella Fire Department Station is located approximately 1.25 miles northwest of the project site, at 1377 6th Street. The closest police station to the project site is the Riverside County Sheriff Department Thermal Station at 86625 Airport Boulevard, approximately 1.2 miles south of the project property. The Police Department typically serves as the lead organization in carrying out evacuations, supported by the Fire Department as appropriate. The Public Works Department typically assists in the identification of the best evacuation routes and in barricading the evacuated areas.

As depicted in Plate 7-2 in the Technical Background Report, major evacuation routes within the City of Coachella include 48th Avenue, 50th Avenue, 52nd Avenue, Route 86, Harrison Street, Grapefruit Boulevard, and Interstate 10 (I-10) freeway. The closest evacuation route to the project property Grapefruit Boulevard (Highway 111) and Avenue 52, lying approximately 0.21 miles east and 0.85 miles north of the proposed Project, respectively.

The proposed Project will not significantly alter the existing circulation pattern in the project area or adversely impact evacuation plans, considering that the site is currently surrounded by industrial development and existing paved improvements. The Project lies within the City's General Plan Industrial land use designation. This land use designation permits the development of industrial and storage uses. As previously discussed, the proposed storage use is on approximately 4.85 acres of disturbed land. Primary ingress and egress will be located along the existing paved roadways, Tyler Street and Tyler Lane. These roadways will also provide emergency access to the Project site. Proposed parking and circulation plans will be reviewed by the Fire and Police Departments to assure that the Project's ingress/egress driveways and roads are adequate for accommodating emergency vehicles. In order to ensure that the Project development does not interfere with emergency access during development, a construction traffic plan may be required to be submitted to the Fire Department for review prior to development. No Project-related impact is expected. The Project will not impact existing evacuation routes.

The Fire and Police Departments will review the proposed parking and circulation plan for the Project to assure that driveways and roads are adequate for emergency vehicles. In addition, construction traffic management plans will be required to assure that the proposed Project will not interfere with an adopted emergency response plan or emergency evacuation plan.

h) No Impact. Large areas of Southern California are susceptible to wildfires all year around due to the region's weather, topography, and vegetation conditions. The Coachella Valley's hot, dry summer with the dry brush vegetation creates ideal conditions to fuel most wildfires. The California Board of Forestry considers wildland as important sources of water, timber, minerals, wildlife, recreation, and forage. Wildland fire protection in California is the responsibility of either the State, local government, or federal government. Local responsibility areas include incorporated cities where fire protection is typically provided by City fire departments, fire protection districts, counties, and by CAL Fire under contract to local government.

The Project site is located in the Coachella General Plan's industrial land use designation. It is located in an urbanized area of the City with existing industrial development and industrial designated vacant land on all sides. The Riverside County General Plan and the CAL Fire Maps for Western Riverside County indicate that

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the Project and its surroundings are not located within the Very High Fire Hazard Severity Zone for both State or Federal Responsibility Areas and Local Responsibility Areas. With the foregoing, the Project would not expose people or structures to significant injury, loss, or death due to wildfires. See the Wildfire Section of this Initial Study for further discussion. No impacts are anticipated.

3.9.4 Cumulative Impacts

None.

3.9.5 Mitigation and Monitoring Measures

No mitigation measures are required.

3.10 Hydrology and Water Quality

3.10.1 Sources

The following sources were utilized to support the conclusions made in this section:

- · City of Coachella General Plan 2035;
- Final EIR for the City of Coachella 2035 General Plan Update;
- City of Coachella, 2015 Urban Water Management Plan, 2016); and
- Flood Insurance Rate Map #06065C2270H, Federal Emergency Management Agency, March 6, 2018.

3.10.2 Environmental Setting

The Clean Water Act (CWA) of 1972 was enacted to restore and maintain the chemical, physical, and biological integrity of the nation's waters by regulating the discharge of pollutants to waters of the U.S. from point sources. As part of the National Pollutant Discharge Elimination System (NPDES) program, subsequent amendments to the CWA established a framework for regulating non-point source discharges from urban land runoff and other diffuse sources that were also found to contribute to runoff pollution. Under CWA, the Environmental Protection Agency (EPA) authorized the NPDES permit program to various state, tribal, and territorial governments, enabling them to perform many of the permitting, administrative, and enforcement aspects of the program. California is a delegated NPDES state and has authority to administer the NPDES program within its limits.

The Porter-Cologne Act is the principal law governing water quality regulation for surface waters in California. It established a comprehensive program to protect water quality and the beneficial uses of water. Presently in the state of California, the State Water Resources Control Board (SWRCB) and nine California Regional Water Quality Control Boards (RWQCBs) regulate and protect water quality pursuant to NPDES. Their regulations encompass storm water discharges from construction site, municipal separate storm sewer systems (MS4s), and major industrial facilities.

The approved Colorado River Basin Water Quality Control Plan (Basin Plan) identifies the beneficial water uses, describes the water quality which must be maintained to support such uses, and describes the programs, projects, and other actions necessary to achieve the standards and protect water quality. The proposed project is located within the Whitewater River Watershed in the Colorado River Region (Region 7). As a component of Region 7, the Whitewater River Watershed MS4 established a compliance program that covers approximately 1,645 square miles, including the City of Coachella and the proposed project.

The Regional Basin Plan establishes water quality standards for surface waters within the Colorado River region, which include designated beneficial uses of those water bodies and the levels of water quality that must be met and maintained to protect those uses. Based on the project's location and setting, the nearest receiving water to the project is the Coachella Valley Stormwater Channel (CVSC), located north of the project property. CVSC is the primary regional flood control facility in the eastern Coachella Valley and City of Coachella. As an unlined, engineered extension of the Whitewater River, CVSC accepts agricultural irrigation

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return water and conveys treated wastewater, urban runoff, and stormwater runoff to the Salton Sea. The project is physically and hydrologically separated from this facility by the existing engineered levee system that is operated and maintained by CVWD.

Water bodies where the assessed water quality does not meet the standards to support the beneficial uses are regionally listed pursuant to Section 303(d) of the CWA. The most current 2014 and 2016 Integrated Report (Clean Water Act Section 303(d) List/305(b) Report) indicates that portions of the CVSC are impaired by DDT (Dichlorodiphenyltrichoroethane), Dieldrin, Indicator Bacteria, PCBs (Polychlorinated Biphenyls), and Toxaphene. These water quality impairments are not known to be associated with or caused by development.

Chapter 13.16 (Water Quality Control) of the Coachella Code of Ordinances serves as the local stormwater management standard, aligning with CWA, NDPES, and MS4 provisions.

3.10.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Hydrology and Water Quality Would the Project				
a) Violate any water quality standards or waste discharge requirements?				
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would:				
 i. result in substantial erosion or siltation on- or off site; 				
ii.substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;				
iii.create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or				
iv.impede or redirect flood flows?				\boxtimes
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				

Discussion/Analysis

An Updated Hydrology Report and a preliminary Water Quality Management Plan (WQMP) will be required for the Project site. Implementation of the proposed Project will result in the alteration of the site's use and will introduce structures which will impede percolation of storm water as it travels across the Project site. This will result in the alteration of the existing drainage patterns onsite as well as downstream from the site; the impervious surfaces proposed by the Project will reduce infiltration of rainfall and increase storm water runoff volumes. In the existing condition some offsite would sheet flow into the site.

a) Less Than Significant Impact. The size and nature of the proposed development prompts compliance with the existing regulations pertaining to water quality standards and waste discharge requirements during and after construction. As a result, the project proponent must comply with the State's most current Construction General Permit (CGP), Order No. 2009-0009-DWQ, as amended by 2010-0014-DWQ and 2012-006-DWQ. Compliance with the CGP involves the development and implementation of a project-specific Storm Water Pollution Prevention Plan (SWPPP), designed to prevent potential adverse impacts to surface water quality during the period of construction. The required plan will identify the limits of disturbance during construction, indicating specific locations where activities will require implementation of storm water Best Management Practices (BMPs). Storm water BMPs refer to a schedule of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent, eliminate, or reduce the pollution of water of the receiving waters. BMPs also include treatment requirements, operating procedures, and practices to control plant site runoff spillage or leaks. Consistent with Section XIV of the CGP, the required SWPPP will also specify the necessary recordkeeping, relevant good site housekeeping requirements, proper waste management, proper handling and storage within the allowable construction limits.

Based on the Project location and setting, the compliant SWPPP is expected to identify temporary sediment track-out prevention BMPs at each construction entrance/exit point that eventually exits to a public street. This type of BMP will provide temporary stabilization to prevent sediment track-out and fugitive dust emissions from exiting the site. Linear sediment barriers may be warranted along portions of the construction perimeter to prevent soil erosion impacts and sediment impacts. As construction progresses, any on-site catch basin inlets that become operational will require temporary protection to prevent sediment or pollutants from entering the on-site storm drain system. As a standard condition, any ground surface area disturbed by construction activities must be entirely covered by the SWPPP and must be properly re-stabilized to satisfy the City and NPDES requirements. The BMPs will be regulated by the plan review process prior to obtaining a grading permit and will be enforced as part of the agency site inspection protocols during construction.

During construction, future development will also be required to comply with South Coast Air Quality Management District's (SCAQMD) Rule 403 and 403.1 and the City's Fugitive Dust Control policies, which establish the minimum requirement for construction and demolition activities and other specified sources in order to reduce man-made fugitive dust and the corresponding PM10 emissions. Implementation of Fugitive Dust Control Plan primarily pertains to air quality, but also supports water quality protection through the requirement of soil stabilization measures to prevent sediment erosion and track-out. The concurrent implementation of the required SWPPP and Dust Control Plan plans will prevent the potential construction-related impacts to water quality at the site and its surroundings, therefore, resulting in less than significant impact.

The proposed Project will be designed with an on-site stormwater retention system that during the life of the Project will comply with the City's drainage requirements by preventing site discharge and transport of untreated runoff. The proposed storm drain system will include facilities sized to provide sufficient storage for the 100-year controlling storm event. As a standard requirement, the Project development proponent must develop and implement a Project-specific Water Quality Management Plan (WQMP) to comply with the most current standards of the Whitewater River Region Water Quality Management Plan for Urban Runoff and the Whitewater River Watershed MS4 Permit.

The Project specific WQMP and Hydrology Report will identify a strategy of site design, source controls, and treatment controls with a required operation and maintenance program to address post-construction runoff quality and quantity. To achieve this, future development will be divided into multiple drainage management

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areas with corresponding underground retention facilities. Runoff from the impervious areas of the Project (building buildings, hardscape, asphalt) will be conveyed to a corresponding retention facility sized to collect and percolate the entire stormwater volume resulting from the controlling 100-year storm event. The site plan, grading design, catch basin design, and retention facilities of the Project must be factored in the Project specific WQMP development and documentation. The Project design will be subject to City review and approval. During construction and operation, the proposed Project will be required to comply with CWA, NPDES, and local regulations to prevent impacts to water quality standards and the beneficial uses assigned to local receiving waters. No impacts are anticipated relative to the Conditional Use Permit. The imposition of conditions of approval and adherence to local, state, and federal requirements will assure that impacts associated with water quality standards are less than significant.

b) Less Than Significant Impact. The Coachella Water Authority (CWA) is the primary domestic water purveyor for the City of Coachella and the Project area, primarily relying on groundwater as the primary supply. The Project area and City of Coachella are underlain by the East (Lower) Whitewater River Subbasin, which forms part of the Coachella Valley groundwater basin. The East (Lower) Whitewater River Subbasin is managed regionally by a collaborative effort by multiple agencies. The collaboration among CWA, CVWD, and other local water districts has resulted in an established water conservation, water reuse, and groundwater recharge strategy to ensure water availability and system capacity to meet the growing needs of the City. These planning efforts include residential and commercial landscape and irrigation upgrade rebates, water audits, water conservation kits, budget-tiered rate structure, water conservation workshops, and a Memorandum of Understanding between the City and CVWD to help ensure a sufficient and reliable water supply for development projects within the City and in its Sphere of Influence.

In 2014, the California Legislature signed a three-bill legislative package into law, collectively known as the Sustainable Groundwater Management Act (SGMA). SGMA allows local agencies to manage groundwater resources in a sustainable manner, with management efforts tailored to the resources and needs of their specific communities. Groundwater management is described as the planned and coordinated monitoring, operation, and administration of a groundwater basin sustainability. As part of this effort, the Coachella Water Authority was elected to serve as a groundwater sustainability agency (GSA) to develop and implement the Groundwater Sustainability Plan. Since groundwater management has been a historic effort in the Coachella Valley, local agencies, including Coachella Water Authority, have been able to adapt their current measures as part of their sustainability plan.

Local groundwater resources are managed under the 2015 City of Coachella Urban Water Management Plan (2015 UWMP). The 2015 UWMP serves as a planning tool that documents actions in support of long-term water resources planning and ensures adequate water supplies are available to meet the existing and future urban water demands.

The 2015 UWMP indicates that the Coachella Valley groundwater basin historically has been in a state of overdraft. An overdraft condition occurs when the outflows (demands) exceed the inflows (supplies) to the groundwater basin over a period of time. To address this condition, the Coachella Water Authority and other domestic water suppliers like CVWD have implemented water conservation measures and groundwater replenishment efforts to stabilize the groundwater levels and eliminate the overdraft condition. Artificial replenishment, or recharge, is recognized by the water districts as one of the most effective methods available for preserving local groundwater supplies, reversing aquifer overdraft and meeting demand by domestic consumers. According to the CVWD web site on Ground Replenishment and Imported Water, local agencies have percolated over 650 billion gallons of water back into the aquifer to date. In the eastern Coachella Valley, Thomas E. Levy Groundwater Replenishment Facility is the primary site for groundwater recharge. This facility operates by recharging water obtained from the Coachella Canal at a capacity of 40,000-acre feet per year (AFY).

Combined with water conservation and efficiency requirements, individual development projects can contribute to groundwater sustainability by implementing the required stormwater runoff retention and infiltration facilities.

The Project's location and setting will not impede any existing or planned groundwater recharge facility, such that it would impede sustainable groundwater management in this manner. The proposed Project aligns with

the local and regional groundwater recharge strategies by implementing on-site retention, infiltration and low impact development improvements as part of the site design. Project's stormwater management design includes a system of on-site retention basins designed to collect and infiltrate storm water runoff resulting from the controlling 100-year event. Based on the preliminary engineering estimates, the proposed underground retention structures will have a combined capacity of approximately 60,524 cubic feet. As such, the entire volume of stormwater runoff generated on-site up to the 100-year event will be percolated onsite, contributing to groundwater recharge.

The Project will connect to existing water lines adjacent to Tyler Lane. No new wells or additional water infrastructure are proposed. The Project will be required to comply with the CWA's water-efficiency requirements, including the use of drought-tolerant planting materials and limited landscaping irrigation. Implementation of these and other applicable requirements will ensure that water-related impacts remain at less than significant levels.

c.i) Less Than Significant Impact. The Project property consists of fallow farmland and a relatively flat terrain absent of any on-site natural drainage features or courses attributed to any stream or river. The Project sites surroundings include man-made drainage controls, including fully improved curb and gutter improvements along its southerly and westerly portions. Runoff resulting from precipitation events would have the propensity to follow the elevation gradient toward the southeast, but no defined drainage paths, depressions, or basins are present. The nearest defined drainage feature to the Project is the engineered Coachella Valley Stormwater Channel (CVSC), located approximately 4,500 feet to the east. This channel accepts urban runoff from developed and undeveloped areas throughout the City of Coachella and other upstream jurisdictions. The CVSC facility is physically and hydrologically separated from the Project site by a system of engineered levees.

As previously mentioned, the proposed conditional use permit does not involve development entitlement or physical improvement on the vacant land that would result in the alteration of any drainage course or stream, such that would raise concerns about erosion or siltation. As a standard condition, future development of the site, whether under the existing or proposed land use policy, would require a proper and thorough review of the existing hydrologic conditions for site planning decisions that avoid drainage alterations. The proposed land use policy change would not preclude future development from undergoing environmental review and implementing the appropriate site design considerations to prevent substantial erosion or siltation impacts.

The proposed Project will be required to comply with the City's storm water retention requirements, including the approval of a project-specific final hydrology study and water quality management plan prior to the issuance of building permits. Implementation of these and other applicable requirements will assure that the Project will not create or contribute water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Approval of the WQMP, SWPPP, and the required BMPs will reduce impacts to surface waters by reducing siltation and eliminating pollutants in storm flows. With the implementation of this standard requirement, the impacts associated with surface water pollution will be less than significant.

c.ii) Less Than Significant Impact. The proposed Project does involve the physical alterations to the existing undeveloped land. Project development on this site is considered under the General Plan designation for Industrial. The portion of impervious cover (buildings, hardscape, pavement) allowable under the development standards of this designation would typically result in a potential increase in surface runoff rates and amounts. Therefore, the Project will be required to implement the appropriate storm drain and retention facilities to prevent controlling the volume and rate of stormwater runoff, as stipulated in Chapter 13.16 of the Coachella Municipal Code (Ordinance #1152). On-site stormwater retention systems of the Project will be adequately sized to protect the proposed buildings and facilities from flooding conditions up to the controlling 100-year storm event. As such, the Project's storm drains and flood control improvements are not expected to substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. Impacts are anticipated to be less than significant.

c.iii) Less Than Significant Impact. Runoff from the impervious surfaces introduced by the Project will not be directly connected to the municipal stormwater system, such that it would exceed its capacity or introduce

additional sources of runoff pollution. The City is currently in the process of developing its stormwater master plan, which will factor land use projects with and without on-site retention facilities. In complying with the applicable retention requirements, the Project is not expected to interfere with the City's stormwater master planning efforts currently underway. Impacts are anticipated to be less than significant.

- **c.iv) No Impact.** As previously discussed, the Project is absent of any mapped natural drainage courses or designated FEMA zones with flood flow concerns. The site is not situated in an area where flood flows could be impeded, redirected, or increased as a result of the implementation of the proposed Project. However, the Project's storm drain system will meet the local MS4 and City requirements by including the properly sized retention facilities. No impacts are anticipated.
- d) No Impact. Flood Insurance Rate Maps (FIRMs) serve as the basis for identifying potential flood hazards. According to FIRM panel 06065C2270H, effective March 6, 2018, the entire Subject Property is located within Zone X, which applies to areas of 0.2 % annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas of less than 1 square mile; and areas protected by levees from 1% annual chance flood. Furthermore, this flood zone is categorized as an area of minimal flood hazard. The Project is not located near any coastal areas and therefore is not prone to tsunami hazards. The Project is not located near any body of water and therefore is not prone to seiche hazards. The Project will be required to design a storm drain system designed to properly capture the site's urban runoff to prevent any risk of uncontrolled pollutant discharge. The proposed Project typically does not host the storage of pollutants, petroleum products, or other hazardous materials in conditions which would be deemed a risk of release in an inundation condition. Therefore, no impacts are anticipated.
- e) No Impact. As discussed previously, the Project proponent for future development is required to implement a project-specific Water Quality Management Plan (WQMP) to comply with the most current standards of the Whitewater River Region Water Quality Management Plan for Urban Runoff, Whitewater River Watershed MS4 Permit, and the City of Coachella's Water Quality Control regulations outlined in the Code of Ordinances (Chapter 13.16). The WQMP will incorporate grading, hydrology, and other plans to document the site design, source controls, and treatment controls with a required operation and maintenance program to comply with the hierarchy water quality objectives. Moreover, storm water retention facilities will ensure that urban runoff is recharged into the ground via infiltration. Combined with the required water conservation practices, the Project is expected to contribute to the groundwater sustainability efforts implemented for the Coachella Valley region. No impacts are anticipated.

3.10.4 Cumulative Impacts

None.

3.10.5 Mitigation and Monitoring Measures

None required.

3.11 Land Use and Planning

3.11.1 Sources

The following sources were utilized to support the conclusions made in this section:

- City of Coachella General Plan 2035;
- Final EIR for the City of Coachella 2035 General Plan Update;
- · Municipal Code, City of Coachella; and
- · Land Use Map and Zoning Map, City of Coachella.

3.11.2 Environmental Setting

The Project site is governed by the policies and land use designations of the Coachella General Plan and Zoning Ordinance. Currently, the site is designated as Industrial District in the 2035 General Plan Land Use Map and be zoned M-S (Manufacturing Service) on the City's Zoning Map. The surrounding area is comprised of existing RV and Self-Storage facility, industrial storage, and vacant industrial designated land. The City of Coachella participates in the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), as discussed above under Biological Resources. The Project would not impact Land Use and Planning, as discussed below.

3.11.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Land Use and Planning Would the Project				
a) Physically divide an established community?				
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to the General Plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				

Discussion/Analysis

- a) No Impact. The Project site is currently vacant and undeveloped. The site is within an area designated for industrial development and adjacent to industrial uses and vacant industrial designated land. The proposed Project is an extension of the existing RV and Self-Storage facility which is a "permitted use" subject to "Architectural Review." The Project area is partially developed with industrial buildings, industrial parcels including outside storage. There are no residences in the immediate area but there is a residential neighborhood northwest of the Project site. That neighborhood is a "stand alone" community, independently accessed via Tyler Street and not divided by the surrounding industrial uses and vacant land. It is not part of a planned development. The proposed Project will not physically divide an established community and no impacts are anticipated.
- b) Less Than Significant Impact The subject site is designated as Industrial District Specific Plan in the City's General Plan Land Use and M-S (Manufacturing Service) on the Zoning Map, respectively. The designations allow for the Project's proposed use as a "Conditional Use," subject to "Architectural Review" and a "Conditional Use Permit." The proposed Project is consistent with existing zoning and land use plans with regard to use, size, and scale. Therefore, the proposed Project will be consistent with adopted plans and programs and less than significant impacts to land use policy are expected.

3.11.4 Cumulative Impacts

None.

3.11.5 Mitigation and Monitoring Measures

None required.

3.12 Mineral Resources

3.12.1 Sources

The following sources were utilized to support the conclusions made in this section:

- · City of Coachella General Plan 2035; and
- Final EIR for the City of Coachella 2035 General Plan Update.

3.12.2 Environmental Setting

Riverside County emphasizes the importance of mineral resources and its protection. For this reason, the State Mining and Geology Board (SMGB) listed and prioritized the mineral deposits in Riverside County. These Mineral Resource Zones (MRZ) help identify mineral deposits that need to be protected from encroaching urbanization and land uses incompatible with mining. The SMGB categorized the mineral resources into six zones and identifies designation as having either a regional or a statewide economic significance. The purpose of these designations is to identify those areas that are of prime importance in meeting the future needs of the study region and protect these areas from a land use perspective.

The City's important mineral resources include sand and gravel (known as aggregate). Sand and gravel are an important component of asphalt, concrete, road base, stucco, and plaster, such that 80 percent to 100 percent of these materials can be comprised of aggregate. The City's aggregate mineral resources (sand and gravel) provide necessary materials for the local economy. Mining generally occurs north of the City, in its Sphere of Influence. The majority of City lands have been classified as Mineral Zone MRZ-1 "Areas where available geologic information indicates that little likelihood exists for the presence of significant mineral resources."

3.12.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Mineral Resources Would the Project				
a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?				
b) Result in the loss of availability of a locally- important mineral resource recovery site delineated on a local General Plan, specific plan or other land use plan?				

Discussion/Analysis

a/b. No Impact. The Project site is designated as Mineral Resource Zone 1 (MRZ-1) by the State Mining and Geology Board. Available geological information indicates that areas within this designated zone have little likelihood of significant mineral resources (Riverside County General Plan 2015). There are no permitted mining operations in the vicinity of the Project site, nor does this area of the City lend itself to mining activities, as described in the General Plan. The Project site is located in an urbanized area designated for mixed use development and is not zoned for mineral resource extraction. No impact is expected.

3.12.4 Cumulative Impacts

None.

3.12.5 Mitigation and Monitoring Measures

The Project was found to have no impact on Mineral Resources. Therefore, no mitigation is required.

3.13 Noise

3.13.1 Sources

The following sources were utilized to support the conclusions made in this section:

- · City of Coachella General Plan 2035; and
- Final EIR for the City of Coachella 2035 General Plan Update.

3.13.2 Environmental Setting

Noise is simply defined as "unwanted sound." Sound becomes unwanted when it interferes with normal activities, causing physical harm or adverse effects on health. Noise is measured on a logarithmic scale of pressure level known as a decibel (dB). An A-weighted decibel (dBA) is an expression of the relative loudness of sounds in air as perceived by the human ear. In the A-weighted system, the decibel values of sounds at low frequencies are reduced compared with unweighted decibels, in which no correction is made for audio frequency. Excessive noise or prolonged exposure to noise can contribute to temporary and permanent impairments, such as hearing loss, fatigue, stress, sleep deprivation, anxiety, and annoyance. Although noise has been accepted as a necessary by-product of urban development, it can become an environmental hazard. A variety of components of the urban environment generate noise; these include construction equipment and activities, motor vehicles, air traffic, mechanical equipment, household appliances, and other sources. Figure 4.10-1 in the Coachella General Plan Update (CGPU) Environmental Impact Report (EIR) outlines common indoor and outdoor noise levels.

The main sources of noise in an urban environment include road traffic, aircraft, railroads, construction, industry, noise in buildings, and consumer products. According to the United States Environmental Protection Agency (US EPA), in any city, the main sources of traffic noise are the motors and exhaust systems of autos, trucks, buses, and motorcycles. Temporary noise sources include landscape maintenance activities, home stereo systems, and barking dogs, and are governed by the provisions of the City Noise Ordinance and Municipal Code.

Noise levels are generally low in agricultural and rural areas, and higher in more urbanized areas. Noise in eastern Coachella Valley is generally related to linear sources, or "noise corridors," such as roadways and railroads, or to aircraft. Within the General Plan area, principal noise corridors are major roadways such as Highway 111 and Highway 86/86S; Southern Pacific Railroad; Harrison Street and Polk Street; and the Jacqueline Cochran Regional Airport. Other sources of vehicular noise include the local streets in the General Plan area. Transportation noise is concentrated along these roadways and can vary with the volume of traffic, the vehicular speed, the vehicular mix, and the roadway cross-section.

The City of Coachella has established goals, policies, and programs to limit and reduce the effects of noise intrusion on sensitive land uses and to set acceptable noise levels for varying types of land uses. For the General Plan 2035 EIR analysis, ambient noise levels were measured to characterize the variability of noise and to assist in determining constraints and opportunities to avoid noise conflicts. Noise level measurements were taken by RECON Environmental, Inc. at nine locations throughout the City on July 29, 2015. The results of the short-term noise measurements are summarized in Table 4.12-1. The dominant source of noise in Coachella is motor vehicles traveling along regional freeways, major highways, arterials, collector, and local streets. Traffic noise is directly related to the traffic volume, speed, and mix of vehicles. The vehicle type also has a significant effect on traffic noise; for instance, electric vehicles generate much lower noise levels than internal combustion engines. The noisiest roads in Coachella include Hwy 111, approximately 500 feet east of the proposed Project. The existing noise contours from Hwy 111 range between 60 and 70 dBA and do not reach the proposed Project site.

3.13.2 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Noise Would the Project				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				
b) Generation of excessive groundborne vibration or groundborne noise levels?				
c) For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the Project area to excessive noise levels?				

Discussion/Analysis

a) Less Than Significant Impact. The Project site is currently undeveloped. The main noise source is vehicular traffic from nearby roadways (Hwy 111). The nearest sensitive receptors are the residential neighborhood located northwest of the site, which is approximately 400 feet away from the subject property line.

PROJECT IMPACTS

Construction Impacts

Based upon similar projects, modeled unmitigated construction noise levels could reach 71.8 dBA Leq at the existing adjacent industrial property. FTA daytime construction noise levels should not exceed 80 dBA Leq for an 8-hour period at residential uses and 85 dBA Leq for an 8-hour period at commercial uses. However, these requirements do not include industrial land. Therefore, project construction would not be anticipated to exceed the FTA thresholds for either residential or commercial uses. Further, with compliance with the City's Municipal Code, it is assumed that construction would not occur during the noise-sensitive nighttime hours.

Construction noise impacts would be less than significant. Less than significant impacts will be further minimized with adherence to applicable Municipal Ordinances and implementation of the measures presented in addition to adherence to the City of Coachella Municipal Code which limits the construction hours of operation, the following measures are recommended to reduce construction noise and vibrations, emanating from the proposed Project:

- 1. During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.
- 2. The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site.
- 3. Equipment shall be shut off and not left to idle when not in use.

- 4. The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the Project site during all Project construction.
- 5. Jackhammers, pneumatic equipment, and all other portable stationary noise sources shall be shielded and noise shall be directed away from sensitive receptors.
- 6. The Project proponent shall mandate that the construction contractor prohibit the use of music or sound amplification on the Project site during construction.
- 7. The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment.

Groundborne Vibration Impacts

Construction equipment is anticipated to be located at a distance of at least 200 feet or more from any receptor. Temporary vibration levels associated with Project construction would be less than significant. Therefore, impacts associated with construction activities would be less than significant. No mitigation is required.

b) Less Than Significant Impact. Ground-borne vibration and/or ground-borne noise would be produced during construction of the proposed Project. The human threshold of perception for vibration is 0.0018 inches/second, and Caltrans set significant thresholds for human annoyance at 0.2 inches/second PPV and 0.3 inches/second PPV for structures. Construction of the proposed Project would not necessitate the use of pile drivers, which are known to generate substantial construction vibration levels. The highest degree of ground-borne vibration would be generated during the paving phase from the operation of a vibratory roller.

Based on Federal Transit Administration (FTA) data, vibration velocities from vibratory roller operations are estimated to be approximately 0.1980 inches/second PPV at 26 feet from the source of activity. Therefore, the vibration levels beyond a 26-feet distance from the construction site would be below the Caltrans threshold for human annoyance and impact on structures. The nearest sensitive receptor is a single-family dwelling located approximately 400 feet northwest of the Project site; therefore, no construction would occur within 26 feet of the dwelling. As such, no structure or people in the Project vicinity would experience levels of groundborne vibration or noise above the Caltrans thresholds. Construction-related impacts will be temporary and only occur during the less sensitive daytime hours. Long-term operation of the Project is not expected to generate groundborne vibrations or noise. Overall, impacts would be less than significant regarding generation of ground-borne vibration and noise.

c) No Impact. The Project is located approximately 1.3 miles from the Jacqueline Cochran Regional Airport and is located outside of the 70, 65, and 60 CNEL noise contours associated with this facility. No impacts are expected relative to the proposed Project.

3.13.4 Cumulative Impacts

None.

3.13.5 Mitigation and Monitoring Measures:

None required.

3.14 Population and Housing

3.14.1 Sources

The following sources were utilized to support the conclusions made in this section:

- City of Coachella General Plan (Interim Final Draft April 2019);
- Final EIR for the City of Coachella 2035 General Plan Update (March 2019); and

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• E-5, E-8 Population and Housing Estimates prepared by the California Department of Finance; SCAG: Profile of the City of Coachella [2019]).

3.14.2 Environmental Setting

According to the California Department of Finance (DOF), the City of Coachella had a total population of 40,704 people in 2010. Based on the 2020 DOF population and housing estimates, the City of Coachella's current total population is approximately 47,186, which is an approximately 16 percent increase from the City's population in 2010. The City of Coachella's population accounts for approximately 1.9 percent of the County of Riverside's total population of 2,442,304 people (2020). In 2018 the median age in the City of Coachella was 30.8, while the median age in Riverside was 35 (SCAG Local Profiles, Coachella). Additionally, the number of jobs in Coachella in 2017 was 9,785; an approximately 9.2 percent increase in jobs since 2016.

Between 2000 and 2020, according to the DOF Population and Housing Estimates. In 2000, Coachella had 5,024 total households which increased to 10,631 total households by 2020, representing a 111.6 percent increase in 20 years.

The CGPU Environmental Impact Report analyzed future growth under Chapter 4.13, Population and Housing. Figure 4.13-2 in the EIR forecasts a population of 135,000 by year 2035. As of January 2020, the City of Coachella had a population of 47,186 (California Department of Finance). As a result of Project build-out, the future development could add up to approximately 6,110 new residents to the City, for an approximate City population of 53,296. This is an increase of 13 percent and still below the projected 2035 population forecast of 135,000. Although future development would contribute to the growth within the City of Coachella, significant growth to the population, housing and employment is already anticipated in the City's General Plan and EIR.

There are three housing types in the City of Coachella. Total Dwelling Units by Type of Structure, 2000 to 2020, these housing units include single family units, consisting of both detached and attached units; multifamily units, consisting of apartments, duplexes, triplexes, fourplexes, plus; and mobile homes.

In 2020, the City of Coachella had a total of 10,631 total housing units, of which 10,126 units (approximately 95 percent of units), were occupied. Conversely, 505 units, or 5 percent, were registered as vacant in 2020 by the DOF. This vacancy rate may be due to the seasonal, recreational, or occasional use of homes that are popular in the Coachella Valley. The average household size in the City of Coachella is 4.65 persons.

3.14.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Population and Housing Would the Project				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				

Discussion/Analysis

a) Less Than Significant Impact. Construction of the proposed Project is expected to occur over an eight-month period. Due to the small scale of the Project, construction labor is expected to be derived from the local

work force within the Coachella Valley, with the potential for supplemental workers from the greater Riverside County areas. Project construction is not expected to induce population growth.

During operation, the proposed Project is expected to have up to three employees, which are likely to be existing residents in the City and Coachella Valley. As discussed above, the City is expected to have a total population of 61,000 in 2045. The proposed Project would generate limited employment opportunities in the City and the anticipated population growth will be considerably greater than that needed to supply employees to the facility. The Project will benefit from anticipated population growth and is not expected to induce it.

Furthermore, the Project site is within an area that is fully served by existing infrastructure, public services, and utilities. As a result, development of the Project would not cause potential growth inducing effects by extending utilities into an undeveloped area. The Project will pave and improve existing roadways and connect to existing utility services and will not result in the construction or expansion of new infrastructure. Overall, less than significant impacts are anticipated.

b) No Impact. The subject property is vacant, and the proposed Project would not displace any existing housing or require replacement housing elsewhere. No impact will occur.

3.14.4 Cumulative Impacts

None.

3.14.5 Mitigation and Monitoring Measures

The proposed Project was found to have a less than significant impact on Population and Housing Resources. Therefore, no mitigation is required.

3.15 Public Services

3.15.1 Sources

The following sources were utilized to support the conclusions made in this section:

- City of Coachella General Plan 2035; and
- Final EIR for the City of Coachella 2035 General Plan Update.

3.15.2 Environmental Setting

Fire Protection

The City of Coachella contracts with Riverside County Fire Department (RCFD) for a full range of fire protection services provided 24-hours a day, 7-days a week. The RCFD is staffed with a combination of County and State of California Department of Forestry & Fire Protection employees. They operate 96 fire stations that serve 1,360,000 residents over 6,970 miles of Riverside County. The City of Coachella has one Fire station, Battalion 6, Coachella Fire Station No. 79, located at 1377 6th Street and approximately 1.3 miles from the Project site. Fire Station No. 79 is staffed by 18 full-time personnel, 10 volunteer firefighters, and 10 explorer cadets. Six firefighters are on duty at times. The Station is equipped with two Type 1 fire engines which includes a staff of three people per engine per day.

It is the goal of the RCFD fire service to have the first engine company arrive on the scene within five minutes 90 percent of the time. Response times to emergency calls within the City average approximately four minutes or less 80% of the time.

Police Protection

Law enforcement services are provided to the City of Coachella through a contractual agreement with Riverside County Sheriff's Department. The Sheriff's department provides 24-hour municipal police services associated with a City police department. The Sheriff's station is located at 86-625 Airport Boulevard.

65 65 located at 86-625 Airport Boulevard.

approximately 1.4 miles southeast of the subject property. Per the City's General Plan EIR, the Coachella Police Department has 36 sworn officers and 2 non-sworn, totaling 38 positions. 24 of these positions are dedicated to the patrol division with the remaining deputies dedicated to special assignments such as the Community Action Team, a School Resources Officer, and Gang and Narcotics Enforcement. The Coachella Police Department divides the City into three beats. The Patrol Division of the department covers an area of 30 square miles.

Schools

The Project site falls within the boundary of the Coachella Valley Unified School District (CVUSD). The nearest elementary school is Valley View Elementary School located approximately .75 miles northwest of the Project site, at 85270 Valley Road. Bobby Duke Middle School located at 85358 Bagdad Avenue is the closest secondary school, approximately 1 mile from the Project site. Coachella Valley High School is approximately 2 miles southwest of the Project site.

Parks

The Coachella Valey Recreation and Park District (CVRPD) provide park and recreational services to the City. Per the City of Coachella General Plan EIR (2015), there are seven public parks located within the City of Coachella, totaling approximately 60.3 acres.

3.15.3 Impacts

Public Services Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Fire Protection?				
b) Police Protection?				
c) Schools?				
d) Parks?				
e) Other Public Services?				

Discussion/Analysis

a) Less Than Significant Impact. Based on proximity to Coachella Fire Station No. 79, located at 1377 6th Street and approximately 1.3 miles from the Project site, the proposed Project would not require new or expanded facilities. Moreover, to ensure adequate emergency fire protection services, the City of Coachella maintains a mutual aid agreement with surrounding City and County jurisdictions. There are three other existing stations that are within proximity of the City. These include Fire Station No. 39, located outside of the City limits at the Jacqueline Cochran Airport in Thermal, Fire Station No. 70 located at Avenue 54 and Madison Street in La Quinta, and Fire Station No. 86, located at Jackson Street and Dr. Carreon Boulevard in Indio. Fire Station 39 is approximately 1.5 miles away from the Project site, Fire Station 70 is approximately 4.3 miles away and Fire Station 86 is approximately 4.9 miles away. Through the Regional Fire Serve System, the City of Coachella received an immediate response from the outlying stations, including personnel and equipment for any major event or multiple events that may occur within the City. The City also participates in a

cost sharing agreement with the Cities of Indio, La Quinta, and Riverside County for the use of the 100' ladder truck located at Fire Station 86 in Indio.

The proposed Project will marginally increase the potential demand for fire services in the City. The Project proponent will be required to pay the City's development impact fees for fire facilities and apparatus and required to annex into the City's Communities Facilities District for Fire Services, which is a special tax used to pay for public services. This fee is designed to allow new development to pay its fair share of future facilities. In accordance with standard City practices, the Fire Department would review Project plans before permits are issued to ensure compliance with all applicable fire and building code standards and to ensure that adequate fire and life safety measures are incorporated into the Project in compliance with all applicable state and city fire safety regulations. Emergency access will be provided to the site via the existing public roadway network, and a continuous driveway through the site will provide access to the building structures.

Because the proposed Project would be required to comply with City standards and the proposed Project is not anticipated to generate substantial additional demand for fire protection services and would not result in the need for new or expanded facilities, the Project's potential impact on fire protection services would be less than significant. The impact would be less than significant.

- b) Less Than Significant Impact. Development of the Project site will result in a marginal increase in demand for police services. However, this demand is not expected to hinder the City's ability to provide police services or create demands that would require the construction of a new police station. The Project is located in an urban area, surrounded by existing development that is currently served by the Riverside County Sheriff's Department. The Project will be required to comply with the City's Development Impact Fees in place at the time of construction. These fees on new development allow the City to continue to finance public facilities which goes towards the funding of various public services, including police. It also assists in offsetting impacts by providing enough revenue for necessary emergency service improvements to ensure acceptable police and fire response times, equipment, and personnel are maintained. Future development will be required to annex into the City's Communities Facilities District for Police Services, which is a special tax used to pay for public services. Impacts will be less than significant.
- c) Less Than Significant Impact. The Project is located within the Coachella Valley United School District (CVUSD). The proposed Project's storage buildings will not generate permanent population and, therefore, will have no impact on schools. The proposed Project will be subject to the CVUSD developer fees in place at the time development occurs, which currently stand at \$0.51 per square foot of commercial. Payment of the developer fee would mitigate potential significant impacts to school resources to less than significant levels.
- **d/e)** No Impact The proposed Project's storage buildings and small number of employees is unlikely to induce population growth in the area, therefore, will have no impact on existing local or regional parks or other public facilities. Overall, Project build out is expected to have no impact on local regional parks or other public facilities.

3.15.4 Cumulative Impacts

None.

3.15.5 Mitigation and Monitoring Measures

The Project was found to have no impact on Public Services. Therefore, no mitigation is required.

3.16 Recreation

3.16.1 Sources

The following sources were utilized to support the conclusions made in this section:

- · City of Coachella General Plan 2035; and
- Final EIR for the City of Coachella 2035 General Plan Update.

3.16.2 Environmental Setting

Parks and open space provide for the preservation, continued growth and enhancement of Coachella's parklands, recreational areas, and surrounding open spaces. Open spaces are areas intended to remain essentially open with limited or no development. This includes spaces used for passive recreation, resource protection, and/or hazard avoidance. Parks include greenways, developed parks and other areas primarily used for recreation. Typically, these areas are characterized by a high degree of open area and a limited number of buildings. Parks frequently include sports fields, playground equipment, and picnic areas, sitting areas, concession businesses, open turf, natural areas, trails, and public golf courses. The City provides a variety of recreation facilities and currently has eight parks, one tot lot, two community centers, one boxing club and a swimming pool. The parks are funded by the Coachella parks and recreation foundation.

3.16.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Recreation Would the Project				
a) Would the Project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				
b) Would the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				

Discussion/Analysis

a/b) No Impact. The proposed Project is an RV and Self-Storage operation and does not include any residential development. The proposed development will not induce substantial population growth that will result in significant impacts to existing neighborhood and regional parks or other recreational facilities. The proposed Project will not require the construction or expansion of recreational facilities. No impacts are anticipated.

3.16.4 Cumulative Impacts

None.

3.16.5 Mitigation and Monitoring Measures

The Project was found to have no impact on Recreational Resources. Therefore, no mitigation is required.

3.17 Transportation and Traffic

3.17.1 Sources

The following sources were utilized to support the conclusions made in this section:

- Ganddini Group, Transportation Study Screening Assessment, August, 2022; and
- City of Coachella General Plan 2035; and
- Final EIR for the City of Coachella 2035 General Plan Update, Traffic Section.

3.17.2 Environmental Setting

The proposed Project is situated as a vacant internal industrial parcel, not adjacent to any arterial roadway and entirely accessible from existing adjacent connections from both the east and west. From the east, the Project site is accessed from the adjacent existing Sunridge Self-Storage facility located at 53-301 Hwy 111. That facility receives access from one (1) driveway on Hwy 111, approximately 1,400 feet north of Avenue 54. The second and primary access leading directly into the Project is from the existing Tyler Lane cul-de-sac adjacent west. Tyler Lane is reached from Tyler Street to the west, connecting to Hwy 111 to the north and Avenue 54 to the south. The proposed Project is within the City of "Industrial" land use designation, specifically zoned Manufacturing Service (M-S).

The Transportation Study Screening Assessment prepared by the Ganddini Group determined that based upon the low projected trip generation (122 daily trips) from the proposed Project, the proposed project does not warrant the preparation of a transportation impact study with LOS analysis based on the County-established exemptions as adopted by the City of Coachella.

The following analysis evaluated the potential circulation system deficiencies that may result from potential development of the site within the proposed zoning designations. Institute of Transportation Engineers (ITE) Trip Generation Manual (9th Edition, 2012) rates were used to determine trip generation of the proposed project.

Level of Service

Level of Service (LOS) is a measure of transportation system performance based upon the ratio of traffic volume relative to the capacity of the roadway or intersection. The volume-to-capacity ratio (V/C) indicates the overall performance of the roadway segment or intersection and corresponds to a rating of A through F identifying its level of capacity utilization and relative level of congestion. LOS A represents free-flow traffic with little or no delay whereas LOS F represents a breakdown of traffic flow and a high incidence of delay. According to the City of Coachella Traffic Impact Study, the City of Coachella has established LOS D as the acceptable LOS for its intersections. Therefore, any intersection operating at LOS E or F will be considered deficient for the purposes of the analysis.

Vehicle Miles Travelled (VMT)

Vehicle Miles Traveled (VMT) is a measure of the amount of travel for all vehicles in a geographic region over a given period of time, typically a one-year period. The analysis of VMT (SB743) attributable to a project in CEQA went into full effect statewide on July 1, 2020. According to the Governor's office of Planning and Research (OPR) proposed CEQA Guideline Implementing SB 743, projects that decrease vehicle miles traveled in a project area compared to existing conditions should be considered to have a less than significant transportation impact. The California Air Pollution Control Officers Association (CAPCOA) publishes a resource for Local Government to assess emission reductions from GHG Mitigation Measures. The CAPCOA report recognizes that land use planning provides the best opportunity to influence GHG emissions through a reduction in overall VMT.

Goals for reducing GHG have been the primary motivation for the shift to VMT measures. Reductions in VMT produce many other potential benefits such as reductions in other air pollutant emissions, water pollution, wildlife mortality, and traffic congestion, as well as improvements in safety and health and savings in public and private costs.

The City's Climate Action Plan (CAP) includes the following Reduction Target/Goal: Establish a per service population 2020 emissions reduction target of 15% below 2010 levels and a 2035 emissions reduction target of 49% below 2010 levels. The CAP states that the combustion of gasoline and diesel fuels by the transportation sector contributed the largest proportion of emissions in Coachella. Transportation gasoline use resulted in 41% of the community total of GHG emissions in 2010. The CAP further states that lowering transportation emissions requires making vehicles and their fuels cleaner, reducing the length of driving trips, managing the demand for travel, and providing alternatives such as walking, biking, and transit for travel.

According to the National Center for Sustainable Transportation, a number of cities, regions, and states across the United States have begun to deemphasize vehicle delay metrics such as LOS. In their place, policymakers are considering alternative transportation impact metrics that more closely approximate the true environmental impacts of driving. VMT is one metric that is increasingly being utilized.

Goals for reducing GHG have been the primary motivation for the shift to VMT measures. Reductions in VMT produce many other potential benefits such as reductions in other air pollutant emissions, water pollution, wildlife mortality, and traffic congestion, as well as improvements in safety and health and savings in public and private costs.

TUMF

The Transportation Uniform Mitigation Fee (TUMF) Ordinance became effective July 1, 1989. The TUMF program is a component of the twenty-year Measure A, sales tax program managed by the Coachella Valley Association of Governments (CVAG) and approved by voters in November 1988. In 2002, a thirty-year extension was approved by Riverside County voters and resulted in an expiration date of 2039.

Under the TUMF, developers of residential, industrial, and commercial property pay a development fee to fund transportation projects that will be required as a result of the growth the projects create. TUMF will be required as a Condition of Approval for any future development project.

The City of Coachella implements a Development Impact Fee (DIF.) The proposed Project is located within the City of Coachella and any proposed future development will therefore be subject to the DIF. Eligible facilities for funding the City DIF program are identified on the County of Riverside's Public Needs List.

3.17.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Transportation and Traffic Would the Project				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?				
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?				
c) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				
d) Result in inadequate emergency access?				

Discussion/Analysis

a) Less Than Significant. To analyze the Project's potential impacts, an analysis was conducted to examine the expansion of the existing RV and Self-Storage facility by the Ganddini Group. The analysis was based upon a variety of sources, including the General Plan EIR Traffic Section and the Institute of Transportation Engineers' Trip Generation Manual.

Existing Traffic Conditions in the Project Vicinity

The Project site is currently vacant and generates no traffic. The surrounding main roads include Hwy 111 (operating at acceptable LOS), Tyler Street, and Tyler Lane, local streets which have not been studied. The proposed Project is projected to generate 102 daily trips. This would have no impact on any roadway intersections that would be operating at unacceptable levels of service. Therefore, the proposed Project would result in a less than significant impact on roadways.

Existing Traffic Conditions

The Project site is currently vacant and generates no traffic.

Land Use	ITE LU Code	Quantity	AM Peak Hour Total	PM Peak Hour Total	Daily
Mini-Warehouse (Storage Units)	151	59,624 ₁ TSF	5	9	86
Mini-Warehouse (RV Parking)	151	0.870 HSU	1	1	16
Total Trips Generated		4.85 Acres	6	10	102

Table 9 Project Trip Generation

Future Traffic Impacts

The Project will result in the construction of 62,979 square foot self-storage units and 71 RV storage spaces for an RV and Self-Storage use. To determine the trip generation by the proposed Project, the ITE land use category 151 was utilized for self-storage and RV units. Based on the analysis results, the site is expected to generate approximately 102 new trips per day with six (6) AM peak hour trips and ten (10) PM peak hour trips (Table 9). The proposed use is consistent with the General Plan designation for the property and would have been considered in the traffic analysis for the General Plan. According to the General Plan EIR, intersections in the vicinity of the Project will operate at acceptable levels (LOS D or better) at General Plan build out. Overall, impacts would be less than significant.

Alternative Transportation

There are currently no bike lanes, transit routes, or other multi-modal facilities within the Project area. SunLine Transit Agency provides bus transit services to the Coachella Valley, including the City Coachella. There are established bus routes to the west and south of the Project area on Van Buren Street and Airport Boulevard. While employees will have limited access to alternative transportation, the impacts are expected to be less than significant.

The proposed project is forecast to generate a total of approximately 102 daily trips, including 6 trips during the AM peak hour and 10 trips during the PM peak hour. According to the Traffic Study Screening Assessment, the proposed project does not warrant the preparation of a transportation impact study with LOS analysis based on the County-established exemptions as adopted by the City of Coachella. The proposed project satisfies the County-established screening criteria for small projects as adopted for use by the City of Coachella impacts to VMT will result in a less than significant VMT impact.

b) No Impact. CEQA Guidelines section 15064.3 sets forth guidelines for implementing Senate Bill 743 (SB 743). SB 743 requires amendments to the CEQA Guidelines (pre-2020) to provide an alternative to LOS for evaluating transportation impacts. Particularly within areas served by transit, those alternative criteria must "promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses." (Public Resources Code Section 21099(b)(1).) Measurements of transportation impacts may include "vehicle miles traveled, vehicle miles traveled per capita, automobile trip generation rates,

¹ Traffic Study Screening Assessment prepared by Ganddini Group in August, 2022 analyzed a smaller square footage, however, Conclusions remain the same.

or automobile trips generated." CEQA Guidelines were amended to require all lead agencies to adopt vehicle miles traveled (VMT) as a replacement for automobile delay-based level of service (LOS) for identifying transportation impacts. This statewide mandate went into effect July 1, 2020.

Regulations or thresholds pertaining to VMT and the reduction of GHG emissions have not been adopted by the Coachella. Therefore, the following Project VMT analysis is based on the adopted County of Riverside's Transportation Analysis Guidelines for Level of Service & Vehicle Miles Traveled (December 2020), which the City utilizes for this analysis.

The Riverside County's VMT Guidelines describe specific screening criteria based on the location/project type that can be used to identify when a proposed land use project is anticipated to result in a less than significant impact without conducting a more detailed project level VMT analysis. A land use project need only meet one of the screening thresholds to result in a less than significant impact:

- Small Projects, which includes General Light Industrial buildings with area less than or equal to 179,000 SF
- Projects Near High Quality Transit
- Low VMT Area

The Project proposes self-storage building uses with a total building area of 62,979 square feet. The proposed storage uses are consistent with the City's General Plan Industrial designation and Manufactured Service zoning designation. Therefore, the Project meets the threshold of Small Projects in the County VMT guidelines and can be determined to have less than significant impact on circulation. The Project will not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b).

c/d) No Impact. As described above, primary access to the proposed Project will be provided from Tyler Lane via Tyler Street. Secondary access will be provided via the adjacent existing RV and Self-Storage facility via Hwy 111. Regional access to the site will be provided via Hwy 111, I-10 freeway, major arterials, secondary arterials, and a variety of local roads. Prior to construction, both the Fire Department and Police Department will review the site plan to ensure safety measures are addressed, including emergency access and geometric design. As is the case for any roadway design, the City of Coachella should periodically review traffic operations in the vicinity of the project once the Project is constructed to assure that the traffic operations are satisfactory.

Adequate emergency access is generally assured with two proposed points of access; however, the final project site plan, including internal roadway widths and access, should be reviewed by the City of Coachella emergency services provider(s) to ensure adequate emergency access is provided. Therefore, the proposed Project will not result in inadequate emergency access or increase hazards due to a geometric design feature.

3.17.4 Cumulative Impacts

None.

3.17.5 Mitigation and Monitoring Measures

The Project was found to have no impact on Transportation/Traffic. Therefore, no mitigation is required.

3.18 Tribal Cultural Resources

3.18.1 Sources

- City of Coachella General Plan 2035; and
- Final EIR for the City of Coachella 2035 General Plan Update.

3.18.2 Environmental Setting

As discussed in the Cultural Section of this Initial Study, the Coachella Valley is a historical center of Native American settlement, where U.S. surveyors noted large numbers of Indian villages and rancherías, occupied by the Cahuilla people, in the mid-19th century. The Takic-speaking Cahuilla are generally divided by anthropologists into three groups, according to their geographic setting: the Pass Cahuilla of the San Gorgonio Pass-Palm Springs area, the Mountain Cahuilla of the San Jacinto and Santa Rosa Mountains and the Cahuilla Valley, and the Desert Cahuilla of the eastern Coachella Valley.

The Cahuilla were primarily hunters and gatherers who exploited nearly all the resources available in a highly developed seasonal mobility system. They were adapted to the arid conditions of the desert floor, the lacustral cycles of Holocene Lake Cahuilla, and the environments of the nearby mountains. When the lake was full, or nearly full, the Cahuilla would take advantage of the resources presented by the body of fresh water. Once the lake had desiccated, they utilized the available terrestrial resources. They also migrated to the higher elevations of the nearby mountains to take advantage of the resources and cooler temperatures available in that environment.

The City of Coachella contains a significant amount of archaeological resources due to its rich cultural history and historical settlements within its boundaries. It was once the site of Native Americans tribal land, and some tribal land still exists there. The Native American population is still present in Coachella. Per Figure 4.4-2 in the Coachella General Plan Update (CGPU) Final Environmental Impact Report (EIR), most of the City is designated as "medium sensitivity to historical resources sensitivity". This is due to the City's historical, cultural, and archaeological resources. The proposed Project site occupies approximately 4.85 acres of vacant land previously used for agricultural operations. The site has been graded and disturbed since before 1953, according to historical aerial imagery.

3.18.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Tribal Cultural Resources	IIIIpaot	moorporatou	Impact	impaot
Would the Project				
a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i.Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or				
ii.A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the				

significance of the resource to a California Native American tribe.

Discussion/Analysis

a.i) Less Than Significant Impact with Mitigation Incorporated. As analyzed in Section 3.5, *Cultural Resources*, the Project site is included in areas of Medium Sensitivity for Prehistoric/Ethnohistoric Cultural Resources within the General Plan 2035 EIR. The City of Coachella has an extensive past and present Native American population. The Coachella General Plan 2035 requires the preservation of historic and prehistoric archaeological resources and requires development to implement strategies to protect or reduce impacts on these resources. According to a cultural resources study conducted by Laguna Mountain Environmental, Inc. April 2022, the surrounding area, including the Project site does not contain any resources identified as historically significant by the Riverside County Historical Commission, National Register of Historic Places, California Register of Historical Resources, or the City.

Additionally, as part of the Plan for Tribal Consultation, a further Request for a File Sacred Lands File & Native American Contacts List will file with the California Native American Heritage Commission for the Project site.

The Project site does not contain any tribal cultural resource listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), as confirmed by the City of Coachella as the lead agency. As previously mentioned, the Project site has been disturbed by grading. However, the lack of surface evidence of archaeological resources does not preclude their subsurface existence. Excavation at the site could extend to 4 feet deep, which could result in uncovering buried resources. During grading, any discovered cultural resources would be qualified as a resource defined under Public Resources Code section 5020.1(k).

Therefore, following implementation of the recommended mitigation measure outlined in the Cultural Resources Section of this Initial Study, if buried archaeological deposits are discovered, Mitigation Measure CUL-MM 1 will require all work to be halted or diverted within 50 feet of the discovery until a qualified archaeologist can evaluate the nature and significance of the find(s). With implementation of Mitigation Measure CUL-MM 1, the Project would have a less than significant impact on listed or eligible historic resources.

a.ii. Less Than Significant Impact with Mitigation Incorporated. Public Resource Code 21074 identifies "Tribal Cultural Resources" as "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe" and that are either included or determined to be eligible for inclusion on the national, state, or local register of historic resources, or that are determined by the lead agency, in its discretion, to be significant when taking into consideration the significance of the resource to a California Native American Tribe.

To ensure that all significant Tribal Resources are identified and fully considered, AB 52 Tribal Consultation will be implemented by the City prior to the Project going before the Planning Commission. This includes contacting the California Native American Heritage Commission to identify Local Government Tribal Consultation List Request CEQA Tribal Consultation List (AB 52) and obtaining the City of Coachella list of Tribes on file and preparing the 14-day notification letters including Project description, Project location, and must stating that the tribe has 30 days to request consultation. (PRC, § 21080.3.1(d)). The Lead agency must then begin the consultation process within 30 days of consultation request. (PRC, § 21080.3.1(b)). After conclusion of the Consultation process, the City will make the determination of significance of impacts to tribal cultural resources. The results of the consultation process (if not already included) will also be incorporated into the Tribal Cultural Resources Mitigation Measures.

Based on a review of other Tribal Consultations undertaken recently for similar Projects in the area, as well as other standard Tribal Cultural Resources Mitigation Measures, these measures, including use of Tribal Monitoring can be determined. With the presence of a Cultural Resources Monitor during ground disturbing activities, the compliance with standard environmental/tribal mitigation conditions, and additional coordination with the tribes prior to and during Project construction, the Project will result in less than significant impacts to

tribal cultural resources. These mitigation measures are indicated as TCR-1 through TCR-7 and discussed below.

3.18.4 Cumulative Impacts

None.

3.18.5 Mitigation and Monitoring Measures

The following mitigation from Section 3.5, *Cultural Resources*, is required to ensure impacts are less than significant.

CUL-MM 1 Grading Monitoring Program

Additional Mitigation Measures

TCR-MM 1: Tribal Consultation. Prior to the proposed Project going before the Planning Commission, the City will consult with all interested tribes and incorporate all measures deemed necessary to protect TCRs during development of the proposed Project as conditions of approval.

TCR-MM 2: The applicant/developer shall adhere to all mitigation measures and monitoring program requirements mandated by the City of Coachella.

TCR-MM 3: "The Cultural Resource Monitor(s) for this Project shall be approved by Tribal Offices of the Agua Caliente Band of Cahuilla Indians for any ground disturbing activities (including archaeological testing and surveys). Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a Qualified Archaeologist (Secretary of the Interior's Standards and Guidelines) to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer, requesting Tribal Historic Preservation Office (if requested), and other consulting tribal preservation offices requesting same."

TCR-MM 4: If requested, the applicant/developer shall provide tribe(s) which have initiated formal consultation under AB 52 the following:

- Cultural resources inventory of the Project area (by a qualified archaeologist) prior to any development activities in the area.
- Copy of the records search with associated survey reports and site records from the information center.
- Copies of any cultural resource documentation (report and site records) generated in connection with this Project.

TCR-MM 5: Prior to grading and permit issuance, if there are any changes to Project site design and/or proposed grades, the Applicant shall contact the consulting tribes to provide an electronic copy of the revised plans for reviewed. Additional consultation shall occur between the City of Coachella, Applicant, and consulting tribes to discuss the proposed changes and to review any new impacts and/or potential avoidance/preservation of the cultural resources on the Project. The applicant will make all attempts to avoid and/or preserve in place as many as possible of the cultural resources located on the Project site if the site design and/or proposed grades should be revised in consultation with the City of Coachella. In specific circumstances where existing and/or unable to be preserved in place despite all feasible alternatives, the developer shall make every effort to relocate the resources to a nearby open space or designated location on the property that is not subject to any future development, erosion, or flooding.

TCR-MM 6: The City and the consulting tribe(s) shall develop an archaeological monitoring plan to address details, timing, and responsibilities of all archaeological activities that will occur at the Project site, when it is determined by either the City or the consulting tribe(s) to be necessary. Details of the plan may include:

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a) Project grading and development scheduling;

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- b) The development of a rotating or simultaneous schedule in coordination with the applicant and the Project Archeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation, and ground disturbing activities on the site including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all project archaeologists;
- c) The protocols and stipulations that the Developer, City of Coachella, the consulting tribes, and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation; and
- d) Archaeological Monitoring Plan shall take into account the potential impacts to undiscovered buried archaeological and cultural resources and procedures to protect in place and/or mitigate such impacts.

