



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

AGENDA

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA

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

July 26, 2023

5:00PM – CLOSED SESSION
6:00 PM – REGULAR MEETING

<p>In-Person Meeting Location:</p> <p>Coachella City Hall Council Chamber 1515 Sixth Street Coachella, CA</p>	<p>If you would like to attend the meeting via Zoom, here is the link:</p> <p>https://us02web.zoom.us/j/88457271898?pwd=REdzU1NoQmpVSFhWTDVaZ0VCekYxdz09 Or One tap mobile : 16699006833,,88457271898#,,, *606140# Or Telephone: US: +1 669 900 6833 Webinar ID: 884 5727 1898 Passcode: 606140</p> <p>Spanish: El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla</p>
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- Public comments may be received **either in person, via email, telephonically, or via Zoom** with a limit of **250 words, or three minutes:**
 - **In Real Time:**

If participating in real time via Zoom or phone, during the Public Comment Period, use the “**raise hand**” function on your computer, or when using a phone, participants can raise their hand by pressing *9 on the keypad.
 - **In Writing:**

Written comments may be submitted to the City Council electronically via email to cityclerk@coachella.org. Transmittal **prior to the start** of the meeting is required. All written comments received will be forwarded to the City Council and entered into the record.
 - If you wish, you may leave a message at (760) 262-6240 before 5:30 p.m. on the day of the meeting.
- The **live stream** of the meeting may be **viewed online** by accessing the city's website at www.coachella.org, and clicking on the "**Watch Council Meetings**" tab located on the home page, and then clicking on the "live" button.

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

ROLL CALL:

APPROVAL OF AGENDA:

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

PUBLIC COMMENTS (CLOSED SESSION ITEMS):

ADJOURN TO CLOSED SESSION:

1. PUBLIC EMPLOYEE PERFORMANCE EVALUATION PURSUANT TO GOVERNMENT CODE SECTION 54957(b)(1)
 - 1) Title: City Manager
 - 2) Title: City Attorney
2. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
Significant Exposure to Litigation, Pursuant to Government Code Section 54956.9(d)(2)/(e)(1)
One (1) Potential Case

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

PLEDGE OF ALLEGIANCE:

CLOSED SESSION ANNOUNCEMENTS:

PROCLAMATIONS/PRESENTATIONS:

3. Presentation by Kounkuey Design Initiative on the City of Coachella Displacement Avoidance Plan

WRITTEN COMMUNICATIONS:

CONSENT CALENDAR:

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

4. Regular Meeting Minutes of June 28, 2023, of the City of Coachella, Coachella Sanitary District, Coachella Fire Protection District, Coachella Financing Authority, Coachella Educational and Governmental Access Cable Corporation, Coachella Water Authority, and Successor Agency to the Coachella Redevelopment Agency.

- [5.](#) Voucher Listing- EFT's/Utility Billing Refunds/FY 2022-23 and FY 2023-24 Expenditures as of July 26, 2023 for \$6,516,659.46
- [6.](#) Department Quarterly Reports - 4th Quarter
- [7.](#) Authorize Execution of Master Lease Equity Agreement with Enterprise Fleet Management, Inc. for the Purchase of a 2024 Ford F550 in the amount of \$155,847
- [8.](#) Authorize Award of Central Park Architectural and Engineering Design Services Project No. P-31 in the amount of \$838,888.00 to Albert A. Webb Associates
- [9.](#) Reject IRC Backflow's bid as "Non-Responsive", and Approve Awarding a Contract for the Replacement of 600 Domestic Consumption Meters to the Van Dyke Corporation in the amount of \$80,400.00 plus 10% contingency
- [10.](#) Authorize Awarding a Stipend to City of Coachella Resident Engagement Academy Participants in the Amount of \$250 to Each Participant for a Total of \$6,250
- [11.](#) Resolution No. 2023-58 approving a Part Time Public Works Parks Maintenance Worker, in the Parks Division, and Defunding a Part Time Parks Ranger position in the Parks and Recreation Division
- [12.](#) Approve Updated Cooperative Agreement for El Grito Event between: the City of Coachella, Telemundo and Mexican Consulate in San Bernardino and Approve Operation of a Beer Garden at Rancho Las Flores Park for the 2023 El Grito Event
- [13.](#) Award Construction Agreement to Superb Engineering for Las Luna & Calle Bouganvilia Retention Basin Landscape Improvements City Project No. LL-01 & LL-05 for \$177,039
- [14.](#) Authorize Award of a Professional Services Agreement to Rhythm Tech Productions LLC in the amount of \$32,799.81 for the 2023 El Grito event
- [15.](#) Authorize Execution of Rideshare Services Agreement with Latino Equity Advocacy Policy Institute and Authorize the City Manager to sign the Master Lease Equity Agreement with Enterprise Fleet Management, Inc. for the purchase of seventeen (17) Model Y Teslas in the amount of \$1,029,010
- [16.](#) Coachella Valley 1 Apartments– Subordination Agreement

NEW BUSINESS CALENDAR (LEGISLATIVE AND ADMINISTRATIVE):