TCR-MM 7: Treatment and Disposition of Cultural Resources: In the event that Native American cultural resources, items of cultural patrimony, or Tribal Cultural Resources are inadvertently discovered during the course of grading for this Project.

- a) Temporary Curation and Storage: During the course of construction, all discovered resources shall be curated onsite, and a Conex be onsite with the keys to be secured by the tribal cultural resources monitor and archaeologist. If not, feasible artifacts shall be curated at the Tribal Historic preservation Office.
- b) Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Coachella with evidence of same:
 - i. Accommodate the process for onsite reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed; A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation.
 - ii. A curation agreement with an appropriately qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation:
 - iii. For purposes of conflict resolution, if more than one Native American tribe or band is involved with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the Western Science Center or Agua Caliente Cultural Museum.

3.19.5 Level of Significance after Mitigation

With implementation of Mitigation Measures CUL-MM 1 and TCR-MM 1-7, the proposed Project would have a less than significant impact on Tribal Cultural Resources.

3.19 Utilities and Service Systems

3.19.1 **Sources**

The following sources were utilized to support the conclusions made in this section:

- · City of Coachella General Plan 2035); and
- Final EIR for the City of Coachella 2035 General Plan Update.

3.19.2 Environmental Setting

Domestic Water

The Project site is located within the Coachella Water Authority (CWA) service area for domestic water. CWA's primary sources of water supply include groundwater produced by local potable water supply wells. Water supplies for the City of Coachella are primarily from the lower aquifer in the Lower Whitewater River Subbasin. Because the Whitewater River Basin is an un-adjudicated basin, CWA does not hold specific water rights, but rather pumps supplies from the aquifer as needed to meet demands within its service area. The Coachella Water Authority (CWA) provides over 8,000 municipal water service connections and over 2,128 million gallons (MG) of water to customers in their service area.

CWA's existing water system consists of different pressure zones, groundwater wells, storage reservoirs, booster pumping stations, and distribution facilities. Groundwater is pumped from six wells within the City's distribution system. The total capacity of active wells is approximately 11,400 gallons per minute (gpm). CWA has three storage reservoirs within the City with a total reservoir capacity of approximately 10.5 MG. CWA's distribution system network consists of approximately 120 miles of pipeline, which ranges from 4-inches to 36-inches in diameter.

<u>Wastewater</u>

Wastewater services are provided to the City by Coachella Sanitary District. The City of Coachella's sewer system consists of approximately 90 mils of sanitary sewers that collect local flows generated from the City's residential, commercia, and industrial areas and discharge to the City's Avenue 54 wastewater treatment plant (WWTP) with a capacity of 4.5 million gallons per day (MGD).

Floodplain Management

In the City of Coachella, local drainage facilities generally convey runoff from local streets and lots to the regional facilities. The local storm drain system consists of gutters, engineered storm drains, and channels. There are limited existing storm drainage facilities in the City. Regional drainage is managed by the Coachella Valley Water District, which maintains the Coachella Valley Stormwater Channel and the White Water Evacuation Channel.

Solid Waste

Residential and commercial areas in the City of Coachella are served by Burrtec Waste and Recycling Services. Residential garbage and recyclables are collected on a weekly basis. For commercial areas, more than one service per week is available. Trash is taken to the Coachella/Coachella Valley Waste Transfer Station in Coachella. That transfer station currently has a permitted maximum tonnage of 1,100 tons per day (tpd) of solid waste and a maximum capacity of 12,685 cubic yards per day. The facility can receive agricultural, construction and demolition, green material, industrial, inert, metal, mixed municipal, and tire wastes. Once waste enters the Coachella/Coachella Valley Waste Transfer Station, it enters the Riverside County waste stream, is sorted, and sent to one of the Riverside County landfills (Badlands, Blythe, Desert Center, El Sobrante, Lamb Canyon, Mecca Landfill II, and Oasis), which have a remaining combined capacity of 181,783,284 cubic yards.

Electricity

The Project will provide local connections to the existing IID infrastructure in the Project area. The Project will not require the addition or expansion of electric power facilities.

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Natural Gas

The Project will provide local connections to the existing SoCalGas infrastructure in the Project area. The Project will not require the addition or expansion of natural gas facilities.

Telecommunications

The Project will provide local connections to the existing Frontier Communications infrastructure in the Project area. The Project will not require the addition or expansion of telecommunication facilities.

3.19.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Utilities- Services Would the Project				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?				
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				
e) Result in determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				
g) Comply with federal, state, and local statutes and regulations related to solid waste?				
h) Other:				

Discussion/Analysis

a/b) Less Than Significant Impact. The Project site is located within Coachella Sanitary District's (CSD) service area. The proposed RV and Self-Storage use has minimal requirements for water and thus wastewater discharge. Additionally, the Project site is immediately adjacent to existing facilities. The proposed Project will be required to comply with all requirements of the City of Coachella relating to sewer system connection. The applicant will be required to pay sewer connection fees at the rate set by the District which serves to offset. The proposed Project will be required to comply with all rules, regulations, and other requirements of Coachella Water Authority (CWA) and CSD in order to provide water and sewer services to the site. Treatment of the additional residential effluent from the Project is anticipated to be routine and would not exceed the wastewater treatment requirements of the RWQCB. Anticipated Impacts will be less than significant.

- b) Less Than Significant Impact. The proposed Project involves the use of existing facilities for the purpose of an event facility and therefore there would be no new requirements to connect to existing City water and wastewater infrastructure to provide the necessary construction and domestic water/sewer needs for the Project. Anticipated Impacts will be less than significant.
- c) No Impact. Storm water drainage infrastructure within the City consists of a network of natural and improved streams, storm drains, storm channels, and catch basins intended to manage stormwater that flows into Whitewater Storm Water Channel. Existing drainage onsite runs in a northwest-to-southeastern fashion. Future onsite drainage improvements must include the installation of a series of catch basin/inlets and storm drain piping that will collect and convey the site runoff to a proposed underground retention storage facility. No impacts are anticipated.
- d) No Impact. Coachella Water Authority (CWA) will provide domestic water services to the proposed Project. Implementation of this Project will result in the consumption of additional amounts of water through domestic usage at the office. The Coachella Valley, as a region, has experienced groundwater overdraft in recent years. Typically, the water agencies require new projects to apply water conservation practices to the maximum extent practical including water efficient plumbing fixtures which comply with Title 20, California Administrative Code, Section 1604(f), the installation of drought tolerant plants in landscaped areas and the use of reclaimed water for irrigation when available. No impacts are anticipated.
- **e) No Impact**. The Coachella Sanitary Division WWTP has a capacity of 4.9 MGD after the completion of its Phase 2 expansion in 2012. The WWTP currently treats approximately 2.9 mgd of wastewater, resulting in an available capacity of approximately 2 mgd. The Coachella WWTP implements all requirements of the Regional Water Quality Control Board (RWQCB), State Water Resource Control Board and City of Coachella 2015 Sewer System Master Plan pertaining to water quality and wastewater discharge. No impacts are anticipated.
- f) Less than Significant Impact. As discussed above, Burrtec Waste and Recycling Services (Burrtec) provide solid waste services to the City of Coachella. Solid waste generated by the City is either recycled, reused, or transformed at a waste-to-energy facility, or disposed of at one of county's landfills. County landfills have a combined remaining capacity of 181,783,284 cubic yards, with a maximum permitted capacity of 266,159,998 cubic yard. The Project will generate 55.35 tons of solid waste per year as shown below. Impacts are anticipated to be less than significant.

Proposed Land Use	CIWMB Disposal Rates	Proposed	Solid Waste Disposal (pounds per day)	Solid Waste Disposal (tons per year)
Commercial	0.0024 tons/sf/year	53,900 sq ft	607	129.36
Total	•		(with 50% diversion)	64.68

Table 10 – Estimated Solid Waste Disposal at Project Buildout

- **g) No Impact**. The project will be required to comply with all applicable federal, state, and local statutes and regulations related to solid waste. The Project will not impact any statutes or regulations that relate to solid waste compliance because the solid waste generated by the Project will be collected and recycled as required the City's Source Reduction and Recycling Element. No impacts are anticipated.
- **h) No Impact**. There are no other public utilities associated with or potentially impacted by the Project. All public utilities are immediately adjacent to the proposed Project site and no new facilities will be required. No impacts will apply.

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3.19.4 Cumulative Impacts

None.

3.17.5 Mitigation and Monitoring Measures

The Project was found to have no impact on Utilities/Services. Therefore, no mitigation is required.

3.20 Wildfire

3.20.1 Sources

The following sources were utilized to support the conclusions made in this section:

- · City of Coachella General 2040; and
- Final EIR for the City of Coachella 2035 General Plan Update.

3.20.2 Environmental Setting

Wildfires can occur in undeveloped areas and spread to urban areas where the landscape and structures are not designed and maintained to be ignition resistant. A wildland-urban interface is an area where urban development is located in proximity to open space or "wildland" areas. The potential for wildland fires represents a hazard where development is adjacent to open space or within close proximity to wildland fuels or designated fire severity zones. The California Department of Forestry and Fire Protection (Cal Fire) has mapped areas of significant fire hazards in the state through its Fire and Resources Assessment Program (FRAP). The City of Coachella is not affected by wildfires and risk is generally considered "moderate" throughout the City.

3.20.3 Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Wildfire If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				

Discussion/Analysis

a) No Impact. The primary emergency evacuation routes in the City include Interstate 10, State Route 86, Highway 111, Harrison Street, and Jackson Street. The Project site is located behind Hwy 111, which provides access in an emergency. Development on the subject property would not substantially impair the City's

adopted emergency evacuation and response plans as the Project is not proposing to amend these routes to impede emergency evacuation. No impact is anticipated.

- **b/c)** No Impact. The Project area is not located within a wildfire hazard severity zone nor a wildland-urban interface (WUI). The Project is located in an urban environment, and miles from an area of wildland fire potential. Urban roadways exist surrounding the Project, and no new wildfire risk infrastructure will be required. No impact is anticipated.
- **d) No Impact**. The Project site is located on the valley floor where there is no potential for flooding, landslide, or post-fire slope instability. Therefore, the proposed Project would not expose people or structures to significant risks such as downslope or downstream flooding or landslides, post-fire slope instability, or drainage changes. No impact is anticipated.

3.20.4 Cumulative Impacts

None.

3.20.5 Mitigation and Monitoring Measures

The Project was found to have no impact on Wildfire. Therefore, no mitigation is required.

3.21 Mandatory Findings of Significance

3.21.1 Sources

All sources previously listed were used to support the conclusions made in this section.

3.21.2 Environmental Setting

The environmental setting for the Project site is summarized within Sections 3.1 through 3.20 of the Initial Study for each environmental issue.

3.21.3 Impacts

Mandatory Findings of Significance						
	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact		
a) Does the Project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?						
b) Does the Project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a Project are considerable when viewed in connection with the effects of past Projects, the effects of other current Projects, and the effects of probable future Projects)?						
c) Does the Project have environmental effects which						

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will cause substantial adverse effects on human beings, either directly or indirectly?	

Discussion/Analysis

a) Less Than Significant Impact with Mitigation Incorporated. As concluded in the Biological, Cultural Resources, Geotechnical and Tribal Cultural Resource sections of this Initial Study, the Project would result in no impacts or less than significant impacts with mitigation to these resources. The Project is compatible with the City of Coachella Zoning and its surroundings. The Project will not significantly degrade the overall quality of the region's environment, or substantially reduce the habitat if a wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California History or pre-history. Based upon the information and mitigation measures provided within this Initial Study and the independent studies for previously prepared Biological and Cultural Resources in the area that were analyzed, approval and implementation of the Project is not expected to substantially alter or degrade the quality of the environment, including biological, cultural or historical resources.

Overall, there will be no significant environmental impacts which cannot be mitigated. Project related impacts, including cumulative impacts, are considered less than significant. Following the mitigation measures outlined in the Biological, Cultural Resources, Geotechnical, and Tribal Cultural Resource sections less than significant impacts are expected.

- b) Less Than Significant Impact. A significant impact could occur if the proposed Project, in conjunction with related projects, would result in impacts that would be less than significant when viewed separately, but would be significant when viewed together. Here, however, the impacts of the proposed Project are individually limited and not cumulatively considerable. The proposed Project is consistent with the development envisioned for this area of the City in the City's General Plan. All environmental impacts that could occur as a result of the proposed Project would be less than significant with the implementation of mitigation measures included herein, and when viewed in conjunction with other closely related past, present, or reasonably foreseeable future projects, would not be significant.
- c) Less Than Significant. The proposed Project will not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly, with the implementation of the City's Municipal Code, other standard requirements and requirements of law, and the mitigation measures included in this document.

3.21.4 Mitigation and Monitoring Measures

See Biological, Cultural Resources, Geotechnical and Tribal Cultural Resource sections.

Chapter 4 References

Aesthetics

- · City of Coachella General Plan 2035;
- Final EIR for the City of Coachella 2035 General Plan;

Agriculture and Forestry Resources

- · City of Coachella General Plan 2035;
- Final EIR for the City of Coachella 2035 General Plan;

Air Quality

- California Emissions Estimator Model (CalEEMod) Version 2022.4.0 (Appendix B);
- City of Coachella General Plan 2035;
- Final EIR for the City of Coachella 2035 General Plan;

Biological Resources

- City of Coachella General Plan 2035;
- Final EIR for the City of Coachella 2035 General Plan;
- "Biological Resources Survey Report," Vincent N. Scheidt Biological Consultant 2022;

Cultural Resources

- · City of Coachella General Plan 2035;
- Final EIR for the City of Coachella 2035 General Plan:
- Cultural Resources Survey, Laguna Mountain Environmental, Inc. April, 2022.

Energy

- City of Coachella General Plan 2035;
- Final EIR for the City of Coachella 2035 General Plan;

Geology and Soils

- City of Coachella General Plan 2035;
- Final EIR for the City of Coachella 2035 General Plan;
- Geotechnical Investigation AAA Storage Facility, Sladden Engineering, March, 2022

Greenhouse Gas Emissions

- California Emissions Estimator Model (CalEEMod) Version 2022.4.0 (Appendix B);
- City of Coachella General Plan 2035;
- Final EIR for the City of Coachella 2035 General Plan;

Hazards and Hazardous Materials

- California Emissions Estimator Model (CalEEMod) Version 2022.4.0 (Appendix B);
- City of Coachella General Plan 2035;
- Final EIR for the City of Coachella 2035 General PI
- Phase I Environmental Site Assessment AAA Storage", Coachella, CA 92201 Coachella Valley Engineers, November, 2021.

Hydrology and Water Quality

- · City of Coachella General Plan 2035;
- Final EIR for the City of Coachella 2035 General Plan;

Land Use and Planning

- City of Coachella General Plan 2035;
- Final EIR for the City of Coachella 2035 General Plan;

Mineral Resources

- City of Coachella General Plan 2035;
- Final EIR for the City of Coachella 2035 General Plan;

Noise

- City of Coachella General Plan 2035:
- Final EIR for the City of Coachella 2035 General Plan;

Population and Housing

- · City of Coachella General Plan 2035;
- Final EIR for the City of Coachella 2035 General Plan;
- Municipal Code, City of Coachella;
- E-5 Population and Housing Estimates prepared by the California Department of Finance;
- E-8 Historical Population and Housing Estimates prepared by the California Department of Finance; SCAG: Profile of the City of Coachella [2019])

Public Services

- City of Coachella General Plan 2035;
- Final EIR for the City of Coachella 2035 General Plan;

Recreation

- City of Coachella General Plan 2035;
- Final EIR for the City of Coachella 2035 General Plan;

Transportation and Traffic

- Ganddini Group, Traffic Study Screening Assessment, 2022;
- · City of Coachella General Plan 2035;
- Final EIR for the City of Coachella 2035 General Plan;

Tribal Cultural Resources

- Brian F. Smith and Associates, Inc., PHASE I CULTURAL RESOURCES ASSESSMENT FOR THE
- City of Coachella General Plan 2035;
- Final EIR for the City of Coachella 2035 General Plan;

Utilities and Services

- City of Coachella General Plan 2035;
- Final EIR for the City of Coachella 2035 General Plan;

Wildfire

- City of Coachella General Plan 2035;
- Final EIR for the City of Coachella 2035 General Plan;

Appendices

Appendix A Mitigation & Monitoring Program
Appendix B California Emissions Estimator Model (CalEEMod) Version 2022.4.0

MITIGATION MONITORING AND REPORTING PROGRAM AAA RV & SELF-STORAGE AR Item 5.

The following mitigation measures must be implemented for this project in order to mitigate environmental impacts to a less than significant level. The responsible party must sign and date this form where provided when each measure is completed. A fully executed form fulfills the City's monitoring requirements under Public Resources Code Section 21081.6.

Mitigation Measures	Responsible Party	Timing of Compliance	Impact After Mitigation
3.4 Biological Resources			
In order to avoid impacts to potential wildlife nursery sites, standard seasonal restrictions on clearing and grading should be implemented. Therefore, site brushing, grading, and/or the removal of vegetation within 300 feet of any potential migratory songbird nesting location, including nesting locations for ground-nesting birds, should not be permitted during the spring/summer migratory songbird breeding season, defined as from 15 February to 31 August of each year. This is required in order to ensure compliance with the Sections 3503, 3503.5, 3511, and 3513 of the California Fish and Game Code and the federal Migratory Bird Treaty Act. Limiting activities to the non-breeding season will minimize chances for the incidental take of migratory songbirds or raptors. Should it be necessary to conduct brushing, grading, or other site activities during the songbird breeding season, a preconstruction nesting survey of all areas affected by the proposed activity should be required. The results of the survey should be provided in a report to the Director of the City of Coachella Planning Department, for concurrence with the report's conclusions and recommendations.	Project applicant, Project Biologist, Planning Department, Building Department.	Prior to the issuance of a grading permit	Less than significant.
BIO-MM 2 CVMSHCP Local Development Mitigation Fee			
The project applicant shall pay CVMSHCP Local Development Mitigation fees as established and implemented by the City of Coachella Development Services Department. The CPI for the Riverside-San Bernardino-Ontario metropolitan area rose by 2.1% for calendar year 2020. The LDMF based on the size of the Project is thus \$31,075. This is based on a categorization of Commercial/Industrial and a fee of \$6,215 per acre as of 1 July 2021.			
Mitigation Monitoring:			
BIO-MM A Prior to the issuance of any permit to allow ground disturbance on the site, the project applicant to: 1. Conduct ground clearing activities outside of the songbird breeding season; or 2. Conduct a preconstruction nesting survey of the site.			

BIO-MM B Prior to the issuance of any permit to allow				Iter	m 5.
ground disturbance on the site, the project applicant shall pay CVMSHCP Local Development Mitigation fees as established and implemented by the City of Coachella Development Services Department.					
3.5 Cultural Resources					-
CUL-MM 1 Grading Monitoring Program	Project Planning	Prior to the issuance of a	Less than significant.		-
For monitoring of the Sunridge Self-Storage Project (formerly AAA Storage of Coachella, LLC) during ground-disturbing activities, if buried archaeological deposits are discovered, Mitigation Measure CUL-MM 1 will require all work to be halted or diverted within 50 feet of the discovery until a qualified archaeologist can evaluate the nature and significance of the find(s).	Department Public Works Department	grading permit 2) During ground disturbing activities			
Grading Monitoring Program					
A Grading Monitoring Program to mitigate potential impacts to undiscovered buried archaeological resources within the Self-Storage and RV Storage Project shall be implemented to the satisfaction of the lead agency. This program shall include, but not be limited to, the following actions:					
1) Prior to issuance of a grading permit, the applicant shall provide written verification that a certified archaeologist has been retained to implement the monitoring program. This verification shall be presented in a letter from the project archaeologist to the lead agency.					
2) The certified archaeologist/historian shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program.					
3) During the original cutting of previously undisturbed deposits, the archaeological monitor(s) shall be on-site full time to perform periodic inspections of the excavations. The frequency of inspections will depend on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.					
4) Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed.					
5) In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground-disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the lead agency at the time of discovery. The archaeologist, in consultation with the lead agency, shall determine the significance of the discovered resources. The lead agency must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Possearch Design and Data					
cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared					270

by the consulting archaeologist and approved by the lead		 		Item 5.
agency before being carried out using professional archaeological methods. If any human bones are discovered, the County coroner and lead agency shall be contacted. In the event that the remains are determined to be of Native American origin, the most likely descendant, as identified by the NAHC, shall be contacted in order to determine proper treatment and deposition of the remains.			L	
6) Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered via a "non-invasive" analysis on artifacts discovered. The Tribal resources Monitor is to concur with the archaeological monitor's determination of the amount of material to be recovered for an adequate artifact sample for analysis.				
7) All cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility, to be accompanied by payment of the fees necessary for permanent curation.				
8) A report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the lead agency prior to the issuance of any building permits. The report will include DPR Primary and Archaeological Site Forms.				
CUL-2 MM: If Human Remains Found If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.	Project Applicant, Planning Department, City Engineer	Prior to the issuance of a grading permit	Less than significant	
Mitigation Monitoring: CUL MM-A: Prior to the issuance of a grading permit for the site, the applicant shall provide a fully executed monitoring agreement to the City	Project Applicant, Project Archaeologist	Within 30 days of the completion of ground disturbing activities on the project site	Less than significant	
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disturbing activities on the project site, a report of	Discortos			Itei	m 5.
findings shall be filed with the City. The report will summarize the methods and results of the monitoring program, including an itemized inventory and a detailed analysis of recovered artifacts, upon completion of the field and laboratory work. The report should include an interpretation of the cultural activities represented by the artifacts and a discussion of the significance of all archaeological finds.	Planning Department,				
CUL MM-C : Monitoring: Monitoring shall be required if human remains are found pursuant to California Public Resources Code Section 5097.98.					
3.18 Tribal Cultural Resources					
Prior to the proposed Project going before the Planning Commission, the City will implement the Plan for AB 52 Tribal Consultation was prepared for the Project and will consult with all interested tribes and incorporate all measures deemed necessary to protect TCRs during development of the proposed Project as conditions of approval.	Planning Department Consulting Tribes	Prior to Planning Commission Hearing	Less than significant		
TCR-MM 2: The applicant/developer shall adhere to all mitigation measures and monitoring program requirements mandated by the City of Coachella.					-
TCR-MM 3: The Cultural Resource Monitor(s) for this Project shall be approved by Tribal Offices of the Agua Caliente Band of Cahuilla Indians for any ground disturbing activities (including archaeological testing and surveys). Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a Qualified Archaeologist (Secretary of the Interior's Standards and Guidelines) to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer, requesting Tribal Historic Preservation Office (if requested), and other consulting tribal preservation offices requesting same."	Planning Department Tribal Monitor	Prior to Planning Commission Hearing	Less than significant		
TCR-MM 4: If requested, the City shall provide tribe(s) which have initiated formal consultation under AB 52 the following: - Cultural resources inventory of the project area (by a qualified archaeologist) prior to any development activities in the area. - Copy of the records search with associated survey reports and site records from the information center. - Copies of any cultural resource documentation (report and site records) generation in connection with this project.	Planning Department Consulting Tribes	Prior to Planning Commission Hearing	Less than significant		
TCR-MM 5: Prior to grading and permit issuance, if there are any changes to project site design and/or proposed grades, the Applicant shall contact the consulting tribes to provide and electronic copy of the revised plans for	Planning Department	Prior to issuance of grading	Less than significant		272

	wed. Additional consultation shall occur between the	Consulting	permits,		Iter	n 5.
discu impa cultur all att possi site i revisi circur prese deve resou on t	of Coachella, Applicant, and consulting tribes to use the proposed changes and to review any new cts and/or potential avoidance/preservation of the ral resources on the project. The applicant will make tempts to avoid and/or preserve in place as many as ible of the cultural resources located on the project of the site design and/or proposed grades should be ed in consult with the City of Coachella. In specific metances where existing and/or unable to be erved in place despite all feasible alternatives, the loper shall make every effort to relocate the urces to a nearby open space or designated location the property that is not subject to any future lopment, erosion or flooding.	Tribes	during grading and other ground disturbing activities			
deve detai activi deter	lop an archaeological monitoring plan to address ls, timing and responsibilities of all archaeological ities that will occur at the project site, when it is mined by either the city or the consulting tribe(s) to ecessary. Details of the plan may include: Project grading and development scheduling; The development of a rotating or simultaneous schedule in coordination with the applicant and the Project Archeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation and ground disturbing activities on the site: including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all project archaeologists; The protocols and stipulations that the Developer, City of Coachella, the consulting tribes and project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation; Archaeological Monitoring Plan shall take into account the potential impacts to undiscovered buried archaeological and cultural resources and procedures to protect in place and/or mitigate	Planning Department Consulting Tribes	Prior to issuance of grading permits, during grading and other ground disturbing activities	Less than significant		
Resorresoures cours	-MM 7: Treatment and Disposition of Cultural purces: In the event that Native American cultural purces, items of cultural patrimony, or Tribal Cultural purces are inadvertently discovered during the se of grading for this project. Temporary Curation and Storage: During the course of construction, all discovered resources shall be curated onsite, and a Conex be onsite with the keys to be secured by the tribal cultural resources monitor and archaeologist. If not feasible artifacts shall be curated at the Tribal Historic preservation Office. Treatment and Final Disposition: The landowner(s)	Planning Department Consulting Tribes	Prior to issuance of grading permits, during grading and other ground disturbing activities	Less than significant		
	shall relinquish ownership of all cultural					273

resources, including sacred items, burial goods,				Iter
and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Coachella with evidence of same:				rier
 i. Accommodate the process for onsite reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed; 				
ii. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation:				
iii. For purposes of conflict resolution, if more than one Native American tribe or band is involved with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the Western Science Center or Agua Caliente Cultural Museum.				
See CUL-MM 1 Grading Monitoring Program (Above)	Planning Department	1) Prior to the issuance of a grading permit 2) During ground disturbing activities	Less than significant	

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8. User Changes to Default Data

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Sunridge RV & Storage
Lead Agency	City of Coachella
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.00
Precipitation (days)	8.80
Location	33.6601824045305, -116.16065575460337
County	Riverside-Salton Sea
City	Coachella
Air District	South Coast AQMD
Air Basin	Salton Sea
TAZ	5667
EDFZ	19
Electric Utility	Imperial Irrigation District
Gas Utility	Southern California Gas

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)		Special Landscape Area (sq ft)	Population	Description
Unrefrigerated Warehouse-No Rail	53.0	1000sqft	1.22	53,000	_	_	_	_
Parking Lot	39.0	1000sqft	0.90	0.00	_	_	_	

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Construction	C-2*	Limit Heavy-Duty Diesel Vehicle Idling
Construction	C-3	Use Local Construction Contractors
Construction	C-4*	Use Local and Sustainable Building Materials
Construction	C-12	Sweep Paved Roads
Energy	E-7*	Require Higher Efficacy Public Street and Area Lighting
Energy	E-15	Require All-Electric Development
Water	W-7	Adopt a Water Conservation Strategy
Waste	S-1/S-2	Implement Waste Reduction Plan
Area Sources	AS-2	Use Low-VOC Paints

^{*} Qualitative or supporting measure. Emission reductions not included in the mitigated emissions results.

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

		<u> </u>		, , , , , , , , , , , , , , , , , , ,														
Un/Mit.	TOG	ROG	NOx	со	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Unmit.	2.18	50.4	17.6	18.3	0.03	0.83	7.21	8.05	0.77	3.46	4.22	_	2,833	2,833	0.11	0.07	2.15	2,857
Mit.	2.18	50.4	17.6	18.3	0.03	0.83	7.21	8.05	0.77	3.46	4.22	_	2,833	2,833	0.11	0.07	2.15	2,857
% Reduced	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Daily, Winter (Max)	_	_		_	_	_	_	_	_	_	_	_	_	_	_	_		_
Unmit.	1.79	1.50	12.2	13.6	0.03	0.51	0.37	0.87	0.47	0.09	0.56	_	2,780	2,780	0.11	0.07	0.06	284

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Mit.	1.79	1.50	12.2	13.6	0.03	0.51	0.37	0.87	0.47	0.09	0.56	_	2,780	2,780	0.11	0.07	0.06	2,803
% Reduced	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Average Daily (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Unmit.	0.97	1.63	6.81	7.62	0.01	0.29	0.30	0.59	0.27	0.10	0.37	_	1,467	1,467	0.06	0.03	0.44	1,479
Mit.	0.97	1.63	6.81	7.62	0.01	0.29	0.30	0.59	0.27	0.10	0.37	_	1,467	1,467	0.06	0.03	0.44	1,479
% Reduced	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Annual (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Unmit.	0.18	0.30	1.24	1.39	< 0.005	0.05	0.06	0.11	0.05	0.02	0.07	_	243	243	0.01	0.01	0.07	245
Mit.	0.18	0.30	1.24	1.39	< 0.005	0.05	0.06	0.11	0.05	0.02	0.07	_	243	243	0.01	0.01	0.07	245
% Reduced	_	_	_	_	_		_	_	_	_	_	_	_	_	_	_	_	_

2.2. Construction Emissions by Year, Unmitigated

Year	TOG	ROG	NOx	со	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	СО2Т	CH4	N2O	R	CO2e
Daily - Summer (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
2023	2.18	1.84	17.6	18.3	0.03	0.83	7.21	8.05	0.77	3.46	4.22	_	2,833	2,833	0.11	0.07	2.15	2,857
2024	0.98	50.4	6.53	9.81	0.01	0.31	0.20	0.51	0.29	0.05	0.33	_	1,472	1,472	0.06	0.02	0.85	1,479
Daily - Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
2023	1.79	1.50	12.2	13.6	0.03	0.51	0.37	0.87	0.47	0.09	0.56	_	2,780	2,780	0.11	0.07	0.06	2,803
2024	1.70	1.42	11.7	13.4	0.03	0.46	0.37	0.83	0.42	0.09	0.51	_	2,768	2,768	0.11	0.07	0.05	2.791

Sunridge RV & Storage Detailed Report, <u>1/17/20</u>23

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Average Daily	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
2023	0.97	0.82	6.81	7.62	0.01	0.29	0.30	0.59	0.27	0.10	0.37	_	1,467	1,467	0.06	0.03	0.44	1,479
2024	0.30	1.63	2.03	2.44	< 0.005	0.08	0.06	0.15	0.08	0.02	0.09	_	482	482	0.02	0.01	0.15	486
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
2023	0.18	0.15	1.24	1.39	< 0.005	0.05	0.06	0.11	0.05	0.02	0.07	_	243	243	0.01	0.01	0.07	245
2024	0.05	0.30	0.37	0.45	< 0.005	0.01	0.01	0.03	0.01	< 0.005	0.02	_	79.7	79.7	< 0.005	< 0.005	0.02	80.4

2.3. Construction Emissions by Year, Mitigated

Year	TOG	ROG	NOx	СО	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	_	_	_	-	_	_	_	_	_	_	_	_	_	_	_	_	-	_
2023	2.18	1.84	17.6	18.3	0.03	0.83	7.21	8.05	0.77	3.46	4.22	_	2,833	2,833	0.11	0.07	2.15	2,857
2024	0.98	50.4	6.53	9.81	0.01	0.31	0.20	0.51	0.29	0.05	0.33	_	1,472	1,472	0.06	0.02	0.85	1,479
Daily - Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	
2023	1.79	1.50	12.2	13.6	0.03	0.51	0.37	0.87	0.47	0.09	0.56	_	2,780	2,780	0.11	0.07	0.06	2,803
2024	1.70	1.42	11.7	13.4	0.03	0.46	0.37	0.83	0.42	0.09	0.51	_	2,768	2,768	0.11	0.07	0.05	2,791
Average Daily	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
2023	0.97	0.82	6.81	7.62	0.01	0.29	0.30	0.59	0.27	0.10	0.37	_	1,467	1,467	0.06	0.03	0.44	1,479
2024	0.30	1.63	2.03	2.44	< 0.005	0.08	0.06	0.15	0.08	0.02	0.09	_	482	482	0.02	0.01	0.15	486
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
2023	0.18	0.15	1.24	1.39	< 0.005	0.05	0.06	0.11	0.05	0.02	0.07	_	243	243	0.01	0.01	0.07	245
2024	0.05	0.30	0.37	0.45	< 0.005	0.01	0.01	0.03	0.01	< 0.005	0.02	_	79.7	79.7	< 0.005	< 0.005	0.02	80.4

2.4. Operations Emissions Compared Against Thresholds

Un/Mit.	TOG	ROG	NOx	СО	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	СО2Т	CH4	N2O	R	CO2e
Daily, Summer Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Jnmit.	0.90	2.08	0.74	7.11	0.01	0.03	0.31	0.35	0.03	0.06	0.09	50.3	2,233	2,284	5.22	0.11	1,416	3,864
∕lit.	0.90	2.06	0.74	7.11	0.01	0.03	0.31	0.35	0.03	0.06	0.09	13.3	2,164	2,178	1.45	0.06	1,416	3,647
% Reduced	_	1%	_	_	_	_	_	_	_	_	_	74%	3%	5%	72%	50%	_	6%
Daily, Winter Max)	_		_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Jnmit.	0.40	1.62	0.77	3.27	0.01	0.03	0.31	0.34	0.03	0.06	0.08	50.3	2,106	2,156	5.22	0.11	1,413	3,733
∕lit.	0.40	1.60	0.77	3.27	0.01	0.03	0.31	0.34	0.03	0.06	0.08	13.3	2,037	2,050	1.45	0.06	1,413	3,516
% Reduced	_	1%	_	_	_	_	_	_	_	_	_	74%	3%	5%	72%	49%	_	6%
Average Daily Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	-	_	_	_
Jnmit.	0.62	1.83	0.75	4.87	0.01	0.03	0.31	0.34	0.03	0.06	0.08	50.3	2,157	2,207	5.22	0.11	1,414	3,785
∕lit.	0.62	1.81	0.75	4.87	0.01	0.03	0.31	0.34	0.03	0.06	0.08	13.3	2,088	2,101	1.45	0.06	1,414	3,569
% Reduced	_	1%	_	_	_	_	_	_	_	_	_	74%	3%	5%	72%	49%	_	6%
Annual (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Jnmit.	0.11	0.33	0.14	0.89	< 0.005	0.01	0.06	0.06	0.01	0.01	0.02	8.33	357	365	0.86	0.02	234	627
∕lit.	0.11	0.33	0.14	0.89	< 0.005	0.01	0.06	0.06	0.01	0.01	0.02	2.19	346	348	0.24	0.01	234	591
% Reduced	_	1%	_	_	_	_	_	_	_	_	_	74%	3%	5%	72%	49%	_	6%

2.5. Operations Emissions by Sector, Unmitigated

Sector	TOG	ROG	NOx	СО	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Mobile	0.46	0.42	0.45	4.58	0.01	0.01	0.31	0.32	0.01	0.06	0.06	_	1,041	1,041	0.04	0.05	3.76	1,059
Area	0.41	1.65	0.02	2.30	< 0.005	< 0.005	_	< 0.005	< 0.005	_	< 0.005	_	9.48	9.48	< 0.005	< 0.005	_	9.51
Energy	0.03	0.01	0.27	0.23	< 0.005	0.02	_	0.02	0.02	_	0.02	_	1,110	1,110	0.09	0.01	_	1,115
Water	_	_	_	-	_	_	_	_	_	_	_	23.5	72.6	96.1	2.41	0.06	_	174
Waste	_	_	_	_	_	_	_	_	_	_	_	26.8	0.00	26.8	2.68	0.00	_	93.9
Refrig.	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	1,412	1,412
Total	0.90	2.08	0.74	7.11	0.01	0.03	0.31	0.35	0.03	0.06	0.09	50.3	2,233	2,284	5.22	0.11	1,416	3,864
Daily, Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Mobile	0.37	0.33	0.49	3.04	0.01	0.01	0.31	0.32	0.01	0.06	0.06	_	923	923	0.04	0.05	0.10	938
Area	_	1.27	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Energy	0.03	0.01	0.27	0.23	< 0.005	0.02	_	0.02	0.02	_	0.02	_	1,110	1,110	0.09	0.01	_	1,115
Water	_	_	_	_	_	_	_	_	_	_	_	23.5	72.6	96.1	2.41	0.06	_	174
Waste	_	_	_	_	_	_	_	_	_	_	_	26.8	0.00	26.8	2.68	0.00	_	93.9
Refrig.	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	1,412	1,412
Total	0.40	1.62	0.77	3.27	0.01	0.03	0.31	0.34	0.03	0.06	0.08	50.3	2,106	2,156	5.22	0.11	1,413	3,733
Average Daily	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Mobile	0.39	0.35	0.47	3.51	0.01	0.01	0.31	0.32	0.01	0.06	0.06	_	969	969	0.04	0.05	1.62	986
Area	0.20	1.46	0.01	1.14	< 0.005	< 0.005	_	< 0.005	< 0.005	_	< 0.005	_	4.67	4.67	< 0.005	< 0.005	_	4.69
Energy	0.03	0.01	0.27	0.23	< 0.005	0.02	_	0.02	0.02	_	0.02	_	1,110	1,110	0.09	0.01	_	1 115
Water	_	_	_	_	_	_	_	_	_	_	_	23.5	72.6	96.1	2.41	0.06	_	288

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Waste	_	_	_	_	_	_	_	_	_	_	_	26.8	0.00	26.8	2.68	0.00	_	93.9
Refrig.	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	1,412	1,412
Total	0.62	1.83	0.75	4.87	0.01	0.03	0.31	0.34	0.03	0.06	0.08	50.3	2,157	2,207	5.22	0.11	1,414	3,785
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Mobile	0.07	0.06	0.09	0.64	< 0.005	< 0.005	0.06	0.06	< 0.005	0.01	0.01	_	161	161	0.01	0.01	0.27	163
Area	0.04	0.27	< 0.005	0.21	< 0.005	< 0.005	_	< 0.005	< 0.005	_	< 0.005	_	0.77	0.77	< 0.005	< 0.005	_	0.78
Energy	0.01	< 0.005	0.05	0.04	< 0.005	< 0.005	_	< 0.005	< 0.005	_	< 0.005	_	184	184	0.01	< 0.005	_	185
Water	_	_	_	_	_	_	_	_	_	_	_	3.89	12.0	15.9	0.40	0.01	_	28.8
Waste	_	_	_	_	_	_	_	_	_	_	_	4.45	0.00	4.45	0.44	0.00	_	15.6
Refrig.	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	234	234
Total	0.11	0.33	0.14	0.89	< 0.005	0.01	0.06	0.06	0.01	0.01	0.02	8.33	357	365	0.86	0.02	234	627

2.6. Operations Emissions by Sector, Mitigated

Sector	TOG	ROG	NOx	со	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	_	_	-	_	_	_	_	_	_	_	_	_	_	_	_	_	_	-
Mobile	0.46	0.42	0.45	4.58	0.01	0.01	0.31	0.32	0.01	0.06	0.06	_	1,041	1,041	0.04	0.05	3.76	1,059
Area	0.41	1.63	0.02	2.30	< 0.005	< 0.005	_	< 0.005	< 0.005	_	< 0.005	_	9.48	9.48	< 0.005	< 0.005	_	9.51
Energy	0.03	0.01	0.27	0.23	< 0.005	0.02	_	0.02	0.02	_	0.02	_	1,110	1,110	0.09	0.01	_	1,115
Water	_	_	_	_	_	_	_	_	_	_	_	1.17	3.63	4.81	0.12	< 0.005	_	8.68
Waste	_	_	_	_	_	_	_	_	_	_	_	12.1	0.00	12.1	1.21	0.00	_	42.3
Refrig.	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	1,412	1,412
Total	0.90	2.06	0.74	7.11	0.01	0.03	0.31	0.35	0.03	0.06	0.09	13.3	2,164	2,178	1.45	0.06	1,416	3,647
Daily, Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Mobile	0.37	0.33	0.49	3.04	0.01	0.01	0.31	0.32	0.01	0.06	0.06	_	923	923	0.04	0.05	0.10	289

Item 5.

																	_	
Area	_	1.26	_	_	_	_	_	-	_	_	-	_	_	_	_	_	_	_
Energy	0.03	0.01	0.27	0.23	< 0.005	0.02	_	0.02	0.02	_	0.02	_	1,110	1,110	0.09	0.01	_	1,115
Water	_	_	_	_	_	_	_	_	_	_	_	1.17	3.63	4.81	0.12	< 0.005	_	8.68
Waste	_	_	_	_	_	_	_	_	_	_	_	12.1	0.00	12.1	1.21	0.00	_	42.3
Refrig.	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	1,412	1,412
Total	0.40	1.60	0.77	3.27	0.01	0.03	0.31	0.34	0.03	0.06	0.08	13.3	2,037	2,050	1.45	0.06	1,413	3,516
Average Daily	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Mobile	0.39	0.35	0.47	3.51	0.01	0.01	0.31	0.32	0.01	0.06	0.06	_	969	969	0.04	0.05	1.62	986
Area	0.20	1.44	0.01	1.14	< 0.005	< 0.005	_	< 0.005	< 0.005	_	< 0.005	_	4.67	4.67	< 0.005	< 0.005	_	4.69
Energy	0.03	0.01	0.27	0.23	< 0.005	0.02	_	0.02	0.02	_	0.02	_	1,110	1,110	0.09	0.01	_	1,115
Water	_	_	_	_	_	_	_	_	_	_	_	1.17	3.63	4.81	0.12	< 0.005	_	8.68
Waste	_	_	_	_	_	_	_	_	_	_	_	12.1	0.00	12.1	1.21	0.00	_	42.3
Refrig.	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	1,412	1,412
Total	0.62	1.81	0.75	4.87	0.01	0.03	0.31	0.34	0.03	0.06	0.08	13.3	2,088	2,101	1.45	0.06	1,414	3,569
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Mobile	0.07	0.06	0.09	0.64	< 0.005	< 0.005	0.06	0.06	< 0.005	0.01	0.01	_	161	161	0.01	0.01	0.27	163
Area	0.04	0.26	< 0.005	0.21	< 0.005	< 0.005	_	< 0.005	< 0.005	_	< 0.005	_	0.77	0.77	< 0.005	< 0.005	_	0.78
Energy	0.01	< 0.005	0.05	0.04	< 0.005	< 0.005	_	< 0.005	< 0.005	_	< 0.005	_	184	184	0.01	< 0.005	_	185
Water	_	_	_	_	_	_	_	_	_	_	_	0.19	0.60	0.80	0.02	< 0.005	_	1.44
Waste	_	_	_	_	_	_	_	_	_	_	_	2.00	0.00	2.00	0.20	0.00	_	7.00
Refrig.	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	234	234
Total	0.11	0.33	0.14	0.89	< 0.005	0.01	0.06	0.06	0.01	0.01	0.02	2.19	346	348	0.24	0.01	234	591

3. Construction Emissions Details

3.1. Demolition (2023) - Unmitigated

Item 5.

Location	TOG	ROG	NOx	со	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Daily, Summer (Max)	_	-	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Off-Road Equipmen		1.74	17.0	16.9	0.02	0.76	_	0.76	0.70	_	0.70	_	2,494	2,494	0.10	0.02	_	2,502
Demolitio n	_	_	_	_	_	_	0.00	0.00	_	0.00	0.00	_	_	_	_	_	_	_
Onsite ruck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Average Daily	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Off-Road Equipmen		0.10	0.93	0.93	< 0.005	0.04	_	0.04	0.04	_	0.04	_	137	137	0.01	< 0.005	_	137
Demolitio n	_	_	_	_	_	_	0.00	0.00	_	0.00	0.00	_	_	_	-	_	_	-
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Off-Road Equipmen		0.02	0.17	0.17	< 0.005	0.01	_	0.01	0.01	_	0.01	_	22.6	22.6	< 0.005	< 0.005	_	22.7
Demolitio n	_	_	_	_	-	_	0.00	0.00	_	0.00	0.00	_	_	-	-	_	_	-
Onsite ruck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Daily, Summer (Max)	_	_	_	_	_	_	_	_	_	-	_	_	_	_	_	_	_	291

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Worker	0.08	0.07	0.08	1.42	0.00	0.00	0.16	0.16	0.00	0.04	0.04	_	195	195	0.01	0.01	0.78	198
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Average Daily	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Worker	< 0.005	< 0.005	< 0.005	0.06	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	_	9.71	9.71	< 0.005	< 0.005	0.02	9.84
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	_	1.61	1.61	< 0.005	< 0.005	< 0.005	1.63
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00

3.2. Demolition (2023) - Mitigated

Location	TOG	ROG	NOx	со	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Daily, Summer (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Off-Road Equipmen		1.74	17.0	16.9	0.02	0.76	_	0.76	0.70	_	0.70	_	2,494	2,494	0.10	0.02	_	2,502
Demolitio n	_	_	_	_	_	_	0.00	0.00	_	0.00	0.00	_	_	_	_	_	_	_
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00

																	L	
Daily, Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Average Daily	_	_	_	-	_	_	_	_	_	_	_	_	_	_	_	_	-	_
Off-Road Equipmen		0.10	0.93	0.93	< 0.005	0.04	_	0.04	0.04	_	0.04	_	137	137	0.01	< 0.005	_	137
Demolitio n	_	_	_	-	_	_	0.00	0.00	_	0.00	0.00	_	_	_	_	_	_	_
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Off-Road Equipmen		0.02	0.17	0.17	< 0.005	0.01	_	0.01	0.01	_	0.01	-	22.6	22.6	< 0.005	< 0.005	_	22.7
Demolitio n	_	_	_	_	_	_	0.00	0.00	_	0.00	0.00	-	_	_	_	-	_	_
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Daily, Summer (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	-
Worker	0.08	0.07	0.08	1.42	0.00	0.00	0.16	0.16	0.00	0.04	0.04	_	195	195	0.01	0.01	0.78	198
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	-
Average Daily	_	-	_	-	_	-	-	-	_	_	-	-	_	-	_	-	-	-
Worker	< 0.005	< 0.005	< 0.005	0.06	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	_	9.71	9.71	< 0.005	< 0.005	0.02	9.84
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	293

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Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	_	1.61	1.61	< 0.005	< 0.005	< 0.005	1.63
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00

3.3. Site Preparation (2023) - Unmitigated

Jilicha	Onata	110 (1.07 0.0	, .c. aa	· j, · o · · , j ·	ioi aiiii	aai, aiia	J J.	, aa,		,	۸۱۱۱۱۵۵۱							
Location	TOG	ROG	NOx	со	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Daily, Summer (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Off-Road Equipmen		1.37	13.7	11.6	0.03	0.60	_	0.60	0.55	_	0.55	_	2,716	2,716	0.11	0.02	_	2,725
Dust From Material Movemen	<u> </u>		_	_	_	_	1.59	1.59	_	0.17	0.17	_	_	_	_		_	_
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Average Daily	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Off-Road Equipmen		0.01	0.11	0.10	< 0.005	< 0.005	_	< 0.005	< 0.005	_	< 0.005	_	22.3	22.3	< 0.005	< 0.005	_	22.4
Dust From Material Movemen	_	_	_	_	_	_	0.01	0.01	_	< 0.005	< 0.005	_	_	_	_	_	_	_
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	294

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Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Off-Road Equipmer		< 0.005	0.02	0.02	< 0.005	< 0.005	_	< 0.005	< 0.005	_	< 0.005	_	3.70	3.70	< 0.005	< 0.005	_	3.71
Dust From Material Movemen	<u>—</u>	_	_	_	_	_	< 0.005	< 0.005	_	< 0.005	< 0.005	_	-	_	_	_	_	_
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Daily, Summer (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Worker	0.05	0.04	0.05	0.85	0.00	0.00	0.10	0.10	0.00	0.02	0.02	_	117	117	< 0.005	< 0.005	0.47	119
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Average Daily	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	-	0.87	0.87	< 0.005	< 0.005	< 0.005	0.89
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	_	0.14	0.14	< 0.005	< 0.005	< 0.005	0.15
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00

3.4. Site Preparation (2023) - Mitigated

																	L	
Location	TOG	ROG	NOx	со	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Daily, Summer (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Off-Road Equipmen		1.37	13.7	11.6	0.03	0.60	_	0.60	0.55	_	0.55	_	2,716	2,716	0.11	0.02	_	2,725
Dust From Material Movemen	<u> </u>	_	_	_	_	_	1.59	1.59	_	0.17	0.17	_	_	_	_	_	_	_
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Average Daily	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	-	_
Off-Road Equipmen		0.01	0.11	0.10	< 0.005	< 0.005	_	< 0.005	< 0.005	_	< 0.005	_	22.3	22.3	< 0.005	< 0.005	_	22.4
Dust From Material Movemen		_	_	_	_	_	0.01	0.01	_	< 0.005	< 0.005	_	_	_	_	_	_	_
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Off-Road Equipmen		< 0.005	0.02	0.02	< 0.005	< 0.005	_	< 0.005	< 0.005	_	< 0.005	_	3.70	3.70	< 0.005	< 0.005	_	3.71
Dust From Material Movemen	 :	_	_	_	_	_	< 0.005	< 0.005	_	< 0.005	< 0.005	_	_	_	_	_	_	-
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	296

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Offsite	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Daily, Summer (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Worker	0.05	0.04	0.05	0.85	0.00	0.00	0.10	0.10	0.00	0.02	0.02	_	117	117	< 0.005	< 0.005	0.47	119
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Average Daily	_	_	_	_	_	_	_	_	-	_	_	_	_	_	_	_	_	-
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	_	0.87	0.87	< 0.005	< 0.005	< 0.005	0.89
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	_	0.14	0.14	< 0.005	< 0.005	< 0.005	0.15
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00

3.5. Grading (2023) - Unmitigated

Location	TOG	ROG	NOx	со	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	_	_	_	_	_	_	<u> </u>	<u> </u>	_	_	_	<u> </u>		_	_	_	<u> </u>	_
Daily, Summer (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Off-Road Equipmen		1.78	17.5	16.3	0.02	0.83	_	0.83	0.77	_	0.77	_	2,453	2,453	0.10	0.02	_	2,462

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Dust From Material Movemen	_	_	-	-	_	_	7.08	7.08	_	3.42	3.42	_	_	_	_	_	_	_
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Average Daily	_	_		_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Off-Road Equipmen		0.03	0.29	0.27	< 0.005	0.01	_	0.01	0.01	_	0.01	-	40.3	40.3	< 0.005	< 0.005	_	40.5
Dust From Material Movemen	_	_	_	_	_	_	0.12	0.12	_	0.06	0.06	_	_	_	_	_	_	_
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Off-Road Equipmen		0.01	0.05	0.05	< 0.005	< 0.005	_	< 0.005	< 0.005	_	< 0.005	-	6.68	6.68	< 0.005	< 0.005	_	6.70
Dust From Material Movemen	_	_	-	-	_	-	0.02	0.02	_	0.01	0.01	_	_	_	_	_	_	_
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Daily, Summer (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Worker	0.07	0.06	0.06	1.13	0.00	0.00	0.13	0.13	0.00	0.03	0.03	_	156	156	0.01	< 0.005	0.62	158
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	^^^
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	298

Item 5.

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Daily, Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Average Daily	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	_	2.33	2.33	< 0.005	< 0.005	< 0.005	2.36
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	_	0.39	0.39	< 0.005	< 0.005	< 0.005	0.39
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00

3.6. Grading (2023) - Mitigated

Location	TOG	ROG	NOx	СО	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Daily, Summer (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_		_
Off-Road Equipmen		1.78	17.5	16.3	0.02	0.83	_	0.83	0.77	_	0.77	_	2,453	2,453	0.10	0.02	_	2,462
Dust From Material Movemen		_	_	_	_	_	7.08	7.08	_	3.42	3.42	_	_	_	_	_	_	_
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	

																	<u> </u>	
Average Daily	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Off-Road Equipmen		0.03	0.29	0.27	< 0.005	0.01	_	0.01	0.01	_	0.01	_	40.3	40.3	< 0.005	< 0.005	_	40.5
Dust From Material Movement		_	_	_	-	_	0.12	0.12	_	0.06	0.06	_	-	_	_	_	_	_
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Off-Road Equipmen		0.01	0.05	0.05	< 0.005	< 0.005	_	< 0.005	< 0.005	_	< 0.005	_	6.68	6.68	< 0.005	< 0.005	_	6.70
Dust From Material Movement		_	_	_	-	_	0.02	0.02	_	0.01	0.01	_	-	_	_	_	_	_
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Daily, Summer (Max)	_	_	_	_	_	_	-	_	-	_	_	_	_	_	-	_	_	_
Worker	0.07	0.06	0.06	1.13	0.00	0.00	0.13	0.13	0.00	0.03	0.03	_	156	156	0.01	< 0.005	0.62	158
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Average Daily	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	_	2.33	2.33	< 0.005	< 0.005	< 0.005	2.36
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	300

Item 5.

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	_	0.39	0.39	< 0.005	< 0.005	< 0.005	0.39
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00

3.7. Building Construction (2023) - Unmitigated

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Location	TOG	ROG	NOx	СО	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Daily, Summer (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Off-Road Equipmen		1.38	11.7	12.0	0.02	0.50	_	0.50	0.46	_	0.46	_	2,201	2,201	0.09	0.02	_	2,209
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Off-Road Equipmen		1.38	11.7	12.0	0.02	0.50	_	0.50	0.46	_	0.46	_	2,201	2,201	0.09	0.02	_	2,209
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	_	_	_	_	_	_	_	_	_	_	_	_	_	-	_	_	_	_
Off-Road Equipmen		0.62	5.25	5.39	0.01	0.23	_	0.23	0.21	_	0.21	_	986	986	0.04	0.01	_	990
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	301

Item 5.

Off-Road Equipmer		0.11	0.96	0.98	< 0.005	0.04	_	0.04	0.04	_	0.04	_	163	163	0.01	< 0.005	_	164
Onsite ruck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Daily, Summer (Max)	_	_	_	_	_	_	_	_	_	_	_	-	_	_	_	_	_	_
Vorker	0.15	0.13	0.14	2.52	0.00	0.00	0.29	0.29	0.00	0.07	0.07	_	347	347	0.01	0.01	1.39	352
/endor	0.02	0.01	0.32	0.15	< 0.005	< 0.005	0.07	0.08	< 0.005	0.02	0.02	_	284	284	< 0.005	0.04	0.76	296
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	-	_	_	_	_	_	-
Norker	0.12	0.11	0.16	1.44	0.00	0.00	0.29	0.29	0.00	0.07	0.07	_	295	295	0.01	0.01	0.04	299
/endor	0.02	0.01	0.35	0.15	< 0.005	< 0.005	0.07	0.08	< 0.005	0.02	0.02	_	284	284	< 0.005	0.04	0.02	296
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Vorker	0.06	0.05	0.06	0.80	0.00	0.00	0.13	0.13	0.00	0.03	0.03	_	141	141	0.01	< 0.005	0.27	143
√endor	0.01	< 0.005	0.15	0.07	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	_	127	127	< 0.005	0.02	0.15	132
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Vorker	0.01	0.01	0.01	0.15	0.00	0.00	0.02	0.02	0.00	0.01	0.01	_	23.4	23.4	< 0.005	< 0.005	0.04	23.7
/endor	< 0.005	< 0.005	0.03	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	_	21.0	21.0	< 0.005	< 0.005	0.02	21.9
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00

3.8. Building Construction (2023) - Mitigated

		(,	,	<i>J</i> , <i>J</i>		,		· · · · · · · · · · · · · · · · · · ·	,									
Location	TOG	ROG	NOx	со	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	302

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Onsite	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Daily, Summer (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Off-Road Equipmen		1.38	11.7	12.0	0.02	0.50	_	0.50	0.46	_	0.46	_	2,201	2,201	0.09	0.02	_	2,209
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	-	_	_	_	_	_	_
Off-Road Equipmen		1.38	11.7	12.0	0.02	0.50	_	0.50	0.46	_	0.46	_	2,201	2,201	0.09	0.02	_	2,209
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	_	_	_	_	_	_	-	_	_	_	_	_	_	_	_	_	-	_
Off-Road Equipmen		0.62	5.25	5.39	0.01	0.23	_	0.23	0.21	_	0.21	_	986	986	0.04	0.01	-	990
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Off-Road Equipmen		0.11	0.96	0.98	< 0.005	0.04	_	0.04	0.04	_	0.04	_	163	163	0.01	< 0.005	_	164
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Daily, Summer (Max)	_	_	-	_	_	_	_	_	_	_	_	-	_	_	_	_	_	_
Worker	0.15	0.13	0.14	2.52	0.00	0.00	0.29	0.29	0.00	0.07	0.07	_	347	347	0.01	0.01	1.39	352
Vendor	0.02	0.01	0.32	0.15	< 0.005	< 0.005	0.07	0.08	< 0.005	0.02	0.02	_	284	284	< 0.005	0.04	0.76	296
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	303

Item 5.

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Daily, Winter (Max)			_		_								_	_	_		_	
Worker	0.12	0.11	0.16	1.44	0.00	0.00	0.29	0.29	0.00	0.07	0.07	_	295	295	0.01	0.01	0.04	299
Vendor	0.02	0.01	0.35	0.15	< 0.005	< 0.005	0.07	0.08	< 0.005	0.02	0.02	_	284	284	< 0.005	0.04	0.02	296
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	_	_	_	_	_	_	_	_	_	_	_	_	-	_	_	_	_	-
Worker	0.06	0.05	0.06	0.80	0.00	0.00	0.13	0.13	0.00	0.03	0.03	_	141	141	0.01	< 0.005	0.27	143
Vendor	0.01	< 0.005	0.15	0.07	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	_	127	127	< 0.005	0.02	0.15	132
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Worker	0.01	0.01	0.01	0.15	0.00	0.00	0.02	0.02	0.00	0.01	0.01	_	23.4	23.4	< 0.005	< 0.005	0.04	23.7
√endor	< 0.005	< 0.005	0.03	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	_	21.0	21.0	< 0.005	< 0.005	0.02	21.9
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Building Construction (2024) - Unmitigated

Location	TOG	ROG	NOx	со	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Daily, Summer (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Daily, Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Off-Road Equipmen		1.32	11.2	11.9	0.02	0.46	_	0.46	0.42	_	0.42	_	2,201	2,201	0.09	0.02	_	2,209
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00

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Average Daily	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Off-Road Equipmen		0.21	1.76	1.87	< 0.005	0.07	_	0.07	0.07	_	0.07	_	345	345	0.01	< 0.005	_	346
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	-	_	_
Off-Road Equipmen		0.04	0.32	0.34	< 0.005	0.01	_	0.01	0.01	_	0.01	_	57.1	57.1	< 0.005	< 0.005	_	57.2
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Daily, Summer (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Daily, Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Worker	0.11	0.09	0.14	1.31	0.00	0.00	0.29	0.29	0.00	0.07	0.07	_	287	287	0.01	0.01	0.03	291
Vendor	0.01	0.01	0.33	0.14	< 0.005	< 0.005	0.07	0.08	< 0.005	0.02	0.02	_	280	280	< 0.005	0.04	0.02	292
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Worker	0.02	0.02	0.02	0.26	0.00	0.00	0.05	0.05	0.00	0.01	0.01	_	48.1	48.1	< 0.005	< 0.005	0.09	48.8
Vendor	< 0.005	< 0.005	0.05	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	_	43.8	43.8	< 0.005	0.01	0.05	45.7
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Worker	< 0.005	< 0.005	< 0.005	0.05	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	_	7.96	7.96	< 0.005	< 0.005	0.01	8.07
Vendor	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	_	7.25	7.25	< 0.005	< 0.005	0.01	7.56
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00

Item 5.

3.10. Building Construction (2024) - Mitigated

Location	TOG	ROG	NOx	СО	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	_	_	<u> </u>	<u> </u>	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Daily, Summer (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Daily, Vinter Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Off-Road Equipmen		1.32	11.2	11.9	0.02	0.46	_	0.46	0.42	_	0.42	_	2,201	2,201	0.09	0.02	_	2,209
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Off-Road Equipmen		0.21	1.76	1.87	< 0.005	0.07	_	0.07	0.07	_	0.07	_	345	345	0.01	< 0.005	_	346
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Off-Road Equipmen		0.04	0.32	0.34	< 0.005	0.01	_	0.01	0.01	_	0.01	_	57.1	57.1	< 0.005	< 0.005	_	57.2
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	_	_	_	_	_	_	_	_		_	_	_		_	_	_	_	_
Daily, Summer (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Daily, Winter Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_

Item 5.

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Worker	0.11	0.09	0.14	1.31	0.00	0.00	0.29	0.29	0.00	0.07	0.07	_	287	287	0.01	0.01	0.03	291
Vendor	0.01	0.01	0.33	0.14	< 0.005	< 0.005	0.07	0.08	< 0.005	0.02	0.02	_	280	280	< 0.005	0.04	0.02	292
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Worker	0.02	0.02	0.02	0.26	0.00	0.00	0.05	0.05	0.00	0.01	0.01	_	48.1	48.1	< 0.005	< 0.005	0.09	48.8
Vendor	< 0.005	< 0.005	0.05	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	_	43.8	43.8	< 0.005	0.01	0.05	45.7
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Worker	< 0.005	< 0.005	< 0.005	0.05	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	_	7.96	7.96	< 0.005	< 0.005	0.01	8.07
Vendor	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	_	7.25	7.25	< 0.005	< 0.005	0.01	7.56
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00

3.11. Paving (2024) - Unmitigated

				, ,					J,									
Location	TOG	ROG	NOx	со	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	_	_	<u> </u>	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Daily, Summer (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Off-Road Equipmen		0.75	6.44	8.26	0.01	0.31	_	0.31	0.29	_	0.29	_	1,244	1,244	0.05	0.01	_	1,248
Paving	_	0.23	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Off-Road Equipmen		0.75	6.44	8.26	0.01	0.31	_	0.31	0.29	_	0.29	_	1,244	1,244	0.05	0.01	_	307

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Paving	_	0.23	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Onsite ruck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Off-Road Equipmen		0.02	0.18	0.23	< 0.005	0.01	_	0.01	0.01	_	0.01	_	34.1	34.1	< 0.005	< 0.005	_	34.2
Paving	_	0.01	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Off-Road Equipmen		< 0.005	0.03	0.04	< 0.005	< 0.005	_	< 0.005	< 0.005	_	< 0.005	_	5.64	5.64	< 0.005	< 0.005	_	5.66
Paving	_	< 0.005	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Daily, Summer (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Worker	0.09	0.08	0.09	1.55	0.00	0.00	0.20	0.20	0.00	0.05	0.05	_	228	228	0.01	0.01	0.85	231
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	_		_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Worker	0.08	0.06	0.09	0.88	0.00	0.00	0.20	0.20	0.00	0.05	0.05	_	194	194	0.01	0.01	0.02	196
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	_	5.67	5.67	< 0.005	< 0.005	0.01	308

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Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
					1 11											1 1 1		
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Annual	_	_	_	_	-	_	_	_	_	_	_	_	_	_	_	_	_	_
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	_	0.94	0.94	< 0.005	< 0.005	< 0.005	0.95
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00

3.12. Paving (2024) - Mitigated

Location	TOG	ROG	NOx	со	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Daily, Summer (Max)	_	_	_	_	_	_	_	_	_	_	_	_		_	_	_	_	_
Off-Road Equipmen		0.75	6.44	8.26	0.01	0.31	_	0.31	0.29	_	0.29	_	1,244	1,244	0.05	0.01	_	1,248
Paving	_	0.23	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Off-Road Equipmen		0.75	6.44	8.26	0.01	0.31	_	0.31	0.29	_	0.29	_	1,244	1,244	0.05	0.01	_	1,248
Paving	_	0.23	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Off-Road Equipmen		0.02	0.18	0.23	< 0.005	0.01	_	0.01	0.01	_	0.01	_	34.1	34.1	< 0.005	< 0.005	_	309

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Paving	_	0.01	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Onsite ruck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Off-Road Equipmer		< 0.005	0.03	0.04	< 0.005	< 0.005	_	< 0.005	< 0.005	_	< 0.005	_	5.64	5.64	< 0.005	< 0.005	_	5.66
Paving	_	< 0.005	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Daily, Summer (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Worker	0.09	0.08	0.09	1.55	0.00	0.00	0.20	0.20	0.00	0.05	0.05	_	228	228	0.01	0.01	0.85	231
√endor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Worker	0.08	0.06	0.09	0.88	0.00	0.00	0.20	0.20	0.00	0.05	0.05	_	194	194	0.01	0.01	0.02	196
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	_	_	-	_	-	_	_	_	_	_	_	_	-	_	_	_	_	_
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	_	5.67	5.67	< 0.005	< 0.005	0.01	5.75
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	_	0.94	0.94	< 0.005	< 0.005	< 0.005	0.95
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	310

Item 5.

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00

3.13. Architectural Coating (2024) - Unmitigated

Location	TOG	ROG	NOx	СО	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	_	_	_	_	<u> </u>	_	_	_	_	_	_	_	_	_	<u> </u>	_	_	_
Daily, Summer (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Off-Road Equipmen		0.14	0.91	1.15	< 0.005	0.03	_	0.03	0.03	_	0.03	_	134	134	0.01	< 0.005	_	134
Architect ural Coatings	_	50.2	_	_	_		_			_	_	_	_	_	_	_	_	_
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Average Daily	_	_	_	_	_	_	_	_	_	_	_	_	-	-	-	_	_	_
Off-Road Equipmen		< 0.005	0.02	0.03	< 0.005	< 0.005	_	< 0.005	< 0.005	_	< 0.005	_	3.66	3.66	< 0.005	< 0.005	_	3.67
Architect ural Coatings	_	1.38	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Off-Road Equipmen		< 0.005	< 0.005	0.01	< 0.005	< 0.005	_	< 0.005	< 0.005	_	< 0.005	_	0.61	0.61	< 0.005	< 0.005	_	0.61

Item 5.

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Architect ural Coatings	_	0.25	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Daily, Summer (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	-
Worker	0.03	0.02	0.03	0.46	0.00	0.00	0.06	0.06	0.00	0.01	0.01	_	67.6	67.6	< 0.005	< 0.005	0.25	68.6
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	-
Average Daily	_	_	_	_	_	_	_	_	_	_	_	-	_	_	_	_	_	_
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	_	1.68	1.68	< 0.005	< 0.005	< 0.005	1.71
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	_	0.28	0.28	< 0.005	< 0.005	< 0.005	0.28
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00

3.14. Architectural Coating (2024) - Mitigated

Location	TOG	ROG	NOx	со	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	

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Daily, Summer Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Off-Road Equipmen		0.14	0.91	1.15	< 0.005	0.03	_	0.03	0.03	_	0.03	_	134	134	0.01	< 0.005	-	134
Architect ural Coatings	_	50.2	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Average Daily	_	_	_	_	_	_	_	_	_	_	_	_	_	-	_	_	-	_
Off-Road Equipmen		< 0.005	0.02	0.03	< 0.005	< 0.005	_	< 0.005	< 0.005	_	< 0.005	_	3.66	3.66	< 0.005	< 0.005	_	3.67
Architect ural Coatings	_	1.38	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Off-Road Equipmen		< 0.005	< 0.005	0.01	< 0.005	< 0.005	_	< 0.005	< 0.005	_	< 0.005	_	0.61	0.61	< 0.005	< 0.005	-	0.61
Architect ural Coatings	_	0.25	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Daily, Summer (Max)	_	_	_	_	-	_	_	_	_	_	_	_	-	_	_	_	_	_
Worker	0.03	0.02	0.03	0.46	0.00	0.00	0.06	0.06	0.00	0.01	0.01	_	67.6	67.6	< 0.005	< 0.005	0.25	313

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Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)		_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Average Daily	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	_	1.68	1.68	< 0.005	< 0.005	< 0.005	1.71
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	-
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	_	0.28	0.28	< 0.005	< 0.005	< 0.005	0.28
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Land Use	TOG	ROG	NOx	со	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	СО2Т	CH4	N2O	R	CO2e
Daily, Summer (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Unrefrige rated Warehou se-No Rail	0.46	0.42	0.45	4.58	0.01	0.01	0.31	0.32	0.01	0.06	0.06	_	1,041	1,041	0.04	0.05	3.76	1,059

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Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.46	0.42	0.45	4.58	0.01	0.01	0.31	0.32	0.01	0.06	0.06	_	1,041	1,041	0.04	0.05	3.76	1,059
Daily, Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Unrefrige rated Warehou se-No Rail	0.37	0.33	0.49	3.04	0.01	0.01	0.31	0.32	0.01	0.06	0.06	_	923	923	0.04	0.05	0.10	938
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.37	0.33	0.49	3.04	0.01	0.01	0.31	0.32	0.01	0.06	0.06	_	923	923	0.04	0.05	0.10	938
Annual	_	_	_	-	_	_	_	-	_	_	_	_	_	_	_	_	_	_
Unrefrige rated Warehou se-No Rail	0.07	0.06	0.09	0.64	< 0.005	< 0.005	0.06	0.06	< 0.005	0.01	0.01	_	161	161	0.01	0.01	0.27	163
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
Total	0.07	0.06	0.09	0.64	< 0.005	< 0.005	0.06	0.06	< 0.005	0.01	0.01	_	161	161	0.01	0.01	0.27	163

4.1.2. Mitigated

Land Use	TOG	ROG	NOx	со	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_

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																	•	
Unrefrige rated Warehou se-No	0.46	0.42	0.45	4.58	0.01	0.01	0.31	0.32	0.01	0.06	0.06	_	1,041	1,041	0.04	0.05	3.76	1,059
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.46	0.42	0.45	4.58	0.01	0.01	0.31	0.32	0.01	0.06	0.06	_	1,041	1,041	0.04	0.05	3.76	1,059
Daily, Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Unrefrige rated Warehou se-No Rail	0.37	0.33	0.49	3.04	0.01	0.01	0.31	0.32	0.01	0.06	0.06	_	923	923	0.04	0.05	0.10	938
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.37	0.33	0.49	3.04	0.01	0.01	0.31	0.32	0.01	0.06	0.06	_	923	923	0.04	0.05	0.10	938
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Unrefrige rated Warehou se-No Rail	0.07	0.06	0.09	0.64	< 0.005	< 0.005	0.06	0.06	< 0.005	0.01	0.01	_	161	161	0.01	0.01	0.27	163
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.07	0.06	0.09	0.64	< 0.005	< 0.005	0.06	0.06	< 0.005	0.01	0.01	_	161	161	0.01	0.01	0.27	163

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

			•															
Land	TOG	ROG	NOx	со	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	
Use																		316

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																	L	
Daily, Summer (Max)	_		_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Unrefrige rated Warehou se-No Rail		_	_	_	_	_	_	_	_	_	_	_	743	743	0.05	0.01	_	747
Parking Lot	_	_	_	_	_	_	_	_	_	_	_	_	42.7	42.7	< 0.005	< 0.005	_	42.9
Total	_	_	_	_	_	_	_	_	_	_	_	_	786	786	0.06	0.01	_	790
Daily, Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Unrefrige rated Warehou se-No Rail	_	_	_	_	_	_	_	_	_	_	_	_	743	743	0.05	0.01	_	747
Parking Lot	_	_	_	_	_	_	_	_	_	_	_	_	42.7	42.7	< 0.005	< 0.005	_	42.9
Total	_	_	_	_	_	_	_	_	_	_	_	_	786	786	0.06	0.01	_	790
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Unrefrige rated Warehou se-No Rail	_	_	_	_	_	_	_	_	_	_	_	_	123	123	0.01	< 0.005	_	124
Parking Lot	_	_	_	_	_	_	_	_	_	_	_	_	7.07	7.07	< 0.005	< 0.005	_	7.11
Total	_	_	_	_	_	_	_	_	_	_	_	_	130	130	0.01	< 0.005	_	131

4.2.2. Electricity Emissions By Land Use - Mitigated

																	_	
Land Use	TOG	ROG	NOx	СО	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	_	-	_	_	_	_	_	_	_	_	-	_	_	_	_	-	_	_
Unrefrige rated Warehou se-No Rail	_	_	_	_	_	_	_	_	_	_	_	_	743	743	0.05	0.01	_	747
Parking Lot	_	_	_	_	_	_	_	_	_	_	_		42.7	42.7	< 0.005	< 0.005	_	42.9
Total	_	_	_	_	_	_	_	_	_	_	_	_	786	786	0.06	0.01	_	790
Daily, Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Unrefrige rated Warehou se-No Rail	_	_	_	_	_	_	_	_	_	_	_	_	743	743	0.05	0.01	_	747
Parking Lot	_	_	-	_	_	-	_	_	_	_	_	_	42.7	42.7	< 0.005	< 0.005	_	42.9
Total	_	_	_	_	_	_	_	_	_	_	_	_	786	786	0.06	0.01	_	790
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Unrefrige rated Warehou se-No Rail	_	_	_	_	_	_	_	_	_	_	_	_	123	123	0.01	< 0.005	_	124
Parking Lot	_	_	_	_	_	_	_	_	_	_	_	_	7.07	7.07	< 0.005	< 0.005	_	7.11
Total	_	_	_	_	_	_	_	_	_	_	_	_	130	130	0.01	< 0.005	_	131

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4.2.3. Natural Gas Emissions By Land Use - Unmitigated

	TOG	ROG	NOx	СО	r for ann	PM10E	PM10D	PM10T	_	PM2.5D	_	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Use	100		I TOX		002	"""	"""	"""	WZ.02	I W.Z.OD	MZ.01	3002	11002	0021		1.20	<u> </u> ``	0020
Daily, Summer (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Unrefrige rated Warehou se-No Rail	0.03	0.01	0.27	0.23	< 0.005	0.02	_	0.02	0.02	_	0.02	_	324	324	0.03	< 0.005	_	325
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	_	0.00	_	0.00	0.00	0.00	0.00	_	0.00
Total	0.03	0.01	0.27	0.23	< 0.005	0.02	_	0.02	0.02	_	0.02	_	324	324	0.03	< 0.005	_	325
Daily, Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	-	_	_	_	_	_	_
Unrefrige rated Warehou se-No Rail	0.03	0.01	0.27	0.23	< 0.005	0.02	_	0.02	0.02	_	0.02	_	324	324	0.03	< 0.005	_	325
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	_	0.00	_	0.00	0.00	0.00	0.00	_	0.00
Total	0.03	0.01	0.27	0.23	< 0.005	0.02	_	0.02	0.02	_	0.02	_	324	324	0.03	< 0.005	_	325
Annual	_	_	_	<u> </u>	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Unrefrige rated Warehou se-No Rail	0.01	< 0.005	0.05	0.04	< 0.005	< 0.005	_	< 0.005	< 0.005	_	< 0.005	_	53.7	53.7	< 0.005	< 0.005	-	53.8
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	_	0.00	_	0.00	0.00	0.00	0.00	_	0.00

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Total	0.01	< 0.005	0.05	0.04	< 0.005	< 0.005	_	< 0.005	< 0.005	_	< 0.005	_	53.7	53.7	< 0.005	< 0.005	_	53.8

4.2.4. Natural Gas Emissions By Land Use - Mitigated

Land Use	TOG	ROG	NOx	со	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	_	-	_	_	_	_	-	-	_	_	_	-	_	-	-	_	-	_
Unrefrige rated Warehou se-No Rail	0.03	0.01	0.27	0.23	< 0.005	0.02	_	0.02	0.02	_	0.02	_	324	324	0.03	< 0.005	_	325
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	_	0.00	_	0.00	0.00	0.00	0.00	_	0.00
Total	0.03	0.01	0.27	0.23	< 0.005	0.02	_	0.02	0.02	_	0.02	_	324	324	0.03	< 0.005	_	325
Daily, Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	-	_	-	_	_	-	_
Unrefrige rated Warehou se-No Rail	0.03	0.01	0.27	0.23	< 0.005	0.02	_	0.02	0.02	_	0.02	_	324	324	0.03	< 0.005	_	325
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	_	0.00	_	0.00	0.00	0.00	0.00	_	0.00
Total	0.03	0.01	0.27	0.23	< 0.005	0.02	_	0.02	0.02	_	0.02	_	324	324	0.03	< 0.005	_	325
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	-	_	_	_
Unrefrige rated Warehou se-No	0.01	< 0.005	0.05	0.04	< 0.005	< 0.005	_	< 0.005	< 0.005	_	< 0.005	_	53.7	53.7	< 0.005	< 0.005	_	53.8
Rail																		320

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Park Lot	king	0.00	0.00	0.00	0.00	0.00	0.00	_	0.00	0.00	_	0.00	_	0.00	0.00	0.00	0.00	_	0.00
Tota	ıl	0.01	< 0.005	0.05	0.04	< 0.005	< 0.005	_	< 0.005	< 0.005	_	< 0.005	_	53.7	53.7	< 0.005	< 0.005	_	53.8

4.3. Area Emissions by Source

4.3.2. Unmitigated

Source	TOG	ROG	NOx	со	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Consum er Products	_	1.14	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Architect ural Coatings	_	0.14	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Landsca pe Equipme nt	0.41	0.38	0.02	2.30	< 0.005	< 0.005	_	< 0.005	< 0.005	_	< 0.005	_	9.48	9.48	< 0.005	< 0.005	_	9.51
Total	0.41	1.65	0.02	2.30	< 0.005	< 0.005	_	< 0.005	< 0.005	_	< 0.005	_	9.48	9.48	< 0.005	< 0.005	_	9.51
Daily, Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Consum er Products	_	1.14	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Architect ural Coatings	_	0.14	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Total	_	1.27	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	321

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Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Consum er Products	_	0.21	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Architect ural Coatings		0.03	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Landsca pe Equipme nt		0.03	< 0.005	0.21	< 0.005	< 0.005	_	< 0.005	< 0.005	_	< 0.005	_	0.77	0.77	< 0.005	< 0.005	_	0.78
Total	0.04	0.27	< 0.005	0.21	< 0.005	< 0.005	_	< 0.005	< 0.005	_	< 0.005	_	0.77	0.77	< 0.005	< 0.005	_	0.78

4.3.1. Mitigated

		(1.07 0.1		.y,y.														
Source	TOG	ROG	NOx	со	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Consum er Products		1.14	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Architect ural Coatings		0.12	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Landsca pe Equipme nt		0.38	0.02	2.30	< 0.005	< 0.005	_	< 0.005	< 0.005	_	< 0.005	_	9.48	9.48	< 0.005	< 0.005	_	9.51
Total	0.41	1.63	0.02	2.30	< 0.005	< 0.005	_	< 0.005	< 0.005	_	< 0.005	_	9.48	9.48	< 0.005	< 0.005	_	9.51
Daily, Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_

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Consum er	_	1.14	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Architect ural Coatings	_	0.12	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Total	_	1.26	_	_	_	_	_	_	_	_	_	_	_	_	_	_		_
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Consum er Products	_	0.21	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Architect ural Coatings	_	0.02	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Landsca pe Equipme nt	0.04	0.03	< 0.005	0.21	< 0.005	< 0.005	_	< 0.005	< 0.005	_	< 0.005	_	0.77	0.77	< 0.005	< 0.005	_	0.78
Total	0.04	0.26	< 0.005	0.21	< 0.005	< 0.005	_	< 0.005	< 0.005	_	< 0.005	_	0.77	0.77	< 0.005	< 0.005	_	0.78

4.4. Water Emissions by Land Use

4.4.2. Unmitigated

Land Use	TOG	ROG	NOx	СО	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Unrefrige rated Warehou se-No Rail	_	_		_		_		_	_	_		23.5	72.6	96.1	2.41	0.06	_	174

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																	<u> </u>	
Parking Lot	_	_	_	_	_	_	_	_	_	_	_	0.00	0.00	0.00	0.00	0.00	_	0.00
Total	_	_	_	_	_	_	_	_	_	_	_	23.5	72.6	96.1	2.41	0.06	_	174
Daily, Winter (Max)	_	_	_	_		_	_	_	_	_	_	_	_	_	_	_	_	_
Unrefrige rated Warehou se-No Rail	_	_	_	_	_	_	_	_	_	_	_	23.5	72.6	96.1	2.41	0.06	_	174
Parking Lot	_	_	_	_	_	_	_	_	_	_	_	0.00	0.00	0.00	0.00	0.00	_	0.00
Total	_	_	_	_	_	_	_	_	_	_	_	23.5	72.6	96.1	2.41	0.06	_	174
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Unrefrige rated Warehou se-No Rail	_	_	_	_	_	_	_	_	_	_	_	3.89	12.0	15.9	0.40	0.01	_	28.8
Parking Lot	_	_	_	_	_	_	_	_	_	_	_	0.00	0.00	0.00	0.00	0.00	_	0.00
Total	_	_	_	_	_	_	_	_	_	_	_	3.89	12.0	15.9	0.40	0.01	_	28.8

4.4.1. Mitigated

Land Use	TOG	ROG	NOx	СО	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_

Item 5.

																	L	
Unrefrige rated Warehou se-No	_	_	_	_		_	_	_	_	_	_	1.17	3.63	4.81	0.12	< 0.005	_	8.68
Parking Lot	_	_	_	_	_	_	_	_	_	_	_	0.00	0.00	0.00	0.00	0.00	_	0.00
Total	_	_	_	_	_	_	_	_	_	_	_	1.17	3.63	4.81	0.12	< 0.005	_	8.68
Daily, Winter (Max)	_	_	_	-	_	_	_	_	_	_	-	_	_	-	_	_	_	_
Unrefrige rated Warehou se-No Rail	_	_	_	_	_	-	_	-	_	_	_	1.17	3.63	4.81	0.12	< 0.005	_	8.68
Parking Lot	_	_	_	_	_	_	_	_	_	_	_	0.00	0.00	0.00	0.00	0.00	_	0.00
Total	_	_	_	_	_	_	_	_	_	_	_	1.17	3.63	4.81	0.12	< 0.005	_	8.68
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Unrefrige rated Warehou se-No Rail	_	_	_	_	_	_	_	_	_	_	_	0.19	0.60	0.80	0.02	< 0.005	_	1.44
Parking Lot	_	_	_	_	_	_	_	_	_	_	_	0.00	0.00	0.00	0.00	0.00	_	0.00
Total	_	_	_	_	_	_	_	_	_	_	_	0.19	0.60	0.80	0.02	< 0.005	_	1.44

4.5. Waste Emissions by Land Use

4.5.2. Unmitigated

			,	, ,														
Land	TOG	ROG	NOx	СО	SO2	PM10F	PM10D	PM10T	PM2.5F	PM2 5D	PM2 5T	BCO2	NBCO2	CO2T	CH4	N2O	R	
Use		INOU	INOX		002	ITIVITOL	WITOD		1 1012.00	1 1012.00	1 1012.01	D002	NBOOZ	0021		1120		325

Item 5.

Daily, Summer (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Unrefrige rated Warehou se-No Rail	_	_		_	_	_	_	_	_	_	_	26.8	0.00	26.8	2.68	0.00	_	93.9
Parking Lot	_		_	_	_	_	_	_	_	_	_	0.00	0.00	0.00	0.00	0.00	_	0.00
Total	_	_	_	_	_	_	_	_	_	_	_	26.8	0.00	26.8	2.68	0.00	_	93.9
Daily, Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Unrefrige rated Warehou se-No Rail	_	_	_	_	_	_	_	_	_	_	_	26.8	0.00	26.8	2.68	0.00	_	93.9
Parking Lot	_	_	_	_	_	_	_	_	_	_	_	0.00	0.00	0.00	0.00	0.00	_	0.00
Total	_	_	_	_	_	_	_	_	_	_	_	26.8	0.00	26.8	2.68	0.00	_	93.9
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Unrefrige rated Warehou se-No Rail	_	_	_	_	_	_	_	_	_	_	_	4.45	0.00	4.45	0.44	0.00	_	15.6
Parking Lot	_	_	_	_	_	_	_	_	_	_	_	0.00	0.00	0.00	0.00	0.00	_	0.00
Total	_	_	_	_	_	_	_	_	_	_	_	4.45	0.00	4.45	0.44	0.00	_	15.6

4.5.1. Mitigated

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Local	TOG	ROG	NOx	СО	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	В	CO2e
Land Use	10G	ROG	NOX		502	PIVITUE	PIVITUD	PIVITUT	PIVIZ.5E	PIVIZ.5D	PIVIZ.5 I	BC02	NBCO2	CO21	CH4	N2U	R	CO2e
Daily, Summer (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Unrefrige rated Warehou se-No Rail	_	_	_	_	_	_	_	_	_	_	_	12.1	0.00	12.1	1.21	0.00	_	42.3
Parking Lot	_	_	_	_	_	_	_	-	_	_	_	0.00	0.00	0.00	0.00	0.00	_	0.00
Total	_	_	_	_	_	_	_	_	_	_	_	12.1	0.00	12.1	1.21	0.00	_	42.3
Daily, Winter (Max)	-	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	-	-
Unrefrige rated Warehou se-No Rail	_	_	_	_	_	_	_	_	_	-	_	12.1	0.00	12.1	1.21	0.00	_	42.3
Parking Lot	_	-	_	_	-	_	-	-	-	_	_	0.00	0.00	0.00	0.00	0.00	_	0.00
Total	_	_	_	_	_	_	_	_	_	_	_	12.1	0.00	12.1	1.21	0.00	_	42.3
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Unrefrige rated Warehou se-No Rail	_	_	_	_	-	_	_	_	_	_	_	2.00	0.00	2.00	0.20	0.00	_	7.00
Parking Lot	_	_	_	_	-	_	_	_	_	_	_	0.00	0.00	0.00	0.00	0.00	_	0.00
Total	_	_	_	_	_	_	_	_	_	_	_	2.00	0.00	2.00	0.20	0.00	_	7.00

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Ontona			.,	.,, , .		aai, aiia		,,		, ,	J							
Land Use	TOG	ROG	NOx	СО	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Unrefrige rated Warehou se-No Rail	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	1,412	1,412
Total	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	1,412	1,412
Daily, Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Unrefrige rated Warehou se-No Rail	_	-	_	_	-	_	_	_	_	_	_	_	_	_	_	-	1,412	1,412
Total	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	1,412	1,412
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Unrefrige rated Warehou se-No Rail	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	234	234
Total	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	234	234

4.6.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	СО	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	_	-	_	-	-	_	_	_	_	_	_	_	_	-	_	_	_	-
Unrefrige rated Warehou se-No Rail	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	1,412	1,412
Total	_	_	_	_	_	_	_	_	_	_	_	_	<u> </u>	_	_	_	1,412	1,412
Daily, Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	-
Unrefrige rated Warehou se-No Rail	_	_	_	_	_	_	_	_	_	_	_	-	_	_	_	_	1,412	1,412
Total	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	1,412	1,412
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Unrefrige rated Warehou se-No Rail	_	_	_	_	_	_	_	_	_	-	_	_	_	_	_	_	234	234
Total	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	234	234

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

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Equipme nt	TOG	ROG	NOx	со	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	-
Total	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Daily, Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Total	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Total	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_

4.7.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipme nt Type	TOG	ROG				PM10E			PM2.5E			BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Total	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Daily, Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Total	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Total	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipme nt Type	TOG	ROG	NOx	СО	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Total	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Daily, Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Total	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Total	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_

4.8.2. Mitigated

Equipme nt Type	TOG	ROG		со	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Total	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Daily, Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Total	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Total	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	331

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipme nt Type	TOG	ROG	NOx	СО	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Total	_	_	<u> </u>	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Daily, Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Total	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Total	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_

4.9.2. Mitigated

Equipme nt Type	TOG	ROG		со	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Total	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Daily, Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Total	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	332

Α	nnual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	
Т	otal	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetatio n	TOG	ROG		со	SO2	PM10E		PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Total	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Daily, Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Total	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Total	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Land Use	TOG	ROG	NOx	со	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Total	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Daily, Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	333

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Total	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Total	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

		(<i>J</i> , <i>J</i>		,		,	J,	. ,	,							
Species	TOG	ROG	NOx	со	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Avoided	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Subtotal	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Sequest ered	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Subtotal	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Remove d	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Subtotal	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Daily, Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Avoided	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Subtotal	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Sequest ered	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Subtotal	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Remove d	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Subtotal	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	334

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_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Avoided	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Subtotal	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Sequest ered	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Subtotal	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Remove d	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Subtotal	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetatio n	TOG	ROG		СО	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Total	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Daily, Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Total	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Total	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

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Land Use	TOG	ROG	NOx	со	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Total	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Daily, Winter (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Total	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Total	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

Species	TOG	ROG	NOx	со	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Avoided	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Subtotal	_	_	_	_	_	_	_	_	_	_	_	_	_	_	-	_	_	_
Sequest ered	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Subtotal	_	_	_	_	_	_	_	_	_	_	_	_	_	_	-	_	_	_
Remove d	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Subtotal	_	_	_	_	_	_	_	_	_	_	_	_	_	_	-	_	_	_
_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	-	_	_	_
Daily, Winter	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
(Max)																		336

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																		-
Avoided	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Subtotal	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Sequest ered	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Subtotal	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Remove d	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Subtotal	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Annual	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Avoided	_	_	_	_	_	_	_	_		_	_	_		_	_	_	_	_
Subtotal	_	_	_	_	_	_	_	_		_	_	_	_	_	_	_	_	_
Sequest ered	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
Subtotal	_	_	_	_	_	_	_	_		_	_	_		_	_	_	_	_
Remove d	_	_	_	_	_		_	_	_	_	_	_	_	_	_	_	_	_
Subtotal	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_
_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	4/4/2023	5/2/2023	5.00	20.0	_
Site Preparation	Site Preparation	5/3/2023	5/7/2023	5.00	3.00	_
Grading	Grading	5/8/2023	5/16/2023	5.00	6.00	_
Building Construction	Building Construction	5/17/2023	3/20/2024	5.00	220	_ 337

Paving	Paving	3/21/2024	4/4/2024	5.00	10.0	_
Architectural Coating	Architectural Coating	4/5/2024	4/19/2024	5.00	10.0	_

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Demolition	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Demolition	Tractors/Loaders/Backh oes	Diesel	Average	3.00	8.00	84.0	0.37
Site Preparation	Graders	Diesel	Average	1.00	8.00	148	0.41
Site Preparation	Scrapers	Diesel	Average	1.00	8.00	423	0.48
Site Preparation	Tractors/Loaders/Backh oes	Diesel	Average	1.00	7.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Grading	Tractors/Loaders/Backh oes	Diesel	Average	2.00	7.00	84.0	0.37
Building Construction	Cranes	Diesel	Average	1.00	8.00	367	0.29
Building Construction	Forklifts	Diesel	Average	2.00	7.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Tractors/Loaders/Backh oes	Diesel	Average	1.00	6.00	84.0	0.37
Building Construction	Welders	Diesel	Average	3.00	8.00	46.0	0.45
Paving	Cement and Mortar Mixers	Diesel	Average	1.00	8.00	10.0	0.56
Paving	Pavers	Diesel	Average	1.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	1.00	8.00	89.0	0.36

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Paving	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Paving	Tractors/Loaders/Backh oes	Diesel	Average	1.00	8.00	84.0	0.37
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.2.2. Mitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Demolition	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Demolition	Tractors/Loaders/Backh oes	Diesel	Average	3.00	8.00	84.0	0.37
Site Preparation	Graders	Diesel	Average	1.00	8.00	148	0.41
Site Preparation	Scrapers	Diesel	Average	1.00	8.00	423	0.48
Site Preparation	Tractors/Loaders/Backh oes	Diesel	Average	1.00	7.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Grading	Tractors/Loaders/Backh oes	Diesel	Average	2.00	7.00	84.0	0.37
Building Construction	Cranes	Diesel	Average	1.00	8.00	367	0.29
Building Construction	Forklifts	Diesel	Average	2.00	7.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Tractors/Loaders/Backh oes	Diesel	Average	1.00	6.00	84.0	0.37
Building Construction	Welders	Diesel	Average	3.00	8.00	46.0	0.45
Paving	Cement and Mortar Mixers	Diesel	Average	1.00	8.00	10.0	0.56
Paving	Pavers	Diesel	Average	1.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	1.00	8.00	89.0	0.36

Paving	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Paving	Tractors/Loaders/Backh oes	Diesel	Average	1.00	8.00	84.0	0.37
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	_	_	_	_
Demolition	Worker	12.5	18.5	LDA,LDT1,LDT2
Demolition	Vendor	_	10.2	HHDT,MHDT
Demolition	Hauling	0.00	20.0	HHDT
Demolition	Onsite truck	_	_	HHDT
Site Preparation	_	_	_	_
Site Preparation	Worker	7.50	18.5	LDA,LDT1,LDT2
Site Preparation	Vendor	_	10.2	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	_	_	HHDT
Grading	_	_	_	_
Grading	Worker	10.0	18.5	LDA,LDT1,LDT2
Grading	Vendor	_	10.2	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	_	_	HHDT
Building Construction	_	_	_	_
Building Construction	Worker	22.3	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	8.69	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT 340

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Building Construction	Onsite truck	_	_	HHDT
Paving	_	_	_	_
Paving	Worker	15.0	18.5	LDA,LDT1,LDT2
Paving	Vendor	_	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	_	_	HHDT
Architectural Coating	_	_	_	_
Architectural Coating	Worker	4.45	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	_	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	_	_	HHDT

5.3.2. Mitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	_	_	_	_
Demolition	Worker	12.5	18.5	LDA,LDT1,LDT2
Demolition	Vendor	_	10.2	HHDT,MHDT
Demolition	Hauling	0.00	20.0	HHDT
Demolition	Onsite truck	_	_	HHDT
Site Preparation	_	_	_	_
Site Preparation	Worker	7.50	18.5	LDA,LDT1,LDT2
Site Preparation	Vendor	_	10.2	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	_	_	HHDT
Grading	_	_	_	_
Grading	Worker	10.0	18.5	LDA,LDT1,LDT2
Grading	Vendor	_	10.2	HHDT,MHDT 341

Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	_	_	HHDT
Building Construction	_	_	_	_
Building Construction	Worker	22.3	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	8.69	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	_	_	HHDT
Paving	_	_	_	_
Paving	Worker	15.0	18.5	LDA,LDT1,LDT2
Paving	Vendor	_	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	_	_	HHDT
Architectural Coating	_	_	_	_
Architectural Coating	Worker	4.45	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	_	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	_	_	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	0.00	0.00	79,500	26,500	2,340

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (sq. ft.)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	_	_
Site Preparation	_	_	4.50	0.00	_
Grading	_	_	6.00	0.00	_
Paving	0.00	0.00	0.00	0.00	0.90

5.6.2. Construction Earthmoving Control Strategies

Non-applicable. No control strategies activated by user.

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Unrefrigerated Warehouse-No Rail	0.00	0%
Parking Lot	0.90	100%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2023	0.00	457	0.03	< 0.005
2024	0.00	457	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

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Unrefrigerated Warehouse-No Rail	92.2	92.2	92.2	33,660	1,137	1,137	1,137	414,921
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Unrefrigerated Warehouse-No Rail	92.2	92.2	92.2	33,660	1,137	1,137	1,137	414,921
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.1.2. Mitigated

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
0	0.00	79,500	26,500	2,340

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	180

5.10.4. Landscape Equipment - Mitigated

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	180

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Unrefrigerated Warehouse-No Rail	594,364	457	0.0330	0.0040	1,011,573
Parking Lot	34,164	457	0.0330	0.0040	0.00

5.11.2. Mitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

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Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Unrefrigerated Warehouse-No Rail	594,364	457	0.0330	0.0040	1,011,573
Parking Lot	34,164	457	0.0330	0.0040	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)	
Unrefrigerated Warehouse-No Rail	12,256,250	0.00	
Parking Lot	0.00	0.00	

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Unrefrigerated Warehouse-No Rail	612,813	0.00
Parking Lot	0.00	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Unrefrigerated Warehouse-No Rail	49.8	0.00
Parking Lot	0.00	0.00

5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Unrefrigerated Warehouse-No Rail	22.4	0.00
Parking Lot	0.00	0.00

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Unrefrigerated Warehouse-No Rail	Cold storage	R-404A	3,922	7.50	7.50	7.50	25.0

5.14.2. Mitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Service	346	

Unrefrigerated	Cold storage	R-404A	3,922	7.50	7.50	7.50	25.0
Warehouse-No Rail							

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type Fuel Type Engine Tier Number per Day Hours Per Day Horsepower Load Factor	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
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5.15.2. Mitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horcopowor	Load Factor
Equipment Type	ruei Type	Engine Tier	Number per Day	Hours Fel Day	Horsepower	Load Factor
		_				

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor
Equipment type	ruei type	Number per Day	Hours per Day	Hours per Teal	1 lorsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/vr)
— -11					

5.17. User Defined

Equipment Type	Fuel Type
_	_

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

 Vegetation Land Use Type
 Vegetation Soil Type
 Initial Acres
 Final Acres

5.18.1.2. Mitigated

or and a super-	V	1. 20. 1. 4	E
Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

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Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)
21		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	

5.18.2.2. Mitigated

Tree Type Number Electricity Saved (kWh/year) Natural Gas Saved (btu/year)	ree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)
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6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	23.2	annual days of extreme heat
Extreme Precipitation	0.40	annual days with precipitation above 20 mm
Sea Level Rise	0.00	meters of inundation depth
Wildfire	0.06	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider different increments of sea level rise coupled with extreme storm events. Users may select from four model simulations to view the range in potential inundation depth for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 50 meters (m) by 50 m, or about 164 feet (ft) by 164 ft.

Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	1	0	0	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	0	0	0	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the green exposure.

The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.

The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	1	1	1	2
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	1	1	1	2
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.

The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.

The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	_
AQ-Ozone	88.7
AQ-PM	8.80
AQ-DPM	53.3

18.1
34.9
46.9
6.19
10.4
_
0.00
65.3
92.9
77.3
59.2
_
54.3
75.6
45.1
_
88.2
98.0
99.9
91.1
98.6

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	_
Above Poverty	10.03464648

Item 5.

Employed	28.69241627
Median HI	10.22712691
Education	_
Bachelor's or higher	4.824842808
High school enrollment	8.135506224
Preschool enrollment	7.198768125
Transportation	_
Auto Access	63.41588605
Active commuting	6.544334659
Social	_
2-parent households	91.89015783
Voting	11.48466573
Neighborhood	_
Alcohol availability	73.0784037
Park access	19.64583601
Retail density	18.06749647
Supermarket access	15.03913769
Tree canopy	3.528807905
Housing	_
Homeownership	78.22404722
Housing habitability	29.87296292
Low-inc homeowner severe housing cost burden	7.891697677
Low-inc renter severe housing cost burden	24.79147953
Uncrowded housing	18.95290645
Health Outcomes	_
Insured adults	2.887206467
Arthritis	0.0
	352

Item 5.

Asthma ER Admissions	54.4
High Blood Pressure	0.0
Cancer (excluding skin)	0.0
Asthma	0.0
Coronary Heart Disease	0.0
Chronic Obstructive Pulmonary Disease	0.0
Diagnosed Diabetes	0.0
Life Expectancy at Birth	47.0
Cognitively Disabled	74.6
Physically Disabled	57.4
Heart Attack ER Admissions	55.4
Mental Health Not Good	0.0
Chronic Kidney Disease	0.0
Obesity	0.0
Pedestrian Injuries	19.6
Physical Health Not Good	0.0
Stroke	0.0
Health Risk Behaviors	_
Binge Drinking	0.0
Current Smoker	0.0
No Leisure Time for Physical Activity	0.0
Climate Change Exposures	_
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	7.3
Elderly	97.6
English Speaking	7.1

Foreign-born	91.0
Outdoor Workers	2.5
Climate Change Adaptive Capacity	_
Impervious Surface Cover	68.8
Traffic Density	17.7
Traffic Access	23.0
Other Indices	_
Hardship	92.5
Other Decision Support	_
2016 Voting	20.7

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	76.0
Healthy Places Index Score for Project Location (b)	9.00
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	EasternCoachellaValley

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

7.4. Health & Equity Measures

Measure Title	Co-Benefits Achieved
CE-3: Post a Clear, Visible Enforcement and Complaint Sign	_

7.5. Evaluation Scorecard

354

b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.6. Health & Equity Custom Measures

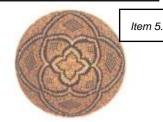
No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Operations: Water and Waste Water	Minimal water usage

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-017-2023-004

July 24, 2023

[VIA EMAIL TO:amoreno@coachella.org] City of Coachella Adrian Moreno 53990 Enterprise Way Coachella, CA 92236

Re: AB 52 Consultation CUP 369, AR 23-06, Variance 23-02, EA 23-05

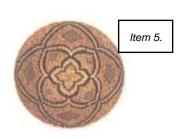
Dear Adrian Moreno,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the CUP 369, AR 23-06, Variance 23-02, EA 23-05 project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area. A records check of the ACBCI registry indicates this area has not been surveyed for cultural resources. In consultation, the ACBCI THPO requests the following:

- *Formal government to government consultion under California Assembly Bill No. 52 (AB-52).
- *Copies of any cultural resource documentation (report and site records) generated in connection with this project.
- *A cultural resources inventory of the project area by a qualified archaeologist prior to any development activities in this area.
- *A copy of the records search with associated survey reports and site records from the information center.
- *A map that clearly delineates the project area.
- *The presence of an approved Cultural Resource Monitor(s) during any ground disturbing activities (including archaeological testing and surveys). Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a Qualified Archaeologist (Secretary of the Interior's Standards and Guidelines) to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer.
- *The presence of an archaeologist that meets the Secretary of Interior's standards during any ground disturbing activities.

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760) 883-1134. You may also email me at ACBCI-THPO@aguacaliente.net.

Cordially,

Claritsa Duarte

O Parula Dienel

Cultural Resources Analyst Tribal Historic Preservation Office

AGUA CALIENTE BAND

OF CAHUILLA INDIANS

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-017-2023-004

October 02, 2023

[VIA EMAIL TO:amoreno@coachella.org] City of Coachella Adrian Moreno 53990 Enterprise Way Coachella, CA 92236

Re: RE: AB 52 Consultation CUP 369, AR 23-06, Variance 23-02, EA 23-05

Dear Adrian Moreno,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the CUP 369, AR 23-06, Variance 23-02, EA 23-05 project. We have reviewed the documents and have the following comments:

*The presence of an approved Agua Caliente Native American Cultural Resource Monitor(s) during any ground disturbing activities (including archaeological testing and surveys). Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a Qualified Archaeologist (Secretary of the Interior's Standards and Guidelines) to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer and the Agua Caliente Tribal Historic Preservation Office.

*Please provide our office with updates or a status report of the project as it progresses. Also, please inform our office if there are changes to the scope of this project.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760) 883-1137. You may also email me at ACBCI-THPO@aguacaliente.net.

Cordially,

Luz Salazar

Cultural Resources Analyst Tribal Historic Preservation Office AGUA CALIENTE BAND

OF CAHUILLA INDIANS



From: Adrian Moreno

Sent: October 02 23 8:43 AM

To: 'cduarte@aguacaliente.net'

Cc: 'Kline, Anthony (TRBL)'; 'THPO Consulting'

Subject: RE: AB 52 Consultation CUP 369, AR 23-06, Variance 23-02, EA 23-05

Hello Claritsa,

I am following up on the below email. If possible, please let me know if the Initial Study revisions address those comments discussed during tribal consultation by the end of **today, Monday, Oct 2, 2023.**

Adrian Moreno | Associate Planner

City of Coachella · Development Services Department

53990 Enterprise Way o Coachella, CA 92236

Phone: 760-398-3502 Ext: 118 Email: amoreno@coachella.org



Office Hours: Monday - Thursday 7:00 AM to 6:00 PM

Closed Fridays

Website | Map

From: Adrian Moreno

Sent: September 25 23 4:11 PM

To: 'cduarte@aguacaliente.net' < cduarte@aguacaliente.net>

Cc: 'Kline, Anthony (TRBL)' akline@aguacaliente.net; 'THPO Consulting' ACBCI-

THPO@aguacaliente.net>

Subject: RE: AB 52 Consultation CUP 369, AR 23-06, Variance 23-02, EA 23-05

Hello Claritsa,

I am following-up on the tribal consultation meeting between the City of Coachella and Agua Caliente Band of Cahuilla Indians on Thursday, August 10, 2023, regarding CUP 369, AR 23-06, Variance 23-02, EA 23-05 – Sunridge Self Storage project.

At this meeting the Tribe had comments regarding the Initial Study. Attached to this email is the original initial study presented during the tribal consultation meeting for this project, and attached is the cultural resources survey study. During the meeting, the tribe requested the records search from the EIC, highlighted in the attached Cultural Resources Survey Report are those records search results.

I sent through a separate email the updated Initial Study that addresses the Agua Caliente Tribe's comments discussed during the tribal consultation meeting.

If possible, please let me know if the Initial Study revisions address those comments discussed during tribal consultation by **Monday, Oct 2, 2023.** Please reach out if you have any questions

Thanks,

Adrian Moreno | Associate Planner

City of Coachella · Development Services Department

53990 Enterprise Way · Coachella, CA 92236

Phone: 760-398-3502 Ext: 118 Email: amoreno@coachella.org



Office Hours: Monday - Thursday 7:00 AM to 6:00 PM

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From: Adrian Moreno Sent: August 08 23 1:34 PM

To: 'Kline, Anthony (TRBL)' akline@aguacaliente.net; THPO Consulting ACBCI-

THPO@aguacaliente.net>

Cc: 'cduarte@aguacaliente.net' < cduarte@aguacaliente.net>

Subject: RE: AB 52 Consultation CUP 369, AR 23-06, Variance 23-02, EA 23-05

Hello Tribal Historic Preservation Office,

Attached for your review is the site plan, Initial Study, and Cultural Resources Survey Report prepared for the Sunridge Self Storage project at the City of Coachella. I am looking forward to the government to government consultation meeting for this project scheduled for **Thursday, August 10, 2023 at 3pm**. Let me know if you would like me to provide any more information on the project.

Project:

Self Storage CUP 369, AR 23-06, Variance 23-02, EA 23-05, for the construction of a mini storage warehouse and recreational vehicle storage of a parcel of land (APN: 763-141-018 on 4.85 acres) located at the end of Tyler Lane, north of Avenue 54, west of Grapefruit Boulevard, and east of Tyler St.

Thanks,
Adrian Moreno
Associate Planner | City of Coachella
53390 Enterprise Way
Coachella CA, 92236
Office: 760-398-3502

From: Kline, Anthony (TRBL) akline@aguacaliente.net>

Sent: August 01 23 4:49 PM

To: THPO Consulting < ACBCI-THPO@aguacaliente.net>

Cc: Adrian Moreno amoreno@coachella.org

Subject: RE: AB 52 Consultation CUP 369, AR 23-06, Variance 23-02, EA 23-05

Hello Adrian,

Thanks for reaching out to ACBCI-THPO. It looks like our best time to meet you will be **Tuesday August 8th 3:30PM-5:00PM**.

Warm regards,



Anthony Kline

Admin Coordinator THPO akline@aguacaliente.net

C: (760) 413-5836 | D: (760) 883-1139 5401 Dinah Shore Drive, Palm Springs, CA 92264

From: THPO Consulting

Sent: Tuesday, August 1, 2023 4:46 PM

To: Kline, Anthony (TRBL) <akline@aguacaliente.net>

Subject: FW: AB 52 Consultation CUP 369, AR 23-06, Variance 23-02, EA 23-05

From: Adrian Moreno amoreno@coachella.org>

Sent: Tuesday, August 1, 2023 4:44 PM

To: THPO Consulting <ACBCI-THPO@aguacaliente.net>; Duarte, Claritsa (TRBL)

<cduarte@aguacaliente.net>

Cc: Gabriel Perez <gperez@coachella.org>

Subject: FW: AB 52 Consultation CUP 369, AR 23-06, Variance 23-02, EA 23-05

** This Email came from an External Source **

Hello Tribal Historic Preservation Office,

The City of Coachella would like to set up a meeting for the formal government to government consultation requested for the Sunridge Self Storage CUP 369, AR 23-06, Variance 23-02, EA 23-05, for the construction of a mini storage warehouse and recreational vehicle storage of a parcel of land (APN: 763-141-018 on 4.85 acres) located at the end of Tyler Lane, north of

Avenue 54, west of Grapefruit Boulevard, and east of Tyler St. The project involves environmental review and preparation of an Initial Study by the applicant.

Please let me know what time works best for you. Thursday, August 3rd, 9am-12pm, 3:30pm-5pm Tuesday, August 8th, 8am-12pm, 3:30pm - 5pm

Let me know if you would prefer a separate date and time.

Thanks, Adrian Moreno Associate Planner| City of Coachella 53390 Enterprise Way Coachella CA, 92236 Office: 760-398-3502

-----Original Message-----From: Adrian Moreno Sent: July 24 23 5:40 PM

To: 'THPO Consulting'; 'cduarte@aguacaliente.net'

Cc: Gabriel Perez

Subject: FW: AB 52 Consultation CUP 369, AR 23-06, Variance 23-02, EA 23-05

Hello Tribal Historic Preservation Office,

The City of Coachella would like to set up a meeting for the formal government to government consultation requested for the Sunridge Self Storage CUP 369, AR 23-06, Variance 23-02, EA 23-05, for the construction of a mini storage warehouse and recreational vehicle storage of a parcel of land (APN: 763-141-018 on 4.85 acres) located at the end of Tyler Lane, north of Avenue 54, west of Grapefruit Boulevard, and east of Tyler St. The project involves environmental review and preparation of an Initial Study by the applicant.

Please let me know what time works best for you. The City is available to meet on: Tuesday, August 1st 2pm-5pm Wednesday, August 2nd from 8am-11pm, 1-3pm

Let me know if you would prefer a separate date and time. I can set up the zoom or Microsoft Teams meeting. Let me know what you would prefer.

Thanks, Adrian Moreno Associate Planner| City of Coachella 53390 Enterprise Way Coachella CA, 92236 Office: 760-398-3502 ----Original Message----From: THPO Consulting Sent: July 24 23 4:24 PM To: Adrian Moreno

Subject: AB 52 Consultation CUP 369, AR 23-06, Variance 23-02, EA 23-05

Good evening Adrian,

If you have any questions about the attached letter please feel free to contact me.

Thank you,

Claritsa Duarte Cultural Resources Analyst <u>cduarte@aguacaliente.net</u> C: (760) 985-7538 | D: (760) 883-1134 5401 Dinah Shore Drive, Palm Springs, CA 92264

This email has been scanned by Inbound Shield.

Item 5.



AUGUSTINE BAND OF CAHUILLA INDIANS 84-481 Avenue 54, Coachella CA 92236

Telephone: (760) 398-4722 Fax (760) 369-7161

Tribal Chairperson: Amanda Vance Tribal Vice-Chairperson: Victoria Martin Tribal Secretary: Geramy Martin

Date: 07/24/2023

Dear: Adrian Moreno

City of Coachella, Lead Contact

SUBJECT: Request to Consult on Conditional Use Permit 369, Architectural Review 23-06, Variance 23-02, Environmental Assessment 23-05 in Coachella, California (APN 763-141-018)

Thank you for the opportunity to offer input concerning the development of the above-identified project. We appreciate your sensitivity to the cultural resources that may be impacted by your project and the importance of these cultural resources to the Native American peoples that have occupied the land surrounding the area of your project for thousands of years. Unfortunately, increased development and lack of sensitivity to cultural resources have resulted in many significant cultural resources being destroyed or substantially altered and impacted. Your invitation to consult on this project is greatly appreciated.

At this time, we are unaware of specific cultural resources that may be affected by the proposed project, however, in the event, you should discover any cultural resources during the development of this project please contact our office immediately for further evaluation.

Very truly yours,

Geramy Martin

Geramy Martin, Tribal Secretary Augustine Band of Cahuilla Indians

Item 5.

MESA GRANDE BAND OF MISSION INDIANS

P.O. BOX 270 SANTA YSABEL, CALIFORNIA 92070 (760) 782-3818 Tribal Office (760) 782-0795 Tribal Fax# www.mesagrandeband-nsn.gov

July 21, 2023

Adrian Moreno City of Coachella 1515 Sixth Street Coachella, CA. 92236

Dear Adrian Moreno:

The purpose of this letter is to inform you that Mike Linton is no longer the Chairperson, or a representative of the tribe. In any future correspondence, please address all correspondence to the Mesa Grande Band of Mission Indians.

Sincerely,

Signer ID: P4PNL63Q10...

Julia Garcia Administrative Assistant From: Jill McCormick < historic preservation@quechantribe.com>

Sent: July 27 23 3:52 PM
To: Adrian Moreno

Subject: Conditional Use Permit 369, Architectural Review 23-06, Variance 23-02, and

Environmental Assessment 23-05 in Coachella California

This email is to inform you that we do not wish to comment on this project. We defer to the more local Tribes and support their determinations on this matter.

H. Jill McCormick M.A. Ft. Yuma Quechan Indian Tribe P.O. Box 1899 Yuma, AZ 85366-1899 Office: 760-572-2423

Cell: 928-261-0254



From: Skaggs, Jacob@Wildlife < Jacob.Skaggs@Wildlife.ca.gov>

Sent: November 07 23 1:58 PM

To: Adrian Moreno

Subject: Requesting Biological Resources Survey Report for draft MND for the

Sunridge Self Storage Project (SCH 2023100317)

Hi Adrian:

I am reviewing the draft MND for the Sunridge Self Storage Project (SCH 2023100317). Would you please provide me with a copy of the following document to support CDFW's review of the MND:

- Biological Resources Survey Report," Vincent N. Scheidt Biological Consultant 2022

Thanks,

Jacob

Jacob Skaggs Senior Environmental Scientist Specialist California Department of Fish and Wildlife 3602 Inland Empire Blvd, Ste C-220 Ontario, CA 91764 (760) 218-0320

Item 5.

Adrian Moreno

From: Adrian Moreno

Sent: November 07 23 2:05 PM **To:** 'Skaggs, Jacob@Wildlife'

Subject: RE: Requesting Biological Resources Survey Report for draft MND for the Sunridge Self

Storage Project (SCH 2023100317)

Attachments: Vincent Scheidt Biology Report - AAA Biology Report.pdf

Hello Jacob,

See the attached requested document.

Thanks,

Adrian Moreno | Associate Planner

City of Coachella · Development Services Department

53990 Enterprise Way · Coachella, CA 92236

Phone: 760-398-3502 Ext: 118 Email: amoreno@coachella.org



Office Hours: Monday - Thursday 7:00 AM to 6:00 PM

Closed Fridays
Website | Map

From: Skaggs, Jacob@Wildlife < Jacob.Skaggs@Wildlife.ca.gov>

Sent: November 07 23 1:58 PM

To: Adrian Moreno <amoreno@coachella.org>

Subject: Requesting Biological Resources Survey Report for draft MND for the Sunridge Self Storage Project (SCH

2023100317)

Hi Adrian:

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Thanks,

Jacob

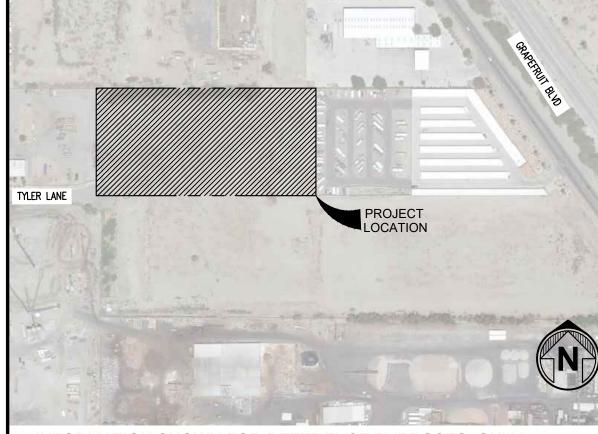
Jacob Skaggs Senior Environmental Scientist Specialist California Department of Fish and Wildlife 3602 Inland Empire Blvd, Ste C-220 Ontario, CA 91764 (760) 218-0320

Item 5.

- B. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL GOVERNING BUILDING CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK THAT HAS BEEN PERFORMED WHICH DOES NOT MEET THESE CODES AND REGULATIONS.
- C. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE TO THE ARCHITECT'S CONSTRUCTION DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING IMMEDIATELY TO THE ARCHITECT ANY DISCREPANCIES OR DETAILS
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IN THE EVENT OF CONFLICTS OR CHANGES BETWEEN DETAILS, OR BETWEEN THE PLANS AND SPECIFICATIONS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
- E. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES AND PIPING BEFORE BEGINNING WORK.
- F. THE GC SHALL COORDINATE ALL OPERATIONS WITH THE OWNER, INCLUDING AREA FOR WORK, MATERIALS STORAGE, AND ACCESS TO AND FROM THE WORK SPECIAL CONDITIONS OR NOISY WORK, TIMING OF WORK AND INTERRUPTION OF MECHANICAL AND ELECTRICAL SERVICES, NOISY OR DISRUPTIVE WORK SHALL BE SCHEDULED AT LEAST ONE (1) WEEK IN ADVANCE OF THE TIME WORK IS TO
- G. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HIGHEST STANDARD OF WORKMANSHIP IN GENERAL AND WITH SUCH STANDARDS AS ARE
- THAT THEY REPRESENT A REASONABLE DISTRIBUTION OF COLOR RANGES AND PATTERN PRIOR TO INSTALLATION FOR ARCHITECT'S APPROVAL. GC SHALL PROVIDE SHOP DWGS AND PRODUCT DATA FOR ARCHITECT'S APPROVAL ON ALL SPECIAL ITEMS REQUIRING CUSTOM FABRICATION (SHALL INCLUDE RATED FIRE
- SIZE, SHAPE, COLOR, TEXTURE, PATTERN, QUALITY AND METHOD OF INSTALLATION INSOFAR AS PRACTICABLE AND SHALL BE APPROVED BY THE
- THE FLOORS MAY BE OCCUPIED DURING CONSTRUCTION. THE GC SHALL PROTECT ALL PERSONNEL, PASSERSBY OR VISITORS TO THE SITE FROM HARM PROTECT MONUMENTS, BENCH MARKS AND THEIR REFERENCE POINT FROM BEING DESTROYED OR DISTURBED; REPLACE AS REQUIRED
- ADDITIONAL COST TO THE OWNER. ALL REPLACEMENT MATERIALS REQUIRED TO MATCH EXISTING MATERIALS SHALL DO SO WITH RESPECT TO TYPE, PATTERN, TEXTURE, SIZE, SHAPE, COLOR AND METHOD OF INSTALLATION INSOFAR AS PRACTICABLE, AND SHALL BE APPROVED BY THE ARCHITECT AND OWNER
- MATERIALS, ARTICLES, DEVICES AND PRODUCTS ARE SPECIFIED IN THE DOCUMENTS BY LISTING ACCEPTABLE MANUFACTURERS OR PRODUCTS, BY REQUIRING COMPLIANCE WITH REFERENCED STANDARDS, OR BY PERFORMANCE SPECIFICATIONS SELECT ANY PRODUCT MEETING OR EXCEEDING SPECIFIED CRITERIA. FOR APPROVAL OF AN ITEM NOT SPECIFIED, SUBMIT REQUIRED SUBMITTALS, PROVIDING COMPLETE BACK-UP INFORMATION FOR PURPOSES OF EVALUATION. WHERE BUILDING STANDARD ITEMS ARE CALLED FOR, NO
- INSTALLATION OF MECHANICAL, ELECTRICAL AND STRUCTURAL SYSTEMS WILL REQUIRE OPENING OF SOME EXISTING WALLS, CEILINGS OR FLOOR CAVITIES. THE GC SHALL BE RESPONSIBLE FOR THE REPAIR OF THESE OPENINGS TO MATCH EXISTING EXCEPT WHERE NOTED OTHERWISE FILL ALL HOLES AND VOIDS IN FLOORS WALLS AND CEILINGS WHICH RESULT FROM INSTALLATION OF WORK AND REMOVAL OF EXISTING MATERIALS AND EQUIPMENT REQUIRED BY THIS CONTRACT. PATCHED AREAS SHALL MATCH THE MATERIALS, FINISHES, AND LEVELS ADJACENT, OR SHALL BE PUT IN THE PROPER CONDITION TO RECEIVE THE FINISH INDICATED.
- N. OPENINGS REQUIRED FOR NEW WORK THAT PENETRATES EXISTING STRUCTURE SHALL BE COORDINATED WITH OWNER PRIOR TO COMMENCING THE WORK. ANY OPENING OVER 2" IN DIAMETER SHALL BE REVIEWED AND APPROVED BY OWNER. THROUGH CONCRETE SLABS OR WALLS, OR MASONRY WALLS, ALL ROUND HOLES SHALL BE CORE DRILLED WITH A DIAMOND DRILL AND ALL RECTANGULAR OPENINGS SHALL BE CUT WITH A DIAMOND SAW. IN NO CASE SHALL ANY STRUCTURAL MEMBER BE CUT. USE CARBIDE-TIPPED DRILLS FOR GYPSUM WALLBOARD PARTITIONS. KEEP OVER CUTTING TO A MIN.. MAINTAIN CONTINUITY AND INTEGRITY OF FIRE SEPARATION AT ALL TIMES. GROUT AROUND CONDUITS PASSING THROUGH CONCRETE WALLS AND FLOORS AND MASONRY WALLS. MAKE PATCHES WITH NEAT, TRIMMED EDGES: MATCH ADJACENT EXISTING WORK,

VICINITY MAP





INFORMATION SHOWN FOR REFERENCE PURPOSES. ONLY SITE PLAN FROM GOOGLE MAP 2022

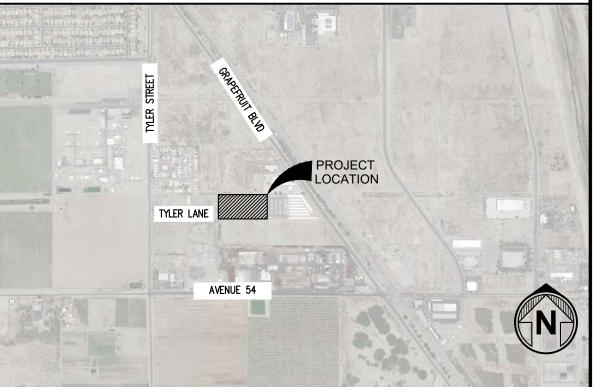
SCOPE AND CODE

SCOPE OF WORK SUMMARY

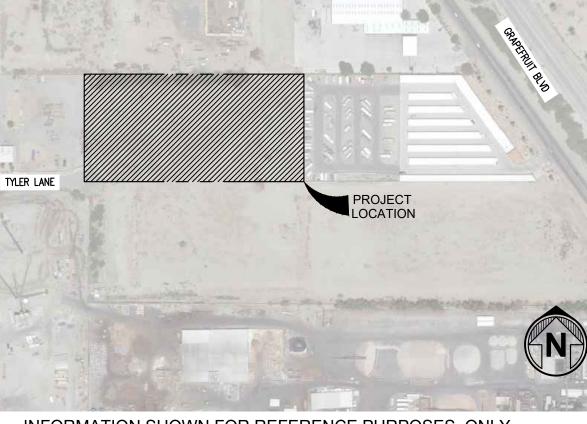
EXISTING SELF-STORAGE FACILITY TO INCLUDE PAVED CIRCULATION DRIVE, DRIVE UP STORAGE UNITS (BUILDING 1-7) AND LEASING OFFICE TOTALING APPROXIMATELY 34,827 SF. 60 UNCOVERED RV PARKING STALLS SHOWN IN PLACE OF FUTURE DEVELOPMENT BUILDINGS 8-11, AND RV CANOPY 1-4 SHOWN IN UNDEVELOPED AREA TO THE EAST OF

DESIGN CODES

2022 CALIFORNIA PLUMBING CODE (CPC) 2022 CALIFORNIA MECHANICAL CODE (CMC) 2022 CALIFORNIA ELECTRICAL CODE (CEC) 2022 SAN BERNARDINO COUNTY FIRE CODE (CFC) 20122 CALIFORNIA ENERGY EFFICIENCY STANDARDS (CEES)



REFERENCE SITE PLAN



THE PROJECT SHALL CONSIST OF A +/- 4.8-ACRE EXPANSION TO AN THE PARCEL TO BE FOR FUTURE DEVELOPMENT.

2022 CALIFORNIA BUILDING CODE (CBC) 2022 CALIFORNIA GREEN BUILDERS STANDARDS CODE (CGBSC)

SUNRIDGE SELF-STORAGE

EXPANSION

86220 TYLER LANE COACHELLA, CA 92236 APN#: 763-141-018

PROJECT TEAM

CLIENT: SUNRIDGE SELF-STORAGE 38375 TURNBERRY CT MURRIETA, CA 92562

CONTACT: James & Terri Delhamer jdelhamer@gmail.com

CIVIL/SUREVYOR:

COACHELLA VALLEY ENGINEERS 77-933 LAS MONTANAS RD, SUITE 101 PALM DESERT, CA 92211 PH: (760) 360-4200

CONTACT: David Turner

MEP ENGINEER:

ASEI ENGINEERING, INC 2410 W. ROYAL PALM DR. SUITE A PHOENIX, AZ 85021 PH: (602) 287-0300 CELL: (480) 298-9969

CONTACT: Rusty Cash rcash@aseiengineering.com

PROJECT DATA

763-141-018

97,706 SF

M-S (MANUFACTURING SERVICE)

9,900 SF

3,000 SF

6,450 SF

8,046 SF

62,979 SF

0'-0"

<u>+</u>16'-0" (LEASING

PROVIDED:

OFFICE)

34,827 SF

II-B, FULLY SPRINKLERED

±4.8 AC (211,130 SF)

SELF-STORAGE FACILITY

APN NUMBER: PROPERTY ZONING: OCCUPANCY TYPES:

SITE DATA

BUILDING CONSTRUCTION TYPE: **BUILDINGS AREA:** TOTAL SITE AREA: PROPOSED USE:

PHASE I : LEASING OFFICE:

BUILDING 1:

BUILDING 2:

BUILDING 3:

BUILDING 4:

BUILDING 5:

RV CANOPY 4

INTERIOR SIDE:

TOTAL FUTURE EXPANSION:

SELF-STORAGE BUILDING AREA (GROSS):

CONTACT: PATRICK ANDERSEN patrick@magellanarchitects.com

WINDOW SCHEDULE

LANDSCAPE ARCHITECT HERMAN DESIGN GROUP, INC.

MAGELLAN ARCHITECTURE

PH: (949) 515-9600

CELL: (714) 381-3732

10540 TALBERT AVE. SUITE 175

FOUNTAIN VALLEY, CA 92708

77-899 WOLF ROAD, SUITE 102 PALM DESERT, CA 92211 PH: (760) 777-9131 CELL: (951) 782-9335

CONTACT: Jose Estrada jose@hdg-inc.com

BUILDING 6:

FUTURE EXPANSION PHASE II BUILDING 8: 6,450 SF **BUILDING 9:** 6,450 SF **BUILDING 10:** 6,450 SF **BUILDING 11:** 6,450 SF RV CANOPY 8,453 SF RV CANOPY 2 13,150 SF RV CANOPY 3 7,530 SF

CODE SUMMARY (MINI-STORAGE/RV STORAGE - CUP REQUIRED IN M-S)CODE (REQUIRED) ITEM PROPOSED **SETBACKS:** 0'-0" 0'-0"

0'-0" 0'-0" 0'-0" **MAX HEIGHT:** 50'-0" ±10'-0", $\pm 12' - 0"$ (BLDG. 4)

0'-0"

PARKING REQUIREMENTS & CALCULATIONS:

-LEASING OFFICE (B)	1 PER 400 SF 3 SPACES	5 SPACES
-STORAGE PARKING (S-1)	N/A	0 SPACES*
-ADA STALLS REQUIRED	1/25 SPACES	1 SPACES (INCLUDE IN COUNT)
– RV PARKING STALLS:	N/A	60 SPACES
TOTAL PARKING:	3 SPACES	65 SPACES

- LOADING STALLS:

DRIVEWAY AREA INCL. RV PARKING

*DRIVE AISLES TO BE USED AS STORAGE PARKING/LOADING AREAS TO DRIVE-UP STORAGE BUILDINGS (ALL UNITS ARE DRIVE-UP STORAGE UNITS).

SHEET INDEX

EXHIBIT C

GENERAL

A0.10 COVER SHEET

LANDSCAPE

COVER SHEET L1.0 IRRIGATION PLAN A L1.1 IRRIGATION PLAN B L1.2 IRRIGATION DETAILS / IRRIGATION DETAILS E PLANTING PLAN A PLANTING PLAN B PLANTING DETAILS A L3.1 LANDSCAPE SPECIFICATIONS E L3.2 IRRIGATION SPECIFICATIONS A IRRIGATION SPECIFICATIONS E

ARCHITECTURAL:

PHASE I SITE PLAN PHASE II SITE PLAN SITE DETAILS A1.21 SITE DETAILS A2.10 BUILDINGS 1-3 FLOOR PLANS A2.20 BUILDINGS 4-11 FLOOR PLANS A2.30 LEASING OFFICE FLOOR PLAN A3.10 EXTERIOR ELEVATIONS A3.20 EXTERIOR ELEVATIONS **EXTERIOR ELEVATIONS** A3.40 EXTERIOR ELEVATIONS BUILDING SECTIONS & DETAILS

ELECTRICAL

PHOTOMETRIC PLAN - PHASE I PHOTOMETRIC PLAN - PHASE II ELECTRICAL CUT SHEETS ELECTRICAL CUT SHEETS

LEGEND OF SYMBOLS ABBREVIATIONS

A.B.F.	AVG. BUILDING ELEVATION	ENCL	ENCLOSURE
A.C.	AIR CONDITIONER	EQ	EQUAL
ACOUST	ACOUSTICAL	EXH	EXHAUST
ADJ	ADJUSTABLE, ADJACENT	EXIST	EXISTING
ADMIN		EXP	EXPANSION
A.F.F.	ABOVE FINISH FLOOR	EXT	EXTERIOR
ALUM	ALUMINUM	F.C.I.C.	
ANOD	ANODIZED		INSTALL BY CO
ANSI APPROX ASR	AMERICAN NAT'L STDS INST.	F.D.	FLOOR DRAIN
APPROX	APPROXIMATE	FDN	FOUNDATION
ASR	AUTOMATIC SPRINKLER RISER	F.F.	FINISH FLOOR
AVG	AVERAGE	FHS	FLAT HEAD SCREV
BD	BOARD	F.I.O.	
BLDG	BUILDING		BY OWNER
BLK	BLOCK	F.O.I.C.	
BLK'G	BLOCKING	50.10	INSTALLED BY
BM	BEAM	FPHB	FROST PROOF HO
B.C.	BOTTOM OF	FRP	FIBER REINFORCE
BOT	BOTTOM	FTG	FOOTING
BTW	BETWEEN	GA	GAUGE
CB	CATCH BASIN	GALV	
C.I.	CAST IRON	G.I.	GALVANIZED IRON
C.I.A.	CAST IN PLACE	GLP	GYPSUM LATH &
C.J.	CONTROL JOINT	GWB	GYPSUM WALLBOA
CL	CENTER LINE	H.B.	HOSE BIBB
CLG	CEILING	H.M.	HOLLOW METAL
CMU	CONCRETE MASONRY UNIT	HORIZ	HORIZONTAL
COL	COLUMN	HT HTR	HEIGHT HEATER
CONC	CONCRETE	INSUL	
CONT	CONTINUOUS		
CONSTR		JT/JTS	
CONTR	CONTRACTOR	L	
CPT	CARPET	LAM	LAMINATE, LAMINA LINEAR FOOT, LIN
C.T.		L.F. LIQ.	LIQUID
DBL	DOUBLE	LT.WT.	LIGHT WEIGHT
DTL D.F.	DETAIL DRINKING FOUNTAIN	LT.WT.	LEVEL
D.F. D.S.		MAS	MASONRY
	DOWNSPOUT DB A WIN C	MAX	MAXIMUM
DWG	DRAWING	IVIAA	INITATINION

EACH

ELECTRICAL

ELEV

ELEVATION, ELEVATOR

NTRACTOR ONTRACTOR STALLED WNER, CONTRACTOR ED PANEL(S) : PLASTER

MCT MARMOLEUM COMPOSITE TILE **MECH MECHANICAL** MEZZ **MEZZANINE** MTL MANUFACTURING MFR **MANUFACTURER** M.H. MANHOLE MINIMUM **MISCELLANEOUS** MASONRY OPENING M.R. MOISTURE RESISTANT MULL MULLION MTD MOUNTED MTG MOUNTING N.I.S.

ROOF DRAIN

RAIN LEADER

REFRIGERATOR, REFERENCE

RECEIVED

PRV

Q.T.

QTR

NOT IN CONTRACT NOMINAL N.T.S. NOT TO SCALE 0/C ON CENTER O.A. OVERALL O.C. ON CENTER 0.H. OVERHEAD OP'G OPENING OPP **OPPOSITE** PTN PARTITION PERPENDICULAR PLATE, PROPERTY LINE PLASTIC LAMINATE

PLYWOOD PLUMBING PANEL, PANELING PROJECT PRESSURE REDUCING VALVE QUARRY TILE QUARTER **RADIUS**

REQ'D REQUIRED RUBBER FLOORING ROUGH OPENING SCHED SCHEDULE S.C. S.G. SHT SOLID CORE SAFETY GLASS SHEET SIM SIMILAR SPEC'D S.S. SST STD STL **STRUCT** SUSP SYS

TEMP T&G T.G. T.O. UTIL U.O.N. VCT **VERT**

UTILITY W/ WITH W/0 WOOD WDW WINDOW W-MA7 W.P. W.R.

Y.D.

SPECIFIED **SQUARE** SERVICE SINK, SANITARY SEWER STAINLESS STEEL STANDARD STRUCTURE, STRUCTURAL SUSPENDED SYSTEM TREAD, TOP TOP & BOTTOM TELEPHONE TEMPERED TONGUE & GROOVE TEMPERED GLASS TOP OF **TYPICAL** UNLESS OTHERWISE NOTED VINYL COMPOSITION TILE VERTICAL

REINFORCING

WITHOUT WALK OFF MAT WATERPROOF WATER RESISTANT WFIGHT WELDED WIRE MESH

WELDED WIRE FABRIC

YARD DRAIN

BLOCK SHOWS REV. DATE) INDICATES REVISED DETAIL NO. DESIGNATION —SHEET THAT DETAIL IS SHOWN

—BLDG. SECTION NO. -SHEET THAT SECTION IS SHOWN — WALL SECTION NO.

-SHEET THAT SECTION IS SHOWN / INTERIOR ELEV. NO. B— WALL ORIENTATION

-SHEET THAT INTERIOR ELEV. IS SHOWN TRUE NORTH PROJECT NORTH

SHEET KEY NOTE DOOR SCHEDULE KEY (CORRESP. TO ROOM NO. WHERE DOOR OCCURS)

(PL-1) FINISH SCHEDULE [01] EQUIP. SCHEDULE CASEWORK DTL. NO. SHEET NO. WALL TYPE NO. # - - - INSULATION KEY -WALL TYPE LETTER DATUM POINT +8'-0" A.F.F. CEILING HEIGHT
ACT CEILING

ROOM NAME ROOM NAME

XXX ROOM NO.

XXX S.F. ← ROOM AREA

FINISH CEILING TYPE GRID DESIGNATION 1/4:12 ROOF SLOPE AND DIRECTION KEY

BREAK LINE SYMBOL

MATCH LINE

4 TYPE C+ 1 TYPE C/ 0 SPACES* ADDITIONAL 50,000 SF= 5 TYPE C - LANDSCAPING: 5% OF PARKING & 10% OF PARKING & DRIVEWAY AREA INCL. RV PARKING

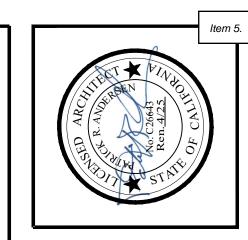
DEFERRED SUBMITTALS

FIRE PROTECTION/FIRE SPRINKLERS/FIRE ALARM:

1. THE FIRE PROTECTION, FIRE SPRINKLERS & FIRE ALARM WORK FOR THE PROJECT SHALL BE PERFORMED AS DESIGN BUILD. THE GC SHALL SUBMIT WITH THE BID A PROPOSED FIRE PROTECTION DRAWING THAT COORDINATES WITH THE ARCHITECTURAL DRAWINGS AND COMPLIES WITH ALL CODES, REGULATIONS AND REQUIREMENTS.

2. THE GC'S FIRE PROTECTION AND FIRE SPRINKLER SUBCONTRACTOR WILL BE RESPONSIBLE FOR APPLYING FOR AND SECURING ALL NECESSARY FIRE PROTECTION PERMITS.

3. THE GC WILL BE RESPONSIBLE FOR APPLYING AND SECURING ALL NECESSARY PERMITS FOR A NFPA-13 FIRE SPRINKLER SYSTEM.



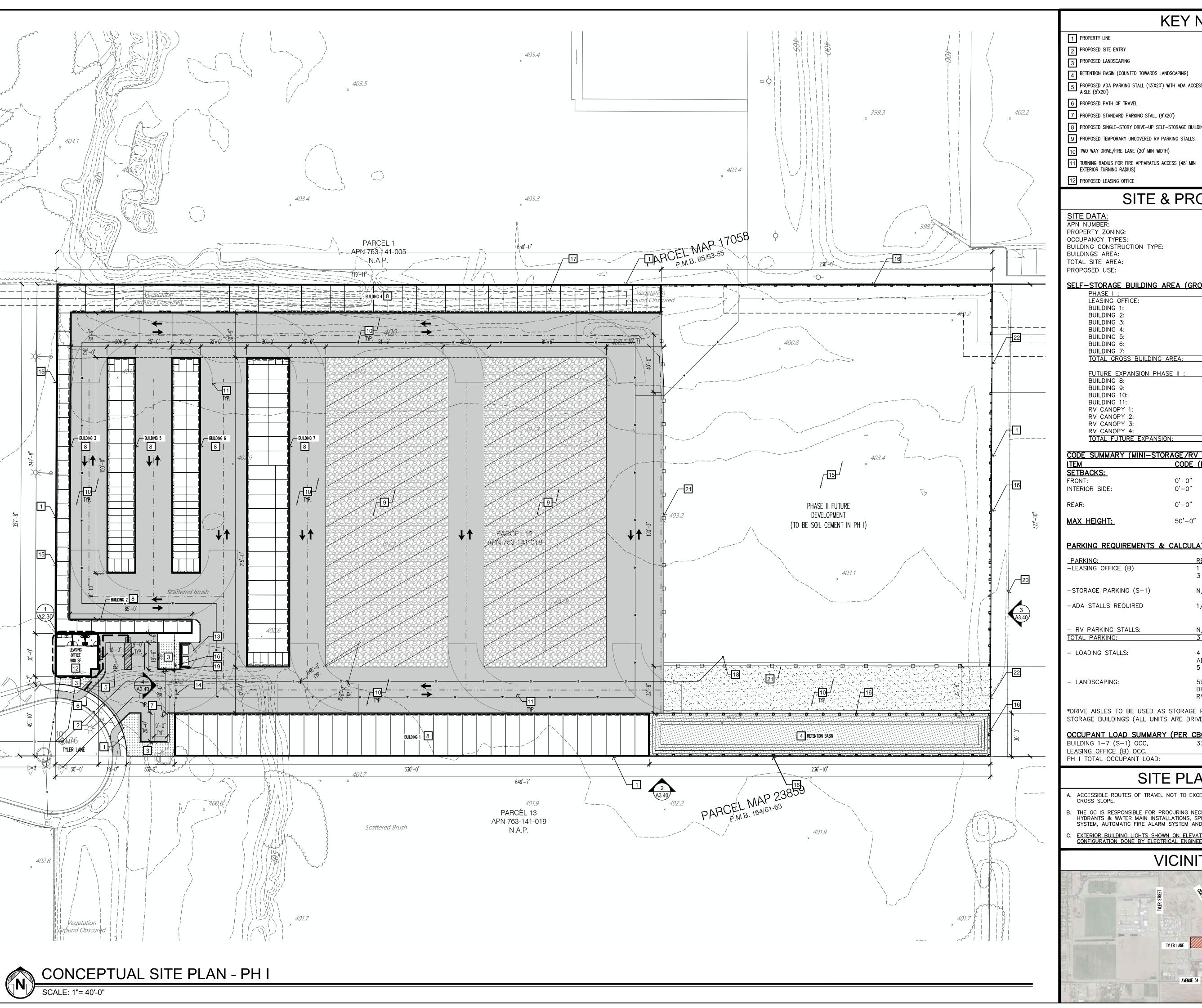
a $\mathbf{\Sigma}$

REVISIONS O. DATE 06/08/23 | CUP SUBMI 、09/13/23 |CUP RESUBM ISSUE DATES DESIGN APPROVAL PERMIT SUBMITTAL PERMIT RECEIVED: BID DOCS:

CONSTR. DOCS:

24"x36" SCALE: PLOT DATE: 2023-09-CAD FILE: JOB NUMBER: 22-06 CHECKED: DRAWN: STATUS:

COVER SHEET





PROPOSED TRASH ENCLOSURE FOR EMPLOYEE USAGE ONLY, PER CITY CODE.

14 ENTRY SLIDING GATE PER DETAIL 3/A1.21 15 FUTURE PHASE II DEVELOPMENT (TO BE SOIL CEMENT IN

PROPOSED ADA PARKING STALL (13'X20') WITH ADA ACCESS

6' WROUGHT IRON FENCE PER DETAIL 7/A1.21
AISLE (5'X20') 17 (E) EASEMENT. REFER TO PROVIDED TITLE REPORT

18 PROPOSED RV DUMP STATION 8 PROPOSED SINGLE-STORY DRIVE-UP SELF-STORAGE BUILDING GATE KEYPAD. PER DETAIL 5/A1.21 20 EXISTING CHAIN LINK FENCING TO BE REMOVED AND RELOCATED

±4.8 AC (211,130 SF)

21 RELOCATED CHAIN LINK FENCE 10 TWO WAY DRIVE/FIRE LANE (20' MIN WIDTH) WROUGHT IRON ACCESS SLIDING GATE TO ADJACENT STORAGE FACILITY. SEE DETAIL 3/A1.21.

12 PROPOSED LEASING OFFICE

SITE & PROJECT DATA

TE DATA:	
N NUMBER:	763-141-018
OPERTY ZONING:	M-S (MANUFACTURING SERVICE)
CUPANCY TYPES:	S-I, B
ILDING CONSTRUCTION TYPE:	II-B, FULLY SPRINKLERED
ILDINGS AREA:	97.706 SF

SELF-STORAGE FACILITY SELF-STORAGE BUILDING AREA (GROSS):

9,900 SF 950 SF 2,227 SF 8,400 SF 3,000 SF BUILDING 6: 3,000 SF 6,450 SF TOTAL GROSS BUILDING AREA: 34,827 SF

FUTURE EXPANSION PHASE II : BUILDING 8: 6,450 SF BUILDING 9: 6,450 SF BUILDING 10: 6,450 SF BUILDING 11: 6,450 SF RV CANOPY 8,453 SF RV CANOPY 2 13,150 SF RV CANOPY 3: 7,530 SF RV CANOPY 4: 8,046 SF TOTAL FUTURE EXPANSION 62,979 SF

CODE SUMMARY (MINI-STORAGE/RV STORAGE - CUP REQUIRED IN M-S) CODE (REQUIRED) PROPOSED 0'-0" 0'-0" 0'-0" 0'-0"

<u>+</u>12'-0" (BLDG. 4) $\pm 16'-0"$ (LEASING OFFICE)

±10'-0",

PARKING REQUIREMENTS & CALCULATIONS:

REQUIRED: PROVIDED: -LEASING OFFICE (B) 1 PER 400 SF 5 SPACES 3 SPACES -STORAGE PARKING (S-1) N/A 0 SPACES* -ADA STALLS REQUIRED 1/25 SPACES 1 SPACES (INCLUDE IN COUNT) - RV PARKING STALLS: N/A 60 SPACES 3 SPACES 65 SPACES 4 TYPE C+ 1 TYPE C/ 0 SPACES*

ADDITIONAL 50,000 SF= 5 TYPE C 5% OF PARKING & 10% OF PARKING DRIVEWAY AREA INCL. & DRIVEWAY AREA RV PARKING INCL. RV PARKING

*DRIVE AISLES TO BE USED AS STORAGE PARKING/LOADING AREAS TO DRIVE-UP STORAGE BUILDINGS (ALL UNITS ARE DRIVE-UP STORAGE UNITS).

OCCUPANT LOAD SUMMARY (PER CBC TABLE 1004.1.2): 33,827 SF/500 = 68 OCC.BUILDING 1-7 (S-1) OCC,

900 SF/150 = 6 OCC.

ACCESSIBLE ROUTES OF TRAVEL NOT TO EXCEED 5% SLOPE IN THE DIRECTION OF TRAVEL AND 2%

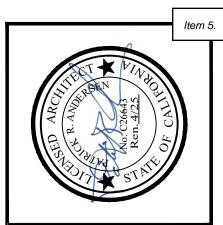
SITE PLAN NOTES

. THE GC IS RESPONSIBLE FOR PROCURING NECESSARY PERMITS, AS REQUIRED, FOR: FIRE HYDRANTS & WATER MAIN INSTALLATIONS, SPRINKLER SYSTEM SUPPLY MAIN AND FDC, SPRINKLER SYSTEM, AUTOMATIC FIRE ALARM SYSTEM AND MONITORING SYSTEMS AS APPROPRIATE.

EXTERIOR BUILDING LIGHTS SHOWN ON ELEVATION SHEETS, AND ADDITIONAL LIGHTING CONFIGURATION DONE BY ELECTRICAL ENGINEER

VICINITY MAP





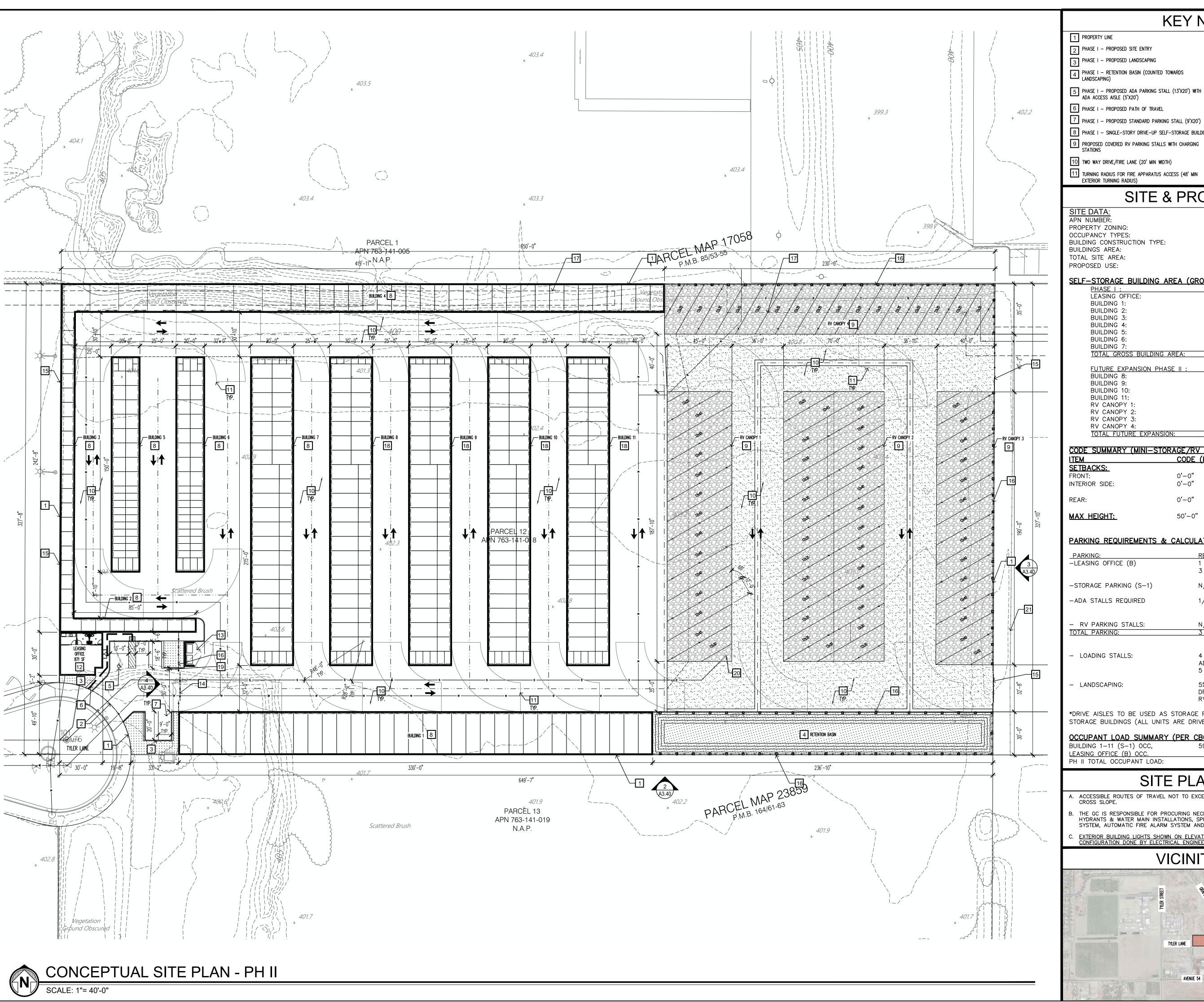
0

SUNRIDGE S EXPANSION

REVISIONS IO. DATE ∖ 06/08/23 | CUP SUBMIT ISSUE DATES ESIGN APPROVAL: PERMIT SUBMITTAL: PERMIT RECEIVED: BID DOCS:

CONSTR. DOCS:	
24"x36" SCALE:	AS NOTED
PLOT DATE:	2023-10-04
CAD FILE:	22-036_xSP
JOB NUMBER:	22-064
CHECKED:	
DRAWN:	NV
STATUS:	PLANN.

PHASE I SITE PLAN





12 PHASE I - PROPOSED LEASING OFFICE

PHASE I - PROPOSED TRASH ENCLOSURE FOR EMPLOYEE USAGE ONLY, PER CITY CODE.

14 PHASE I – ENTRY SLIDING GATE PER DETAIL 3/A1.21 PHASE I — WROUGHT IRON ACCESS SLIDING GATE TO ADJACENT STORAGE FACILITY. SEE DETAIL 3/A1.21.

16 PHASE I - 6' WROUGHT IRON FENCE PER DETAIL 7/A1.21

17 (E) EASEMENT. REFER TO PROVIDED TITLE REPORT 7 PHASE I – PROPOSED STANDARD PARKING STALL (9'X20') 18 PROPOSED SINGLE-STORY DRIVE-UP SELF-STORAGE BUILDING 8 PHASE I - SINGLE-STORY DRIVE-UP SELF-STORAGE BUILDING 19 GATE KEYPAD. PER DETAIL 5/A1.21

9 PROPOSED COVERED RV PARKING STALLS WITH CHARGING STATIONS 20 PHASE I - PROPOSED RV DUMP STATION AREA PHASE I – EXISTING CHAIN LINK FENCE TO BE REMOVED AND RELOCATED (TO BE DEMOLISHED AT COMMENCEMENT OF PH II).

11 TURNING RADIUS FOR FIRE APPARATUS ACCESS (48' MIN

SITE & PROJECT DATA

763-141-018 M-S (MANUFACTURING SERVICE) S-I, B BUILDING CONSTRUCTION TYPE: II-B, FULLY SPRINKLERED 97,706 SF ±4.8 AC (211,130 SF) SELF-STORAGE FACILITY

SELF-STORAGE BUILDING AREA (GROSS):

<u>PHASE I : </u>	
LEASING OFFICE:	900 SF
BUILDING 1:	9,900 SF
BUILDING 2:	950 SF
BUILDING 3:	2,227 SF
BUILDING 4:	8,400 SF
BUILDING 5:	3,000 SF
BUILDING 6:	3,000 SF
BUILDING 7:	6,450 SF
TOTAL GROSS BUILDING AREA:	34.827 SF

FUTURE EXPANSION PHASE II BUILDING 8: 6,450 SF BUILDING 9: 6,450 SF BUILDING 10: BUILDING 11: 6,450 SF 6,450 SF RV CANOPY 1 8,453 SF RV CANOPY 2: 13,150 SF RV CANOPY 3: 7,530 SF 8,046 SF

CODE SUMMARY (MINI-STORAGE/RV STORAGE - CUP REQUIRED IN M-S) CODE (REQUIRED) PROPOSED 0'-0" 0'-0" 0'-0" 0'-0" 0'-0"

±10'-0", <u>+</u>12'-0" (BLDG. 4) <u>+</u>16'-0" (LEASING OFFICE)

62,979 SF

PARKING REQUIREMENTS & CALCULATIONS:

PARKING:	REQUIRED:	PROVIDED:
-LEASING OFFICE (B)	1 PER 400 SF 3 SPACES	5 SPACES
-STORAGE PARKING (S-1)	N/A	0 SPACES*
-ADA STALLS REQUIRED	1/25 SPACES	1 SPACES (INCLUDE IN COUNT)
RV PARKING STALLS:	N/A	71 SPACES
TOTAL PARKING:	3 SPACES	76 SPACES

4 TYPE C+ 1 TYPE C/ 0 SPACES* ADDITIONAL 50,000 SF= 5 TYPE C

5% OF PARKING & 10% OF PARKING & DRIVEWAY AREA DRIVEWAY AREA INCL. INCL. RV PARKING RV PARKING

*DRIVE AISLES TO BE USED AS STORAGE PARKING/LOADING AREAS TO DRIVE—UP STORAGE BUILDINGS (ALL UNITS ARE DRIVE-UP STORAGE UNITS).

OCCUPANT LOAD SUMMARY (PER CBC TABLE 1004.1.2): 59,627 SF/500 = 120 OCC.BUILDING 1-11 (S-1) OCC,

LEASING OFFICE (B) OCC. 900 SF/150 = 6 OCC.PH II TOTAL OCCUPANT LOAD: 126 OCC.

SITE PLAN NOTES

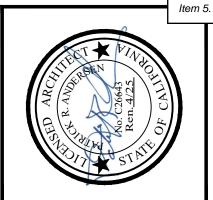
ACCESSIBLE ROUTES OF TRAVEL NOT TO EXCEED 5% SLOPE IN THE DIRECTION OF TRAVEL AND 2%

. THE GC IS RESPONSIBLE FOR PROCURING NECESSARY PERMITS, AS REQUIRED, FOR: FIRE HYDRANTS & WATER MAIN INSTALLATIONS, SPRINKLER SYSTEM SUPPLY MAIN AND FDC, SPRINKLER SYSTEM, AUTOMATIC FIRE ALARM SYSTEM AND MONITORING SYSTEMS AS APPROPRIATE.

EXTERIOR BUILDING LIGHTS SHOWN ON ELEVATION SHEETS, AND ADDITIONAL LIGHTING CONFIGURATION DONE BY ELECTRICAL ENGINEER

VICINITY MAP





O

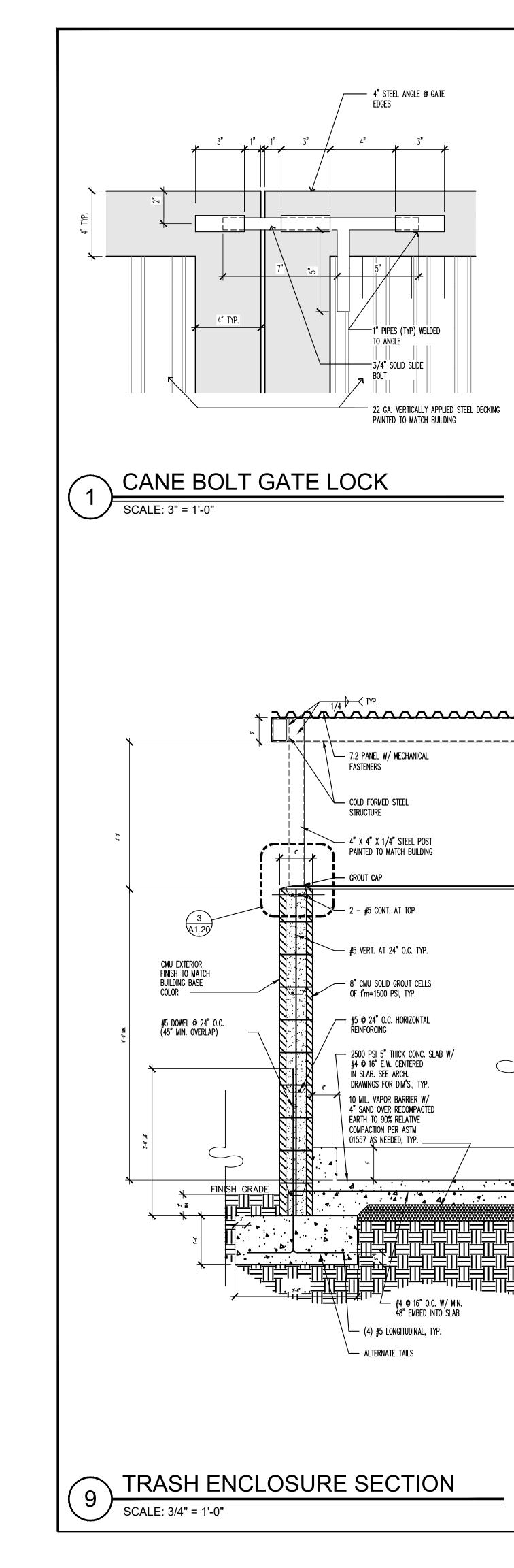
SUNRIDGE SEXPANSION

REVISIONS O. DATE 、06/08/23 │ CUP SUBMIT `\ 09/13/23 |CUP RESUBMI

ISSUE DATES ESIGN APPROVAL: PERMIT SUBMITTAL: PERMIT RECEIVED: BID DOCS:

DRAWN:	NV
CHECKED:	
JOB NUMBER:	22-064
CAD FILE:	22-036_xSP
PLOT DATE:	2023-10-04
24"x36" SCALE:	AS NOTED
CONSTR. DOCS:	

PHASE II SITE PLAN



- 4" STEEL ANGLE © GATE

-1" PIPES (TYP) WELDED

22 GA. VERTICALLY APPLIED STEEL DECKING

PAINTED TO MATCH BUILDING

TO ANGLE

BOLT

- 7.2 PANEL W/ MECHANICAL

PAINTED TO MATCH BUILDING

2 - #5 CONT. AT TOP

OF f'm=1500 PSI, TYP.

- #5 @ 24" O.C. HORIZONTAL

#4 @ 16" E.W. CENTERED

DRAWINGS FOR DIM'S., TYP.

10 MIL. VAPOR BARRIER W/

COMPACTION PER ASTM 01557 AS NEEDED, TYP.

4" SAND OVER RECOMPACTED EARTH TO 90% RELATIVE

∠___ #4 @ 16" O.C. W/ MIN.

· (4) #5 LONGITUDINAL, TYP

ALTERNATE TAILS

48" EMBED INTO SLAB

ÏN SLAB. SEE ARCH.

- 2500 PSI 5" THICK CONC. SLAB W/

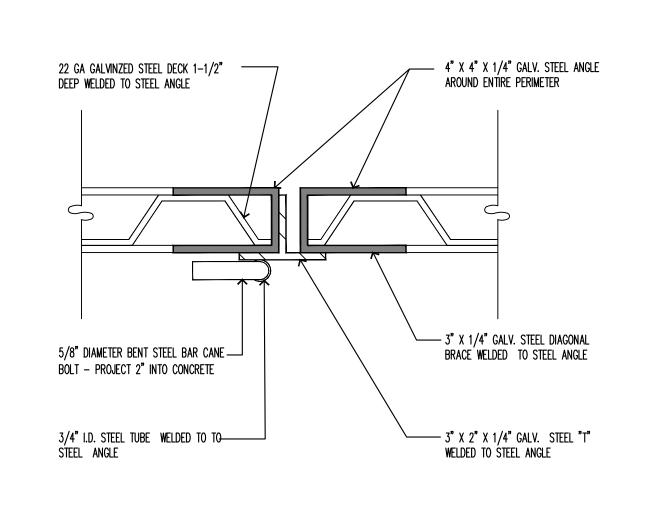
Reinforcing

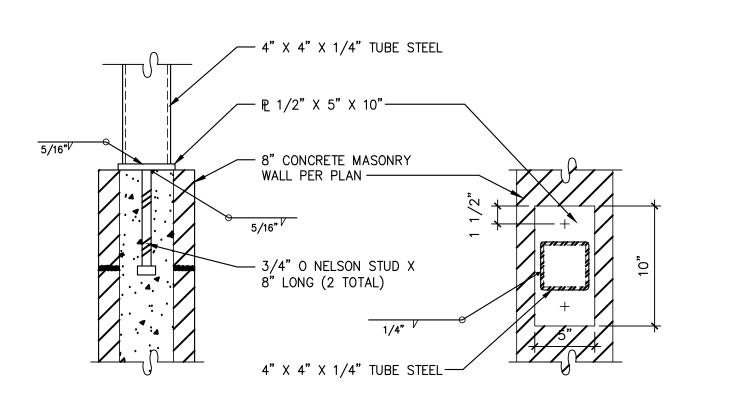
COLD FORMED STEEL

FASTENERS

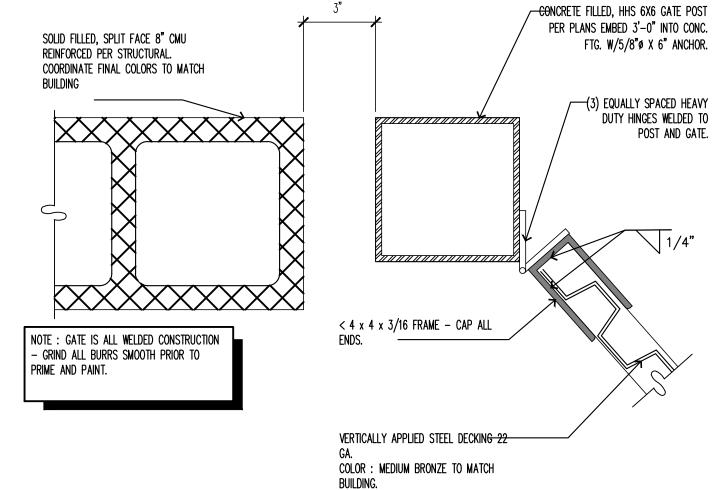
STRUCTURE

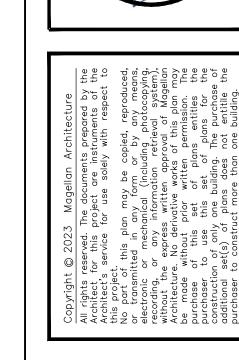
·3/4" solid slide



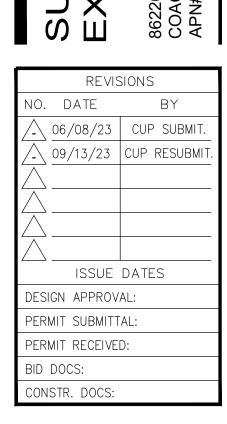


- 6" X 4" X 3/8" STEEL TUBE PAINTED TO MATCH BUILDING





O



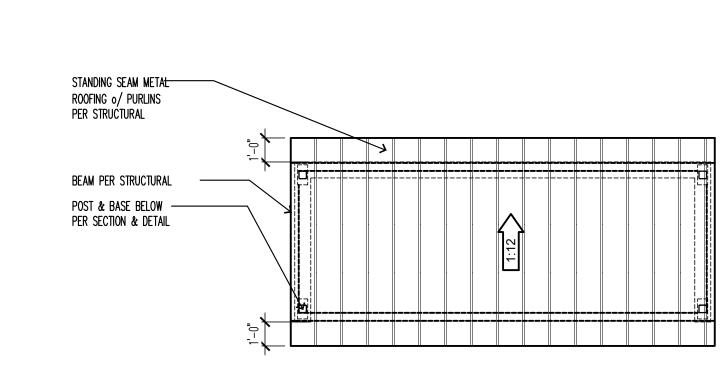
AS NOTED 24"x36" SCALE: PLOT DATE: 2023-09-CAD FILE: JOB NUMBER: 22-064 CHECKED: DRAWN: STATUS: PLANN.

SITE DETAILS

CANE BOLT W/ STEEL SLEEVE

POST & BASE DETAIL

PARAMANANA I



DETAIL AT GATE POST

1/2" DIA. HORIZONTAL CANE BOLT GATE LOCK — 2 X 2 X 3/16" ANGLE FRAME — TS 2 X 2 X .120 GATE BACK Support - 22 GA. GALV. STEEL DECK PROFILE "B" W/ 4" RIB - 1/2" DIA. VERTICAL CANE BOLT WITH STEEL SLEEVE AT SLAB PLACED ON BACK OF GATES ALL GATE & FRAME SURFACES TO HAVE PAINTED FINISH TO MATCH BUILDING.

- 4" X 4" X 1/4" STEEL POST - 8" X 8" X 16" CONCRETE MASONRY UNITS WITH EXTERIOR FINISH TO MATCH BUILDING BASE COLOR - MONOLITHIC POUR CONCRETE CURB - FINISH SURFACE, SEE CIVIL NOTE: 6"x6" CONCRETE CURB ON INSIDE PERIMETER OF ENCLOSURE (3 SIDES) (ESITE50e)

TRASH ENCLOSURE SECTION

FRONT ELEVATION

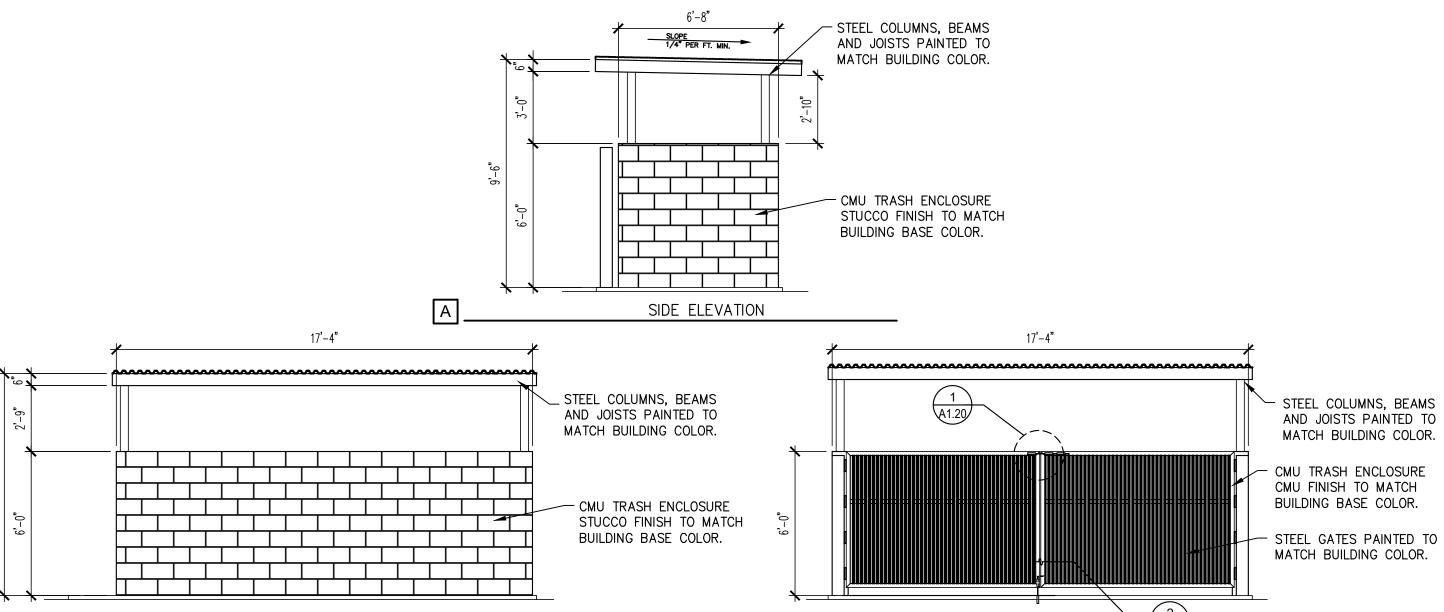
TRASH ENCLOSURE ROOF PLAN

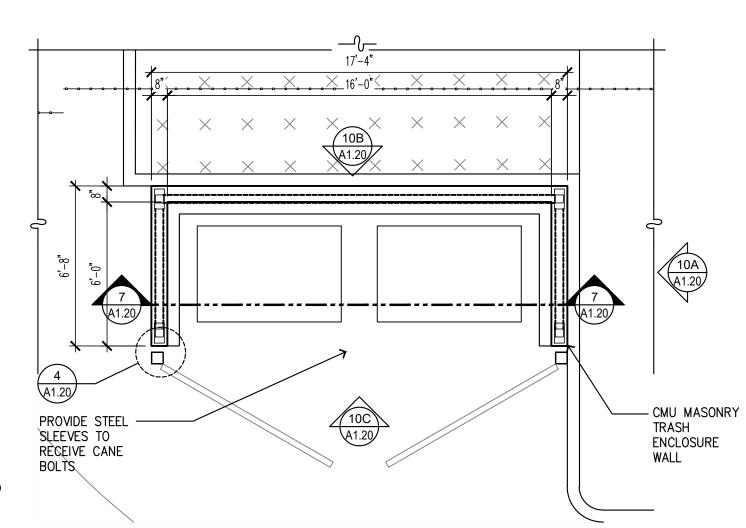
TRASH ENCLOSURE GATE

REAR ELEVATION

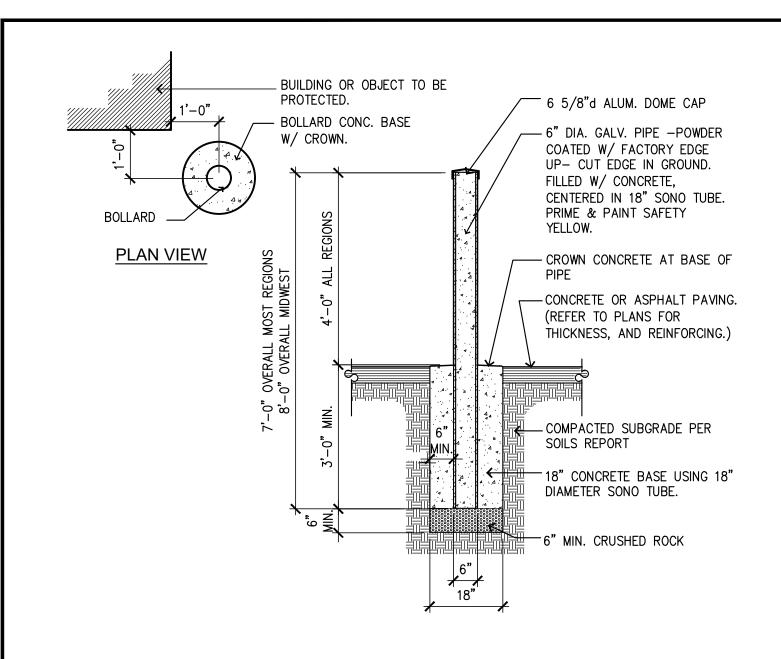
SCALE: 1/4" = 1'-0"

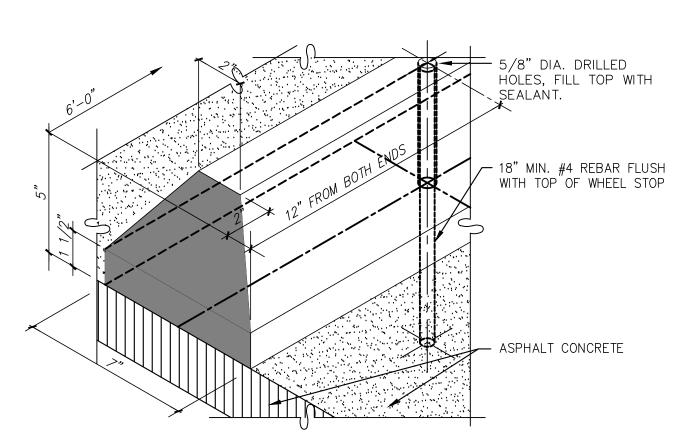
TRASH ENCLOSURE ELEVATIONS

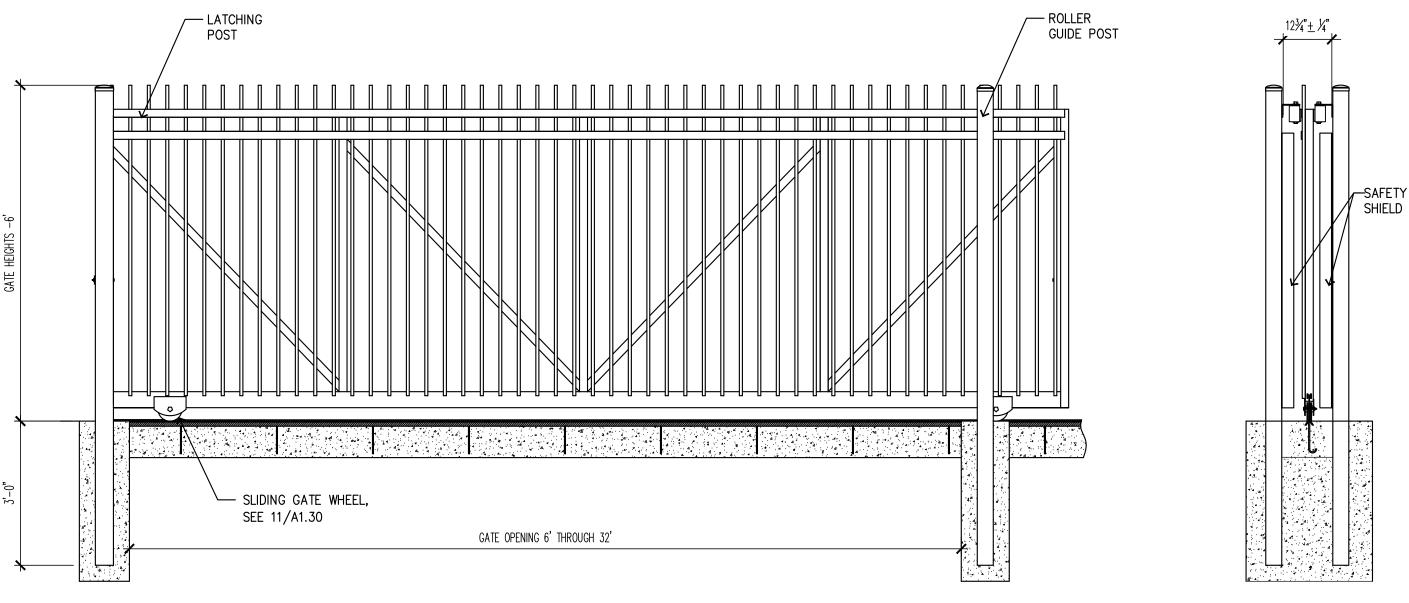




TRASH ENCLOSURE PLAN





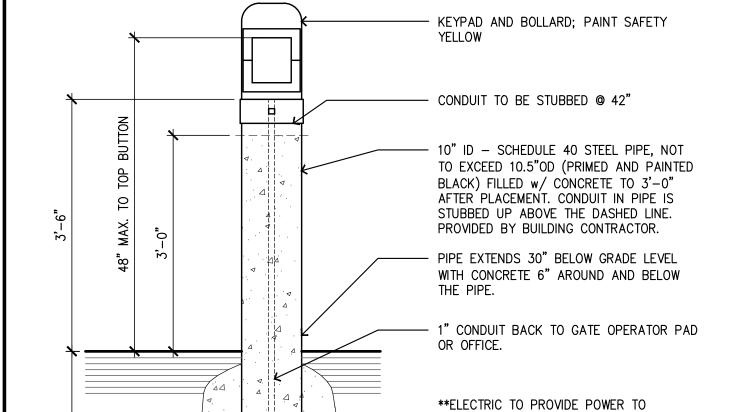




PRECAST CONCRETE WHEELSTOP



NOTE: PASSPORT GENESIS COMMERCIAL ORNAMENTAL ROLL GATE, MODEL 9150 WITH 1 HP MOTOR 15"W X24" H X 16.5" D

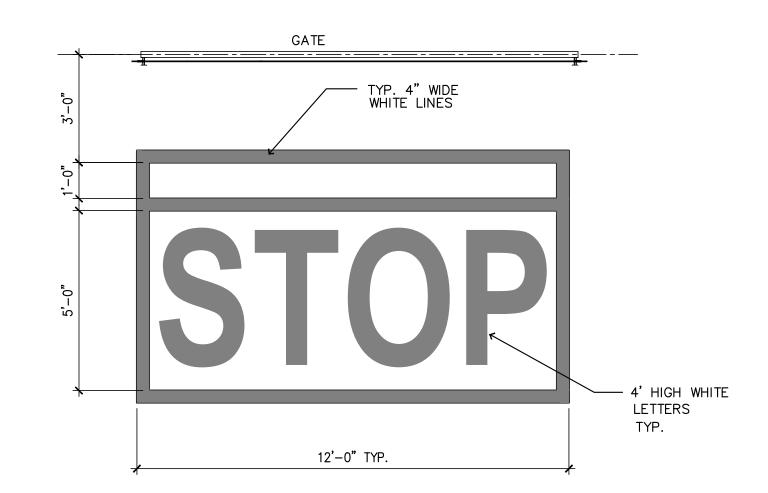


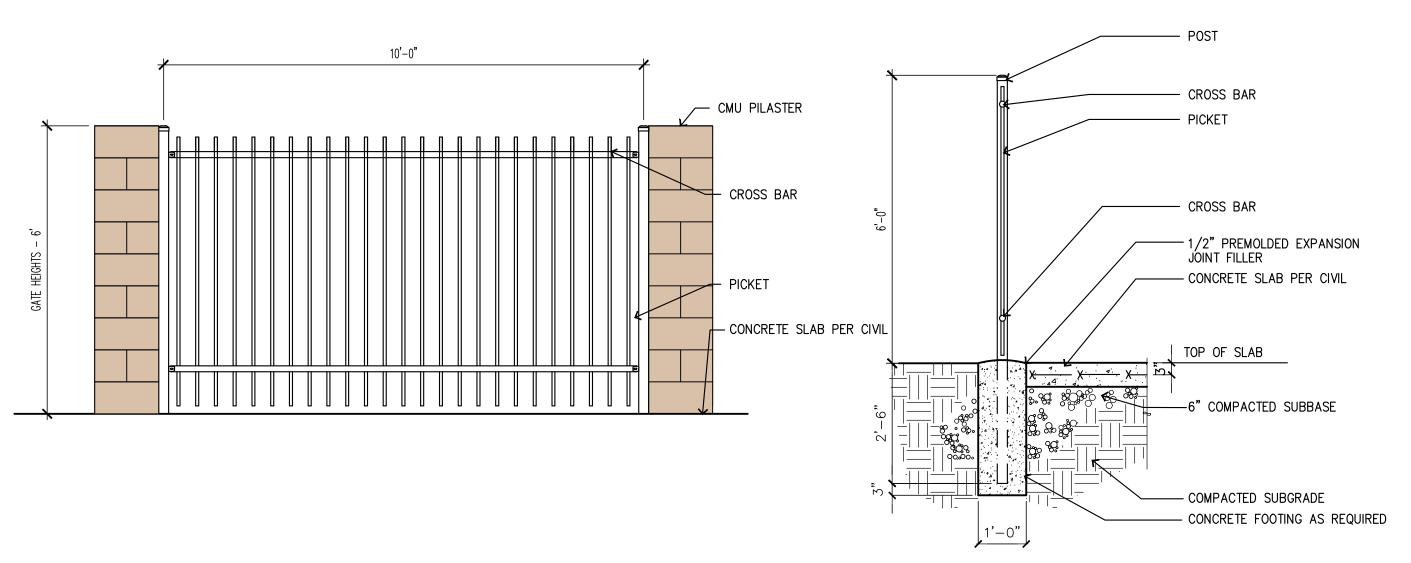
BOLLARD KEYPAD.

TO INSTALL.

**BOLLARD TO SHOW SCE TUMBLER BEING INSTALLED ALONG WITH SCE STICKER. SCE

TO PROVIDE TWO TUMBLERS AND TWO STICKERS FOR EACH GATE AT PRE CONSTRUCTION MEETING FOR CONTRACTOR



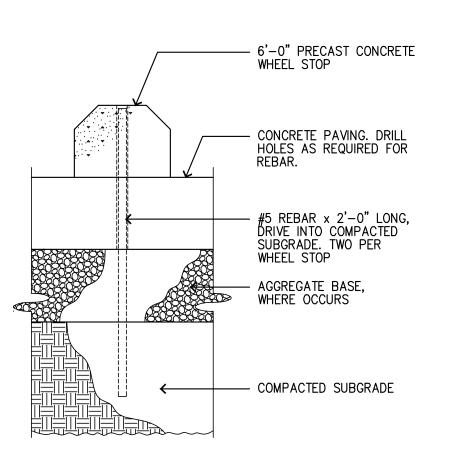


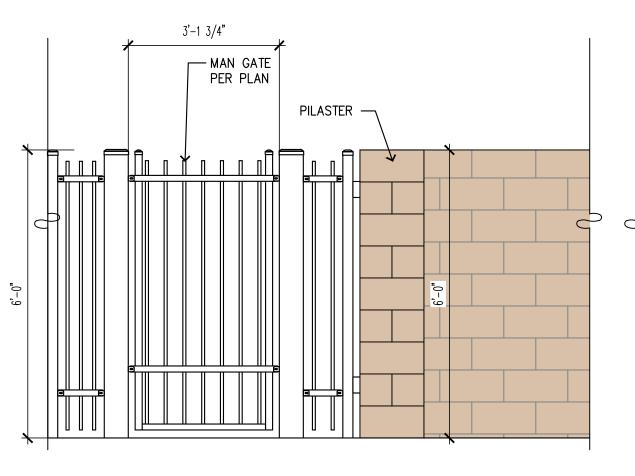
BOLLARD WITH KEYPAD

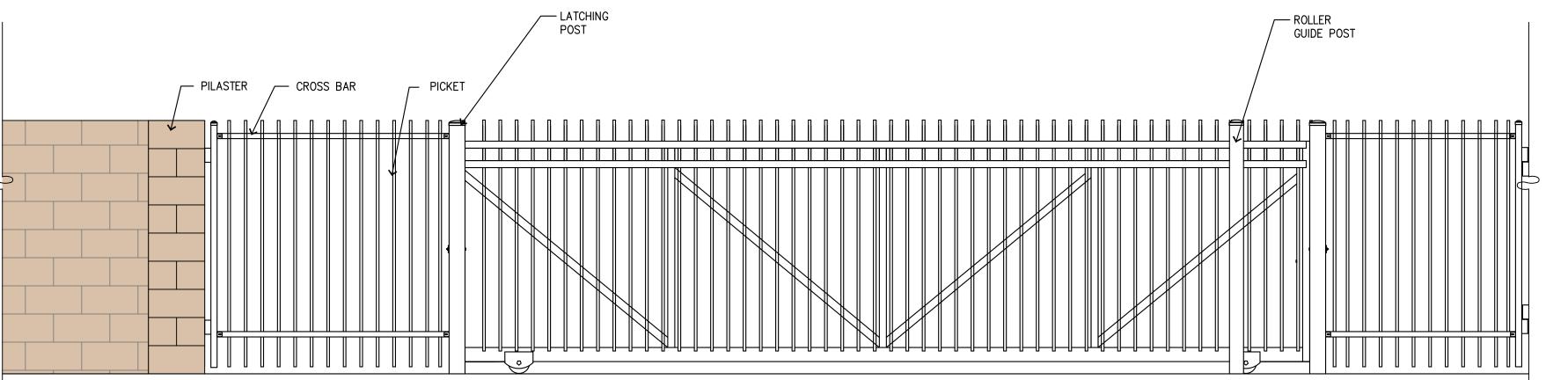
SCALE: 3/4" = 1'-0"

6 STOP SIGN AT ENTRY GATE









WHEELSTOP

SCALE: 1 1/2" = 1'-0"

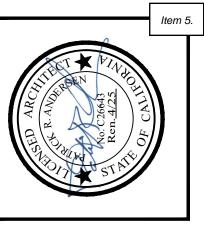
SITE ENTRY ELEVATION

SCALE: 1/2" = 1'-0"

A1.21

SITE DETAILS

ATION



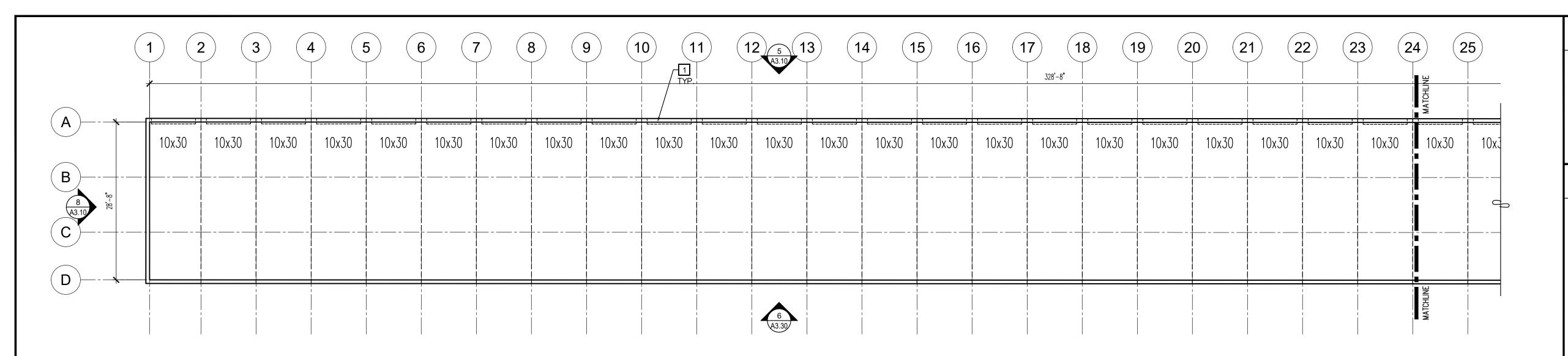
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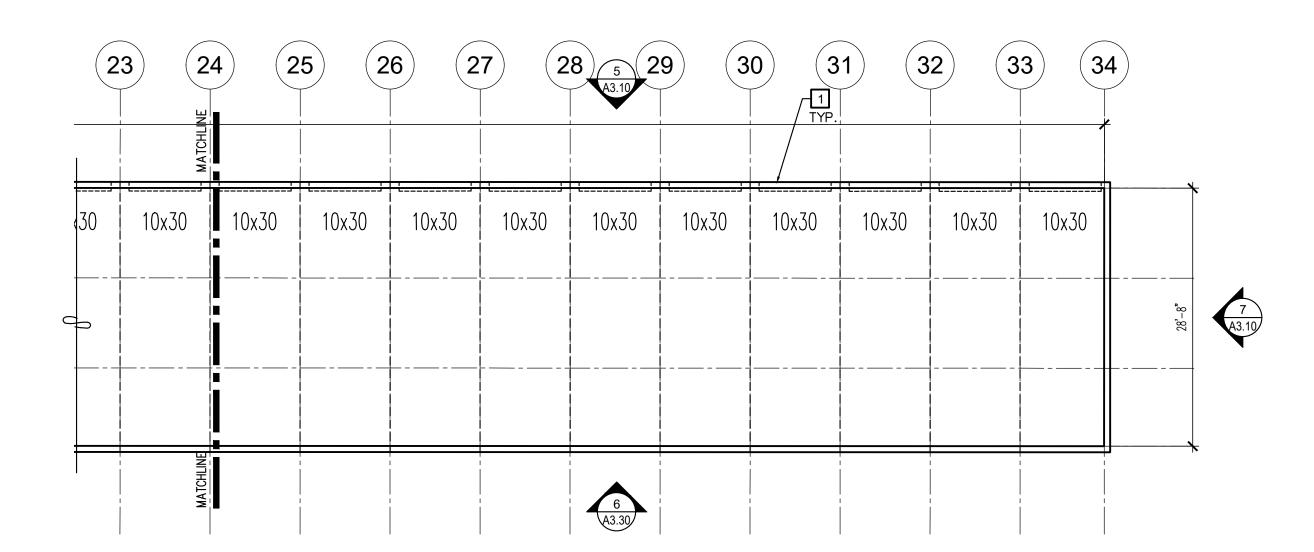
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SUNRIDGE SELF-STORAGE
EXPANSION

86220 TYLER LANE
COACHELLA, CA 92236

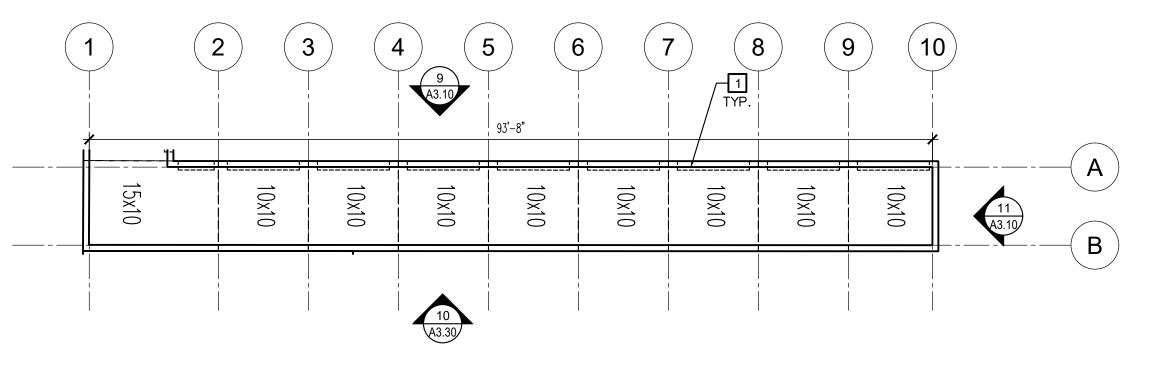
ALE: AS NOTED
E: 2023-09-11
ER: 22-064
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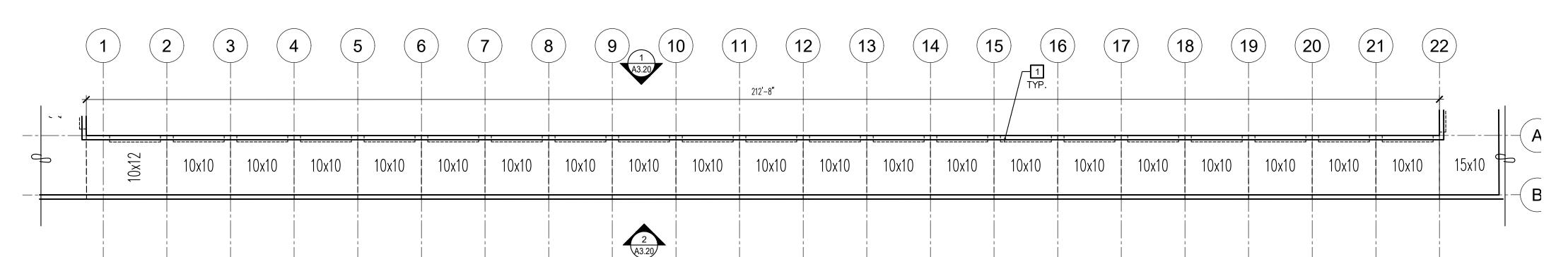
BUILDING 1 FLOOR PLAN

SCALE: 3/32"= 1'-0



BUILDING 2 FLOOR PLAN

SCALE: 3/32"= 1'-0

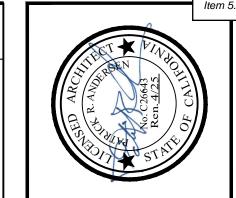


BUILDING 3 FLOOR PLAN

SCALE: 3/32"= 1'-0"

KEYNOTES

1 STORAGE ROLL-UP DOOR



UNIT MIX BREAKDOWN

			_	BLDG 1 RENTABLE
front	depth	total SF	# of units	SF
10	30	300	33	9900
·				
	·	·		
			33	9,900
			avg unit size	300.00
				9.900

300.0

avg unit size

avg unit size

total units | net rentable

				BLDG 2 RENTABLE
front	depth	total SF	# of units	SF
10	10	100	8	800
10	15	150	1	150
			9	950
			avg unit size	105.56
				950
			9	105.6
ı			total units	net rentable

				BLDG 3 RENTABLE
front	depth	total SF	# of units	SF
10	10	100	20	2000
10	12	120	1	120
			21	2,120
			avg unit size	100.95
				2,120
			21	101.0
			total units	net rentable
				avg unit size

N

STORAGE AREA

-BLDG 1 STORAGE AREA: 9,900 SF -BLDG 2 STORAGE AREA: 950 SF -BLDG 3 STORAGE AREA: 2,120 SF

PLAN NOTES

- A. DO NOT SCALE DWGS, WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON PARTITION PLAN. IN CASE OF CONFLICT NOTIFY ARCHITECT. PARTITION PLAN BY ARCHITECT TAKES PRECEDENCE OVER ALL OTHER PLANS.
- NO VISIBLE JOINTS. PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHERE REQUIRED. ALL SURFACES SHALL BE ALIGNED.

 ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE OF GWB TO FINISH FACE OF GWB.

B. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED, SPACKLED AND SANDED SMOOTH WITH

- C. ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE OF GWB TO FINISH FACE OF GWB UNLESS OTHERWISE NOTED. ALL DIMENSIONS MARKED 'CLEAR" OR "CLR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESSES OF ALL WALL FINISHES. U.O.N.
- D. DIMENSIONS MARKED ± MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 2 INCHES FROM INDICATED DIMENSION, U.O.N. VERIFY FIELD DIMENSIONS EXCEEDING TOLERANCE
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 E. NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CONFLICTS IN THE LOCATION(S) OF NEW CONSTRUCTION. UPON COMPLETION OF PARTITION LAYOUT, NOTIFY ARCHITECT. VERIFICATION OF THE LAYOUT TO BE PROVIDED BY THE ARCHITECT PRIOR TO PARTITION
- REFER TO SHEET A0.10 FOR ADDITIONAL NOTES, LEGENDS, SYMBOLS, ABBREVIATIONS, AND
- G. DIMENSIONS LOCATING DOORS ARE TO THE INSIDE EDGE OF JAMB, U.O.N.
- H. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.

PREVENTING NOTICEABLE LUMPS OR DEPRESSIONS.

- I. MODIFY EXISTING SUBSTRATE AS REQUIRED TO RECEIVE NEW FLOORING MATERIALS, THUS
- ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.
- K. REFER TO MILLWORK SHOP DWGS FOR SPECIFIC DETAILS OF COORDINATION BETWEEN DRYWALL/MILLWORK CONDITIONS.
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- N. GC TO PROVIDE SHOP DWGS FOR CASEWORK.
- O. ELECTRICAL TO PROVIDE CONVENIENCE OUTLETS EVERY 150 LINEAL FEET IN ALL INTERIOR AREAS. POWER OUTLETS TO BE POWERED TO A SEPARATE CIRCUIT WITH A POWER ON OFF SWITCH

REVISIONS

NO. DATE

BY

- 06/08/23 CUP SUBMIT.

- 09/13/23 CUP RESUBMIT.

- O9/13/23 CUP RESUBMIT.

- DESIGN APPROVAL:

PERMIT SUBMITTAL:

PERMIT RECEIVED:

BID DOCS:

CONSTR. DOCS:

24"x36" SCALE: AS NOTED
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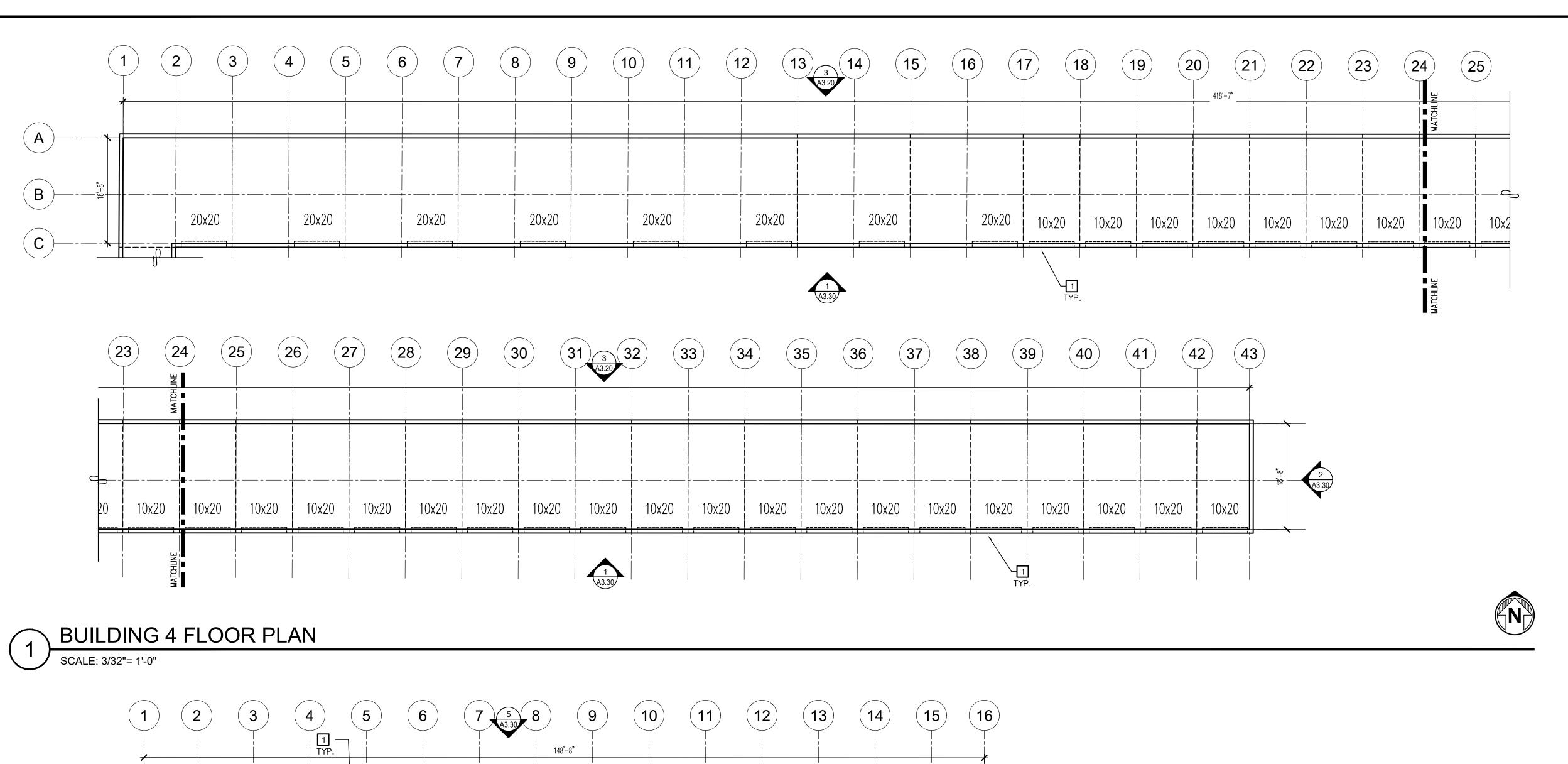
BLDG 1-3 FLOOR PLANS A2.10

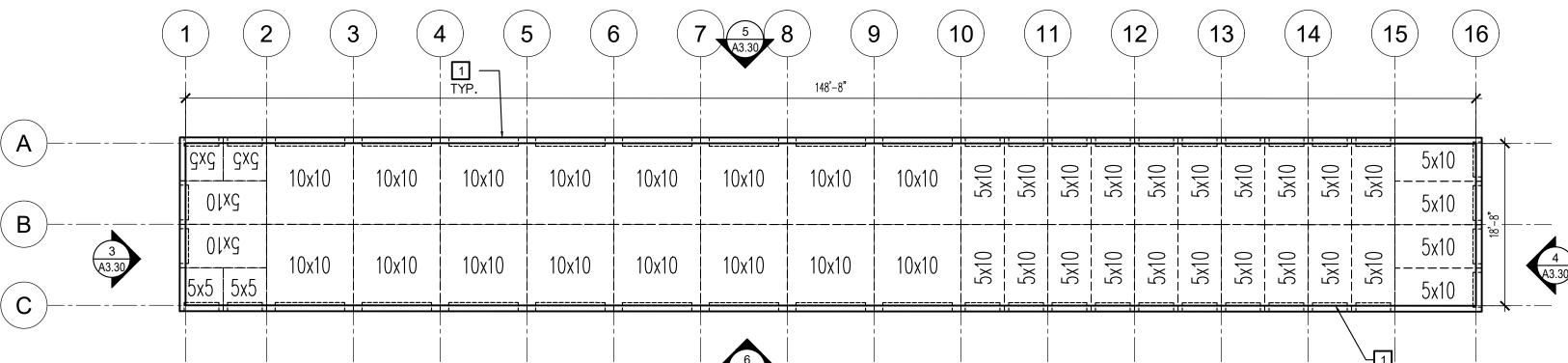
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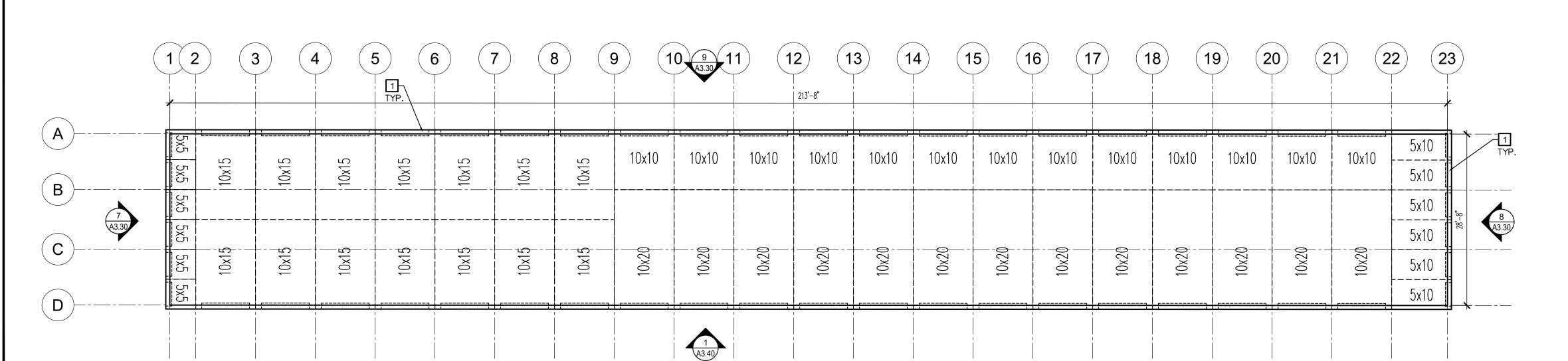
SUNRIDGE SELF-STORAGE EXPANSION

20 TYLER LANE ACHELLA, CA 92236





BUILDING 5 & 6 TYP. FLOOR PLAN



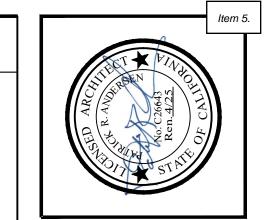
BUILDING 7-11 TYP. FLOOR PLAN

SCALE: 3/32"= 1'-0"

SCALE: 3/32"= 1'-0"

KEYNOTES

1 STORAGE ROLL-UP DOOR



D

STORAGE

UNIT MIX BREAKDOWN

front	depth	total SF	# of units	BLDG 4 RENTABLE SF
10	20	200	26	5200
20	20	400	8	3200
			34	8,400
			avg unit size	247.06
				8,400
			34	247.1
			total units	net rentable
		·		avg unit size

front	depth	total SF	# of units	SF
5	5	25	4	100
5	10	50	26	1300
10	10	100	16	1600
			46	3,000
			avg unit size	65.22
				3,000
			46	65.2
			total units	net rentable
				avg unit size

RENTABLE

front	depth	total SF	# of units	BLDG 7,8,9,10 RENTABLE SF
5	5	25	6	150
5	10	50	6	300
10	10	100	13	1300
10	15	150	14	2100
10	20	200	13	2600
			52	6,45
			avg unit size	124.0
				6,45
			52	124.0
			total units	net rentable
				avg unit size

STORAGE AREA

-BLDG 4 STORAGE AREA: 8,400 SF -BLDG 5&6 STORAGE AREA: 3,000 SF EACH -BLDG 7-11 STORAGE AREA: 6,450 SF EACH

PLAN NOTES

N

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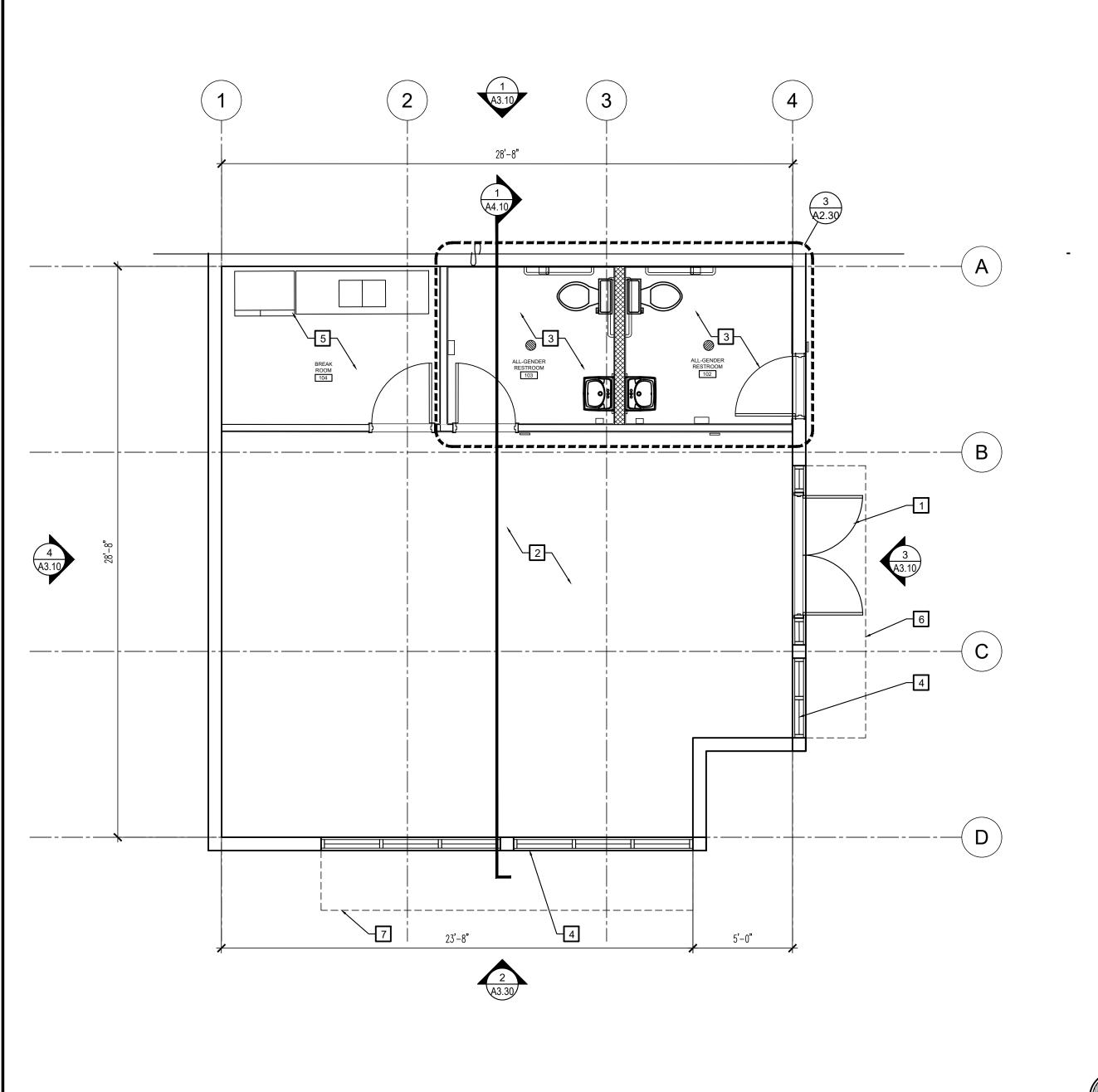
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SUNRIDGE SE EXPANSION	86220 TYLER LANE COACHELLA, CA 92236 APN#: 763-141-018
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09/13/23	CUP RESUBMIT.
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BLDG 4-11 FLOOR PLANS A2.20



METAL STUDS ---1/4" DIA. SHT. MTL. SCREWS TO METAL BLKG. 1 1/2" DIA. GRAB BAR — 16 GA. METAL STUD BLKG. W/(1) A35 CLIP TOP AND BOTTOM 5/8" WATER-RESISTENT GWB PAINT PER SCHEDULE

FOR GRAB BAR MOUNTING

INFORMATION, REFER TO

DETAIL 2/A2.30

HAND

DRYER

NAPKIN/

TAMPON

DISPENSER

NAPKIN/

TAMPON

<u>GRAB BARS</u>

DISPENSER/

WASTE RECEPTACLE

GRAB BAR BLOCKING

MIRROR

LAVATORY

54" MIN.

39" MW -41" MAX

TOILET

42" MIN.

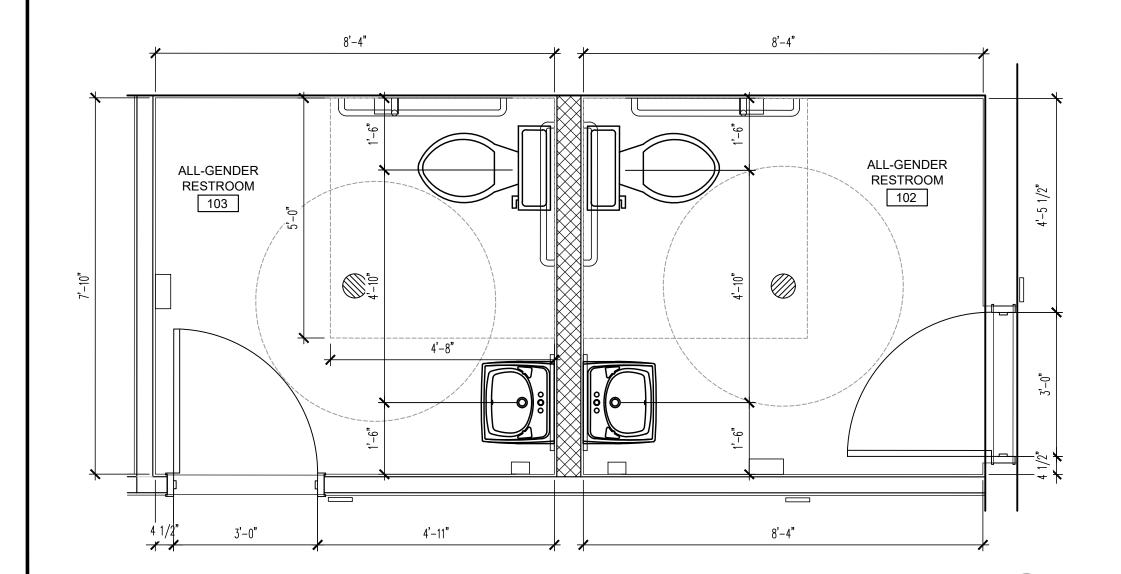
TOILET PAPER

DISPENSER

NOTE: FLUSH CONTROL SHALL BE MOUNTED 44" A.F.F. AND IS TO BE



LEASING OFFICE FLOOR PLAN SCALE: 1/4"= 1'-0"



ENLARGED RESTROOM PLAN

SCALE: 1/2" = 1'-0"



MOUNTED ON OPEN SIDE OF WATER TYPICAL DETAIL - RESTROOM MOUNTING HEIGHTS SCALE: 1/2" = 1'-0"

PIPES — PIPES —

36" GRAB BAR

-42" GRAB BAR

SOAP DISPENSER

SEAT COVER

DISPENSER

TOILET PAPER DISPENSER

KEYNOTES

- 1 LEASING OFFICE ENTRY DOOR
- 2 LEASING OFFICE
- 3 RESTROOMS
- 4 STOREFRONT SYSTEM
- 5 EMPLOYEE BREAKROOM
- 6 MAPES PRE-FABRICATED METAL CANOPY ABOVE ALUMINIUM FINISH PER DETAIL 5/A4.10.
- 7 MAPES PRE-FABRICATED METAL CANOPY ABOVE ALUMINIUM FINISH PER DETAIL 6/4.10.

STORAGE AREA

-LEVEL 1 LEASING OFFICE AREA:

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- N. GC TO PROVIDE SHOP DWGS FOR CASEWORK

TOILET ROOM SIGNAGE TO COMPLY WITH CBC 11B-703,

SIGN REQUIREMENTS ACCESSIBLE SIGN TO BE WHITE ON

BLUE BACKGROUND

12"

IDENTIFICATION SYMBOLS

PICTOGRAMS SHALL HAVE A FIELD WITH A HEIGHT OF 6" MIN.

FIELDS, WITH EITHER A LIGHT PICTOGRAM ON A DARK FIELD OR

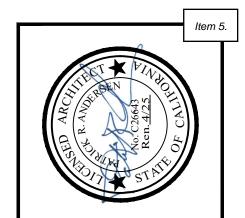
A DARK PICTOGRAM ON A LIGHT FIELD. SIGN SHALL COMPLY

CHARACTERS OF BRAILLE SHALL NOT BE IN THE PICTOGRAM

FIELD. PICTOGRAMS AND THEIR FIELDS SHALL HAVE A NON-GLARE FINISH. PICTOGRAMS SHALL CONTRAST WITH THEIR

24" MIN. 12" MIN.

O. ELECTRICAL TO PROVIDE CONVENIENCE OUTLETS EVERY 150 LINEAL FEET IN ALL INTERIOR AREAS. POWER OUTLETS TO BE POWERED TO A SEPARATE CIRCUIT WITH A POWER

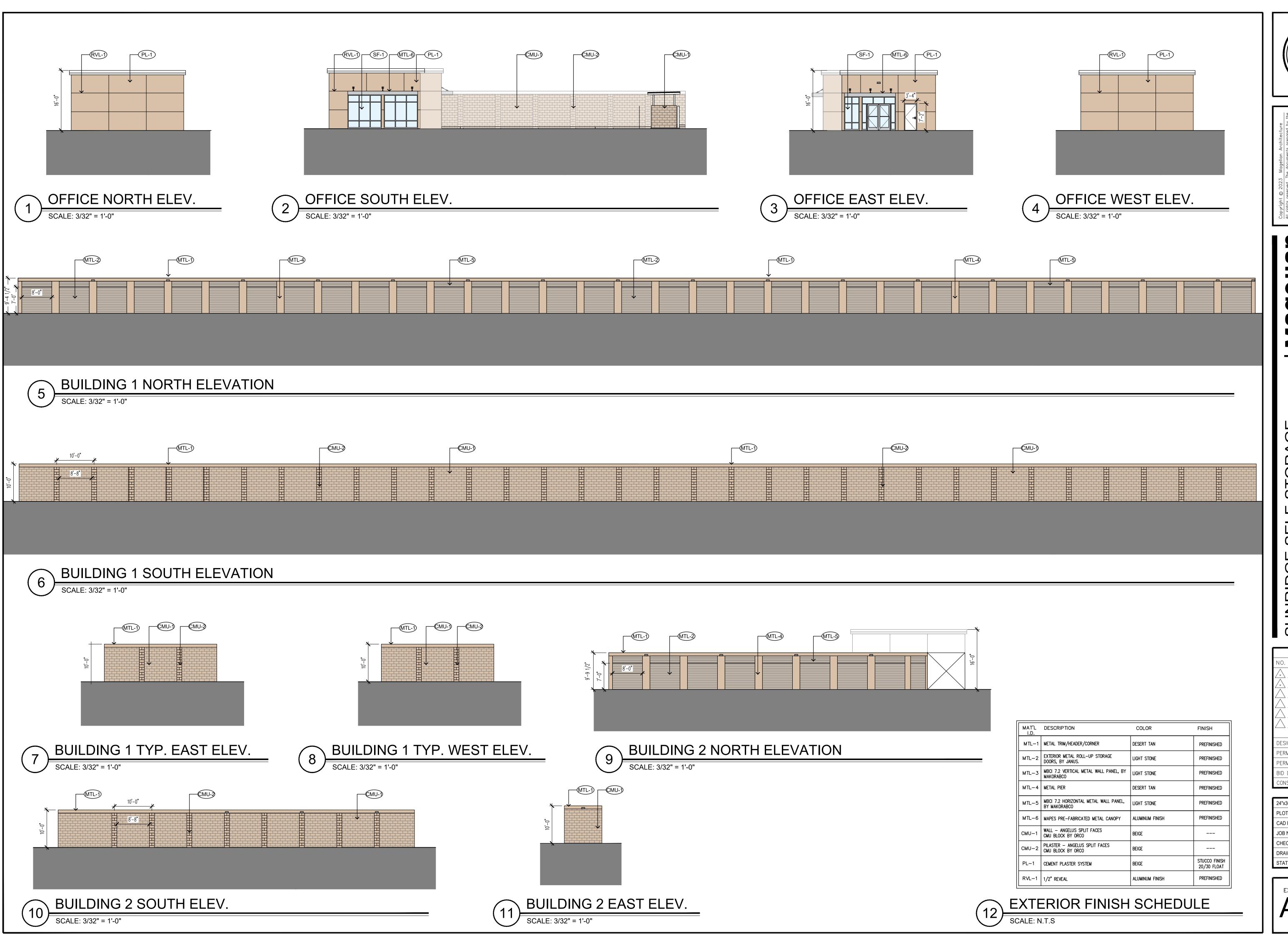


SUNRIDGE SE EXPANSION

REVISIONS NO. DATE 、06/08/23 | CUP SUBMIT .\ 09/13/23 |CUP RESUBMI ISSUE DATES DESIGN APPROVAL: PERMIT SUBMITTAL: PERMIT RECEIVED: BID DOCS: CONSTR. DOCS:

24"x36" SCALE: AS NOTED PLOT DATE: 2023-09-CAD FILE: JOB NUMBER: 22-064 CHECKED: STATUS:

LEASING OFFICE FLOOR PLAN



Item 25 ARCHITCHE R. AND THE SECONDARY OF CALMON COOK STATES AND SECONDARY S

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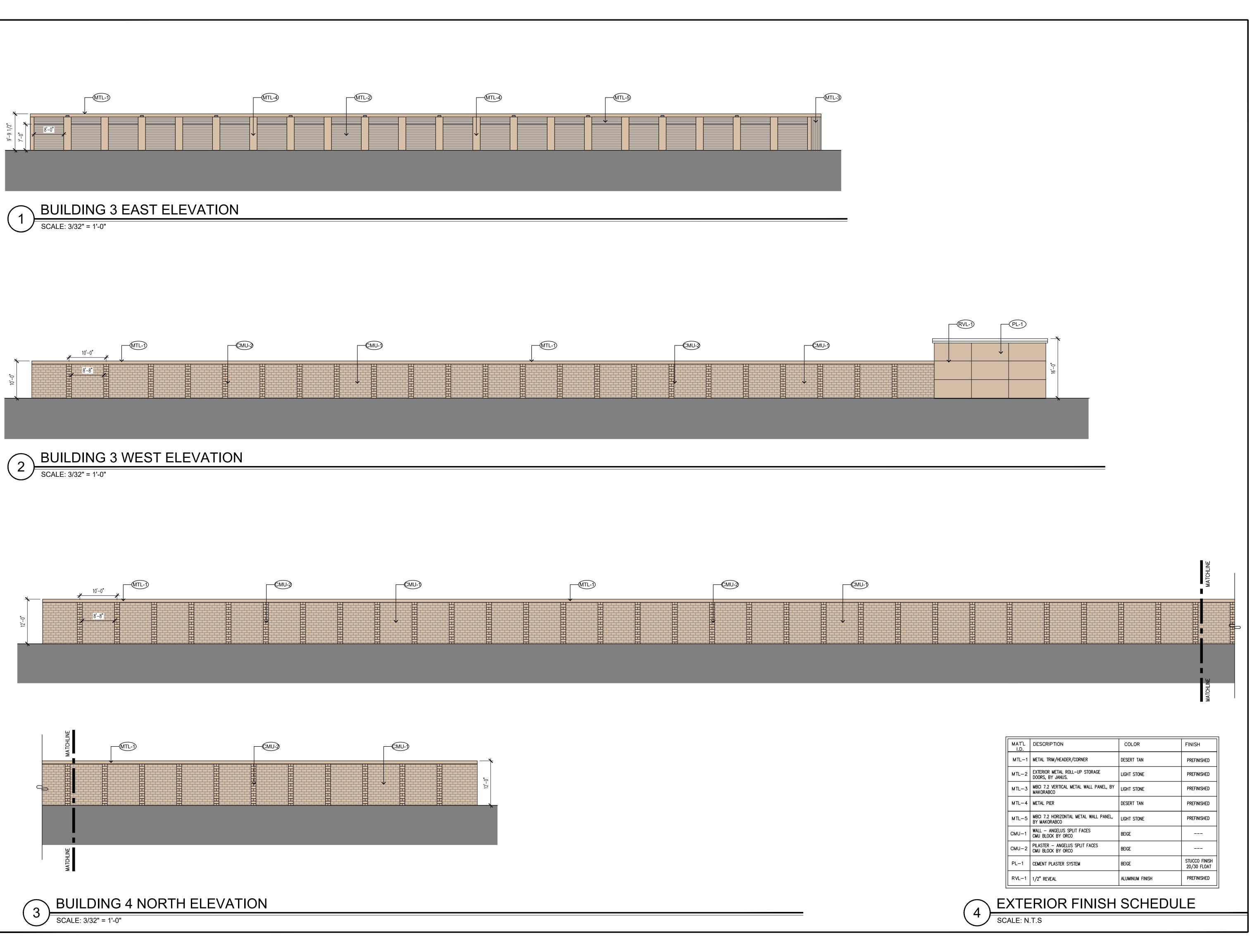
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A R C H I 10540 Talbert A Fountain Valley,

SUNRIDGE SELF-STORA EXPANSION

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colored exterior elevations A3.10



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AGE

SUNRIDGE SELF-S⁻ EXPANSION

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O9/13/23 CUP RESUBMIT.

ISSUE DATES

DESIGN APPROVAL:

PERMIT SUBMITTAL:

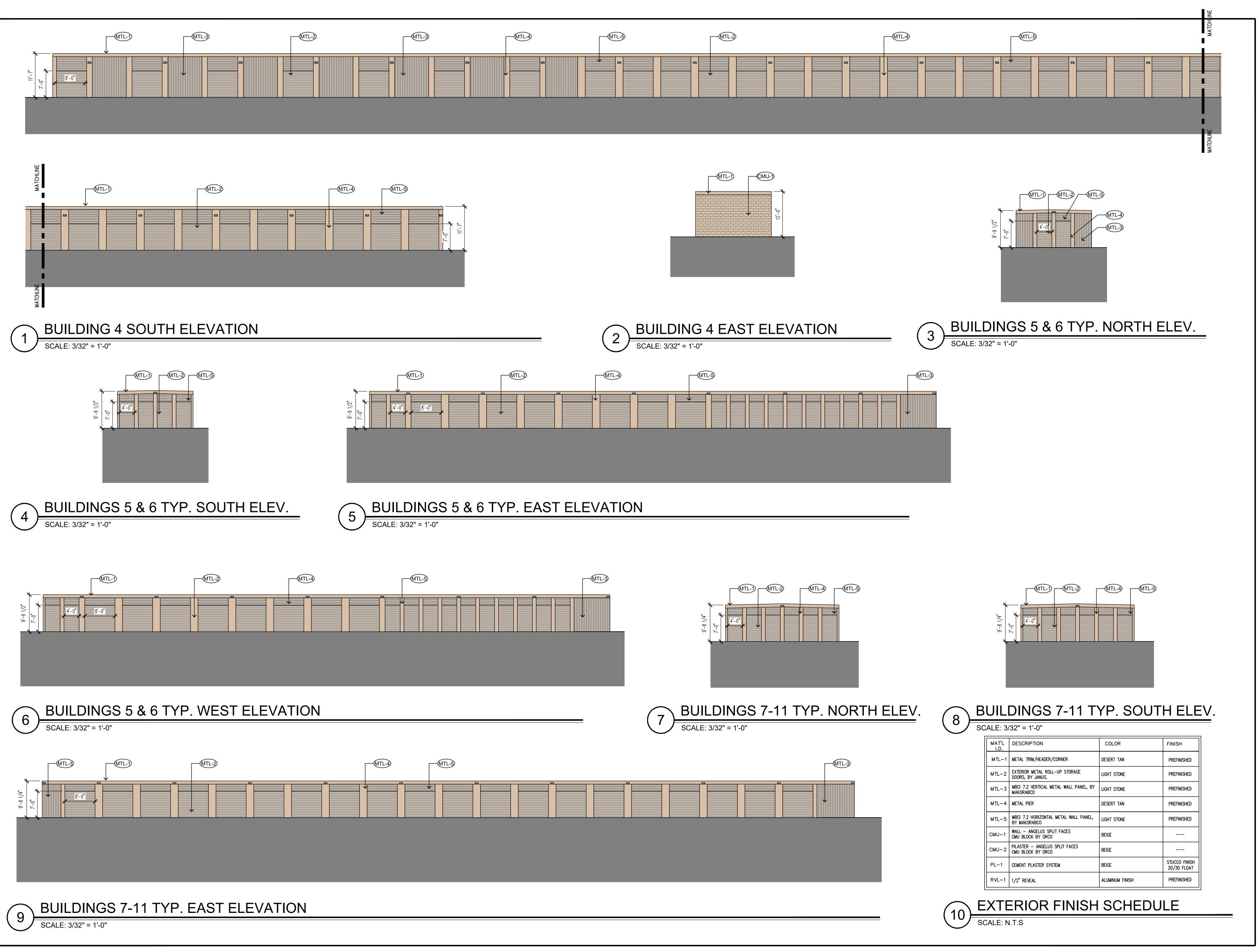
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COLORED EXTERIOR ELEVATIONS A3.20



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ELF-STORAGE

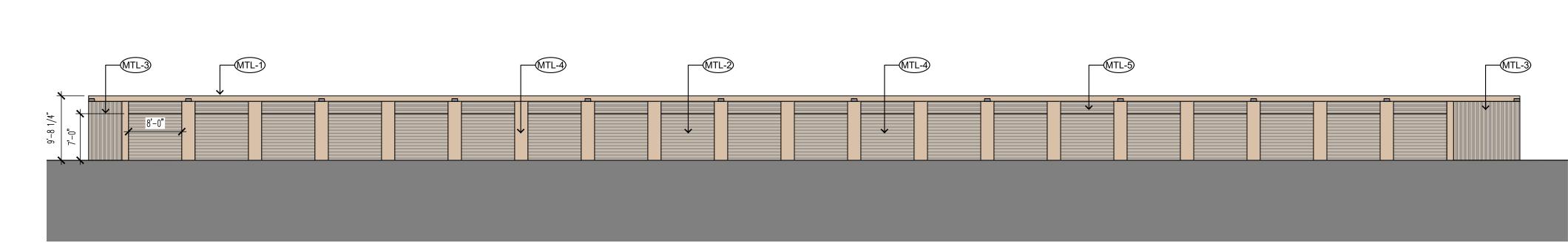
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EXPANSION

86220 TYLER LANE
COACHELLA, CA 92236
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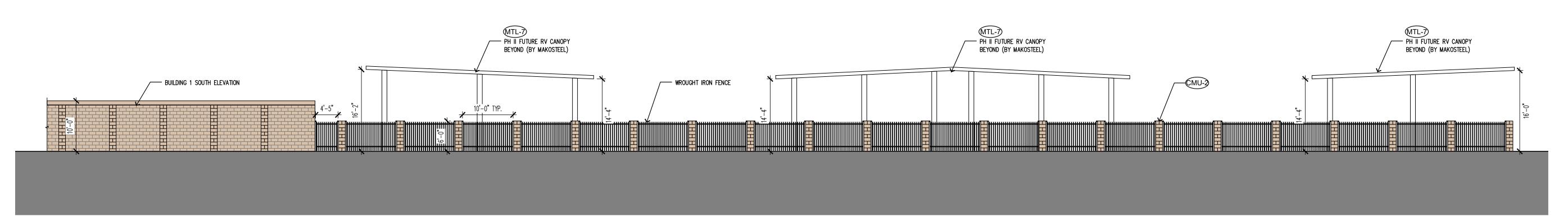
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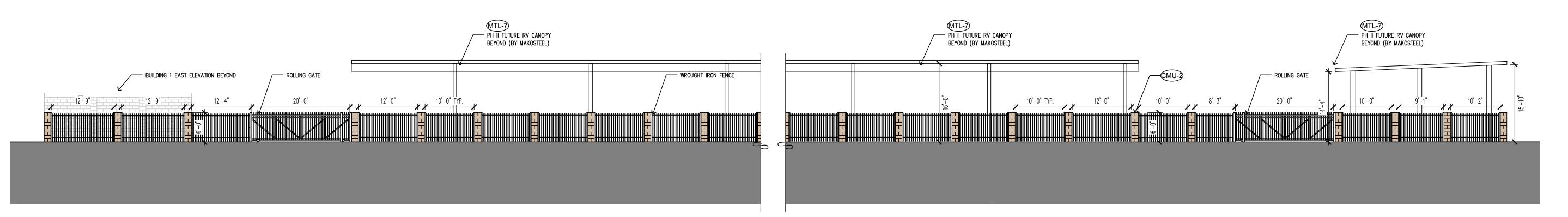
COLORED EXTERIOR ELEVATIONS A3.30



BUILDINGS 7-11 TYP. WEST ELEVATIONS

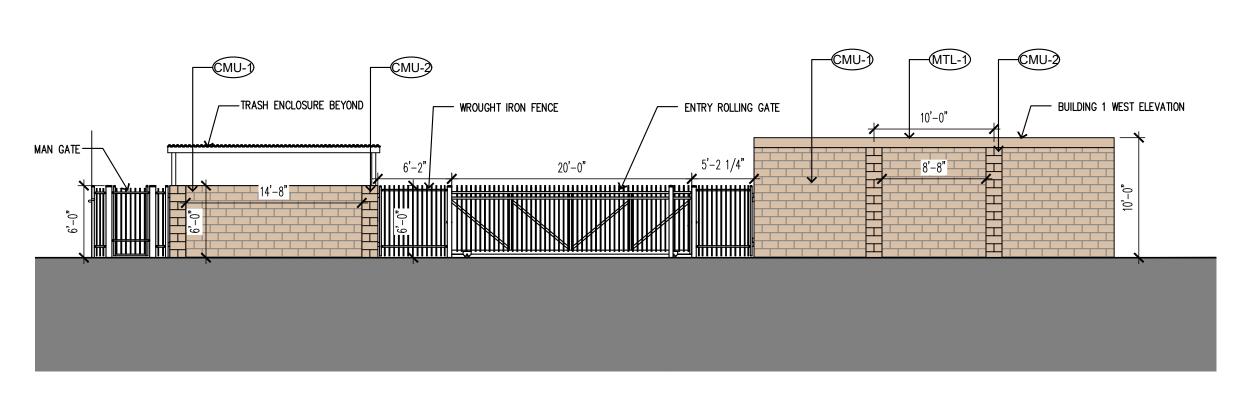


SOUTH SITE ELEVATION (RV CANOPY VIEW)



EAST SITE ELEVATION (RV CANOPY & ROLLING GATE VIEW)

SCALE: 1/4" = 1'-0"



WEST SITE ELEVATION (SITE ENTRY WALL & ROLLING GATE VIEW) SCALE: 1/4" = 1'-0"



PH II FUTURE RV CANOPY - END RESULT EXAMPLE

MAT'L I.D.	DESCRIPTION	COLOR	FINISH
MTL-1	METAL TRIM/HEADER/CORNER	DESERT TAN	PREFINISHED
MTL-2	EXTERIOR METAL ROLL-UP STORAGE DOORS, BY JANUS.	LIGHT STONE	PREFINISHED
MTL-3	MBCI 7.2 VERTICAL METAL WALL PANEL, BY MAKORABCO	LIGHT STONE	PREFINISHED
MTL-4	METAL PIER	DESERT TAN	PREFINISHED
MTL-5	MBCI 7.2 HORIZONTAL METAL WALL PANEL, BY MAKORABCO	LIGHT STONE	PREFINISHED
MTL-6	MAPES PRE-FABRICATED METAL CANOPY	ALUMINUM FINISH	PREFINISHED
MTL-7	RV CANOPY, BY MAKOSTEEL	DESERT TAN	PREFINISHED
CMU-1	WALL - ANGELUS SPLIT FACES CMU BLOCK BY ORCO	BEIGE	
CMU-2	PILASTER - ANGELUS SPLIT FACES CMU BLOCK BY ORCO	BEIGE	
PL-1	CEMENT PLASTER SYSTEM	BEIGE	STUCCO FINISH 20/30 FLOAT
RVL-1	1/2" REVEAL	ALUMINUM FINISH	PREFINISHED

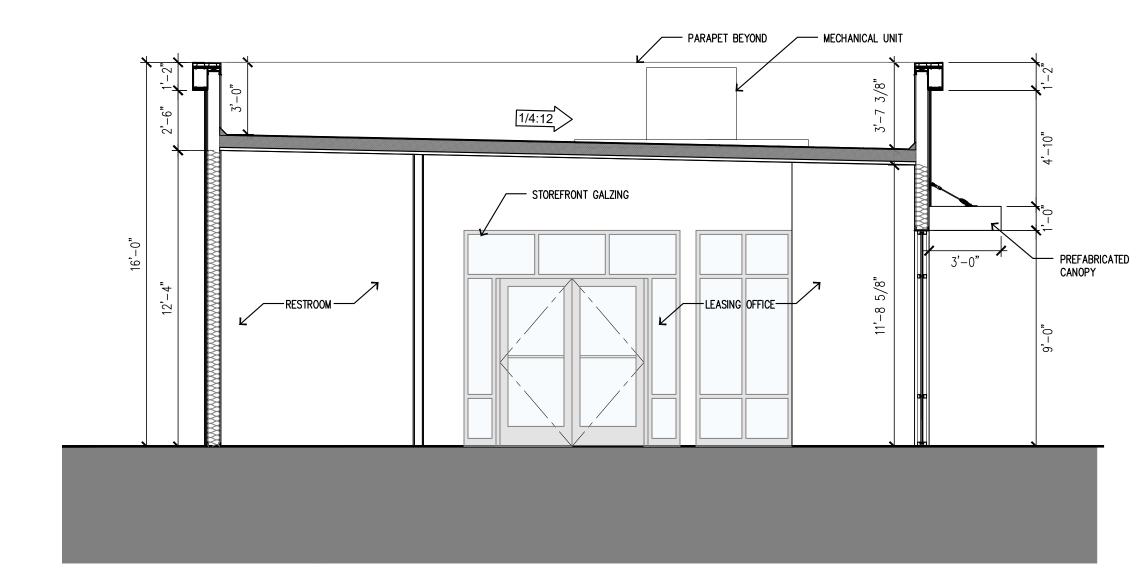
EXTERIOR FINISH SCHEDULE

SUNRIDGE SEL EXPANSION

REVISIONS .\ 06/08/23 | CUP SUBMIT ^ 09/13/23 | CUP RESUBMI ISSUE DATES DESIGN APPROVAL: PERMIT RECEIVED: BID DOCS: CONSTR. DOCS:

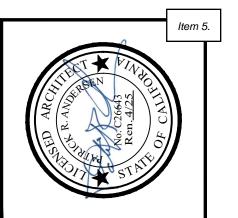
24"x36" SCALE:	AS NOTED
PLOT DATE:	2023-09-11
CAD FILE:	21-022_xEL
JOB NUMBER:	22-064
CHECKED:	
DRAWN:	NV
STATUS:	PLANN.

COLORED EXTERIOR ELEVATIONS



LEASING OFFICE SECTION

SCALE: 1/4" = 1'-0"



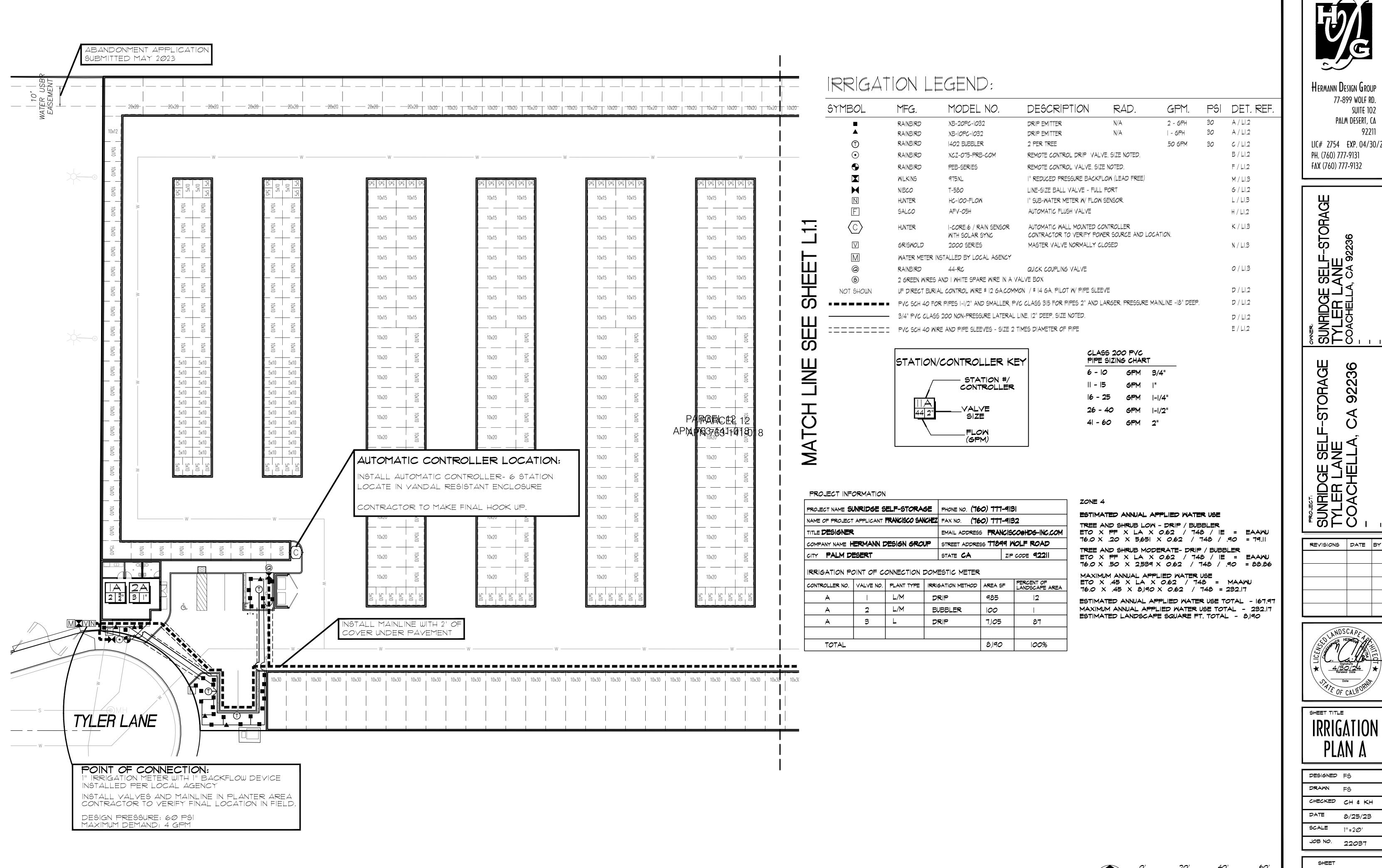
SUNRIDGE SELF-STORAGE EXPANSION

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<u></u>	CUP SUBMIT.			
09/13/23	CUP RESUBMIT.			
ISSUE	DATES			
DESIGN APPROV	AL:			
PERMIT SUBMITT	AL:			
PERMIT RECEIVED:				
BID DOCS:				
CONSTR. DOCS:				

AS NOTED
2023-09-11
21-022_xSC
22-064
NV
PLANN.

BUILDING
SECTIONS & DETAILS

A4.10



HERMANN DESIGN GROUP 77-899 WOLF RD. SUITE 102 PALM DESERT, CA

LIC# 2754 EXP. 04/30/24 PH. (760) 777-9131 FAX (760) 777-9132

SELF ANE CA 92 SUNRIDGE (TYLER LAcoachella)

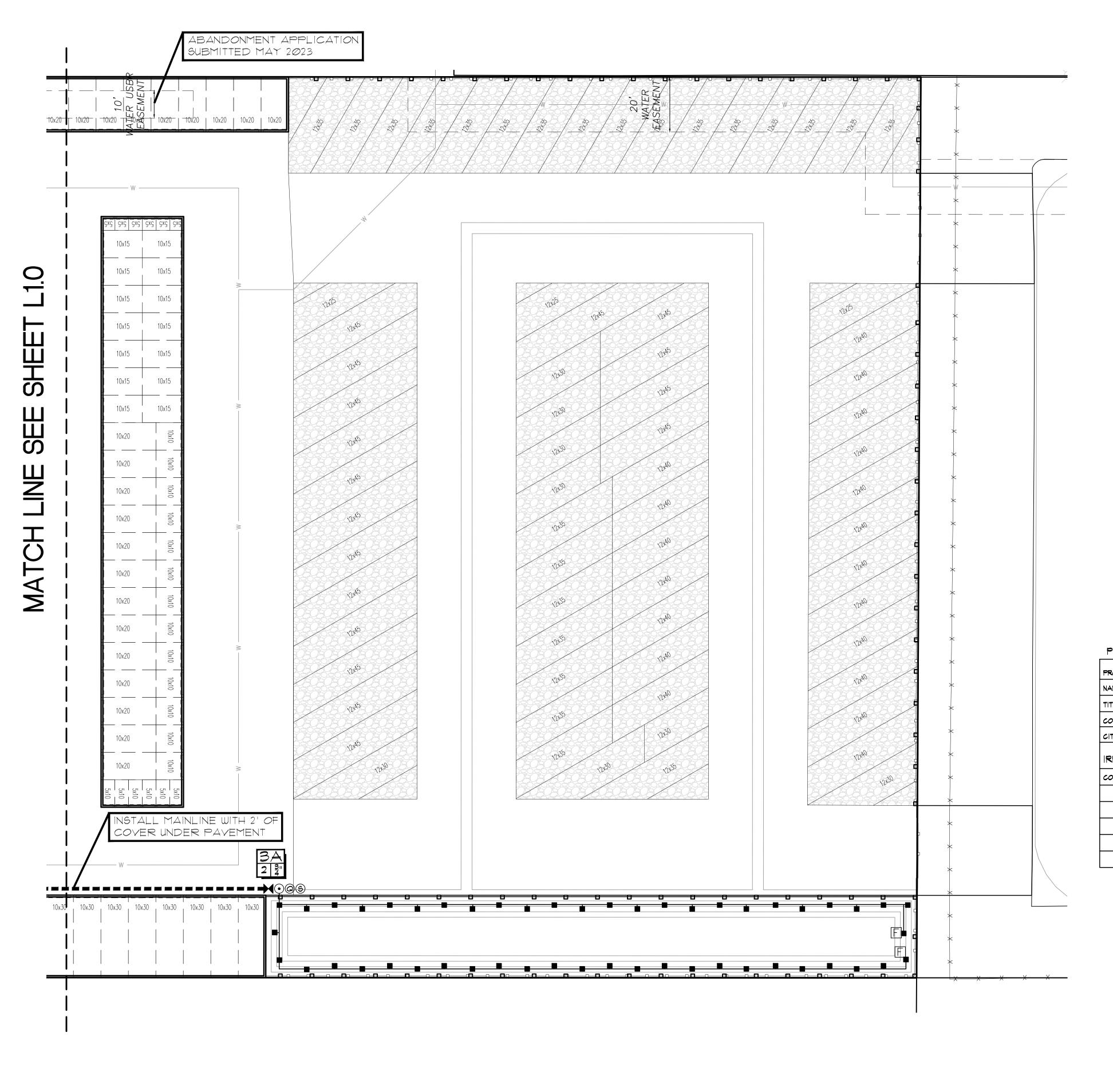
2236

SHEET TITLE

DRAWN FS CHECKED CH & KH 8/25/23 1"=20' 22037

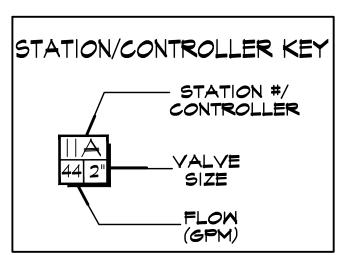
OF IS SHEETS 383

SCALE: |"=20'



IRRIGATION LEGEND:

SYMBOL	MFG.	MODEL NO.	DESCRIPTION	RAD.	GPM.	PSI	DET. REF
	RAINBIRD	XB-20PC-1032	DRIP EMITTER	N/A	2 - GPH	30	A / LI.2
A	RAINBIRD	XB-10PC-1032	DRIP EMITTER	N/A	I - GPH	<i>30</i>	A / LI.2
\bigcirc	RAINBIRD	1402 BUBBLER	2 PER TREE		.50 GPM	3 <i>0</i>	C / LI.2
lacktriangle	RAINBIRD	XCZ-075-PRB-COM	REMOTE CONTROL DRIP VAL	VE. SIZE NOTED.			B / LI.2
•	RAINBIRD	PEB-SERIES	REMOTE CONTROL VALVE. SIZ	ZE NOTED.			F/LI.2
	WILKINS	975XL	I" REDUCED PRESSURE BACKF	FLOW (LEAD FREE)			M / LI.3
H	NIBCO	T-580	LINE-SIZE BALL VALVE - FULL	PORT			G / LI.2
N	HUNTER	HC-100-FLOW	I" SUB-MATER METER W/ FLOW	SENSOR.			L / LI.3
F	SALCO	AFV-05H	AUTOMATIC FLUSH VALVE				H / LI.2
C	HUNTER	I-CORE:6 / RAIN SENSOR WITH SOLAR SYNC	AUTOMATIC WALL MOUNTED C		CATION.		K / LI.3
V	GRISWOLD	2000 SERIES	MASTER VALVE NORMALLY C	LOSED			N / LI.3
M	WATER METER I	INSTALLED BY LOCAL AGENCY					
@	RAINBIRD	44-RC	QUICK COUPLING VALVE				0 / 41.3
(S)	2 GREEN WIRES	AND I WHITE SPARE WIRE IN A V	ALVE BOX				
NOT SHOWN	UF DIRECT BUR	IAL CONTROL WIRE # 12 GA.COMM	ON / # 14 GA. PILOT W/ PIPE SLE	EVE			D / LI.2
	PVC SCH 40 FC	OR PIPES I-I/2" AND SMALLER, PV	C CLASS 315 FOR PIPES 2" AND !	_ARGER. PRESSURE N	MAINLINE -18" DEEP.		D / LI.2
	3/4" PVC CLAS	S 200 NON-PRESSURE LATERAL I	LINE. 12" DEEP. SIZE NOTED.				D / LI.2
	PVC SCH 40 W	RE AND PIPE SLEEVES - SIZE 2 1	IMES DIAMETER OF PIPE				E / LI.2



CLASS 200 PVC PIPE SIZING CHART

PROJECT INFORMATION

TOTAL

PROJECT NAME SI	inridge s	ELF-STORA	GE	PHONE NO. (76	0) 777	-913	l
NAME OF PROJECT	FAX NO. (76	0) דדד	-913	2			
TITLE DESIGNER	EMAIL ADDRESS	FRAN	KISC	COOHDG-INC.COM			
COMPANY NAME H	COMPANY NAME HERMANN DESIGN GROUP					19 W	olf road
CITY PALM DESERT				STATE CA		ZIP	CODE 922
IRRIGATION PO	IRRIGATION POINT OF CONNECTION DOMESTIC METER						
CONTROLLER NO.	VALVE NO.	PLANT TYPE				PERCENT OF LANDSCAPE AREA	
Α		L/M	D	RIP	985	·	12

BUBBLER

DRIP

100

7,105

8,190

87

100%

ESTIMATED ANNUAL APPLIED WATER USE TREE AND SHRUB LOW - DRIP / BUBBLER ETO \times PF \times LA \times 0.62 / 748 / IE = EAAMU 76.0 × .20 × 5,651 × 0.62 / 748 / .90 = 79.11 TREE AND SHRUB MODERATE- DRIP / BUBBLER ETO \times PF \times LA \times 0.62 / 748 / IE = EAAMU 76.0 \times .50 \times 2,539 \times 0.62 / 748 / .90 = 88.86 MAXIMUM ANNUAL APPLIED WATER USE ETO \times .45 \times LA \times 0.62 / 748 = MAAWU

 $76.0 \times .45 \times 8,190 \times 0.62 / 748 = 232.17$ ESTIMATED ANNUAL APPLIED WATER USE TOTAL - 167.97 MAXIMUM ANNUAL APPLIED WATER USE TOTAL - 232.17 ESTIMATED LANDSCAPE SQUARE FT. TOTAL - 8,190





REVISIONS DATE BY

HERMANN DESIGN GROUP

77-899 WOLF RD.

PALM DESERT, CA

LIC# 2754 EXP. 04/30/24

PH. (760) 777-9131 FAX (760) 777-9132

SELF-STORAGE ANE A, CA 92236

SUNRIC TYLEF COACH

92236

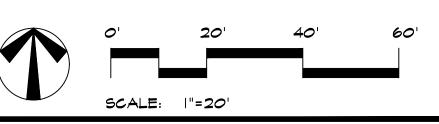
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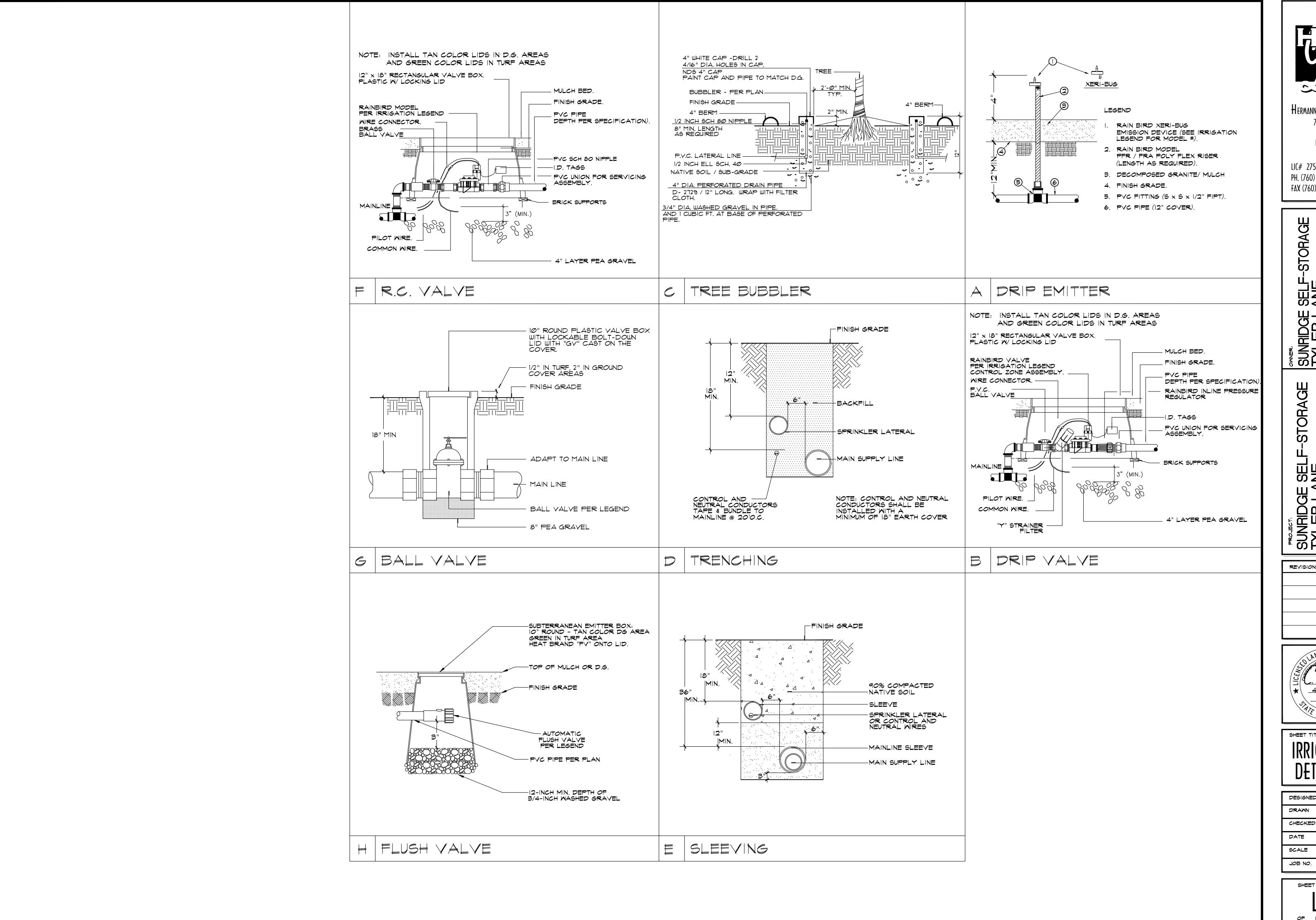
SUITE 102

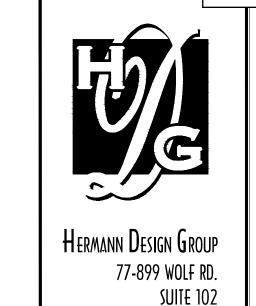
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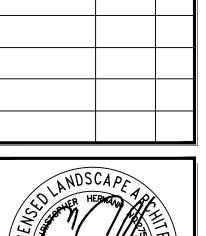


92211 LIC# 2754 EXP. 04/30/24 PH. (760) 777-9131 FAX (760) 777-9132

PALM DESERT, CA

SUNRIDGE SELF-STORAGE
TYLER LANE
COACHELLA, CA 92236
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SUNRIDGE SELF-STORAGE
TYLER LANE
COACHELLA, CA 92236





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DATE	05/18/23				
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N.T.S.

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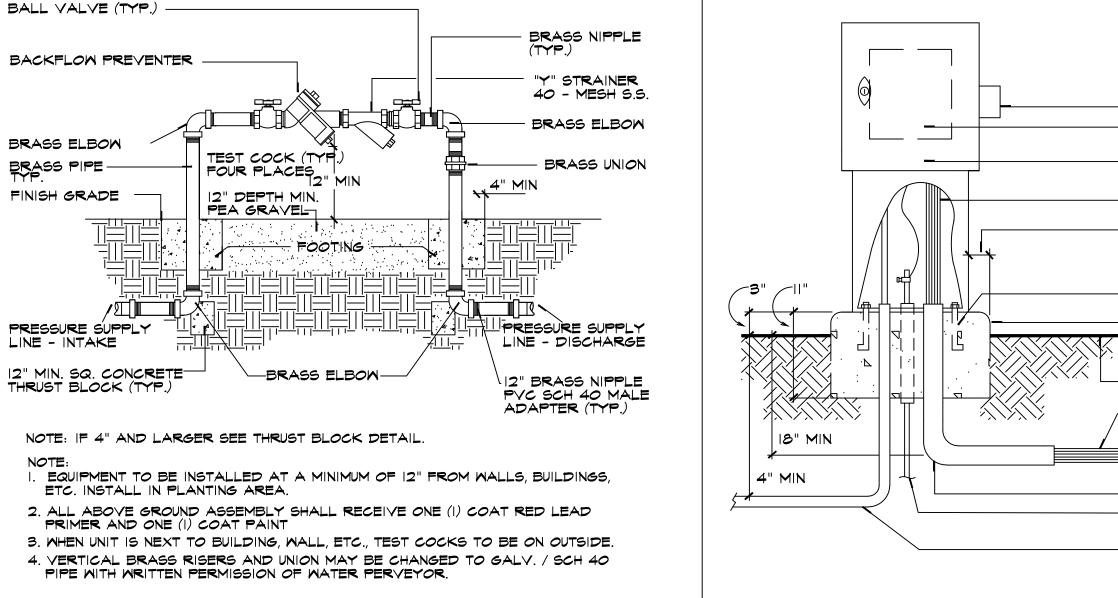
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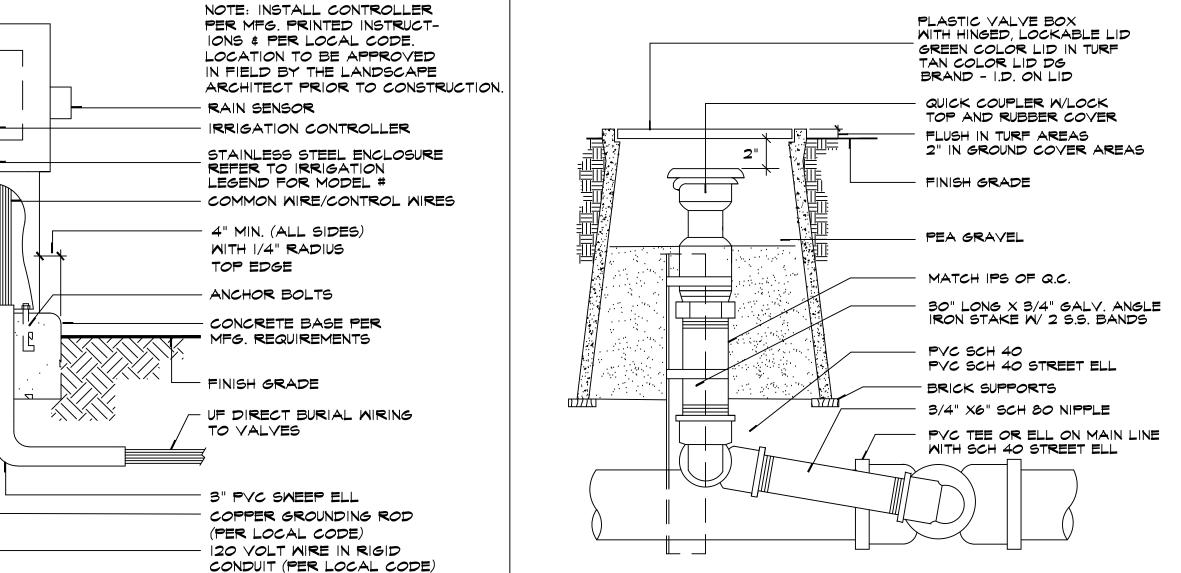
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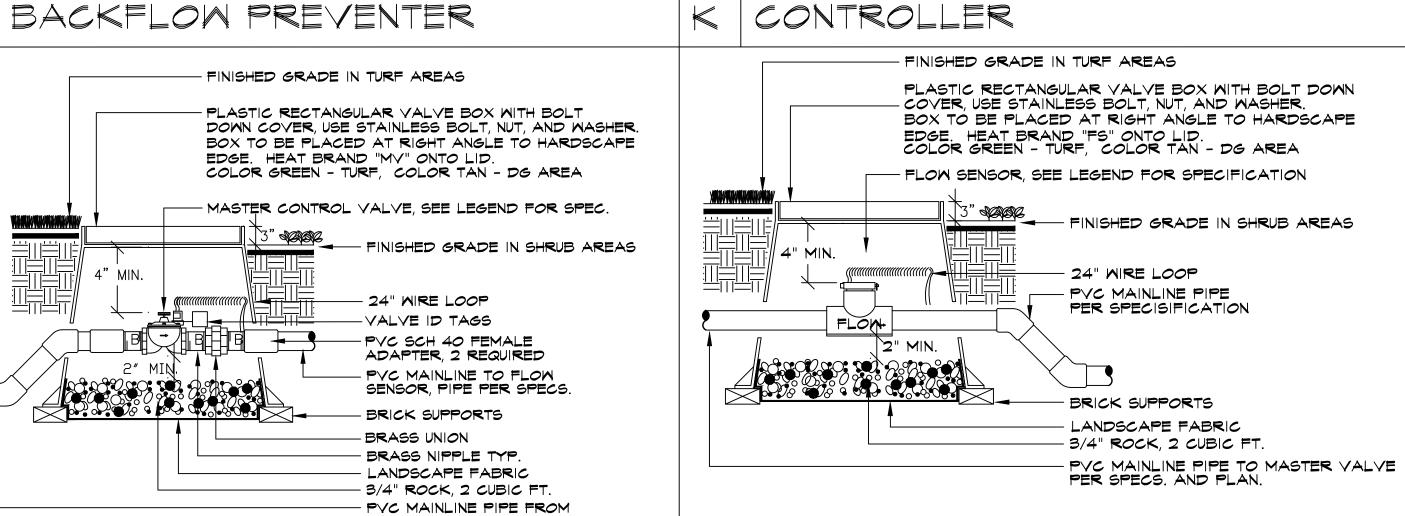
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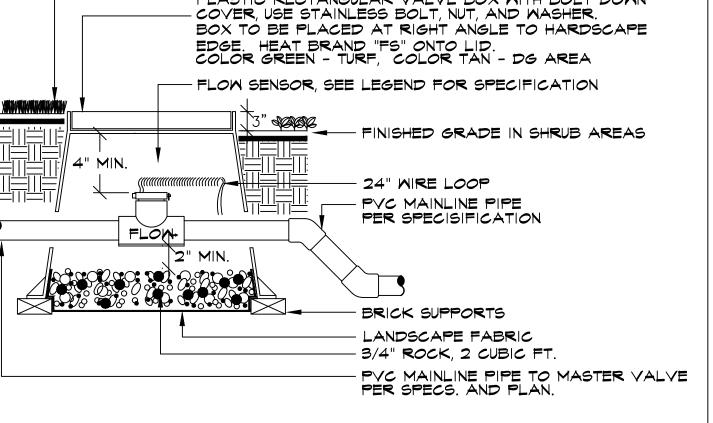
WATER CONSERVATION CONCEPT STATEMENT

·	e Architect/Irrigation Designer/ Contractor: HERMANN DESIGN GROUP, INC.
ncluded in	n this project submital package are: (Check to indicate completion)
<u> </u>	Maximum Annual Applied Water allowance: Conventional Landscape: <u>232.17</u> 100 cubic feet/year
	+ Recreational Turfgrass Landscape: <u>0</u> 100 cubic feet/yard (if applicable) Maximum Annual Applied Water Allowance: <u>232.17</u> 100 cubic feet/year
X2.	Estimated Annual Applied Water Use by Hydrozone: Turfgrass Hydrozones: <u> </u>
	Recreational Turfgrass Hydrozones: <u>O</u> 100 cubic feet/year Very Low Plan Hydrozones: <u>N/A</u> 100 cubic feet/year Low Plant Hydrozones: <u>79.11</u> 100 cubic feet/year
	Medium Plant Hydrozones: <u>88.86</u> 100 cubic feet/year High Plant Hydrozones: <u>O</u> 100 cubic feet/year Water Features: <u>N/A</u> 100 cubic feet/year
	Other: N/A : N/A 100 cubic feet/year Estimated Annual Total Applied Water Use: 167.97 100 cubic feet/year REFER TO CALCULATIONS ON IRRIGATION PLAN
<u>х</u> з.	EATANU < MAANA
X4.	Landscape Design Plan
X 5.	Irrigation Design Plan
<u>N/A</u> 6.	. Grading Design Plan
<u>N/A</u> 7.	Soil Chemical Analysis (optional)
Descriptio achieve c	on of Project: (Briefly describe the planning and design actions that are intended to conservation and efficiency in water use.):
	SATION SYSTEM IS DESIGNED FOR EFFICIENT PERFORMANCE WITH CONSERVATION IN MII DURCE DRIP / BUBBLER SYSTEMS PROVIDE DIRECT WATER TO THE SHRUBS AND TREES.







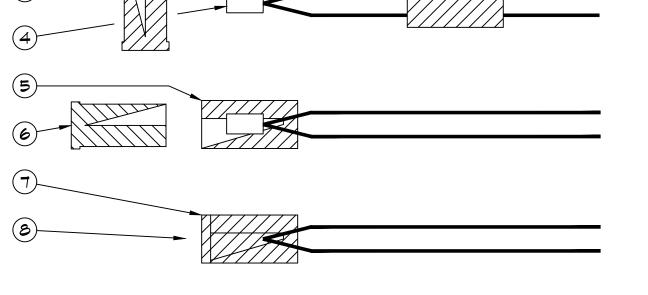


INSTALL FLOW SENSOR AS PER THE MANUFACTURER'S RECOMMENDATIONS, WIRE TO 5. IRRIGATION CONTROLLER. USE 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH ON THE DOWN-STREAM SIDE OF THE FLOW SENSOR.

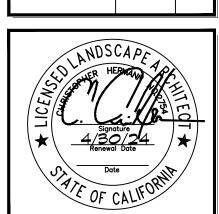
SLIP BASE SOCKET OVER END OF WIRES STRIP WIRES APPROX. 5/8" FROM ENDS - TWIST TOGETHER APPLY SEALER TO OUTSIDE OF SEALING PLUG AND FILL CAVITY WITH SEALER PUT CRIMP END OVER WIRE ENDS - CRIMP SLEEVE AND CUT OFF EXCESS WIRE PULL BASE SOCKET OVER END OF WIRES AS FAR AS POSSIBLE PUSH SEALING PLUG INTO BASE SOCKET PUSH WIRES TO END OF BASE SOCKET TO INSURE COMPLETE SEALING OF CONNECTION COMPLETED WATERPROOF WIRE CONNECTION

FLOW SENSOR

SECTION VIEW - N.T.S.



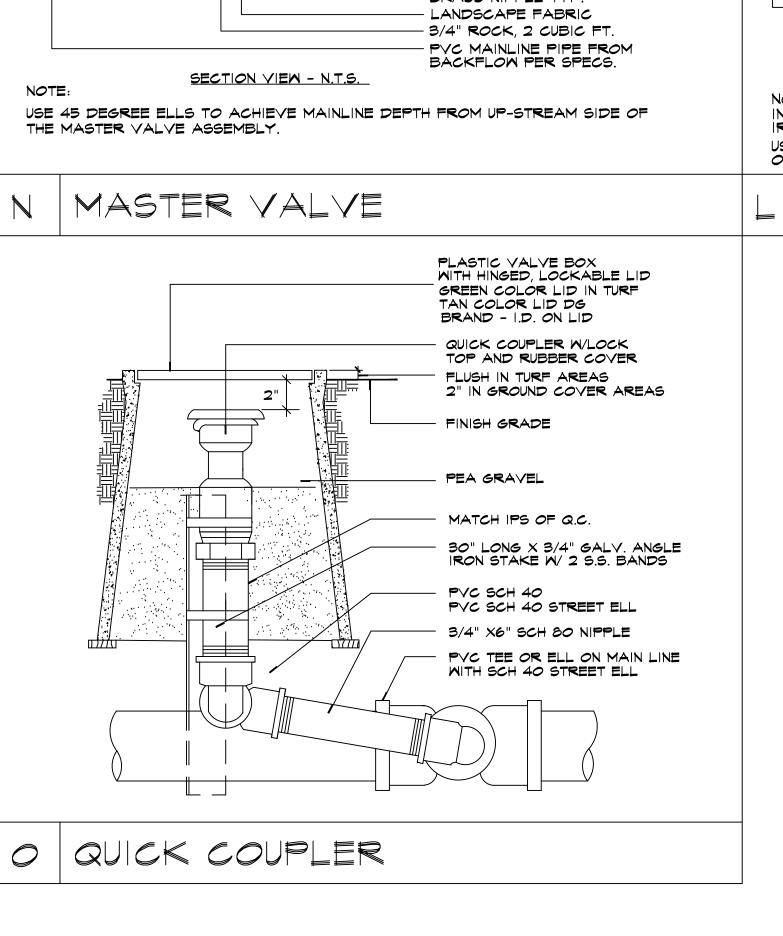
MIRE CONNECTION

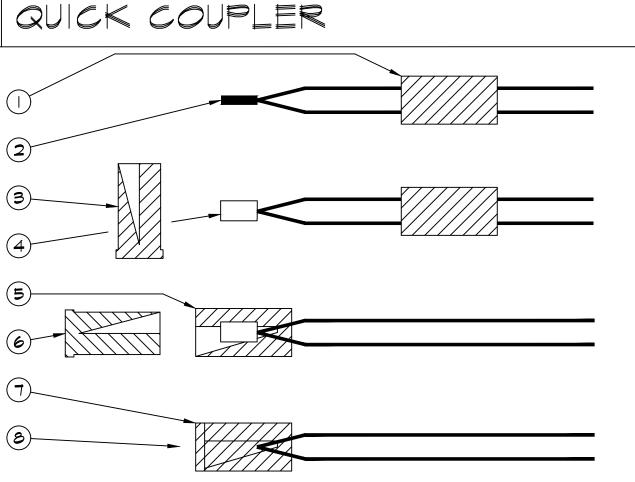


SHEET TITLE

DESIGNED FS drawn fs CHECKED CH & KH DATE 05/18/23 SCALE N.T.S. JOB NO. 22037

> SHEET OF IS SHEETS 386





SUNRIDGE (TYLER LAICOACHEL REVISIONS DATE BY

HERMANN DESIGN GROUP

77-899 WOLF RD

PALM DESERT, CA

LIC# 2754 EXP. 04/30/24

PH. (760) 777-9131

FAX (760) 777-9132

STORAGE

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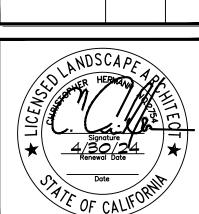
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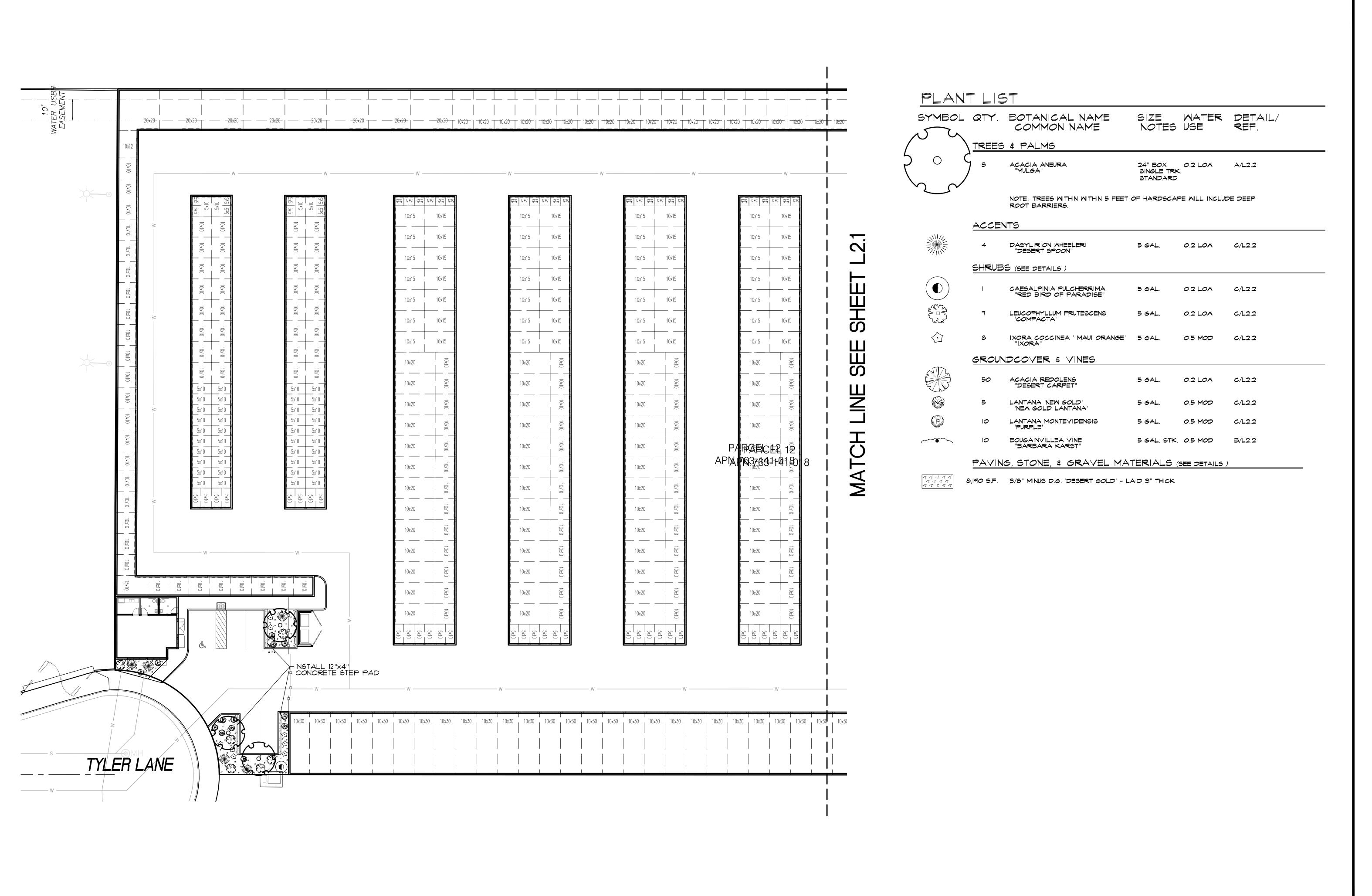
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SUITE 102







SUITE 102 PALM DESERT, CA LIC# 2754 EXP. 04/30/24 PH. (760) 777-9131

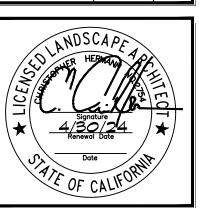
FAX (760) 777-9132

SELF-STORAGE ANE A, CA 92236 SUNRIDGE (
TYLER LA

COACHELLA

> STORAGE 2236

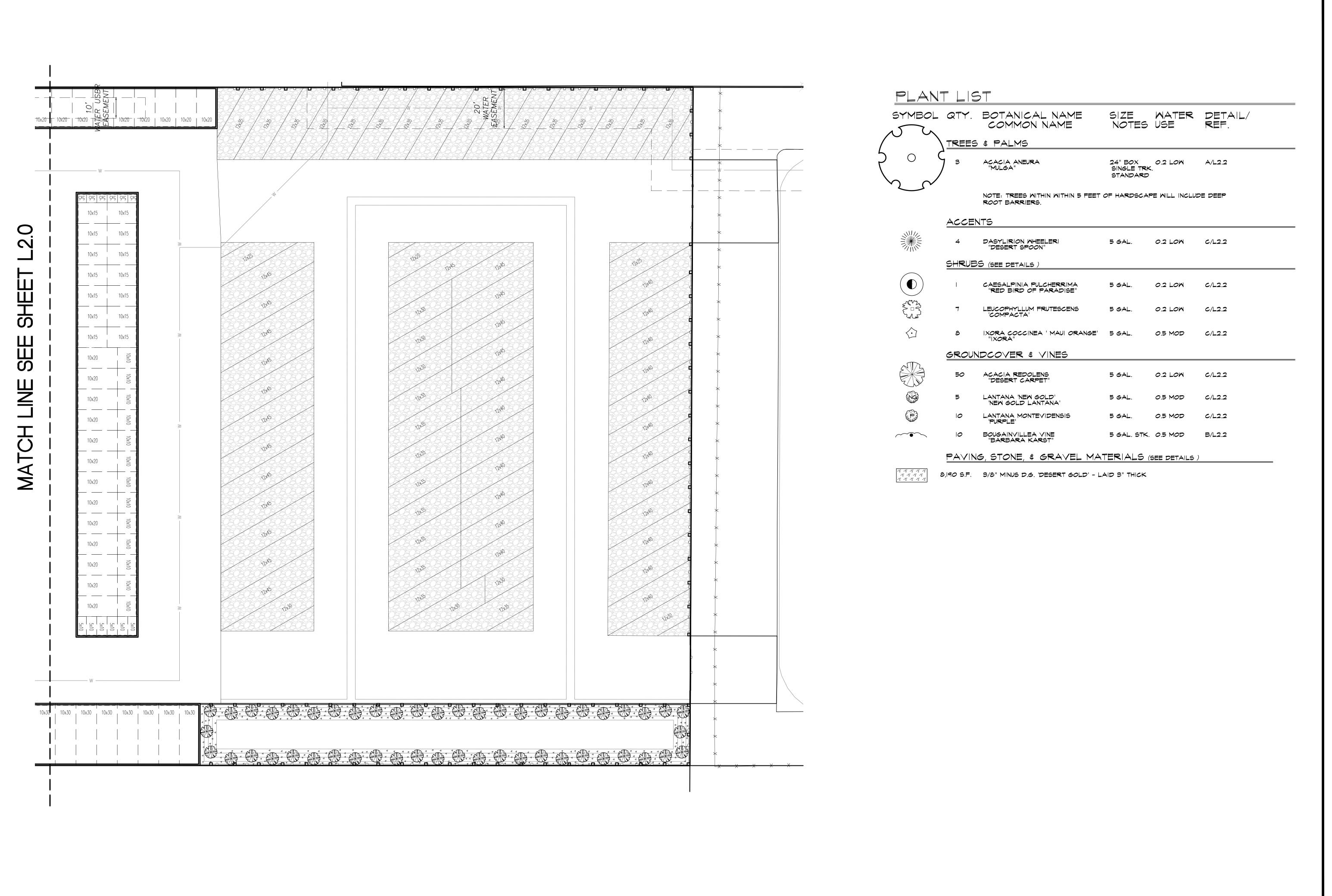
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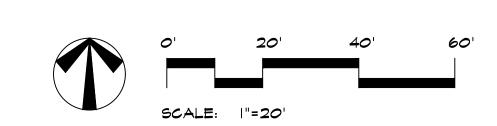


SHEET TITLE PLAN A

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DRAWN	JE
CHECKED	CH & KH
DATE	8/25/23
SCALE	1"=2Ø'
JOB NO.	22037

OF IS SHEETS 387





HERMANN DESIGN GROUP
77-899 WOLF RD.
SUITE 102

PALM DESERT, CA 92211 LIC# 2754 EXP. 04/30/24 PH. (760) 777-9131 FAX (760) 777-9132

SUNRIDGE SELF-STORAGE
TYLER LANE
COACHELLA, CA 92236
-

SUNRIDGE SELF-STORAGE
TYLER LANE
COACHELLA, CA 92236
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REVISIONS DATE BY

Signature

4/30/24

Renewal Date

Da

PLANTING PLAN B

DESIGNED JE

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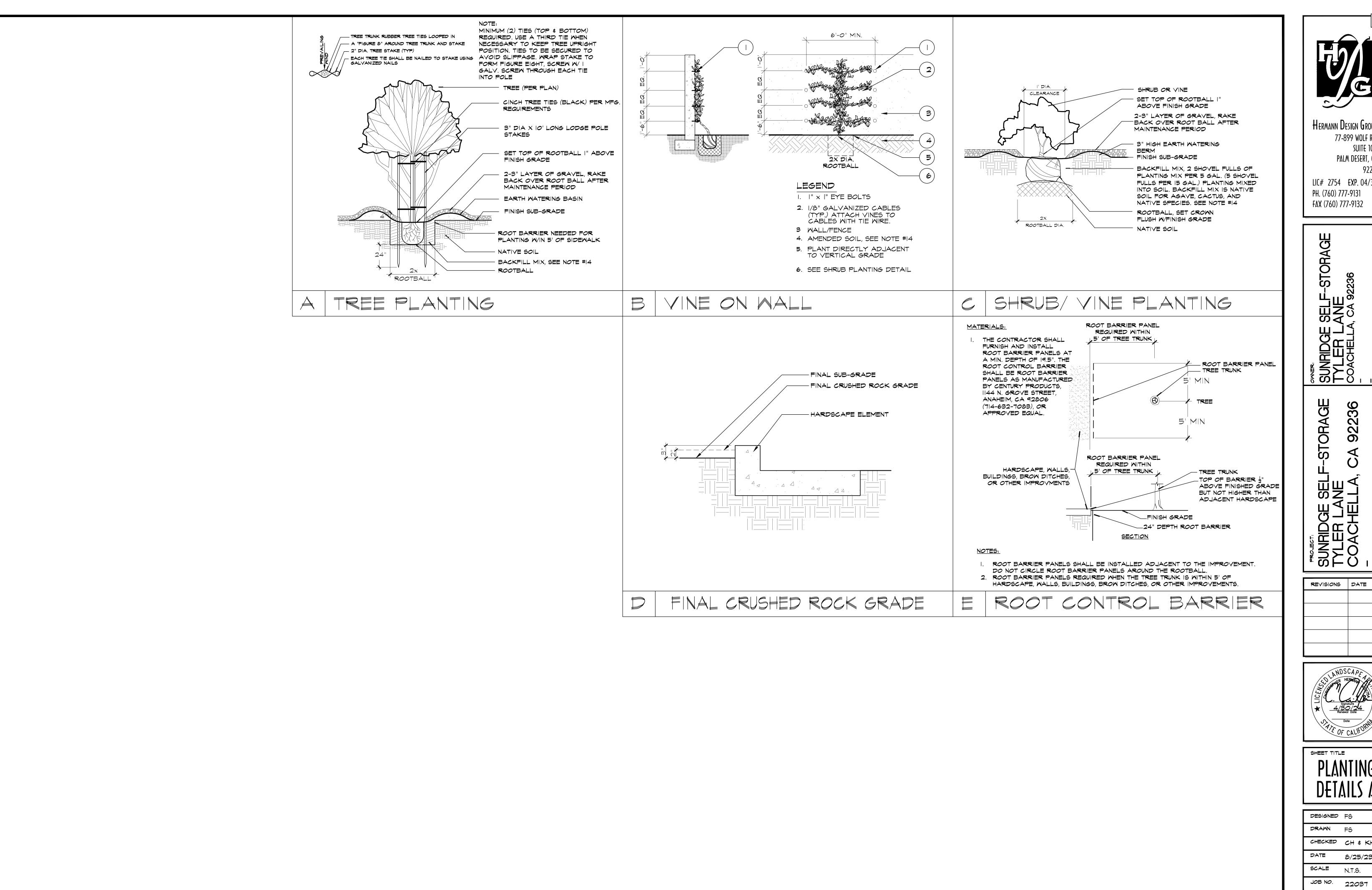
CHECKED CH & KH

DATE 8/25/23

SCALE 1"=20"

JOB NO. 22037

SHEET L2.1
OF 13 SHEETS 388



HERMANN DESIGN GROUP 77-899 WOLF RD. SUITE 102 PALM DESERT, CA

LIC# 2754 EXP. 04/30/24 PH. (760) 777-9131

SELF-ANE SUNRIDGE (TYLER LACOACHELLA)

REVISIONS DATE BY



DESIGNED FS CHECKED CH \$ KH 8/25/23 SCALE N.T.S.

OF IS SHEETS 389

PLANTING NOTES

- . <u>SCOPE OF WORK</u> FURNISH ALL MATERIAL, LABOR. TRANSPORTATION, EQUIPMENT AND PROPERTY TO COMPLETE THE LANDSCAPING OF THE PLANTING AREAS SHOWN ON THE DRAWINGS, OR REASONABLE IMPLIED TO COMPLETE THE CONSTRUCTION. INCLUDING AS A PART OF THE WORK, BUT NOT NECESSARILY LIMITED BY IT, ARE THE FOLLOWING ITEMS: FINE GRADING OF ALL PLANTING AREAS, PREPARATION OF ALL PLANTING AND TREE HOLES, FURNISHING AND INSTALLATION OF ALL REQUIRED PLANTING BACKFILL MATERIALS, TREE STAKES AND MISCELLANEOUS MATERIALS, FURNISHING AND INSTALLATION OF ALL PLANT MATERIALS, PROVIDING MAINTENANCE THROUGHOUT THE SPECIFIED PERIOD, CLEAN-UP AND WEEDING OF ALL LANDSCAPE AREAS.
- 2. THE CONTRACTOR SHALL REMOVE ALL WEEDS, ROCKS OVER 2" IN DIAMETER, DEBRIS AND OTHER EXTRANEOUS MATERIALS FROM THE JOB SITE IN A LEGAL MANNER PRIOR TO PROCEEDING WITH ANY WORK UNDER THIS CONTRACT.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADE, INCLUDING ANY IMPORT SOIL ADJUSTMENTS TO EARTH BERMS. PROVIDE FINISH GRADE IN PLANTING AREAS 1% MINIMUM FLOW. FINISH GRADES SHALL BE 2" BELOW ADJACENT WALKS, CURBS, DRIVEWAYS ETC. IN GROUND COVER AREAS. CONTRACTOR IS RESPONSIBLE FOR ANY EXISTING UNDERGROUND DRAIN LINES TO BE FULLY OPERABLE AT COMPLETION OF JOB. ALL EXISTING ABOVE GROUND DRAIN INLETS SHALL BE RESTORED TO A FULLY OPERABLE CONDITION AT THE CORRECT GRADE TO ENSURE FLOW AS
- ORIGINALLY INTENDED. ALL TREES AND SHRUBS SHALL BE PLANTED PER THESE NOTES AND AS DETAILED. ALL PLANT MATERIAL SHALL BE OF THE HIGHEST QUALITY AND LARGEST REASONABLE SIZE AVAILABLE FOR THE SPECIFIED CONTAINER SIZE (WITHOUT BEING ROOT BOUND). SHRUB MATERIALS SHALL BE VIGOROUSLY GROWING, HEALTHY PLANT MATERIALS, FULL AND BUSHY, OR HINES WHOLESALE NURSERY / MONROVIA NURSERY COMPANY QUALITY OR EQUAL, THE OWNER'S SUPERINTENDENT WILL REVIEW ALL PLANT MATERIAL WHEN SPOTTED FOR PLANTING AND WILL NOT HESITATE TO REJECT ANY MATERIAL OF QUESTIONABLE QUALITY, OR OF LESS THAN THE LARGEST REASONABLE SIZE MATERIAL AVAILABLE
- 5. NO PLANT SUBSTITUTIONS ARE TO BE MADE WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT
- 6. ALL GROUND COVER AS NOTED IN THE LEGEND SHALL BE PLANTED IN STAGGERED ROWS CONTINUOUSLY UNDER ALL TREES AND SHRUBS IN THE AREAS AS DESIGNATED ON THE PLANS AND AT THE SPACING INDICATED IN THE LEGEND. GROUND COVER SHALL BE INSTALLED NO CLOSER THAN 1/2 THE ON CENTER SPACING AS INDICATED ON THE PLANS.
- 7. CONTRACTOR SHALL PROVIDE AN AUTOMATIC IRRIGATION SYSTEM TO ALL LANDSCAPE AREAS. DRIP IRRIGATION SHALL BE USED IN GRAVEL AND COBBLE AREAS. SPRAY IRRIGATION SHALL BE USED FOR LAWN AREAS.
- 8. WARNING: PLANT MATERIAL LISTED MAY OR MAY NOT HAVE BEEN APPROVED BY THE AGRICULTURAL COMMISSIONER'S OFFICE. LANDSCAPE CONTRACTOR, PLEASE CONTACT THE OWNERS REPRESENTATIVE FOR STATUS OF AGRICULTURAL COMMISSIONER'S APPROVAL OR DENIAL. PLANT MATERIAL NOT CONFORMING WITH QUARANTINE LAW MAY BE DESTROYED AND CIVIL ACTION TAKEN. ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AT THE DISCRETION OF THE AGRICULTURAL COMMISSIONER'S OFFICE, ALL PLANT MATERIAL MUST BE FREE FROM RED SCALE (AONIDIELLA AURANTII)
- 9. LANDSCAPE ARCHITECT CANNOT ASSUME RESPONSIBILITY FOR ANY PLANT MATERIAL UTILIZED ON SITE WHICH ARE NOT SHOWN ON THE PLANS AND/OR HAVE NOT BEEN APPROVED BY THE AGRICULTURAL COMMISSIONER'S OFFICE.
- 10. CONTRACTOR IS RESPONSIBLE FOR FINAL QUANTITIES AS ILLUSTRATED ON THE PLANTING PLANS. QUANTITIES IN THE LEGEND MAY NOT BE ACCURATE.
- 11. CONTRACTOR TO PROVIDE BID FOR THE MAINTENANCE, MAINTENANCE PERIOD SHALL LAST NINETY (90) DAYS AFTER NOTIFICATION FROM THE LANDSCAPE ARCHITECT OF A SUCCESSFUL FINAL WALK THROUGH AND WILL BEGIN ONCE ALL ITEMS ON THE FINAL WALK THROUGH PUNCH LIST HAVE BEEN SATISFACTORILY ADDRESSED BY A WRITTEN STATEMENT INDICATING SUCH FROM THE LANDSCAPE ARCHITECT TO THE OWNER.
- 12. CONTRACTOR SHALL REPLACE PLANTS WHICH ARE FOUND IN AN UNHEALTHY OR IMPAIRED CONDITION, MISSING OR DEAD DURING THE MAINTENANCE PERIOD. TREES SHALL BE GUARANTEED FOR ONE YEAR AND SHRUBS SHALL BE GUARANTEED FOR 90 DAYS FROM DATE OF FINAL ACCEPTANCE
- 13. THE CONTRACTOR SHALL SUBMIT SOIL SAMPLE (ONE PER ACRE) TO WAYPOINT ANALYTICAL 114-282-8111 CONTRACTOR SHALL SUBMIT TEST RESULTS TO OWNER FOR REVIEW. CONTRACTOR SHALL AMEND SOIL, PREPARE BACKFILL AND FERTILIZE PER TEST RESULTS. OWNER SHALL PAY FOR WHOLESALE COST OF MATERIALS ONLY SHOULD TEST RESULTS REQUIRE ADDITIONAL MATERIALS BEYOND BID SPECIFICATION. SOIL DEEMED TO HAVE SIGNIFICANT CLAY CONTENT (GREATER THAN 15% BY WEIGHT) SHALL BE AMENDED ACCORDINGLY PRIOR TO PLANTING, IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE CLAY CONTENT OF SOIL AND REPORT TO LANDSCAPE ARCHITECT.
- 14. FOR BIDDING PURPOSES, BACKFILL MIX SPECIFICATIONS BACKFILL TREE AND SHRUB PITS (FOR NON-DESERT PLANTS) WITH A PREPARED MIX AS FOLLOWS: NOTE: (APPLIES TO NON-NATIVE PLANT MATERIAL ONLY, NATIVE PLANTS TO BE

BACKFILLED WITH NATIVE SOIL) CONTACT LANDSCAPE ARCHITECT FOR LIST OF NATIVE PLANTS.

- 8 PARTS (BY VOLUME) NATIVE ON-SITE SOIL 4 PARTS (BY VOLUME) NITROLIZED SHAVINGS OR GREEN WASTE OR EQUAL
- 18 LBS OF GRO-POWER OR EQUAL PER C.Y. OF MIX
- 5 LBS GYPSUM PER C.Y. OF MIX • 1 LBS IRON SULFATE
- 15. CONTRACTOR SHALL INCLUDE AN ALLOWANCE OF \$5,000 FOR ADDITIONAL PLANT MATERIAL REPLACEMENT NOT SHOWN ON DRAWINGS. PLANTS TO BE SELECTED AND LOCATED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 16. CRUSHED ROCK WILL BE AN IMPORTED MATERIAL &" MINUS D.G. IN DESERT GOLD. PRIOR TO PLACING CRUSHED ROCK, FINE GRADE AREA, REMOVING ROCKS GREATER THAN 1" DIAMETER, PROVIDE MOISTURE AND COMPACT SUB-GRADE MATERIAL TO THE SATISFACTION OF THE OWNER/LANDSCAPE ARCHITECT. SPREAD CRUSHED ROCK OVER THE PLANTING AREA TO A 2" DEPTH. APPLY MOISTURE AFTER SPREADING AND RAKING TO COMPACT AND REMOVE DUST.

PREPARATION OF UNAMENDED, ON-SITE SOIL BEFORE AMENDING 1. EXCAVATION: EXCAVATE SOIL FROM DESIGNATED AREA(S) AND STOCKPILE UNTIL

- 2. UNACCEPTABLE MATERIALS: CLEAN SOIL OF CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, BUILDING DEBRIS, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, ACID, AND OTHER EXTRANEOUS MATERIALS THAT ARE HARMFUL TO PLANT GROWNTH.
- 3. UNSUITABLE MATERIALS: CLEAN SOIL TO CONTAIN A MAXIMUM OF 10% BY DRY WEIGHT OF STONES, ROOTS, PLANTS, SOD, CLAY LUMPS, AND POCKETS OF COARSE
- 4. SCREENING: PASS UNAMENDED SOIL THROUGH A 2" SIEVE TO REMOVE LARGE MATERIALS.

BLENDING PLANTING SOIL IN PLACE

- 1. MIX AMENDMENTS WITH IN-PLACE, UNAMENDED SOIL TO PRODUCE REQUIRED PLANTING SOIL. DO NOT APPLY MATERIALS OR TILL IF EXISTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- 2. PREPARATION: TILL UNAMENDED, EXISTING SOIL IN PLANTING AREAS TO A MINIMUM DEPTH OF 8 INCHES, REMOVE STONES LARGER THAN 2 INCHES IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
- 3. MIXING: APPLY SOIL AMENDMENTS AND FERTILIZER, IF REQUIRED, EVENLY ON SURFACE, AND THOROUGHLY BLEND THEM INTO FULL DEPTH OF UNAMENDED, IN-PLACE SOIL TO PRODUCE PLANTING SOIL
- 4. COMPACTION: COMPACT BLENDED PLANTING SOIL TO 85% PERCENT OF MAXIMUM STANDARD PROCTOR DENSITY ACCORDING TO ASTM D 698 EXCEPT WHERE A DIFFERENT CAMPACTION VALUE IS INDICATED ON DRAWINGS.
- 5. FINISH GRADING: GRADE PLANTING SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE, ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADE.

FIELD QUALITY CONTROL

- 1. TESTING AGENCY: OWNER WILL ENGAGE A QUALIFIED TESTING AGENCY TO PERFORM TESTS AND INSPECTIONS.
- 2. PERFORM THE FOLLOWING TESTS AND INSPECTIONS: A. COMPACTION: TEST PLANTING-SOIL COMPACTION AFTER PLACING EACH LIFT AND AT COMPLETION USING A DENSITOMETER OR SOIL-COMPACTION METER CALIBRATED TO A REFERENCE TEST VALUE BASED ON LABORATORY TESTING ACCORDING TO ASTM D 698. SPACE TESTS AT NO LESS THAN ONE FOR EACH 1,000 S.F. OF IN-PLACE SOIL OR PART THEREOF.
- 3. SOIL WILL BE CONSIDERED DEFECTIVE IF IT DOES NOT PASS TESTS AND INSPECTIONS.
- 4. PREPARE TEST AND INSPECTION REPORTS.
- 5. LABEL EACH SAMPLE AND TEST REPORT WITH THE DATE, LOCATION KEYED TO A SITE PLAN OR OTHER LOCATION SYSTEM, VISIBLE CONDITIONS WHEN AND WHERE SAMPLE WAS TAKEN, AND SAMPLING DEPTH.

MAINTENANCE

- 1. ADHERENCE TO SPECIFICATIONS
- A. CONTRACTOR SHALL ADHERE TO THE FOLLOWING MAINTENANCE SPECIFICATIONS DURING THE ESTABLISHED MAINTENANCE PERIOD.
- 2. SCOPE OF MAINTENANCE WORK
- A. PLANT MAINTENANCE WORK SHALL CONSIST OF APPLICATION FOR WATER, WEEDING CARING FOR EDGING AND MOWING OF LAWNS AND PERFORMING THE FOLLOWING FINAL PLANT ESTABLISHMENT WORK, PLANTING AREAS SHALL TO BE RAKED OF ALL LEAVES/DEBRIS.
- B. THE ENTIRE PROJECT IS TO BE MAINTAINED FOR A PERIOD OF APPROXIMATELY 90 CALENDAR DAYS, COMMENCING FROM THE TIME OWNER'S AUTHORIZED REPRESENTATIVE AND OWNER'S AUTHORIZED REPRESENTATIVE WALKS PRELIMINARY
- C. DURING THE FINAL MAINTENANCE PERIOD, ALL PLANTS AND PLANTED AREAS SHALL BE KEPT WELL WATERED AND WEED FREE AT ALL TIMES, WEEDS, DALLAS & JOHNSON GRASS AND BERMUDA GRASS SHALL BE REMOVED.
- D. APPROXIMATELY 30 TO 45 DAYS AFTER INITIAL PLANTING, APPLY A SLOW RELEASE BALANCED FERTILIZER TO BOTH THE TURF AND SHRUB AREA AT A RATE OF 1 LBS. OF NITROGEN PER 1,000 S.F.
- E. CONTRACTOR SHALL BE RESPONSIBLE FOR DISEASE AND PEST/VERMIN CONTROL DURING THE MAINTENANCE PERIOD AND A RECORD OF PESTICIDES USED SHALL BE FURNISHED TO OWNER'S AUTHORIZED REPRESENTATIVE.
- F. CONTRACTOR SHALL RAISE OR LOWER SPRINKLER HEADS TO PROPER LEVEL AND SHALL ADJUST HEADS AS NEEDED FOR FULL COVERAGE.
- G. IN CASE OF NEGLIGENT OR IMPROPER MAINTENANCE, THE LANDSCAPE ARCHITECT SHALL STATE IN WRITING TO THE CONTRACTOR HIS OBSERVATIONS AND RECOMMENDATIONS. ANY CLAIM NOT IN WRITING SHALL NOT BE CONSIDERED
- H. ALL PLANTS THAT SHOW SIGN OF FAILURE TO GROW AT ANY TIME DURING THE LIFE OF THE CONTRACT, INCLUDING THE MAINTENANCE PERIOD, OR THOSE PLANS SO INJURED OR DAMAGED AS TO RENDER THEM UNSUITABLE FOR THE PURPOSE INTENDED, SHALL BE REPLACED IN KIND WITHIN TEN (10) DAYS OF WRITTEN NOTIFICATION, AT THE EXPENSE OF THE CONTRACTOR.

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DESIGNED FS DRAWN FS CHECKED CH & KH DATE 05/18/23 SCALE N.T.S.

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GENERAL

I.OI SPECIAL CONDITIONS

A PERMITS AND SURVEYS

The Contractor shall establish all lot lines and restrictions. All other lines, grades and levels shall be established by the Subcontractor and he shall verify all dimension, lines and grades indicated on the drawings. The Contractor shall furnish all surveys. Permits and licenses required for execution of the work shall be procured and paid for by the Subcontractor. The Subcontractor shall give all notices, call for inspections and comply with all laws and ordinances bearing on the work.

B. CONTRACTOR'S RESPONSIBILITIES

The Contractor shall give efficient supervision to the work, using his best skill and attention. When absent from the job, he shall appoint a supervisor capable of discussing minor matters with the Contractor on the site. He shall carefully study and compare all drawings, specifications and other instructions for the work. Any work indicated in a manner which would make it difficult to produce first class work, or any discrepancies or conflicts which appear between drawings and specifications and local ordinances or restrictions shall be referred to the Contractor for interpretation or correction before proceeding with work. Any alleged extra shall be presumed to be part of the Contract without additional charge unless certified by Contractor.

C. HIDDEN OBSTACLES

Prior to cutting into the soil, the Subcontractor shall locate all cables, conduits, sewers, septic tanks and such other utilities as are commonly encountered underground and he shall take proper precaution as not to damage or disturb such improvements. If a conflict exists between such obstacles and the proposed work, he shall promptly notify the Contractor who will arrange for relocation. Subcontractor will proceed in the same manner if rock layers or any other condition encountered underground makes changes advisable.

D. FINAL INSPECTION

Upon completion of work in its entirety, Subcontractor shall notify the Contractor who will arrange for final inspection at which time the Subcontractor shall be present. Any assumed or existing variance or omission shall be noted at this time, and the Subcontractor shall stipulate when and how he will rectify said variance. When these changes, if any have been carried out and the areas of work cleaned, the job shall be considered completed and the General Contract executed.

E. RESPONSIBILITY AND WORKMANSHIP

Neither completion of the job nor final payment shall relieve the Subcontractor of responsibility for guaranteed stated in the Contract, or of responsibility for faulty materials or poor workmanship. The Subcontractor shall promptly remedy any defects which occur during the guarantee period. Notice of observed defects will be forwarded to the Subcontractor by the Contractor in duplicate. Subcontractor will return one (I) copy of the Contractor, noting thereon what action was taken. All questions arising under this article shall be decided by the Contractor.

F. TERMINATION OF CONTRACT

The Contractor reserves the right to terminate the Contract if in his reasonable opinion the Subcontractor is not performing the Contract as required. Contractor will remunerate Subcontractor for work to date of termination.

G. INSURANCE

Contractor as well as his Subcontractors, shall not commence work prior to obtaining the necessary insurance policies outlined in the Construction Agreement. These policies shall be maintained during the life of the Contract and should be produced to the General Subcontractor upon request.

H. COMPLIANCE WITH BUILDING CODES

All work under this Contract shall comply with all laws, ordinances, and regulations applicable.

I. INTERPRETATION OF DRAWINGS AND DOCUMENTS

I. Should a Subcontractor find discrepancies in, or omission from the drawings or specifications, or should he be in doubt as to their meaning, he shall at once notify the Landscape Architect, and immediately confirm same in writing.

2. Should a Subcontractor discover any points of conflict between the work and any rules, laws, or ordinances of the municipality in which the work is to be performed, he shall notify the Landscape Architect at once and immediately confirm same in writing.

3. Should the Contractor find it necessary to issue a clarification or change, a written Addendum will be delivered to all bidders.

J. ADDENDUM

Any and all Addenda issued by the Contractor during the time of bidding shall form a part of the drawings, specifications and Contract Documents, and shall be included by the Subcontractor in his proposal.

1.02 GENERAL CONDITIONS

A. GENERAL

I. The terms and definitions stated in these General Conditions shall apply to all sections of the specifications as set forth fully therein.

2. The indications on the drawings or the requirements of the specifications and listings shall be as binding as thought shown and/or required by both.

3. All part of the work specified herein and/or indicated on the plans, may be completed by separate Subcontractors and it shall be the reasonability of each Subcontractors to determine the effect of their work upon the work of others. The Landscape Subcontractor, however, is to coordinate the various trades under his jurisdiction.

B. DEFINITIONS

 Subcontractor shall mean the Subcontractor or his Supplier performing work for the Contractor.

2. Mork shall mean all labor, material, equipment, services, permits and licenses, necessary to furnish and/or install in place all materials, equipment and/or appliances specified in any one section and/or shown on the plans and/or specifications.

3. Furnish shall mean to purchase and deliver as directed by the Contractor, all materials, equipment, or appliances specified in any one section and/or shown on the plans and/or specifications.

4. Install shall mean all labor, material, equipment, services necessary to set in place, connect, hook-up and/or make ready for operation all materials, equipment and/or appliances furnished by the Subcontractor and/or by others.

5. Contract shall consist of the written agreement between Subcontractor and Contractor, Plans, General Conditions, and entire Specification Section for the work being performed and what is indicated in one part shall be as binding as if indicated in all parts.

6. Construction site shall mean the site as indicated by plans and specification.

C. GUARANTEE

Unless otherwise specified herein, the Subcontractor, upon completion of the entire work described in the Contract, shall provide the Contractor with a written guarantee stating that all work performed as a part to the Contract is fully guaranteed for a period of one 60 days from the date of acceptance, and that during said 60 day period, all defective workmanship and/or materials shall be repaired and/or replaced in place, including any work or other which has been damaged by such defective workmanship and/or materials and by the repair and/or replacement of same, at no additional cost to the Contractor.

D. ADD ON'S (EXTRAS)

A purchase order is to be issued to the Subcontractor prior to the execution of work other than specified in the Contract. The Contract cannot be amended or added to except by an Amendment or Purchase Order signed by the Contractor. Any work performed without such an executed writing shall be presumed to have been included in the Contract without additional charge.

GENERAL WORK PROCEDURES

2.01 SOILS

A. STOCKPILED NATIVE SOIL

I. Stockpiles of native soil may be available from Owner's stockpile for use in planting areas. Soils for turn beds are classified as "3/8 inch minus"; soils for general mounding are classified as "2 inch minus". See Contract Documents for availability.

2. Composition 3/8 inch minus: Fertile, friable, well-drained soil of uniform quality; free of material larger than 3/8" diameter, sticks, plaster, concrete oils, chemicals, and other deleterious materials.

3. Composition 2-inch minus: Fertile, friable, well-drained soil of uniform quality; free of material larger than 2' diameter, sticks, plaster, concrete, oils, chemicals, and other deleterious materials.

4. Analysis: If soil has not been tested, obtain an agricultural suitability and chemical analysis of the proposed soil from Waypoint Analytical or another consultant approved by Owner. Cost of testing will be paid for by the Contractor. Analysis to include:

a. Element Analysis: Nitrate Nitrogen, Phosphorus,
Potassium, Calcium, Magnesium, Sulfur, Sodium, Zinc, Iron, Copper,
Manganese, Boron, free lime.

b. Other: pH factor, % base saturation, electrical conductivity, mechanical analysis, % or organic content, cation exchange capacity (C.E.C).

c. Recommendations: Type and quantity of additives required to establish satisfactory pH factor and supply of nutrients to bring topsoil to satisfactory level for planting.

5. If required, the Owner's stockpiled soil will be amended; this work is not in the contract and the Contractor will not be compensated for it on a Time and Materials basis. Rates for labor and equipment will be charged according to the Construction Agreement.

B. IMPORTED SOIL

Composition: To match or exceed in quality the 3/8" minus native soil, as determined by analysis described. Submit test results to Owner's Representative and Landscape Architect prior to ordering material.

2. Sample: Deliver one half cubic foot sample of proposed import soil to Landscape Architect for approval. Owner reserves the right to reject soil delivered to the site that does not meet approved test results and/or the Specifications.

C. SOIL CONDITIONING

I. Deliver products in manufacturer's standard packaging. When bulk materials are made, provide Owner's Representative with Bill of Ladening for each delivery. Transport organic amendments directly from the source to the staging area and stockpile as directed by the Owner.

2. Store products to protect them from damage and contamination and comply with manufacturer's storage instructions.

3. Coordinate work with other site work.

4. Inspect job for conditions which would prevent execution of this work as specified. Do not proceed until such conditions are corrected.

unless adequately protected against damage.

6. Landscape Architect reserves the right to take and analyze sample of

5. Trucks and vehicles shall not be permitted to pass over curbs, paving, etc.,

materials for conformity to specifications at any time. Furnish samples upon request by Landscape Architect.

7. Immediately remove rejected materials from the site, at Contractor's expense. Cost of testing of materials not meeting specifications shall be paid

8. Incorporate the following in areas to be planted. Thoroughly cultivate soil in two directions to a depth of 12" for shrub areas, and 4"-6" for lawn and ground cover areas, both by means of rototiller or equal.

Program Recommendations / Landscape Areas: General Soil Preparation/1000 square feet

4 cubic yards compost approved by Landscape Architect

15 lbs. 16-20-0 ammonium phosphate

15 lbs. soil sulfur

by Contractor.

NOTE: Raised planters shall be back filled with a site soil then amended as Landscape Architect to determine definition of raised planter.

9. Back fill (for plant holes - 4" around shrubs and 12" around trees):

Back Fill Mix

6 parts by volume on-site soil

4 parts by volume Compost approved by Landscape Architect.

1 lb. 16-20-0 per cubic yard of mix

2 lbs. iron sulfate per cubic yard of mix

The above materials should be thoroughly blended prior to use for backfill purposes. Also, the iron sulfate should not contact cement surfaces since severe staining could occur.

If the 10-20-0 is incorporated preplant as recommended, the postplant maintenance can consist primarily of a nitrogen-only fertilizer program. Beginning approximately 30 days after planting, ammonium sulfate, which will have an acidifying effect on the soil, should be applied at the rate of 5 lbs. per 1,000 square feet on a monthly basis. However, in order to ensure continuing adequate soil phosphorus and potassium nutrition Best Fertilizer Company 16-6-8 for equal should be substituted for the ammonium sulfate in early spring and again in late fall at the rate of 6 lbs. per 1,000 square feet. Also, when plants have been well established the frequency of fertilizer applications can be decreased.

10. Plant Packet fertilizer:

Use BEST PAKS 20-10-5 commercial fertilizer packets placed equally around the plant 6 - 8 inches deep near, but not direct contact with roots.

For trees, shrubs and vines in the following amounts:

For Palm trees in the following amounts:

Plant Size No. of packets

24" box 4

30" box 4

36" box 5

42" box 6

48" box 6

Bare Root 6

D. SAND BACKFILL FOR PALM TREES

 Clean washed concrete sand from a source approved by the Owner's Representative.

2. Chemical Properties (by Saturation Extract Method):

a. Soluble Salts/Salinity: Maximum 3.5 millimhos/centimeter at 25 degrees centigrade.

Boron: Maximum concentration of 1.0 ppm.

c. Sodium Absorption Rate (SAR): Maximum 6.0. 2.02 CHEMICAL COMPONENTS:

The following additives may be used depending on the outcome of the soils report.

A. Ground Limestone: Agricultural limestone containing not less than 85% of total carbonates, ground to such fineness that 50% will pass #100 sieve and 90% will pass #20 sieve.

B. Dolomite Lime: Agricultural grade mineral soil conditioner containing 35% minimum magnesium carbonate and 49% minimum calcium carbonate, 100% passing #65 sieve. "Kaiser Dolomite 65A6" as manufactured by Kaiser, Inc. Mineral Products Dept. or equal.

C. Gypsum: Agricultural grade product containing 80% minimum calcium sulfate.

D. Iron Sulfate (Ferric or Ferrous): Supplied by a commercial fertilizer, containing 20% to 30% iron and 35% to 40% sulfur.

E. Sulfate or Potash: Agricultural grade containing 50% to 53% of water-soluble potash.

F. Single Superphosphate: Commercial product containing 20% to 25% available phosphoric acid.

6. Ammonium Sulfate: Commercial product containing approximately 21%

6. Ammonium Sulfate: Commercial product containing approximately 21% ammonia nitrogen.

H. Ammonium Formaldehyde: Granular commercial product containing 34% ammonia nitrogen.

I. Urea Formaldehyde: Granular Commercial product containing 38% nitrogen
J. I.B.D.U. (Iso Butyldiene Diurea): Commercial product containing 31%

K. Soil Sulfur: Agricultural grade sulfur containing a minimum of 96% sulfur.

2.03 TOP SOIL APPLICATION

nitrogen.

A. General: Spread topsoil over accepted subgrades in designated areas prior to incorporating amendments.

B. Restrictions: Do not commence spreading topsoil prior to acceptance of soil cultivation. Do not place soil under muddy conditions.

C. Soil Depth: Topsoil depth indicated in the Construction Documents is after natural settlement and light rolling. Conform to finished grades on the Drawings.

PLANTING SPECS FOR TREES, SHRUBS & GROUNCOVER 3.01 QUALITY ASSURANCE

A. Comply with federal, state and local laws requiring inspection for plant disease and infestations. Inspection certificates required by state law shall accompany each shipment of plants and deliver certificates to the Owner. Inspections are to be performed in the state of origin.

B. Transport plant material in enclosed or tarped vehicles to minimize damage from wind.

C. All plants shall be true to name and one of each lot shall be tagged with the name and size of the plants in accordance with the standards of practice recommended by the American Association of Nurserymen.

D. Shipments of plants will be carefully inspected by the Owner and/or Landscape Architect at the site at the time of off-loading trucks to verify compliance with the above shipping requirements.

E. Substitutions of plant materials will not by permitted unless authorized in writing by Landscape Architect. If proof is submitted that plant specified is not obtainable, a proposal will be considered for use of the nearest equivalent size or variety with corresponding adjustment of Contract Price.

E. Substitutions of plant materials will not by permitted unless authorized in writing by Landscape Architect. If proof is submitted that plant specified is not obtainable, a proposal will be considered for use of the nearest equivalent size or variety with corresponding adjustment of Contract Price.

F. Special care shall be taken to ensure that plants in containers are adequately watered. Water for soil preparation, planting and irrigation will be furnished by owner.

G. Plants in containers specified for shade locations are to be protected from sun prior to planting.

H. Personnel: Employ only qualified personnel familiar with required work.

3 02 INSPECTIONS AND SUBMITTALS

A. The Owner's Representative reserves the right to inspect plant materials at the nursery or growing ground prior to loading and transporting. If Owner's Representative selects to inspect at the nursery, tag all trees and representative samples of shrubs and groundcover prior to the inspection and arrange with the Owner's Representative ten (10) days in advance for the inspection. Such approval shall not impair the right of inspection and rejection during progress of the work.

B. Submit photos of each tree with measurements of height, spread and caliper for review by Landscape Architect prior to ordering and delivery. Trees will be hand selected by the Landscape Architect after approval of photos. If trees are not hand selected by Landscape Architect then one representative sample of each size of tree and shrub species are to be delivered to the project site for Owner's Representative to review and approve, prior to ordering any plants. Accepted samples are to be maintained in good condition by the Contractor at the Contractor's storage yard during the construction period, and installed as the last plants on the project. Rejected plants are to be immediately replaced with acceptable samples. All plants delivered to the project will meet the standards of these representative samples.

C. File Certificates in inspection of plant materials by County, State and Federal authorities with Owner's Representative. All plants are to have a certificate of origin.

D. Submit within 30 days after Notice to Proceed a complete list of materials to be furnished and confirmed sources for same. Owner reserves the right to approve or reject suppliers and subcontractors.

E. Gravel Mulch: Submit within 30 days after Notice to Proceed a quart bag sample of specified gravel mulch to the Owner's Representative.

3.03 PRODUCT DELIVERY, STORAGE AND HANDLING A. PREPARATION

I. Bailed and Burlapped (B & B) Plants: Dig and prepare shipment according to the accepted industry standards and in a manner, that will not damage roots, branches, shape, short and long-term health, and future development. Size of rootball shall be as defined in the American Standard for Nursery Stock (American Association of Nurserymen; latest edition). B & B plants may only be used if specified in the Contract Documents or if authorized in writing by the Landscape Architect.

2. Container Grown Plants: Deliver plants in container sufficiently rigid to hold ball shape and protect root mass.

3. At Contractor's option, spray evergreen plants and deciduous plants in full leaf with anti-desiccant immediately prior to shipment.

4. Pre-Delivery inspection: Notify Owner's Representative minimum of two weeks prior to shipping to allow for Pre-Delivery inspection of plant materials at the nursery.

B. DELIVERY

I. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on project site.

2. Protect B & B root balls during shipping by proper handling techniques; cracked or crumbling root balls will be rejected. Protect at the site by maintaining a thoroughly moist root ball; heel in with sawdust (or comparable material) if not planted within 24 hours of delivery. Maintain root ball in a moist condition and do not allow to dry out.

2. Protect B & B root balls during shipping by proper handling techniques; cracked or crumbling root balls will be rejected. Protect at the site by maintaining a thoroughly moist root ball; heel in with sawdust (or comparable material) if not planted within 24 hours of delivery. Maintain root ball in a moist condition and do not allow to dry out.

3. Notify Owner's Representative of delivery schedule a minimum of 48 hours in advance so plant material can be inspected prior to unloading from trucks.

FING:

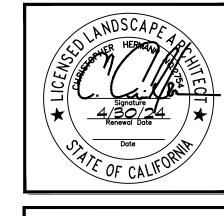
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SUNRIDGE SELF-STORAGE
TYLER LANE
COACHELLA, CA 92236
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REVISIONS DATE BY



LANDSCAPE SPECIFICATIONS A

DESIGNED FS

DRAWN FS

CHECKED CH & KH

DATE 05/18/23

SCALE N.T.S.

JOB NO. 22037

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Landscape specifications

- 4. Remove rejected material immediately from site
- 5. Do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems. (See paragraph 3.06 in this Section for special handling directions for palms).

3.04 PLANT STANDARDS

- A. Use the following publications for qualifying plant material acceptable
- "American Standard for Nursery Stock"; Edition approved 1985 by American National Standards Institute, Inc. (Z60.1) Plant materials
- 2. "Hortus Third", 1976; Cornell University plant nomenclature
- Arizona Nursery Association Grower's Committee "Recommended Specifications", 1988, Arizona Nursery Association.
- 4. Refer to Section 02920, Soil Preparation and soil mixes, for portion of work required in this section.
- B. Plants, other than palms, shall be nursery grown in accordance with good horticultural practices under climatic conditions similar to those of project for at least two years unless specifically noted otherwise. Plants shall be exceptionally heavy, symmetrical, tightly knit, so trained or favored in development and appearance as to by superior in form, number of branches, compactness and symmetry.
- C. Plants shall be sound, heavy and vigorous, well branched and densely foliated when in leaf. They shall be free of disease, insect, pests, eggs or larvae, and shall have healthy, well developed root systems. They shall be free from physical damage or adverse conditions that would prevent thriving growth. Soil in the containers shall be free of disease and pathogens.
- D. Plants shall be true to species and variety and shall conform to measurements specified, except that plants larger than specified may be used if approved by Landscape Architect. Use of such plants shall not increase Contract price. If larger plants are approved, the ball of earth shall be increased in proportion to the size of plant. Plants shall be measured when branches are in their normal position. Height and spread dimensions specified refer to main body of plant and not branch to tip. Caliper measurement shall be taken at a point on the trunk 6" above natural ground line. For trees over 4" in caliper, this measurement should be taken from a point 12" above the natural ground line. If a range of size is given, no plant shall be less than the minimum range of size and not less than 40% of the plants shall be as large as the maximum size specified. The measurements specified are the minimum size acceptable and are the measurements after pruning, where pruning is required. Plants not conforming to the requirements specified will be considered defective. Such plants, whether in place or not, will be marked as rejected and shall be immediately removed from the premises. These will be replaced with new acceptable plants.
- E. Special care shall be taken to ensure that plants in containers are adequately watered. Water for soil preparation, planting and irrigation will be furnished by owner
- F. Under no conditions will there be any substitution of plants or sizes for those listed on the accompanying plans, except with the express written consent on the Landscape Architect.
- G. Container stock shall have grown in the containers in which delivered for at least six months, but not over two years. Samples must prove no rootbound condition exist. No container plants that have cracked or broken balls of earth when taken from container shall be planted except upon special approval by Landscape Architect.
- H. Field dug plants may be used only if specifically approved in writing by the Landscape Architect prior to ordering. Unless otherwise authorized, field dua plants will be harvested with a two-step method, in which the four sides are cut and box sides installed for a minimum of four (4) months during the growth season prior to digging and boxing the bottom. Spray field dug trees immediately prior to boxing the bottom with antidesiccant. Ensure adequate coverage to trunks, branches and foliage.
- Plants shall not be pruned before delivery. Trees which have damaged or crooked leaders, or multiple leaders, unless specified will be rejected. Tress with abrasions of the bark, sunscalds, disfiguring knots, or fresh cuts of limbs over 3/4" which have not completely calloused, will be rejected.
- J. Palms: Shall conform to the following guidelines unless specifically approved in writing by the Owner's Representative.
 - 1. Straight-trunked with maximum variation of 6". Curvatures will be reviewed on an individual basis; gradual curvatures over the length of trunk are in general more acceptable than short bends.
 - 2. When specified, uniformly skinned with the same skinning tool prior to planting to a height of 5' below the base of the petiole of the green frond that is located, as near as possible, to a 45-degree angle from the top center of the tree. Palms that have lost their residual petioles higher than the 5' mark may not be accepted.
 - 3. Trunk diameters for palms called out as washingtonia hybrids shall be a minimum of 18" in diameter measured 4' up from top of
 - 4. Root balls conforming to industry standard size and capable of supporting trees without additional bracing; free of noxious or

3.05 PREPLANTING

A. SITE PREPARATION

- Examine subgrade and verify conditions under which work will be performed. Notify Owner's Representative if there is a discrepancy between site conditions and Contract Documents.
- 2. Do not begin soil preparation and planting until all work such as header installation, walks, paving, concrete work, electrical except for fixture location, fencing except where access is necessary, drainage work, gas line installation, irrigation work, and any other work required under plans and specifications around planting areas is completed and approved. Specimen trees twenty (20) inch, and larger box sizes or palm trees are exempt from this rule where access might be restricted by construction phases of landscaping or building. All plants and planting shall be continually maintained by the Landscape Subcontractor.

- 3. Soil Preparation: Do not commence planting work prior to completion and acceptance of soil preparation.
- 4. Irrigation: Do not commence planting work prior to installation and acceptance of irrigation system, unless approved in writing by Owner's Representative.
- 5. Weed before and during preliminary grading and finish grading. All weed and grasses shall be dug out by the roots and removed from site. Site shall be maintained and remain week free until turnover to the Owner's Authorized Representative.
- 6. Layout and Staking: Lay out plants at locations shown on Drawings. Use steel sired flags, color coded for each species of plants, or set plants in containers on grade. Stake each
- 7. Right is reserved to refuse on site review at any time if, in the opinion of the Landscape Architect, an insufficient quantity of plants is provided. Landscape Architect reserves the right to interchange or adjust the locations of plants prior to planting.
- 8. Equipment for digging plant pits: Use backhoe or hand work to dig tree pits. Scarify sides of the tree pit after excavation (see below). Do not use an auger or tree spade.
- 9. Containerized Plant Pits: Excavate square plant pits as follows:

Type	Min. Width	Depth
Boxed Tre	es Box + 24"	Box +
B & B	Root ball + 18"	Root ball + I
Palms	Root ball + 24"	Root ball + I
Canned Sh	rubs Can + 12"	Can Deep +

Remove excavated soil from project site and/or dispose of as directed by Owner's Representative

B. DRAINAGE TEST OF PLANT PITS/ OBSTRUCTIONS

- I. Pre-wetting of tree plant pits: Fill tree plant pits to the top with water within 72 hours of planting. Plant pits can be planted as soon as water is completely drained. If water is not 90% gone within 24 hours, do not plant and bring to the immediate attention of the Owner and Landscape Architect. Contractor may be required to either dig a substitute plant pit or to mitigate the existing plant pit with a drainage sump. Substitute plant pits and drainage sumps are not part of the basic services and compensation will be awarded to the Contractor.
- 2. Documentation: Submit written documentation of test pit drainage results, with locations, date and signature of tester.
- 3. Obstructions: If rock, caliche, underground construction work, tree roots or other obstructions are encountered in the excavation of plant pits, acceptable alternate locations may be used as directed by the Landscape Architect. Excavation of caliche is not part of the Contract price, and if authorized by the Owner's Representative, Contractor will be compensated for excavation pursuant to the Schedule of Labor and Equipment Rate.

3.06 PLANTING OPERATIONS- TREES, SHRUBS, & VINES A. HANDLING AND DE-POTTING

- Moisture Level: Thoroughly moisten root balls prior to planting to ensure soil cohesiveness, do not plant dry root balls.
- 2. Carefully remove plant from the container. Cut tin containers, other than knock-out can, on two sides with the proper type of can cutter to facilitate removal of plants with a minimum of root ball disturbance. Support root ball during installation to prevent cracking.
- 3. Pry off bottom boards of boxed tress rather than hammering boards off. Boxed plants may not be planted with the bottom or sides of the box in place, unless authorized in writing by the Landscape Architect.

B. SCARIFICATION

- Plant Pit: Scarify sides of plant pit thoroughly breaking up surface and eliminating "glazed" areas.
- 2. Plant Root ball: After removing plant from container, scarify the sides of the root ball to a depth of I inch at four to six equally spaced intervals around the perimeter of the ball or at 12-inch intervals on the sides of the boxed material. Cut and removed circling roots over 3/8 inch diameter. Scarification should be performed with a sharp soil knife.

C. PLANTING

- For trees, backfill plant pit to allow crown of root ball to settle to a position even with finished grade. Thoroughly tamp backfill under root ball to reduce settling, and on sides of root ball. Prepare a raised basin as wide as the root ball at each tree for watering prior to shrub and ground cover planting. Refer to detail.
- 2. Place fertilizer packets evenly in plant pits when backfilled.
- 3. All shrubs and vines shall be set so that when settled the root balls are I" above finished grade. Provide basin, refer to detail.
- 4. When plant pits have been backfilled approximately 2/3 full, water thoroughly and saturate root ball, before installing remainder of the backfill mix on top of pit, eliminating air pockets.
- 5. Remove nursery type plant labels from plants.
- 6. For trees in lawn areas, keep a 2' diameter circle centered on the tree trunk free of turf and weeds. Use a precise template covering the area outside of the 2' circle if applying herbicide to prevent overspray dieback.

D. STAKING AND GUYING

- . Trees shall be able to stand upright without support, and shall return to the vertical after their tops have been deflected horizontally and released. Immediately stake trees which do not meet this qualification, as well as plants that are subject to breakage as a result of strong winds.
- 2. Trees shall remain plumb and straight from installation throughout the maintenance and warranty period
- 3. Refer to standard details for staking and auuing requirements.

- 4. Auxiliary Tree Stakes: Some tress may require an auxiliary or leader tree stake in addition to the stakes shown in the standard details. This will be determined by the Owner's Representative; this work is part of the Contract Price.
- 5. Multi-Trunk Trees: At the option of the Owner's Representative, an alternate form of staking on multi-trunk trees will consist of three tree stakes placed adjacent to the main trunks and at a similar angle. Existing nursery leader stakes or auxiliary tree stakes may or may not be required. An encircling tree tie may or may not be required. This alternate staking method is part of the Contract Price.
- 6. Staking Mock-Up: Prior to proceeding with staking, prepare for approval by the Owner's Representative one sample of each type of staking to be used on the project. These mock-ups will represent the standard that staking will be compared to. The Contractor will have his employees become thoroughly familiar with the mock-up prior to general staking operations.

4.01 PLANTING OPERATIONS - PALMS

A. PLANTING

- Arrange delivery time so a minimum amount of time elapses between delivery site and installation (maximum of 3 days). Use necessary precautions to protect palms from weather or other conditions that would damage or impair vigor. Crowns and root balls should be protected from sun and reflected heat; avoid storing on paved surfaces. Covering material, such as 90% shade cloth or burlap, should permit air movement; do not use plastic or rubberized tarpaulins. Water root balls lightly as required during hot weather. Do not stack palms.
- 2. Measure and record brown trunk height on a tag firmly attached to each tree. These tags are to remain on the tree until approved by the Owner's Representative to remove them.
- 3. Segregate palms by height as they are delivered to the site if requested.
- 4. Do no bind or lift palms with rope, wire or chains, use only nylon or fabric sling/straps a minimum of 4" wide. Scarring caused by inappropriate handling and judged unacceptable by the Landscape Architect will cause rejection of the palms. Replacement will be at the expense of the Contractor.

5. Prepare proper size plant pit and test for drainage as described previously.

- 6. Backfilling: Tap moistened sand backfill at bottom of hole to compact. Insert tree and backfill palm with clean washed concrete sand as shown on the Drawings. Continuously adjust palm to ensure a plumb and securely planted condition. Solidly compact sand around the upper ball and portions of buried trunk while backfilling Jet sand backfill as required to remove air pockets. Leave basins around each tree unless otherwise directed by Landscape Architect. Coordinate installation of irrigation sleeves, etc. with planting
- 7. Water immediately and continuously as required to ensure optimum soil moisture levels. Soil moisture levels below grade to be checked regularly with soil probe or other approved method.
- 8. Staking of palms is not permitted without authorization of the Owner's Representative. If staking is permitted, stakes will be of similar size and stained in a color approved by Owner's Representative; cost of staking palms is not part of the work and will be covered by a Change Order.
- 9. Untying Fronds: The string trying the fronds should, in general, be cut 45-60 days after planting during the hot months and after 90 days during the winter months. Coordinate with Owner's Representative and palm supplier prior to untying fronds. Do not trim the palms for 30 days after untying them.
- 10. Exercise extreme caution when pruning, if any, is performed to prevent spread of vascular diseases. Dip pruning tools in a sterilizing agent before pruning and before moving from one palm to another.
- Contractor is to carefully coordinate with Owner's Representative to locate palms within palm groves so that variation in brown trunk height is graduated across the groves or lines of palms. In a grove with similar height palms, the maximum brown trunk height variation is adjacent palms is 12". Coordinate with Owner's Representative to adjust palms with acceptable trunk curvature so that visual impact is minimized.
- 12. Initial and on-going disease prevention is required; this may include drenching the crown with a fungicide such as "Benlate" and/or soil application of a fungicide such as "Subdue". Contractor is responsible for coordinating these treatments with palm suppliers and Owner's Representative, and for the cost of disease prevention techniques.
- 13. Apply 4 to 6 lbs. of fertilizer 45 days after planting. Do not fertilize at initial planting. Inject fertilizer below root zone of surrounding lawn area.
- 14. Palm trees specified as Washington hybrids are to be skinned and are to have a minimum trunk diameter of 16". Measure 4' high from top of root ball.

4.09 WATERING

Plantings shall be watered immediately after planting. After first watering, water shall be applied to plants as conditions may require to keep the plants in a healthy and vigorous growing condition until completion of the contract

4.10 PRUNING

Prune plants only at time of planting and according to standard horticultural practice to preserve the natural character of the plant. Pruning is to be done with the approval and under supervision of the Owner's Representative. Remove dead wood, suckers, broken or badly bruised branches or to develop a uniform appearance. Use only clean, sharp tools. Paint cuts over 3/4" diameter with tree paint, covering exposed, living tissue, if required by owner's Representative. Do not prune evergreen trees and shrubs after October 1st, except to remove dead or diseased tissue; wait until late winter or early spring after danger of significant freezing is past.

4.11 PROTECTION OF PROJECT

- A. Do not store material or equipment, permit burning, or operate or park equipment under the branches of existing plants to remain
- B. protect pavement and other hard surfaces from staining by equipment or chemicals during storage and application.
- C. provide barricades, fences or other barriers as necessary at the drip line to protect existing plants re remain from damage during construction
- D. The Contractor shall carefully and continuously protect and maintain all areas included in the contract, including lawn areas, plant materials, etc. until final acceptance of the work by Owner's Authorized Representative.
- E. The maintenance foreman on the job shall be a competent English-speaking supervisor, experienced in landscape maintenance and capable of discussing matters on the job site.
- F. Workman shall present a neat appearance at all times and shall conduct all work operations and dealings with the public in a courteous manner. Workman shall by fully clothed at all times.

A final inspection shall be called at the end of planting operations and the maintenance period for the purpose of determining compliance with plan and specification intent, workmanship and clean-up. Owner's Authorized Representatives shall receive written verification of inspection dates, and corrections required to work and limits of inspected area before acceptance of corrective work.

4.12 GUARANTEES

- A. The Contractor shall quarantee all plant material for a period of 90 days after final inspection and acceptance by the Landscape Architect. All box tress shall be quaranteed from date of acceptance for a period of one year or according to established through procedures by the Landscape Architect. Landscape Maintenance Contractor is to take appropriate action when any tree appears to be in stress. This action is to include soil and tissue samples to determine the nature of the problem.
- B. The Contractor shall, within ten (10) days of written notification by landscape Architect, remove and replace all quaranteed plant material which for any reason fails to meet the requirements of the guarantee. Replacement shall be made with plant materials originally specified and shall meet original quarantees.

5.01 GROUNDCOVER

A. PLANTING

- Ground cover plants shall have been grown in flats and shall remain in those flats until time for transplanting. At time of transplanting, the flat soil shall contain sufficient moisture so that the soil does not fall apart when lifting plants from the flat. Each plant shall be planted with it's proportionate amount of the flat soil in a manner that will insure a minimum of disturbance to the root system.
- 2. Ground cover plants shall be allowed to dry out before or while being planted specified in ground cover list on landscape
- roots and spaced as specified in ground cover list on landscape 4. Install in neat, evenly spaced rows in triangular layout, or as

3. Ground cover shall be planted sufficiently deep to cover all

- shown in the Drawings. 5. Top-dress Fertilizer (N-P-K ratio of 3:3:1): Apply at the rate of 11b. Nitrogen per 1,000 sq. ft. immediately after
- 6. Matering: Immediately water groundcover areas after fertilizer application to wash fertilizer off leaves.

MAINTENANCE

completion of planting.

- A. Subcontractor shall adhere to the following maintenance specifications during the established period. Plant maintenance work shall consist of application of water, weeding, caring for, edging and moving of lawns and performing the following final plant establishment
- The entire project is to be maintained for a period of approximately 60 calendar days, commencing from Owner's Representative and Contractor's Preliminary Walk.
- 2. During the final maintenance period, all plants and planted areas shall be kept well-watered and weed free at all times.
- 3. Approximately 30 to 45 days after initial planting, apply a slow release balanced fertilizer to both the turf and shrub area at a rate of 1/2# of nitrogen per 1,000 square feet.
- 4. Subcontractor shall be responsible for disease and pest control during the maintenance period and a record of pesticides used shall be furnished to Owner's Representative.
- 5. Subcontractor shall raise or lower sprinkler heads to proper level and shall adjust heads as needed for full coverage
- 6. Grass is to be moved before it exceeds 2[△] in height. Collect visible grass clippings mowing operations and remove from site.

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IRRIGATION SPECIFICATIONS

1.01 GENERAL CONDITIONS

The requirements of the "General Conditions of the Contract" shall apply to all work of this Section with the same force and effect as though repeated in full herein.

1.02 DESCRIPTION

A SCOPE OF WORK

Provide all labor, materials, transportation, and services necessary to furnish and install irrigation systems as shown on the drawings and described herein.

1.03 QUALITY ASSURANCE & REQUIREMENTS

A PERMITS AND FEES

The Contractor shall obtain and pay for any and all permits and all inspections as required.

B. MANUFACTURER'S DIRECTIONS:

Manufacturer's directions and detailed drawings shall be followed in all cases where the manufacturers of articles used in this contract furnish directions covering points not shown in the drawings and specifications.

C. ORDINANCES AND REGULATIONS:

All local, municipal and state lawns, and rules and regulations governing to any portion of this work are hereby incorporated into and made a part of these specifications, and their provisions shall be carried out by the Contractor. Anything contained in these specifications shall not be construed to conflict with any of the above rules and regulations or requirements of the same. However, when these specifications and drawings call for or describe materials, workmanship, or construction of a better quality, higher standard, or larger size than is required by the above rules and regulations, the provisions of these specifications and drawings shall take precedence.

D. EXPLANATION OF DRAWINGS:

Due to the scale of drawings, it is not possible to indicate all offsets, fittings, sleeves, etc. which may be required. The Contractor shall carefully investigate the structural and finished conditions affecting all of this work and plan his work accordingly, furnishing such fittings etc. as may be required to meet such conditions. Drawings are generally diagrammatic and indicative of the work to be installed. The Mork shall be installed in such a matter as to avoid conflicts between irrigation systems, planting, and architectural features.

- 2. All work called for on the drawings by notes or details shall be furnished and installed whether or not specifically mentioned in the specifications.
- 3. The Contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that obstructions, arade differences or discrepancies in area dimensions exist that might not have been considered in engineering. Such obstructions or differences should be brought to the attention of the Owner's authorized representative. In the event this notification is not performed, the irrigation Contractor shall assume full responsibility of any revision necessary.

1.04 SUBMITTALS

A. MATERIALS LIST

The Contractor shall furnish the articles, equipment, materials, or processes specified by name in the drawings and specifications. No Substitution will be allowed without prior written approval by the Owner's Authorized Representative.

- 2. A complete material list shall be submitted prior to performing any work. Material list shall include the manufacturer, model number and description of all materials and equipment to be used. Irrigation submittal must be specific and complete. All items must be listed and should include solvent/primer, wire, wire connectors, valve boxes, etc. No copies of manufacturer's literature (catalog cuts) are required as submittal information.
- 3. The Contractor may submit substitutions for equipment and materials listed on the irrigation drawings by following procedures as outlined in Section 6 of the irrigation Specifications.
- 4. Equipment or materials installed or furnished without prior approval of the Architect may be rejected and the Contractor required to remove such materials from the site at his own expense.
- 5. Approval of any item, alternate or substitute indicates only that the product or products apparently meet the requirements of the drawings and specifications on the basis of the information or samples
- 6. Manufacturer's warranties shall not relieve the Contractor of this liability under the guarantee. Such warranties shall only supplement the quarantee.

B. RECORD AND AS-BUILT DRAWINGS:

The Contractor shall provide and keep up to date a complete "as-built" record set of blueline prints which shall be corrected daily and show every change from the original drawings and specifications and the exact @as-built^ locations, sizes, and kinds of equipment. Prints may be obtained from the Architect at cost. This set of drawings shall be kept on site and shall be used only as a record

- 2. The Contractor shall dimension from two (2) permanent points of reference, building corners, sidewalk or road intersections, etc., the location of the following items
- a. Connection to existing water lines.
- b. Connection to existing electrical power
- d. Routing of sprinkler pressure lines (dimensions max. 100' along
- e. Electric control valves
- Routing of control wiring.
- Quick coupling valves.
- h. Other related equipment as directed by the Owner's Authorized Representative

3. On or before the date of the final inspection, the Contractor shall deliver the corrected and completed plans to the Owner's Authorized Representative. Delivery of the sepias will not relieve the Contractor of the responsibility of furnishing required information that may be omitted from the prints.

C. EQUIPMENT TO BE FURNISHED:

- 1. Supply as part of this contract the following:
- a. Two (2) keys for each field satellite to the controller
- b. Two (2) quick coupler keys
- c. Ten (10) emitters of each type in legend
- d. Six (6) bubblers
- e. Six (6) spray heads of each type in legend
- 2. The above-mentioned equipment shall be turned over to the Owner at the conclusion of the project. Before final observation can occur, evidence that the Owner has received these items must be shown to the Owner's Authorized Representative

1.05 PRODUCT DELIVERY STORAGE AND HANDLING

A HANDLING OF PVC AND FITTINGS:

The Contractor is cautioned to exercise care in handling, loading, unloading, and storing of PVC pipe and fittings. All PVC pipe shall be transported in a vehicle which allows the length of pipe to lie flat so as not to subject it to undue bending or concentrated external load at any point. Any section of pipe that has been dented or damaged will be discarded and, if installed, shall be replaced with new piping.

1.06 SUBSTITUTIONS

A. If the Contractor wishes to substitute any equipment or materials for those equipment or materials listed on the irrigation drawings and specifications, he may do so by providing the following information of the Owner's authorized representative for review:

- I. Provide a statement indicating the reason for making the substitution. Use a separate sheet of paper for each item to be substituted.
- 2. Provide descriptive catalog literature, performance charts and flow charts for each item to be substituted.
- 3. Provide the amount of cost savings if the substituted item is
- B. The Owner's authorized representative shall have the sole responsibility in accepting or rejecting any substituted item as an approved equal to those equipment and materials listed on the irrigation drawings and specifications.

1.07 GUARANTEE

- A. The quarantee for the sprinkler irrigation system shall be made in accordance with the following form. The general conditions and supplementary conditions of these specifications shall be filed with the Owner or his representative prior to acceptance of the irrigation system.
- B. A copy of the quarantee form shall be included in the operations and maintenance manual.
- C. The guarantee form shall be re-typed onto the Contractor's letterhead and contain the following information:

GUARANTEE FOR IRRIGATION SYSTEM

We hereby guarantee that the sprinkler irrigation system we have furnished and installed is free from defects in materials and workmanship, and the work has been completed in accordance with the drawings and specifications, ordinary wear and tear and unusual abuse, or neglect excepted. We agree to repair or replace any defects in material or workmanship which may develop during the period of one year from the date of acceptance and also to repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the Owner. We shall make such repairs or replacements within a reasonable time, as determined by the Owner, after receipt of written notice. In the event of our failure to make such repairs or replacements with a reasonable time after receipt of written notice from the Owner, we authorize the Owner to proceed to have said repairs or replacements made at our expense and we will pay the costs and charges therefor upon demand.

We hereby guarantee that the sprinkler irrigation system we have furnished and installed is free from defects in materials and workmanship, and the work has been completed in accordance with the drawings and specifications, ordinary wear and tear and unusual abuse, or neglect excepted. We agree to repair or replace any defects in material or workmanship which may develop during the period of one year from the date of acceptance and also to repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the Owner. We shall make such repairs or replacements within a reasonable time, as determined by the Owner, after receipt of written notice. In the event of our failure to make such repairs or replacements with a reasonable time after receipt of written notice from the Owner, we authorize the Owner to proceed to have said repairs or replacements made at our expense and we will pay the costs and charges therefor upon demand.

PROJECT: LOCATION;

SIGNED:

ADDRESS:

PHONE:

DATE OF ACCEPTANCE

IRRIGATION PRODUCTS 2.01 MATERIALS

A. GENERAL:

Use only new materials of brands and types noted on drawings, specified herein, or approved equals.

B. PVC PRESSURE MAIN LINE PIPE AND FITTINGS:

- Pressure main line piping shall be PVC Schedule 40 (2", 3" Class 315,
- 4" and larger Class 200 Bell) with solvent welded joints. PVC pipe for irrigation systems serviced from the domestic water supply system shall be white in color. Refer to irrigation plans for additional information.

- 2. Schedule 40 pipe shall be made from NSF approved Type 1, Grade PVC compound conforming to ASTM resin specification DI784. All pipe must meet requirements as set forth in Federal Specifications PS-22-70. 3. PVC solvent-weld fittings shall be Schedule 40, 1-2, 11-1 NSF approved conforming to ASTM test procedure D2466.
- 4. Solvent cement and primer for PVC solvent- weld pipe and fittings shall be of type and installation methods prescribed by the manufacturer.
- 5. All PVC pipe must bear the following markings:
- a. Manufacturer's name b. Nominal pipe size
- c. Schedule or class
- d. Pressure rating in P.S.I
- e. NSF (National Sanitation Foundation) approval
- 6. All fittings shall bear the manufacturer's name or trademark, material designation, size, applicable I.P.S. schedule and NSF seal of approval.

C. PVC NON-PRESSURE LATERAL LINE PIPING AND FITTINGS:

- l. Non-Pressure burled lateral line pipina shall be PVC Class 200 with solvent-weld joints in planted areas. PVC pipe for irrigation systems serviced from the local water agency's domestic water system shall be white in color. Refer to irrigation plans for additional information.
- 2. Pipe shall be made from NSF approved, Type I, Grade II, PVC compound conforming to ASTM resin specification D1784. All pipe must meet requirements set forth in Federal Specification PS-22-70 with an appropriate standard dimension ratio.
- 3. Except as noted in paragraphs I and 2 of Section 2C, all requirements for non-pressure lateral line piping and fittings shall be the same as for the solvent-weld pressure main line pipe and fittings as set forth in Section 2B of these specifications.

D. BRASS AND PIPE FITTINGS:

- 1. Where indicated on the drawings, use red brass screwed pipe conformina to Federal Specification #WW-P-351.
- 2. Fittings shall be red brass conforming Federal Specification #WW-P-351

E. COPPER PIPE FITTINGS

- Pipe: Type K Hard tempered
- 2. Fittings: wrought, copper, solder joint type
- 3. Joints shall be soldered with silver solder, 45% silver, 15% copper, 16% zinc, 24% cadmium, solidus at 1125 1/8 and liquids at 1145 1/8 F.

F. GATE VALVES:

- 1. Gate valves 3" and smaller shall meet the following requirements:
 - a. Gate valve shall be 125 lb. SMP bronze gate valve with screw-in bonnet, non-rising stem, and solid wedge disc.
 - b. Gate valve shall have threaded ends and shall be equipped with a bronze handwheel.
 - c. Gate valve shall be similar to those manufactured by NIBCO or approved equal. Refer to plans.
- 2. All gate valves shall be installed per installation details.

G. QUICK COUPLING VALVES:

- Quick controlling valves shall have a brass, one or two-piece body designed for working pressure of 150 P.S.I.
- 2. Quick coupling valve shall be operable with a quick coupler key. Key size and type shall be as shown on the Drawings.
- 3. Quick coupling valves used on domestic water systems shall be equipped with a thermoplastic rubber cover yellow in color.

H. BACKFLOW PREVENTION UNIT (DOMESTIC WATER SYS. ONLY) . Backflow prevention unit shall be of size and type indicated on the

- irrigation drawings. Install backflow prevention unit in accordance with irrigation construction details. 2. All pressure main line piping between the point of connection and the
- backflow preventer shall be installed as required by local code. The Contractor shall verify with the local governing body as to material type and installation procedures prior to start of construction. Submit shop drawing for approval

I. CHECK VALVES

Anti-drain valves shall be of heavy duty virgin PVC construction with F.I.P. thread inlet and outlet. Internal parts shall be stainless steel and neoprene. Anti-drain valve shall be field adjustable against draw-out from 5 to 40 feet of head. Anti-drain valve shall be similar to the Valcon "ADV" or approved equal.

J. VALVE WIRING:

1. Wiring shall occupy the same trench and shall be installed along the same route as pressure supply or lateral lines wherever possible.

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- 2. Where more that one (1) wire is placed in a trench, the wiring shall be taped together at intervals of ten (10) feet.
- 3. An expansion curl shall be provided within three (3) feet of each wire connection. Expansion curl shall be of sufficient length at each splice connection at each electric control, so that in case of repair, the valve bonnet may be brought to the surface without disconnecting the control wires. Control wires shall be laid loosely in trench without stress or stretching wire conductors.
- 4. All splices shall be made with Scotch-Lok #3576 Connector Sealing Packs, Rainbird Snap-Tite wire connectors, or approved equal. Make only one splice with each connector sealing pack.

K. ELECTRIC CONTROL VALVE:

- All electric control valves shall be the same size and type shown on the Drawings.
- 2. All electric control valves shall have a manual flow adjustment.
- Provide and install one control valve box for each electric control
- 4. CHRISTY I.D. TAG NOTE: Landscape Contractor is to special order Christy's Maxi Tags. Tags shall be white in color and are to be marked with valve numbers.

L. VALVE BOX:

Extension sleeve shall be PVC with minimum size of six (6) inches.

Use IO△ DIA deep round plastic valve box for all quick

2. Refer to details

coupling valves. M. BUBBLER HEAD

- Riser units shall be fabricated in accordance with the installation
- 2. Riser nipples shall be SCH 80 for all bubbler heads shall be the same size as the riser opening in the sprinkler body.
- 3. All bubbler heads of the same type shall be the same manufacturer.

N. DRIP EMITTERS. EMITTER TUBING AND FITTINGS:

- Emitter body shall be manufactured of durable plastic construction resistant to ultra-violet rays and a highly inert silicone elastometer diaphraam which is resistant to chemicals. The emitter shall have a color-coded inlet barb to identify flow rate and shall be pressure compensating for a rated flow of + 10% over a pressure variant of 15 to 45 P.S.I. Emitters shall for irrigation legend.
- 2. Non-pressure lateral line piping for drip systems shall be Class 200, white in color for domestic water, with PVC tee fittings. Refer to details.
- Install flush valves at terminus of each drip line run per plan.
- Provide filtration and pressure regulation for each drip system.

Refer to drawing for equipment types and sizes required. O. MISCELLANEOUS IRRIGATION EQUIPMENT:

Refer to the Drawinas for sizes and types of miscellaneous irrigation equipment.

2. All miscellaneous irrigation equipment shall be as specified or approved equal.

IRRIGATION - EXECUTION

3.01 OBSERVATION OF SITE CONDITIONS

- A. All scaled dimensions are approximate. The Contractor shall check and verify all size dimensions and receive approval from the Owner's Authorized Representative prior to proceeding with work under
- Exercise extreme care in excavating and working near existing utilities. The Contractor shall be responsible for damages to utilities which are caused by his operations or neglect. Check existing utilities drawings for existing utility locations.
- C. Coordinate installation of sprinkler irrigation materials including pipe, so there shall be NO interference with utilities or other construction or difficulty in planting trees, shrubs, and ground covers.
- The Contractor shall carefully check all grades to satisfy himself that he may safely proceed before starting work on the irrigation system. 3.02 PREPARATION

A. PHYSICAL LAYOUT

- 1. Prior to installation, the Contractor shall stake out all pressure supply lines, routing and location of sprinkler heads.
- 2. All layout shall be reviewed by the Owner's Authorized Representative

prior to installation.

- B. WATER SUPPLY: 1. The irrigation system shall be connected to residence meter as indicated on the drawings.
- 2. Connections shall be made at the approximate location(s) shown on the Drawings. The Contractor is responsible for minor changes caused by actual site conditions.

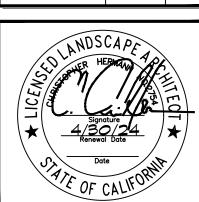
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JOB NO.

IRRIGATION SPECIFICATIONS

3.03 INSTALLATION:

A. TRENCHING

- I. Dig trenches straight and support pipe continuously on bottom of trench. Lay pipe to an even grade. Trenching excavation shall follow layout indicated on the Drawings and as noted.
- 2. Provide for a minimum of eighteen (18) inches cover for all pressure supply lines of 21/2 inch nominal diameter or smaller.
- 3. Provide for a minimum of twenty-four (24) inches cover for all pressure supply lines of 3-inch nominal diameter or larger.
- 4. Provide for a minimum of twelve (12) inches for all non-pressure lines.
- 5. Provide for a minimum cover of eighteen (18) inches for all control wiring.

B. BACKFILLING:

- I. The trenches shall not be backfilled until all required tests are performed. Trenches shall be carefully backfilled with the excavated materials approved for backfilling, consisting of earth, loam, sandy clay, sand, or other approved materials, free from large clods of earth or stones. Backfill shall be mechanically compacted in landscaped areas to a dry density equal to adjacent undisturbed soil in planting areas. Backfill will conform to adjacent grades without dips, sunken areas, humps or other surface irregularities.
- 2. A fine granular material backfill will be initially placed on all lines. No foreign matter larger than one-half (I/2) inch in size will be permitted in the initial backfill.
- 3. Flooding of trenches will be permitted only with approval of the Owner's Authorized Representative.
- 4. If settlement occurs and necessitates adjustments in pipe, valves sprinkler heads, lawn plantings, or other installed work, the Contractor shall make all required adjustments without cost to the General contractor.

C. TRENCHING AND BACKFILL UNDER PAVING:

- I. Trenches located under areas where paving, asphaltic concrete, or concrete will be installed, shall be backfilled with sand (a layer six (6) inches below the pipe and three (3) inches above the pipe) and compacted in layers to 95% compaction, using manual or mechanical tamping devices. Trenches for piping shall be compacted to equal the compaction of the existing adjacent undisturbed soil and shall be left in a firm unyielding condition. All trenches shall be left flush with the adjoining grade. The Contractor shall set in place, cap and pressure test all piping under paving prior to the paving work.
- 2. Generally, piping under existing walks is done by jacking, boring, or hydraulic driving, but where any cutting or breaking of sidewalks and/or concrete is necessary, it shall be done and replaced by the Contractor as a part of the Contract cost. Permission to cut or break sidewalks and/or concrete shall be obtained from the Owner's Authorized Representative. No hydraulic driving will be permitted under concrete paving.
- 3. Provide for a minimum cover of eighteen (18) inches between the top of the pipe and the bottom of the aggregate base for all pressure and non-pressure piping installed under asphaltic concrete paving.

D. ASSEMBLIES:

- Routing of sprinkler irrigation lines as indicated on the Drawings is diagrammatic. Install lines (and various assemblies) in such a manner as to conform with the details per the Drawings.
- 2. Install NO multiple assemblies in plastic lines. Provide each assembly with its own outlet.
- 3. Install all assemblies specified herein in accordance with respective detail. In absence of detail drawings or Specifications pertaining to specific items required to complete work, perform such work in accordance with best standard practice with prior approval of Owner's Authorized Representative.
- 4. PVC pipe and fittings shall be thoroughly cleaned of dirt, dust, and moisture before installation. Installation and solvent welding methods shall be as recommended by the pipe and fitting manufacturer.
- 5. On PVC to metal connections, the Contractor shall work the metal connections first. Teflon tape or approved equal, shall be used on all threaded PVC to PVC, and on all threaded PVC to metal joints. Light wrench pressure is all that is required. Where threaded PVC connections are required, use the threaded PVC adapters into which the pipe may be welded.

E. LINE CLEARANCE:

l. All lines shall have a minimum clearance of six (6) inches from each other and from lines of other trades. Parallel lines shall not be installed directly over one another.

F. CONTROLLERS:

1. Refer to Irrigation Plans for controller information.

G. QUICK COUPLER / GATE VALVES:

- Install quick coupler and gate valves in a separate 10" DIA round box. Where possible, locate valves shall be located in shrub areas.
- 2. Each quick coupler and gate valve box is to be branded with "QV" for quick couple and "GV" for gate valve 2" letters.

H. ELECTRIC CONTROL VALVES:

- I. Install each electric control valve in a separate valve box. Where possible, electric control valves shall be located in shrub areas, not in turf or annual color areas. Refer to Detail.
- 2. Install where shown on the Drawings. Where grouped together, allow at least twelve (12) inches between adjacent valve boxes.
- 3. Each valve number shall be heat branded on valve box lid with 2" tall letters.

I FLUSHING OF SYSTEM:

- I. After all new sprinkler pipe lines are risers are in place and connected, all necessary diversion work has been completed, and prior to installation of sprinkler heads, the control valves shall be opened and full head of water used to flush out the system.
- 2. Sprinkler heads shall be installed only after flushing of the system has been accomplished to the complete satisfaction of the Owner's Authorized Representative.

J. SPRINKLER HEADS:

- Install the sprinkler heads as designated on the Drawings. Sprinkler heads to be installed in this work shall be equivalent in all respects to those itemized.
- 2. Spacing of heads shall not exceed the maximum indicated on the Drawings. In no case shall the spacing exceed the maximum recommended by the manufacturer.
- 3. All sprinkler heads shall be set perpendicular to finish grade of the area to be irrigated unless otherwise designated on the plans.

3.04 TEMPORARY REPAIRS

The Owner's Authorized Representative reserves the right to make temporary repairs as necessary to keep the irrigation system equipment in operating condition. The exercise of this right by the Owner's Authorized Representative shall not relieve the Contractor of his responsibilities under the terms of the guarantee as herein specified.

3.05 EXISTING TREES

Where it is necessary to excavate adjacent to existing trees, the Contractor shall use all possible care to avoid injury to trees and tree roots. Excavation in areas where two (2) inch and larger roots occur shall be done by hand. All roots two (2) inches and larger in diameter, except directly in the path of pipe or conduit, shall be tunneled under and shall be heavily wrapped with burlap to prevent scarring or excessive drying. Where a ditching machine is run close to trees having roots smaller than two (2) inches in diameter, the wall of the trench adjacent to the tree shall be hand trimmed, making clean cuts through. Roots one (1) inch and larger in diameter shall be painted with tow coats of Tree Seal, or equal. Trenches adjacent to tree should be closed within twenty-four (24) hours; and where this not possible, the side of the trench adjacent to the tree shall be kept shaded with burlap or canvas.

3.06 FIELD QUALITY CONTROL

A. ADJUSTMENT OF THE SYSTEM:

- I. The Contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent overspray onto walks, roadways, and buildings as much as possible.
- 2. If it is determined that adjustments in the irrigation equipment will provide proper and more adequate coverage, the Contractor shall make such adjustments prior to planting. Adjustments may also include changes in nozzle sizes and degrees of arc as required.
- 3. Lowering raised sprinkler heads by the Contractor shall be accomplished with ten (10) days after notification by the Owner's Authorized Representative or Landscape Architect.
- 4. All sprinkler heads shall be set perpendicular to finished grades unless otherwise designated on the Drawings.

B. TESTING OF THE IRRIGATION SYSTEM:

- I. The Contractor shall request the presence of the Owner's Authorized Representative in writing at least 48 hours in advance of testing.
- 2. Test all pressure lines under hydrostatic pressure of 150 pounds per square inch and prove watertight.
- NOTE: Testing of pressure main lines shall occur prior to installation of the electric controls valves.
- 3. All piping under paved areas shall be tested under hydrostatic pressure of 150 pounds per square inch and proven watertight prior to paving.
- 4. Sustain pressure in lines for not less than two (2) hours. If leaks develop, replace joints and repeat test until entire system is proven watertight.
- 5. All hydrostatic tests shall be made only in the presence of the Owner's Authorized Representative. No pipe shall b backfilled until it has been observed, tested and approved in writing.
- 6. Furnish necessary force pump and all other test equipment.

7. When the irrigation system is completed, perform a coverage test in the presence of the Owner's Authorized Representative to determine if the water coverage for planting areas is complete and adequate. Furnish all materials and perform all work required to correct any inadequacies of coverage due to deviations form the Drawings, or where the system has been willfully installed as indicated on the Drawings when it is obviously inadequate, without bringing this to the attention of the Owner's Authorized Representative. This test shall be accomplished before any ground cover is planted.

8. Upon completion of each phase of work, the entire system shall be tested and adjusted to meet site requirements.

3.07 MAINTENANCE

- A. The entire irrigation system shall be under full automatic operation for a period of seven (7) days prior to any planting. (With the exception of areas irrigated by drip.)
- B. The Owner's Authorized Representative reserves the right to wave or shorten the operation period.

3.08 CLEAN- UP

Clean-up shall be made as each portion of work progresses. Refuse and excess dirt shall be removed from the site, all walks and paving shall be broomed or washed down, and any damage occurring to the work of others shall be repaired to original conditions.

3.09 FINAL SITE OBSERVATION PRIOR TO ACCEPTANCE

- A. The Contractor shall operate each system in its entirety for the Owner's Authorized Representative and the Maintenance Contractor at time of final observation. Any items deemed not acceptable by the owner's Authorized Representative shall be reworked to the complete satisfaction of the Owner's Authorized Representative.
- B. The Contractor shall show evidence to the owner's Authorized Representative that the Owner has received all accessories, charts, record drawings, and equipment as required before final site observation can occur.

3.10 SITE OBSERVATION SCHEDULE

A. The Contractor shall be responsible for notifying the Owner's Authorized Representative in advance for the following observation meetings, according to the time indicated:

- 1. Pre-Job Conference 7 days
 - Pressure supply line installation and testing 48 hours
 - Control wire installation 48 hours
- . Lateral line and sprinkler installation 48 hours
- 5. Emitter system installation 48 hours
- . Coverage test 48 hours
- 7. Final site observation 48 hours
- B. When site observations have been conducted by a party other than the Owner's Authorized Representative, show evidence in writing of when and by whom these observations were made.
- C. No site observations will commence without record drawings. In the event the Contractor calls for a site visit without record drawings, without completing previously noted corrections, or without preparing the system for said visit, he shall be responsible for reimbursing the owner's Authorized Representative at his current hourly billing rate, portal to portal (plus transportation costs), for the inconvenience. No further site observations will be scheduled until this charge has been paid and received.



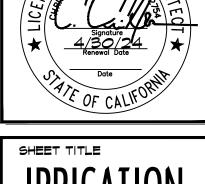
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LIC# 2754 EXP. 04/30/24 PH. (760) 777-9131 FAX (760) 777-9132

SUNRIDGE SELF-STORAGE
TYLER LANE
COACHELLA, CA 92236

SUNRIDGE SELF-STORAGE
TYLER LANE
COACHELLA, CA 92236
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REVISIONS DATE BY



IRRIGATION SPECIFICATIONS B

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DATE 05/18/23

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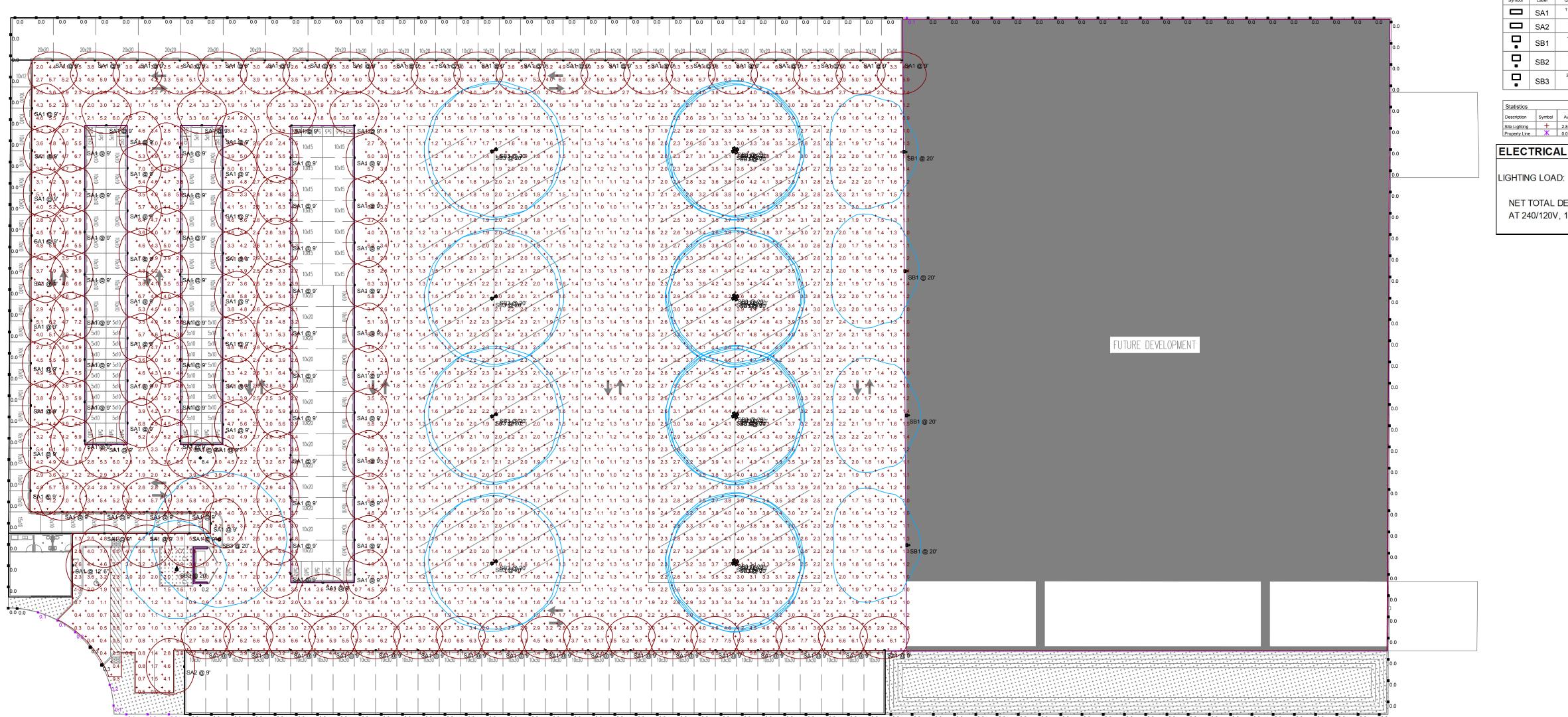
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PHOTOMETRIC PLAN - PHASE I

Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Powe
	SA1	119	Lithonia Lighting	ARC1 LED P1 30K	ARC1 LED WITH P1 - PERFORMANCE PACKAGE, 3000K	1	1376	1	10.875
	SA2	1	Lithonia Lighting	ARC1 LED P2 30K	ARC1 LED WITH P2 - PERFORMANCE PACKAGE, 3000K	1	2035	1	16.784
-	SB1	4	Lithonia Lighting	DSX0 LED P1 30K 80CRI T4M HS	D-Series Size 0 Area Luminaire P1 Performance Package 3000K CCT 80 CRI Type 4 Medium Houseside Shield	1	3644	1	33.21
-	SB2	1	Lithonia Lighting	DSX0 LED P1 30K 80CRI T5M	D-Series Size 0 Area Luminaire P1 Performance Package 3000K CCT 80 CRI Type 5 Medium	1	4358	1	33.21
-	SB3	25	Lithonia Lighting	DSX0 LED P2 30K 80CRI T5M	D-Series Size 0 Area Luminaire P2 Performance Package 3000K CCT 80 CRI Type 5 Medium	1	5621	1	45.14

208 /120V, 1PHASE, 3W

ELECTRICAL POWER DEMAND

2.61 KVA

NET TOTAL DEMAND LOAD: **2.61** KVA AT 240/120V, 1-PHASE, 3-WIRE: **12.54** AMPS

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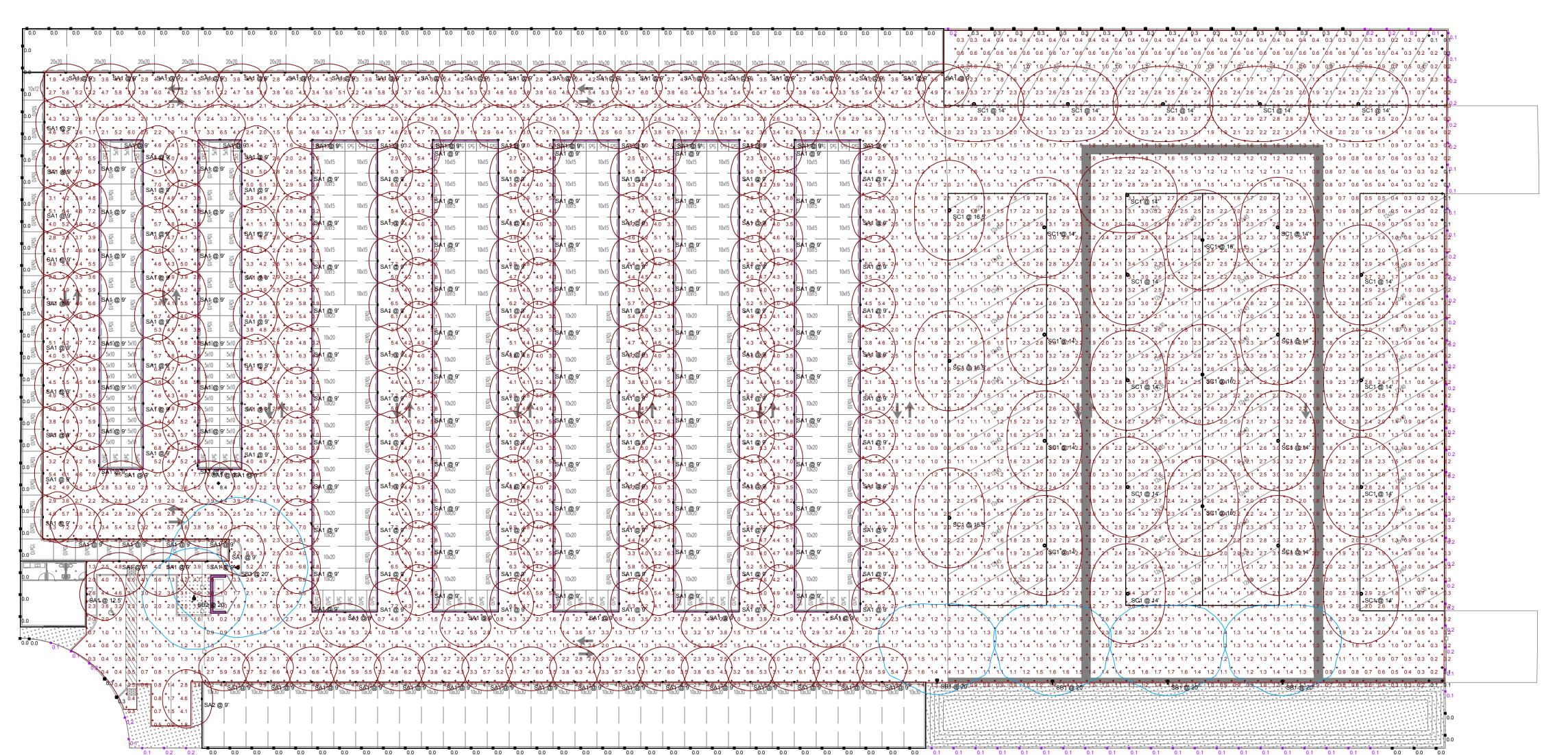
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SUNRIDGE SELF-STOR EXPANSION

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PHOTOMETRIC PLAN - PHASE II

Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	SA1	218	Lithonia Lighting	ARC1 LED P1 30K	ARC1 LED WITH P1 - PERFORMANCE PACKAGE, 3000K	1	1376	1	10.875
	SA2	1	Lithonia Lighting	ARC1 LED P2 30K	ARC1 LED WITH P2 - PERFORMANCE PACKAGE, 3000K	1	2035	1	16.7843
-	SB1	4	Lithonia Lighting	DSX0 LED P1 30K 80CRI T4M HS	D-Series Size 0 Area Luminaire P1 Performance Package 3000K CCT 80 CRI Type 4 Medium Houseside Shield	1	3644	1	33.21
-	SB2	1	Lithonia Lighting	DSX0 LED P1 30K 80CRI T5M	D-Series Size 0 Area Luminaire P1 Performance Package 3000K CCT 80 CRI Type 5 Medium	1	4358	1	33.21
	SB3	1	Lithonia Lighting	DSX0 LED P2 30K 80CRI T5M	D-Series Size 0 Area Luminaire P2 Performance Package 3000K CCT 80 CRI Type 5 Medium	1	5621	1	45.14
O	SC1	28	Lithonia Lighting	VCPG LED P2 30K T5R MVOLT	VCPG LED WITH P2 - PERFORMANCE PACKAGE, 3000K, T5R OPTIC TYPE	1	4426	1	33.96

 Description
 Symbol
 Avg
 Max
 Min
 Max/Min
 Avg/Min

 Site Lighting
 +
 2.8 fc
 8.4 fc
 0.1 fc
 84.0:1
 28.0:1

 Property Line
 X
 0.1 fc
 0.3 fc
 0.0 fc
 N/A
 N/A

ELECTRICAL POWER DEMAND

LIGHTING LOAD: 3.53 KVA

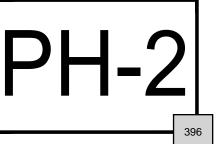
NET TOTAL DEMAND LOAD: 3.53 KVA AT 240/120V, 1-PHASE, 3-WIRE: **16.99** AMPS

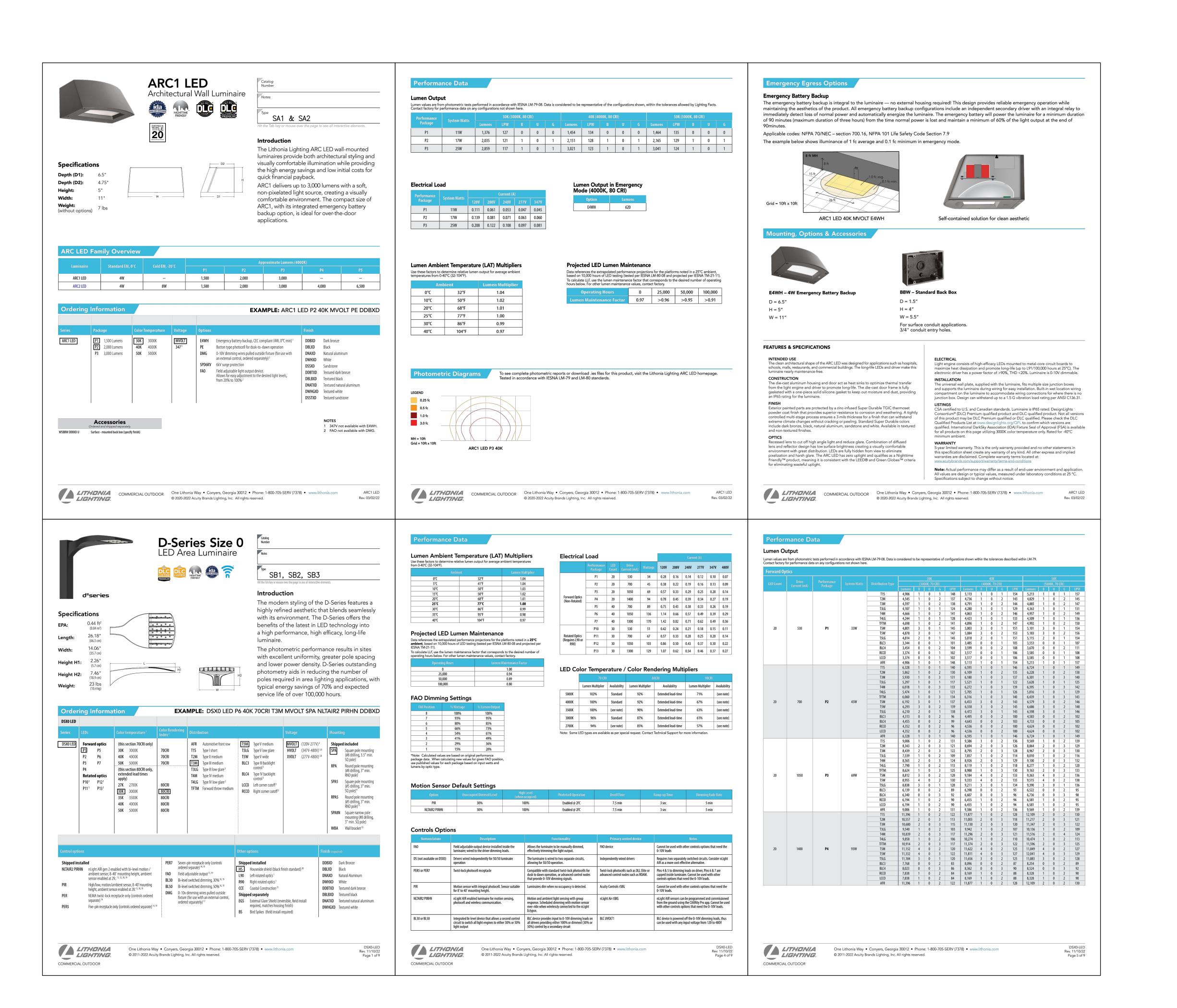
208 /120V, 1PHASE, 3W

SUNRIDGE SELF EXPANSION

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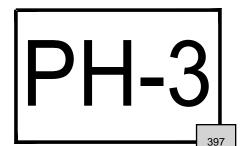
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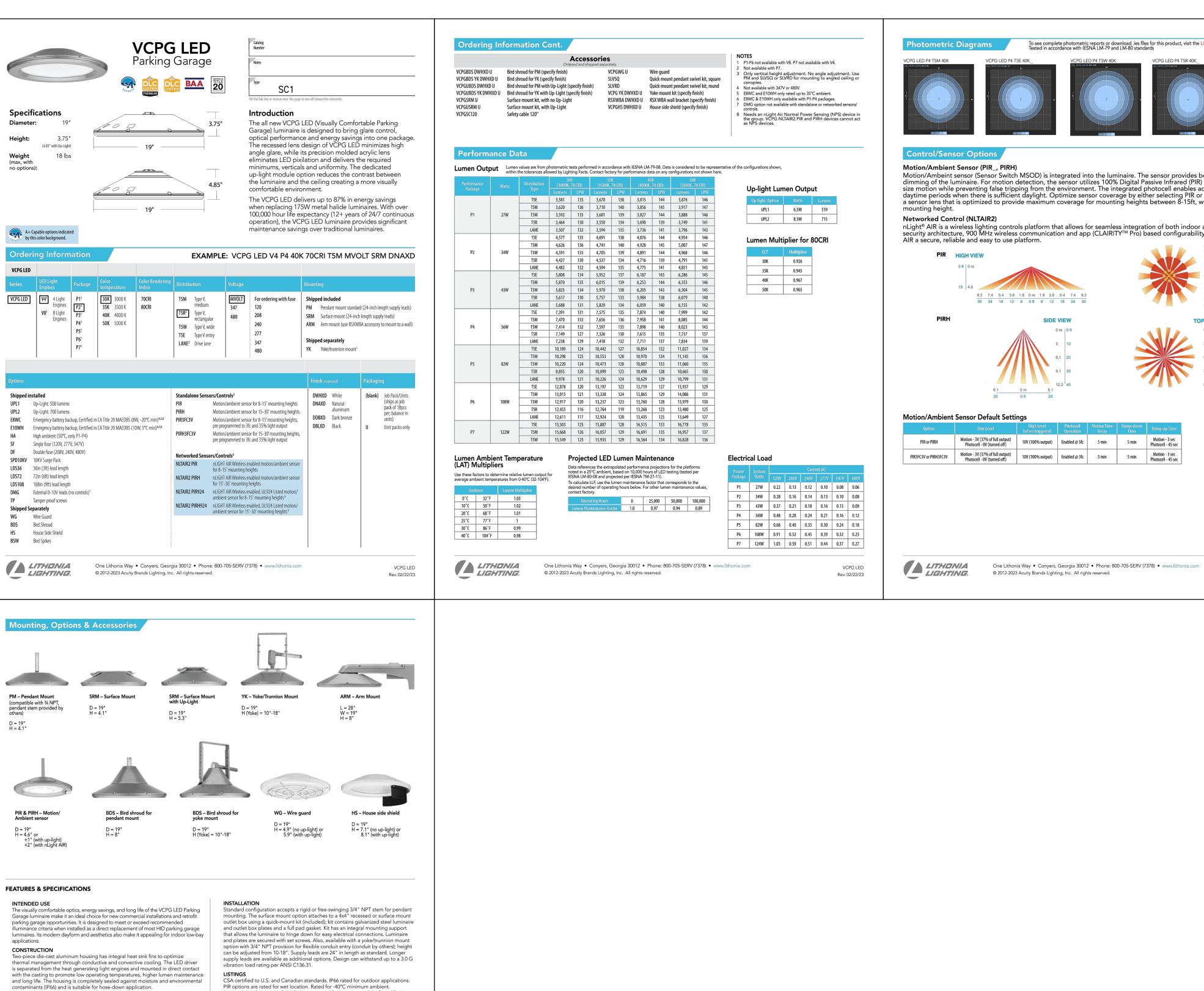
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All values are design or typical values, measured under laboratory conditions at 25 °C.

VCPG LED Rev. 02/22/23

in this specification sheet create any warranty of any kind. All other express and

Note: Actual performance may differ as a result of end-user environment and

www.acuitybrands.com/resources/buy-american for additional information.

implied warranties are disclaimed. Complete warranty terms located at:

OPL to confirm which versions are qualified.

Specifications subject to change without notice.

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WARRANTY

Exterior painted parts are protected by a zinc-infused Super Durable TGIC

finish that can withstand extreme climate changes without cracking or peeling.

thermoset powder coat finish that provides superior resistance to corrosion and

Light guide technology provides a diffused light source, reducing glare from direct

view of the LEDs. The light source is recessed into the luminaire, further reducing the high angle glare from the luminaire. A combination of precision molded micro

prismatic acrylic lenses and back reflectors provide five different photometric distributions tailored specifically to parking garage applications. Up-light option

comes with a dedicated light engine and custom optic designed to efficiently

Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L89/100,000 hours at 25° C).

The electronic driver has a power factor of >90%, THD <20%, and a minimum 6.0

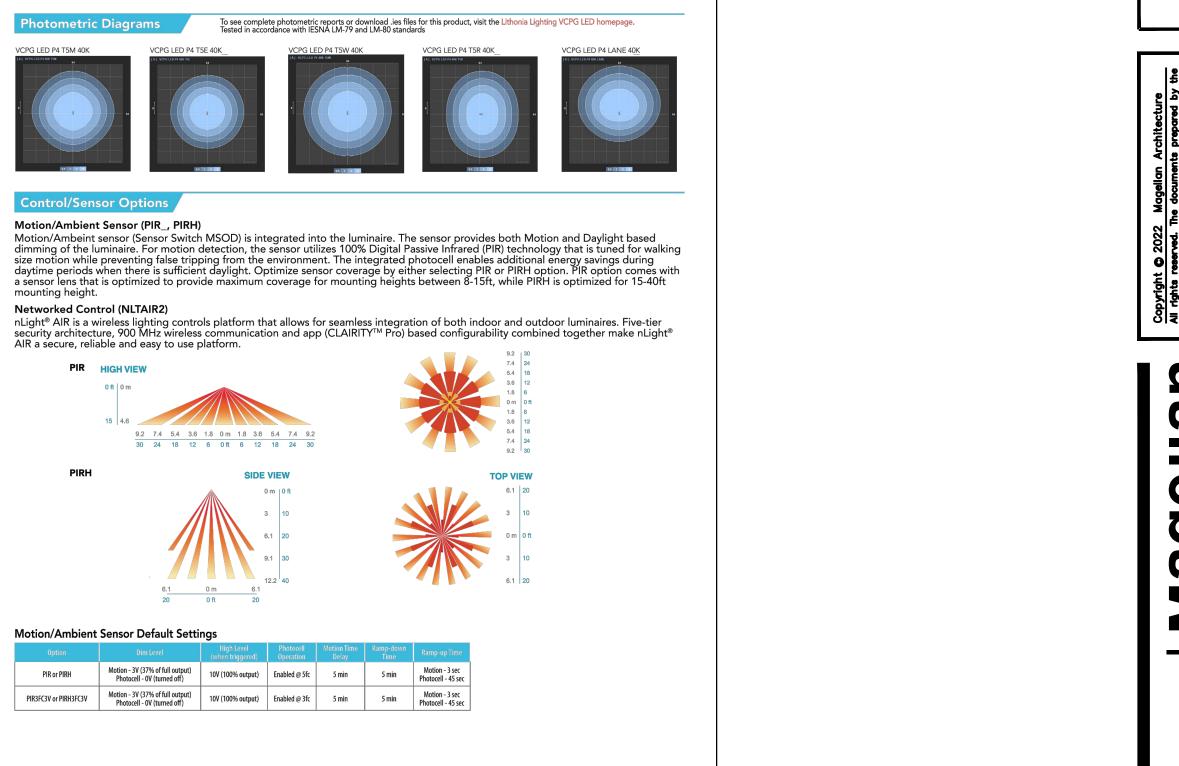
KV surge rating. When ordering the SPD10KV option, a separate 10kV (5kA) surge protection device is installed within the luminaire which meets a minimum Category C low operation (per ANSI/IEEE C62.41.2). Luminaire is 0-10V dimmable down to

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spread light on to the ceiling, thus reducing the cave effect.

ELECTRICAL

weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a



Rev. 02/22/23

SUNRIDGE SELF-STORAGEXPANSION

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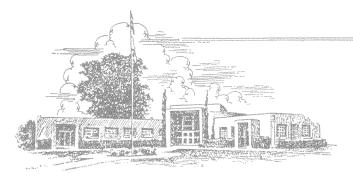
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Item 5.

CITY OF COACHELLA

Development Services Department



53990 Enterprise Way Coachella CA 92236 (760) 398-3102

Request for Agency Comments Conditional Use Permit No. 369, Architectural Review 23-06, Variance 23-02

Project Name: Sunridge Self-Storage – CUP 369, AR 23-06, VAR 23-02

Project Location: APN: 763-141-018; 4.85 acres with access taken through Tyler Ln.

Case Numbers Assigned: Conditional Use Permit No. 369 (CUP 369), Architectural Review

23-06 (AR 23-06), Variance 23-02 (VAR 23-02)

Bluebeam Studio Session:

Session ID: 506-909-942

Session URL:

https://studio.bluebeam.com/hyperlink.html?link=studio.bluebeam.com/s

essions/506-909-942

Applicant: Sunridge Storage

James Delhamer

38375 Turnberry Court Murrieta, CA 92562 jdelhammer@gmail.com

Date: 6/12/2023

The submittal for a Conditional Use Permit, Architectural Review, and Variance for a mini storage warehouse and recreational vehicle storage at 4.85 acres on APN 763-141-018, with access through Tyler Ln. Enclosed are the submittals for the project which include the site plans, architectural elevations, traffic study, environmental initial study, and preliminary technical documents. The project proposes to be built in two phases: (Phase 1: Leasing Office, Buildings 1-7 for storage & 60 uncovered parking stalls) and (Phase 2: Buildings 8-11 for storage and 71 covered parking stalls). The 60 parking stalls of Phase 1 will be built in that portion of the project where Buildings 8-11 are to be built in Phase 2 of the project. The Variance is for parking.

The City of Coachella Development Services Department is requesting comments regarding the project design with respect to:

• Recommended changes to the size, layout and configuration of the proposed facilities and ancillary infrastructure such as driveways and parking areas;

- Physical impacts of the project on public resources, facilities and/or services;
- Recommended conditions that your agency believes would improve the design of the project within the scope of your agency's authority; or
- Recommended improvements to satisfy other regulations and concerns from which your agency is responsible.

Please respond in writing by **July 5, 2023** to amoreno@coachella.org, so that we may include your input in the analysis and recommendations regarding this project. Please type or print legibly so that we may correctly include your comments. Comments emailed in electronic format are preferred.

- 1. Access from the public right of way to the office shall be made from the North side of Tyler Relocate proposed accessible path of travel from the public right of way. Sidewalk improvements have been made on the North side of Tyler Street and no sidewalk improvement have been made to the South side of Tyler Street.
- 2. Proposed landscaping does not provide minimum requirements of the California Green Building Standards Code sections 5.106.12 through section 5.106.12.3- Shade Trees.

Comments made by: <u>Lizzandro Diaz</u> , <u>Building Official</u>	Date: <u>6/14/2023</u>	
Agency: City of Coachella, Building and Safety	Telephone #: 442-637-2735	

Please return your comments to:

CITY OF COACHELLA Attn: Adrian Moreno, Associate Planner Development Services Department 53-990 Enterprise Way Coachella, CA 92236 (760) 398-3102

Item 5.

CITY OF COACHELLA

Development Services Department



53990 Enterprise Way Coachella CA 92236 (760) 398-3102

Request for Agency Comments Conditional Use Permit No. 369, Architectural Review 23-06, Variance 23-02

Project Name: Sunridge Self-Storage – CUP 369, AR 23-06, VAR 23-02

Project Location: APN: 763-141-018; 4.85 acres with access taken through Tyler Ln.

Case Numbers Assigned: Conditional Use Permit No. 369 (CUP 369), Architectural Review

23-06 (AR 23-06), Variance 23-02 (VAR 23-02)

Bluebeam Studio Session:

Session ID: 506-909-942

Session URL:

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essions/506-909-942

Applicant: Sunridge Storage

James Delhamer

38375 Turnberry Court Murrieta, CA 92562 jdelhammer@gmail.com

Date: 6/12/2023

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- 1. Submit water and sewer plans to Engineering for approval from Utilities Manager project required to connect to City public sewer and water system
- 2. Water & Sewer impact fees to be paid prior to final approval of plans
- 3. Project to install 4G AMI master meters
- 4. Backflows required on all meters
- 5. Above ground DCDAs required on fire lines
- 6. Water service line Type K Soft Copper Tubing Polywrap-C Blue (6Mil, use applicable size)
- 7. A title report is required to verify easements
- 8. Lines may need to be relocated if structures are proposed to be built over them
- 9. Potholing will be required to verify existing pipe alignments, concerns about water lines being along the north property line adjacent to the cvwd easement.
- 10. Additional requirements subject to water and sewer plan checking process
- 11. Access to the well site highlighted needs to be addressed.



Comments made	e by:	Castulo Estrada	Date:	8/10/23	
Printed Name &	Title:	Utilities Manager			
Agency:	City's Utilities	Department	Te	elephone #:	

Please return your comments to:

CITY OF COACHELLA Attn: Adrian Moreno, Associate Planner Development Services Department 53-990 Enterprise Way Coachella, CA 92236 (760) 398-3102

CITY OF COACHELLA ENGINEERING DEPARTMENT CUP 369, AR 23-06, VAR 23-02, APN# 763-141-018, Sunridge Self-Storage

Request for Agency Comments

PRIOR TO APPROVAL OF ENGINEERING PLANS or ISSUANCE OF ENGINEERING PERMITS:

GENERAL:

- 1. 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.
- 2. 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.
- 3. 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.
- 4. Prepare and record necessary drainage easements to implement the project in accordance with drainage law.
- 5. 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.
- 6. 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.
- 7. 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.
- 8. 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.
- 9. 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.
- **10.** Applicant shall obtain approval of site access and circulation from Fire Marshall.
- 11. 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.
- 12. 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:

13. Prepare and submit rough grading and erosion control plans for the project.

- 14. The project's soils engineer shall certify to the adequacy of the grading plan.
- 15. 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:

- 16. 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.
- 17. Rough grading shall be certified by the project soils engineer prior to issuance of a permit for precise grading or building construction.
- 18. 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.
- 19. 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.
- 20. All permanent onsite parking, ingress/egress paths and areas subject to vehicular traffic shall have an engineered hard surface, such as asphalt concrete or engineered pavers and shall include engineered cross sections and subgrade preparation recommendations in compliance with the findings of an approved soils report.
- 21. All temporary onsite parking, ingress/egress paths and areas subject to vehicular traffic that are not proposed to have a hard surface shall have at a minimum an engineered gravel surface, and shall include engineered cross sections and subgrade preparation recommendations in compliance with the findings of an approved soils report.

STREET IMPROVEMENTS:

22. 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 %.

- 23. 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.
- 24. Applicant shall construct the street improvements to conform to the General Plan and/or requirements of Traffic Study.
 - 1) Tyler lane Public Roadway as shown on the RAC and per these comments shall include the following:
 - a. Applicant shall install all sidewalk, 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, streetlights, landscape and all other appurtenances as required to the satisfaction of the City Engineer.
 - b. Applicant shall construct all appurtenant roadway components within project limits such as, but not limited to: sidewalk, ADA ramps, Traffic control striping, legends, Traffic control signs, Street Lights and street name signs to the satisfaction of the City Engineer.
 - c. Applicant shall remove and replace existing curb and gutter that is not on good shape condition such as, but not limited to: crack, deteriorated or any kind of concrete fractures to the satisfaction of the City Engineer
 - d. Applicant shall underground all existing dry utilities if existing at southbound lane within project limits such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities to the satisfaction of the City Engineer.

SEWER and WATER IMPROVEMENTS:

- **25.** Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.
- **26.** 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:

27. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.

- 28. Provide a set of proposed Covenants, Conditions and Restrictions (CC&R), or an equivalent document for review and approval. The proposed document shall contain the Owner's maintenance obligations with respect to various facilities including, but not limited to, right-of-way private streets, and ingress and egress areas. This document must be submitted to and approved by the City before it is submitted to any other governmental entity.
- 29. 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.
- 30. 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:

31. 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.



WATER

COACHELLA VALLEY WATER DISTRICT

Established in 1918 as a public agency

GENERAL MANAGER Jim Barrett ASSISTANT GENERAL MANAGER Robert Cheng

CLERK OF THE BOARD Sylvia Bermudez

ASSISTANT GENERAL MANAGER

Dan Charlton

June 20, 2023

VIA U.S. MAIL AND EMAIL AT AMORENO@COACHELLA.ORG

Adrian Moreno
Department of Building and Planning
City of Coachella
1515 Sixth Street
Coachella, CA 92236

Dear Mr. Moreno:

Subject: City of Coachella, Request for Agency Comments,

CUP 369, Sunridge Self-Storage, 4.85 acres APN 763-141-018

This area is designated Zone X on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA).

Flood protection measures for local drainage shall comply with California Drainage Law and provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

The City of Coachella (City) shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require 100 percent on-site retention of the incremental increase of runoff from the 100-year storm. In addition, flood protection measures shall comply with California Drainage Law and provide that offsite stormwater flows are received onto the property and discharged from the property in a manner that is reasonably compatible with redevelopment conditions. Coachella Valley Water District (CVWD) requests review of said flood protection measures for compliance with California Drainage Law from a regional valley floor drainage perspective.

Design for retention basins for this area must consider high groundwater levels and clay soils.

There are existing United States Bureau of Reclamation (USBR) facilities not shown on the development plans. There may be conflicts with these facilities. The City shall withhold issuance of grading permits until CVWD has reviewed the proposed development and related impacts to the USBR facilities and associated right-of-way and provided the City with written confirmation that there is no interference. The USBR conflicts include but are not limited to Irrigation Lateral 119.64-2.6-3.7. Developer should contact CVWD to obtain drawings of these facilities. A permit from CVWD and/or USBR may be necessary for any encroachments or modifications.

Adrian Moreno
Department of Building and Planning
City of Coachella
June 20, 2023
Page 2

The project lies within the East Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

Any entity producing more than 25 acre-feet of water during any year from one or more wells must equip the well(s) with a water-measuring device. A CVWD Water Production Metering Agreement is required to provide CVWD staff with the authority to regularly read and maintain this water-measuring device.

The Sustainable Groundwater Management Act (SGMA) is a law requiring that groundwater basins are managed to achieve sustainability. In accordance with the SGMA, CVWD submitted the Coachella Valley Water Management Plan as an alternative to a Groundwater Sustainability Plan (Alternative Plan) for the Indio Subbasin. On July 17, 2019, the Department of Water Resources (DWR) sent a notification approving the Alternative Plan. The goal of the Alternative Plan is to reliably meet current and future water demands in a cost-effective and sustainable manner. This development lies within the Indio Subbasin and will contribute to the total water demand in the subbasin. The elements and actions described in the Alternative Plan shall be incorporated into the design, construction, and operation of this development to reduce its negative impact on the Indio Subbasin.

If you have any questions, please call Tommy Fowlkes, Development Services Supervisor, extension 3535.

Sincerely,

Carrie Oliphant
Carrie Oliphant

Director of Engineering

cc: Shantel Bacon

Supervising Environmental Health Specialist
Riverside County Department of Environmental Health
Environmental Protection and Oversight Division

Environmental Protection and Oversight Division

47-950 Arabia Street, Suite A

Indio, CA 92201

TH: mf\Eng\Dev Srvcs\2023\June\DRL PZ 23-14820 City of Coachella:

File: 0163.1, 0421.1, 0721.1, 1150.10

Geo. 060809-3 PZ 23-14820





Since 1911

July 17, 2023

Mr. Adrian Moreno Associate Planner Development Services Department City of Coachella 1515 6th Street Coachella, CA 92236

SUBJECT: Sunridge Self-Storage Project in Coachella, CA (CUP 369, AR 23-06, VAR

23-02)

Dear Mr. Moreno:

On July 5, 2023, the Imperial Irrigation District received from the City of Coachella Development Services Department, a request for agency comments on the Sunridge Self-Storage project (Conditional Use Permit No. 369, Architectural Review No. 23-06, Variance No. 23-02). The applicant proposes to build a mini warehouse and recreational vehicle storage facility in two phases: phase 1 consists of a leasing office, seven (7) buildings for storage and 60 uncovered parking stalls and phase 2 consists of four (4) buildings for storage and 71 covered parking stalls. The 4.85-acre project site is located immediately west of the property located at 53-301 Grapefruit Avenue and east of Tyler Street in Coachella, CA (APN 763-141-018).

IID has reviewed the project information has the following comments:

- Based on the preliminary information provided to IID, the district can accommodate
 the power requirements of the project by extending distribution lines from the K65
 circuit (conduit and cable) to the frontage of the project, reconfiguring circuits and
 installing a switch to provide a normally open tie to the K123 circuit.
- 2. IID will not begin any studies, engineering or estimate costs to provide electrical service to the development 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 inservice date. Applicant shall bear all costs associated with providing electrical service to the development project, including but not limited to the construction of distribution feeder backbone and line extensions, underground conduit systems and the re-configuration of distribution lines and related upgrades as well as applicable permits, zoning changes, landscaping (if required by the City) and rights-of-way and easements.

- 3. The district's ability to provide service from existing infrastructure is based on current available capacity, which may be impacted by future development in the area.
- 4. 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.
- 5. Underground infrastructure that includes trenching, conduits, pull boxes, switch boxes and pads should be installed following IID approved plans. Physical field installation of underground infrastructures 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).
- 6. Line extensions to serve the project will be made in accordance with IID Regulations:
 - No. 2 (http://www.iid.com/home/showdocument?id=2540)

 No. 13 (http://www.iid.com/home/showdocument?id=2553),

 No. 20 (http://www.iid.com/home/showdocument?id=2560) and

 No. 23 (https://www.iid.com/home/showdocument?id=2560) and

 No. 23 (https://www.iid.com/home/showdocument?id=2560) and
- 7. 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.
- 8. It is important to note that IID's policy is to extend its electrical facilities only to those project 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.
- 9. The applicant will be required to provide rights-of-way and easements for power line extensions and/or any other infrastructure needed to serve the project.
- 10. 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

Adrian Moreno July 17, 2023 Page 3

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.

- 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/or distribution lines, ancillary facilities associated with the conveyance of energy service; the acquisition and dedication of real property, rights of way and/or easements for the siting and construction of electrical utility substations, electrical transmission and/or distribution lines and ancillary facilities associated with the conveyance of energy service, etc.) need to be included as part of the project's California Environmental Quality Act (CEQA) and/or National Environmental Policy Act (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.

Adrian Moreno July 17, 2023 Page 4

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.

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





CAL FIRE - RIVERSIDE UNIT RIVERSIDE COUNTY FIRE DEPARTMENT

BILL WEISER - FIRE CHIEF

Office of the County Fire Marshal 77933 Las Montañas Rd, Ste. 201, Palm Desert, CA 92211 (760) 863-8886 www.rvcfire.org

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

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BEAUMONT

COACHELLA

DESERT HOT SPRINGS

EASTVALE

INDIAN WELLS

Indio

JURUPA VALLEY

LAKE ELSINORE

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MORENO VALLEY

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CHARLES WASHINGTON DISTRICT 3

V. MANUEL PEREZ DISTRICT 4

DR. YXSTIAN GUTIERREZ DISTRICT 5

City Case Number: CUP 369, AR 23-06 Project Name: Sunridge Self-Storage

June 22, 2023

Reviewed By: Chris Cox, Assistant Fire Marshal **Fire Department Case Number:** FPCUP2300011

With respect to the planning conditions for the referenced project, the Fire Department requires the following fire protection measures be provided in accordance with Riverside County Ordinances, the 2022 California Fire Code (CFC) as adopted and amended by the County of Riverside and/or recognized fire protection standards.

- Fire Protection Water Supplies/Fire Flow Prior to building permit issuance for new construction, the applicant shall provide documentation to show there exists a water system capable of delivering 1,250 gallons per minute at 20 psi for 2 hours. Specific design features may increase or decrease the required fire flow.
- 2. Fire Protection Water Supplies/Hydrants The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with CFC Appendix C and NFPA 24. The size and number of outlets required for the approved fire hydrants are 4" x 2 ½" x 2 ½" (super hydrant). Reference CFC 507.5, CFC Appendix C and NFPA 24: 7.2.3
- 3. Fire Department Access The minimum required turning radius of a fire apparatus access road is 38 feet outside radius and 14 feet inside radius. The construction of the fire apparatus access roads shall be all weather and capable of sustaining 75,000 lbs. Where parking is not permitted along one OR both sides of a fire apparatus access road, the no parking area shall be identified by painted red curbing or by installation of signs along one or both sides of the fire apparatus access road as applicable. Parallel parking is permitted on both sides of a required fire apparatus access road when the clear width is a minimum of 36 feet. Parallel parking is permitted on one side of a required fire apparatus access road when the clear width is a minimum of 30 feet. Reference the County of Riverside and Riverside County Office of the Fire Marshal Technical Policy #TP22-002
- 4. Fire Department Building Construction Permit Review Submittal of construction plans to the Fire Department will be required. Final fire and life safety conditions will be addressed when the Fire Department reviews these plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC 105.1
- Fire Sprinkler System All new commercial buildings and structures 3,600 square feet or larger, including shade canopies for vehicles, are required to protected with a fire sprinkler system. Reference CFC 903.2 as amended by the County of Riverside

- 6. Fire Alarm and Detection System A water flow monitoring system and/or fire alarm system may be required as determined at time of building construction plan review. Reference CFC 903.4 and CFC 907.2
- 7. Traffic Calming Devices Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be reviewed and approved by the Office of the Fire Marshal before construction. Reference CFC 503.4.1
- 8. Driveway Gate Access: All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. Reference CFC 506.1

From: Cox, Chris@CALFIRE < Chris.Cox@fire.ca.gov>

Sent: October 04 23 8:05 PM

To: Adrian Moreno Cc: Gabriel Perez

Subject: RE: Sunridge Self Storage (APN: 763-141-018)

Adrian,

I reviewed the updated set and I determined the conditions from the letter dated June 2023 will not need to be updated.

Chris

From: Adrian Moreno amoreno@coachella.org>

Sent: Tuesday, October 3, 2023 2:21 PM

To: Cox, Chris@CALFIRE < Cc: Gabriel Perez < a href="mailto:gperez@coachella.org">gperez@coachella.org

Subject: FW: Sunridge Self Storage (APN: 763-141-018)

Warning: this message is from an external user and should be treated with caution.

Hello Chris,

I just wanted to follow up and see if your department has any comments on the revised site plan for the Sunridge Self-Storage project located at APN: 763-141-018. I sent the revised full set site plan in a separate email, also attached is the revised grading plan. For your reference, attached are the comments we received from your department for this project.

Let me know if you have any questions or comments. If possible, could you please respond by **Tuesday, Oct. 10 2023**.

Thanks,

Adrian Moreno | Associate Planner

City of Coachella · Development Services Department

53990 Enterprise Way · Coachella, CA 92236

Phone: 760-398-3502 Ext: 118 Email: amoreno@coachella.org



Office Hours: Monday - Thursday 7:00 AM to 6:00 PM

Closed Fridays

Website | Map 1

From: Munoz, Araceli@CALFIRE <Araceli.Munoz@fire.ca.gov>

Sent: November 08 23 11:20 AM

To: Adrian Moreno

Cc: Jimenez, Brandy@CALFIRE; Hetrick, Kohl@CALFIRE

Subject: RE: COA- PLANNING CASE- CUP369,AR23-06, EA23-05 -Sunridge Self-

Storage-FPCUP2300015

Good morning,

As I mentioned over the phone, I will go ahead and void FPCUP2300015 as it is a duplicate. The existing CUP 369, AR 23-06 has been review By Chris Cox.

Thank you.



Araceli Munoz, Office Assistant III

CAL FIRE/Riverside County Fire Department

East County Office of the Fire Marshal

Office 760-863-8886

Araceli.munoz@fire.ca.gov | rivcoplus.org

■ Leadership ■ Competence ■ Integrity ■ Safety ■ Customer Service

The Office of the County Fire Marshal is committed to facilitating fire and life safety solutions by empowering its employees to serve our community through innovation and partnership.

From: Adrian Moreno <amoreno@coachella.org>
Sent: Wednesday, November 8, 2023 6:54 AM

To: Munoz, Araceli@CALFIRE < Araceli.Munoz@fire.ca.gov >

Cc: Jimenez, Brandy@CALFIRE <Brandy.Jimenez@fire.ca.gov>; Hetrick, Kohl@CALFIRE

<Kohl.Hetrick@fire.ca.gov>

Subject: RE: COA- PLANNING CASE- CUP369, AR23-06, EA23-05 - Sunridge Self-Storage-FPCUP2300015

Warning: this message is from an external user and should be treated with caution.

Hello Araceli,

I just wanted to let you know that this project, Sunridge Self-Storage, was reviewed by the Fire Department. See the attached comments we received from the department. Also, I sent the updated plan set to Chris Cox, and he did not have any more comments, see attached correspondence.

The project is scheduled for public hearing on 11/15/23.

Thanks,

Adrian Moreno | Associate Planner
City of Coachella • Development Services Department

53990 Enterprise Way · Coachella, CA 92236

Phone: 760-398-3502 Ext: 118

Email: amoreno@coachella.org



Office Hours: Monday - Thursday 7:00 AM to 6:00 PM

Closed Fridays

Website | Map 🚹 💟

From: Munoz, Araceli@CALFIRE < Araceli.Munoz@fire.ca.gov >

Sent: November 07 23 9:05 AM

To: Adrian Moreno <amoreno@coachella.org>

Cc: Jimenez, Brandy@CALFIRE < Brandy.Jimenez@fire.ca.gov >; Hetrick, Kohl@CALFIRE

<Kohl.Hetrick@fire.ca.gov>

Subject: COA- PLANNING CASE- CUP369, AR23-06, EA23-05 - Sunridge Self-Storage-FPCUP2300015

Good morning,

Received.

Kohl, fire permit # for this project is FPCUP2300015, it is ready for review. City of Coachella is requesting comments by 5:00 PM on Nov 14, 2023.

Adrian, after fire review has been completed, we will be sending you an invoice for our fire review. Please register to our PLUS portal at <u>rivcoplus.org</u> in the meantime, this way once we send you your invoice #, you would just need to log in and make payment.

Thank you.



Araceli Munoz, Office Assistant III CAL FIRE/Riverside County Fire Department East County Office of the Fire Marshal Office 760-863-8886

Araceli.munoz@fire.ca.gov | rivcoplus.org

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The Office of the County Fire Marshal is committed to facilitating fire and life safety solutions by empowering its employees to serve our community through innovation and partnership.

From: Vega, Jaqueline <JaVega@RIVCO.ORG>

Sent: July 05 23 11:15 AM
To: Adrian Moreno

Subject: RE: RAC - CUP 369, AR 23-06, VAR 23-02: Sunridge Self-Storage

Hello,

Please note that the proposed project is located in zone C of Jackie Cochran AIA, and review by ALUC is not required the City of Coachella is consistent with the compatibility plan for Jackie Cochran ALUCP. Additionally, there is no legislative actions proposed.

Should you have any questions, please contact me.

Jackie Vega Urban Regional Planner II



From: Adrian Moreno <amoreno@coachella.org>

Sent: Wednesday, July 5, 2023 7:10 AM

To: mmartinez < mmartinez@coachella.org >; Jacob Alvarez < jalvarez@coachella.org >; Castulo Estrada

<<u>cestrada@coachella.org</u>>; Gabriel Martin <<u>gmartin@coachella.org</u>>; Andrew Simmons <<u>asimmons@coachella.org</u>>; Efrain Rodriguez <<u>erodriguez@coachella.org</u>>; Celina Jimenez <<u>cjimenez@coachella.org</u>>; Abbott, Mark <<u>MAbbott@RIVCO.ORG</u>>; <u>DVargas@IID.com</u>; Barraza,

Guillermo <GBarraza@IID.com>; Gerardo, Jose Luis <JLGerardo@IID.com>; Sarah Bliss

<sbliss@29palmsbomi-nsn.gov>; mmirelez@tmdci.org; ltorres@cvusd.us;

patrick.cisneros@desertsands.us; Vasquez, Randy <rvasquez@riversidesheriff.org>;

<u>ahernandez@burrtecdesert.com</u>; <u>cavalos@burrtecdesert.com</u>; <u>IC-EnvironmentalServ@cvwd.org</u>; <u>IC-Engineering@cvwd.org</u>; <u>rruofmplanningeast@fire.ca.gov</u>; Tsang, Kevin < <u>KTSANG@RIVCO.ORG</u>>; Pablo, Marisela < <u>MPABLO@RIVCO.ORG</u>>; Vega, Jaqueline < <u>JaVega@RIVCO.ORG</u>>; <u>rosa.f.clark@dot.ca.gov</u>;

<u>Isalcido@sunline.org</u>; Lizzandro Diaz <<u>Idiaz@coachella.org</u>>; Gabriel Perez <<u>gperez@coachella.org</u>>;

Adrian Moreno amoreno@coachella.org; <a href="mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mailto:mail

Subject: FW: RE: RAC - CUP 369, AR 23-06, VAR 23-02: Sunridge Self-Storage

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Hello Everyone,

I just wanted to provide a friendly reminder that if your department has any comments for the *CUP 369, AR 23-06, VAR 23-02: Sunridge Self-Storage project*, please provide by the end of today Tuesday, July 5, 2023.

If you need more time to provide comments, please let me know.

Thanks, Adrian

From: Adrian Moreno amoreno@coachella.org>

Sent: June 12 23 6:27 PM

To: Maritza Martinez martinez@coachella.org; Jacob Alvarez jalvarez@coachella.org; Castulo Estrada cestrada@coachella.org; Gabriel Martin gmartin@coachella.org; Andrew Simmons asimmons@coachella.org; Efrain Rodriguez cerodriguez@coachella.org; Celina Jimenez celina Jimenez martinez@coachella.org; Barraza, Guillermo Gabrinez@coachella.org; Martinez@coachella.org; Barraza, Guillermo Gabrinez@coachella.org; Itorres@cvusd.us; patrinez@cvusd.us; patrinez@cvusd.us; patrinez@cvusd.us; patrinez@cvusd.org; Itorres@cvusd.us; patrinez@cvusd.org; Itorres@cvusd.us; patrinez@cvusd.org; Itorres@cvusd.org; Itorres@cvusd.org; ruofmplanningeast@fire.ca.gov; KTsang@rivco.org; MPablo@Rivco.org; Vega, Jaqueline Javega@RIVCO.ORG; rosa.f.clark@dot.ca.gov; Isalcido@sunline.org; Lizzandro Diaz Idiaz@coachella.org; Gabriel Perez gperez@coachella.org; Adrian Moreno amoreno@coachella.org; malcala@sunline.org; jguidry@sunline.org

Subject: RE: RAC - CUP 369, AR 23-06, VAR 23-02: Sunridge Self-Storage

Hello Everyone,

For your review, please find the attached Request for Agency Comments for the *Conditional Use Permit* (CUP) No. 369, Architectural Review (AR) 23-06, Variance (VAR) 23-02: Sunridge Self-Storage project.

Enclosed are the submittals for the project which include the application, site plans, architectural elevations, signage package, and traffic study. The environmental initial study, preliminary technical documents, preliminary WQMP, and preliminary grading were submitted for this project, please reach out to me if you would like to review those documents. The project proposes to be built in two phases: (Phase 1: Leasing Office, Buildings 1-7 for storage & 60 uncovered parking stalls) and (Phase 2: Buildings 8-11 for storage and 71 covered parking stalls). The 60 parking stalls of Phase 1 will be built in that portion of the project where Buildings 8-11 are to be built in Phase 2 of the project. The Variance is for parking.

You may also access the files via Bluebeam Session ID: 506-909-942 https://studio.bluebeam.com/hyperlink.html?link=studio.bluebeam.com/sessions/506-909-942

If possible, please return comments by July 5, 2023.

If you have any questions, please feel free to contact me.

Thanks,
Adrian Moreno
Associate Planner | City of Coachella
53390 Enterprise Way
Coachella CA, 92236
Office: 760-398-3502

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County of Riverside California

From: Vega, Jaqueline <JaVega@RIVCO.ORG>

Sent: October 20 23 10:48 AM

To: Adrian Moreno Subject: CUP369, AR23-06

Hello Adrian,

Thank you for transmitting the above referenced project to ALUC for review. Please note that the proposed project is located within zone C of Jackie Cochran AIA, and review by ALUC is not required, because the City of Coachella is consistent with the compatibility plan for JCRC, and no legislative action is proposed.

Therefore, airport review can be conducted by City staff.

Should you have any questions, please contact me.

Jackie Vega Urban Regional Planner II



Riverside County Airport Land Use Commission

4080 Lemon Street, 14 Floor Riverside, Ca 92501 (951) 955-0982 Javega@RIVCO.ORG www.rcaluc.org

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County of Riverside California

From: Dennis, Talvin L@DOT <talvin.L.dennis@dot.ca.gov>

Sent:June 13 23 10:55 AMTo:Adrian MorenoCc:Clark, Rosa F@DOT

Subject: RAC - CUP 369, AR 23-06, VAR 23-02: Sunridge Self-Storage

Good Afternoon:

Thank you for giving the LDR department a chance to review and comment on this development. After our review, we have decided that this development will have no impact to the SHS and therefore we have No Comment at this time.

However, we do ask that if there are any changes to this development that all updated documents please be sent to this department once again for further review of possible impact to the SHS.

Thank you Talvin Dennis ATP From: Cynthia Avalos <cavalos@burrtecdesert.com>

Sent: July 05 23 11:52 AM
To: Adrian Moreno

Subject: Re: Sunridge Self Storage

Thank you for the clarification.

On behalf of Burrtec Waste and Recyling Services there are no further comments at this moment.

Thank you.

Cynthia Avalos, BA
District Environmental Coordinator
Burrtec Waste and Recycling Services
Direct Number (760) 674-1034
Cell Number (760) 851-8930



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From: Adrian Moreno <amoreno@coachella.org>

Sent: Wednesday, July 5, 2023 11:44 AM

To: Cynthia Avalos < cavalos@burrtecdesert.com >

Subject: FW: Sunridge Self Storage

Hello Cynthia,

The proposed trash enclosure is for employee usage only, per key note #13 on page A1.10. No other trash enclosure is proposed for the project.

Thanks,

Adrian Moreno

Associate Planner City of Coachella

53390 Enterprise Way Coachella CA, 92236 Office: 760-398-3502

From: Cynthia Avalos <cavalos@burrtecdesert.com>

Sent: July 05 23 11:32 AM

To: Adrian Moreno amoreno@coachella.org

Subject: Sunridge Self Storage

Good morning,

I have a quick question regarding the enclosure on the plan for Sunridge Self Storage. Will there be another enclosure for customer use?

Or will customers have access to the enclosure labeled near the office building.

Thank you.

Cynthia Avalos, BA
District Environmental Coordinator
Burrtec Waste and Recycling Services
Direct Number (760) 674-1034
Cell Number (760) 851-8930

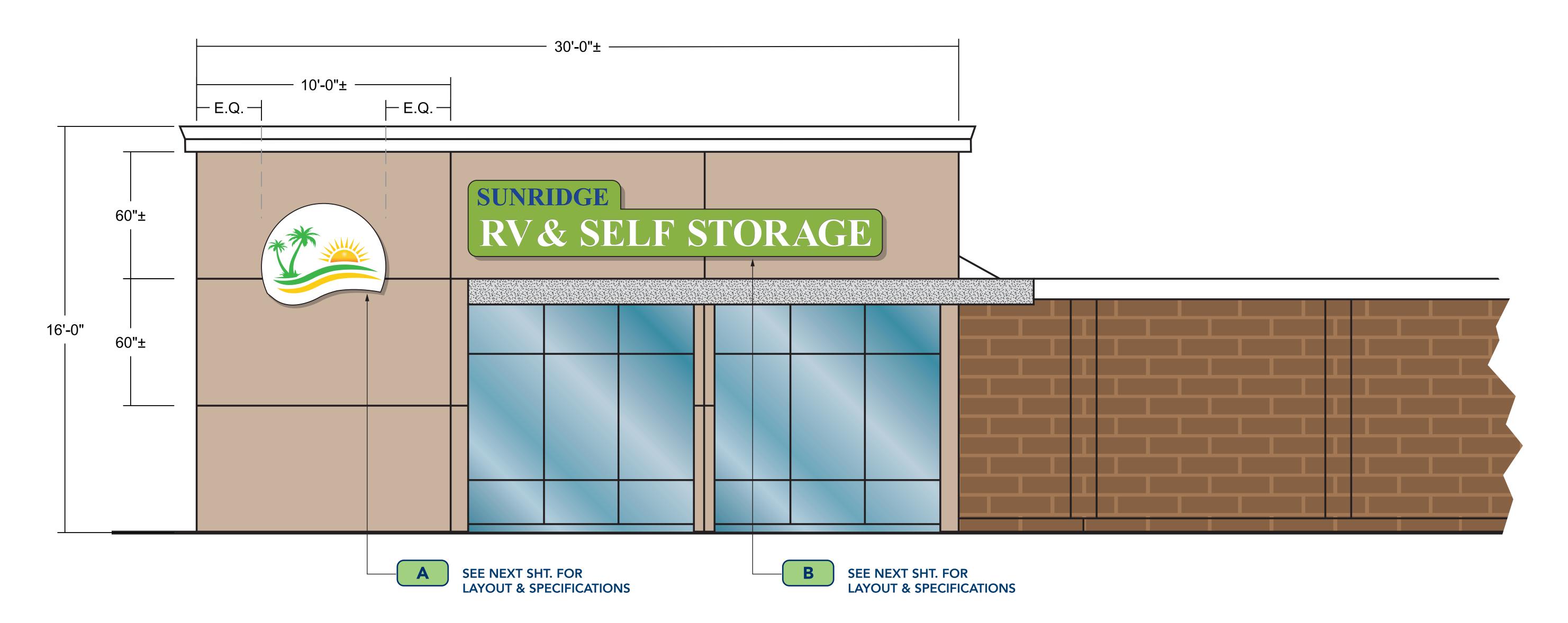


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nom o.



ATTACHMENT 4



S/F INTERNALLY ILLUMINATE SIGN CABINETS

SCALE: 1/2" = 1'-0"



Project Location:

53301 Hwy 111 Coachella, CA 92236

Project No.:	230192-03
Salesman:	Matthews Sheredy
Designer:	ArnieM.
Date:	April 28, 2023
Scale:	1/2"=1'-0"
Revision:	
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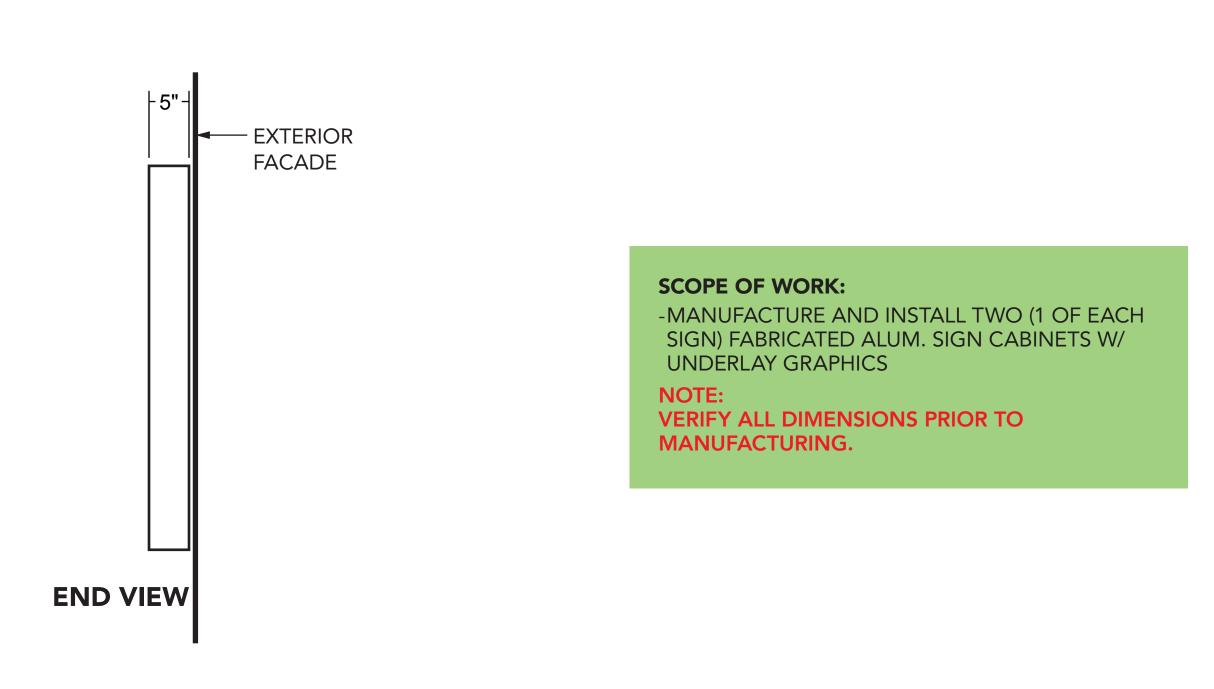
TRANSLUCENT VINYL FILM

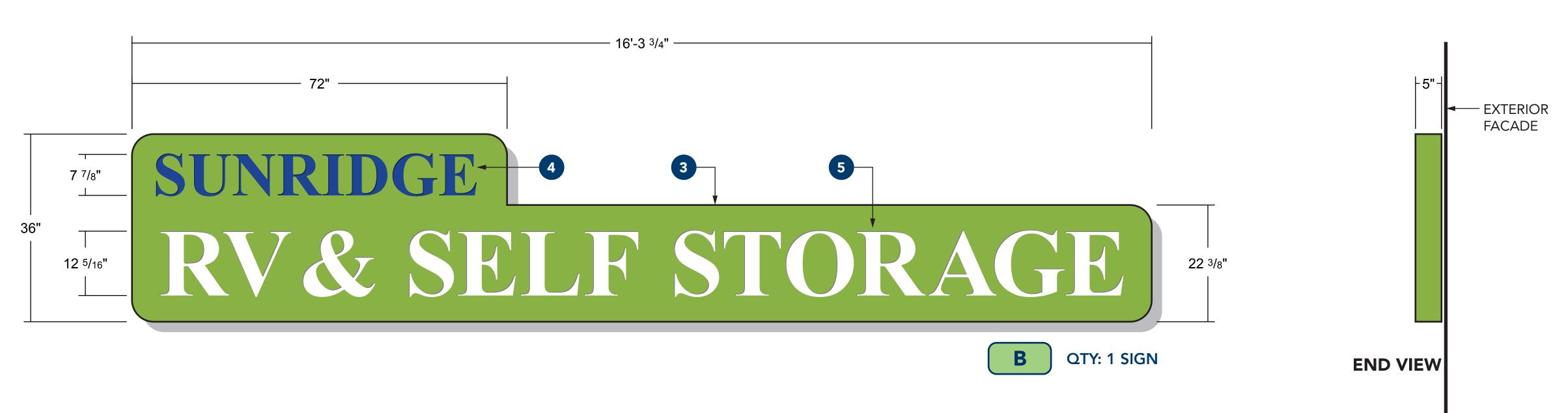


ACRYLIC UNDERLAY PANEL

- ALUM. SIGN CABINET
- ROUTED OUT GRAPHICS • P.T.M. MATTHEWS SATIN WHITE
- DIGITAL PRINT ON WHITE TRANSLUCENT VINYL FILM • 3M 8520 CLEAR MATTE
- .090" ALUM. FACE W/ ROUTED OUT GRAPHICS
 - P.T.M. PMS 368 LIME GREEN (SATIN FINISH)

OVERLAMINATE





S/F INTERNALLY ILLUMINATE SIGN CABINETS

58 ³/₄"

QTY: 1 SIGN

SCALE: 1" = 1'-0"

SUNRIDGE SELF —— STORAGE —

53301 Hwy 111

Coachella, CA 92236

Matthews Sheredy

April 28, 2023

Project No.: 230192-03

ArnieM.

1"=1'-0"

Project Location:

Date:

Scale:

Revision:

Item 5.

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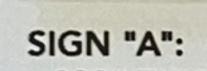
2/2



SIGN "A" & "B":

GRAPHICS

3/16" THK. WHITE 7328 ACRYLIC UNDERLAY



- O90" THK. ALUMINUM CABINET SIGN
 P.T.M. MATTHEW SATIN WHITE FINISH



SIGN "A":

- 3/16" THK. WHITE 7328 ACRYLIC UNDERLAY COPY
- DIGITAL PRINT ON WHITE TRANSLUCENT VINYL FILM



SIGN "B":

- *.090" THK. ALUMINUM CABINET SIGN * P.T.M. PMS 368 LIME GREEN (SATIN FINISH)



SIGN "B":

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230192-03_SUNRIDGE SELF STORAGE_53301 HWY 111_COACHELLA_CA 92236

COLOR SAMPLE BOARD



Subject Site



Tyler Lane Entrance – Facing East



Facing East



Facing West



Facing North



Facing Southeast