- [17.](#) Designation of Voting Delegate and Alternates to the League of California Cities Annual Conference & Expo
- [18.](#) Resolution No. 2023-30 Approving the Ratification of a Four Year Memorandum of Understanding Agreement between the City of Coachella and Teamsters Local 1932, representing the Confidential Mid-Management Employees Bargaining Unit
- [19.](#) Appointments to the Cultural and Arts Commission

- [20.](#) Making Findings on an Energy Services Contract and Facility Financing for an Energy Efficiency Project Required Under California Government Code Section 4217.10 et. seq. and Authorizing an Energy Services Contract
- [21.](#) Execution of the Eleventh Amended Memorandum of Understanding between the City of Coachella and Sports Leagues.
- [22.](#) Adopt Resolution No. 2023-55 Authorizing the City Manager to Apply for, Accept and Execute all Related Documents for Grant Funds in an Amount of Twenty-Nine Million Five Hundred Thousand (\$29,500,000) Dollars from the State’s Transformative Climate Communities (TCC) program, administered by the Strategic Growth Council (SGC) and the Department of Conservation for Projects Within the Coachella Prospera Proposed Project area Authorizing the Execution of a Public Safety CFD Deferral Agreement, Partnership Agreement and all Other Required Documents
- [23.](#) Authorize the Use and Purchase Automated License Plate Reader (ALPR) Technology
- [24.](#) Adopt Resolution No. 2023-57 Authorizing the City of Coachella’s Participation in the County of Riverside’s Urban County Program for Fiscal Years 2024-25, 2025-2026, and 2026-2027
- [25.](#) Authorize the Awarded Affordable Housing Sustainable Communities (AHSC) Grant Funds that were Originally Intended to be Reimbursed to the City for the Land Acquisition Costs of the Transit Hub Site to be Used for the Construction of the Transit Hub; and

Appropriate \$497,556 from General Fund Reserves to Fund the Shortfall for the Transit Hub Project
26. Discussion Regarding City Council Meeting Schedule

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

- [27.](#) Introduce Ordinance No. 1206 City of Coachella Objective Design Standards for Multi-family Residential and Mixed-use Development - Zoning Ordinance Amendment No. 22-04 is a Proposal to Amend Coachella Municipal Code Title 17, Zoning, Adopting Objective Design Standards for Multi-family Residential Development to apply to G-N General Neighborhood, U-N Urban Neighborhood, DT-PV Downtown Pueblo Viejo, DT-PV Transition, U-E Urban Employment and Neighborhood Commercial zones (First Reading)
- [28.](#) City of Coachella Zoning Consistency Update General Plan Amendment No. 23-02, Zoning Ordinance Amendment No. 22-03, and Change of Zone No. 23-01 a proposed update of the Official Zoning Map and Zoning Ordinance for Consistency with the Coachella General Plan and Amendments to the General Plan 2035 and Official General Plan Map (City-Initiated)
- [29.](#) General Plan Amendment No. 23-03 and Environmental Assessment No. 23-03 “General Plan Addendum Project” Establishment of General Plan Land use Designations for Three Areas That Were Evaluated as Part of the City of Coachella General Plan Planning Area in the Certified 2015 Program Environmental Impact Report (EIR) but for Which no General Plan land use Designation was Identified. Areas Include: (1) Generally Bounded by Dillon Road to the west, Fargo Canyon to the North, Parcel Boundaries to the east, and East Side Dike to the Southeast (Northern Project Area); (2) Generally bounded by Jackson Street on the west, approximately 0.25 mile north of 51st Avenue on the north, Calhoun Street on the east, and 52nd Avenue on the south (Western Project Area); and (3) Generally bounded by State Route 86 (SR-86)

to the west, Avenue 60 to the north, Lincoln Street to the east, and 62nd Avenue to the south (Southern Project Area) (Applicant: City-Initiated)

- [30.](#) Public Hearing for Resolution No. 2023-52 Confirming the Assessment and Diagram and Ordering the Levy and Collection of Assessments for the City of Coachella Landscaping and Lighting Maintenance District No. 1 through 40 for Fiscal Year 2032/2024
- [31.](#) Adopt Resolution No. SD-2023-04 Authorizing the Collection of Residential Sanitary Sewer Rates for Fiscal Year 2023/2024 Through the County of Riverside Tax Roll
- [32.](#) Adopt Resolution No. 2023-48 Authorizing the Establishment of an Annual Special tax for City of Coachella Community Facilities District No. 2005-01 (Law Enforcement, Fire and Paramedic Services) and Annexation Areas Thereto for Fiscal Year 2023/2024
- [33.](#) Adopt Resolution No. 2023-51 Approving a 36-Month Renewal of Entertainment Permit No. 22-02 for the Rancho Escondido Event Venue, an Outdoor Entertainment Venue Located on an 8.6-acre Site at 85321 Avenue 44 (APN# 696-520-014). Applicant: Leonel Lopez and Margarita Lopez

PUBLIC COMMENTS (NON-AGENDA ITEMS):

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

REPORTS AND REQUESTS:

Council Comments/Report of Miscellaneous Committees.

City Manager's Comments.

ADJOURNMENT:

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

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



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

DRAFT MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA

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

June 28, 2023
5:01PM – CLOSED SESSION
6:00 PM – REGULAR MEETING

<p>In-Person Meeting Location:</p> <p>Coachella City Hall Council Chamber 1515 Sixth Street Coachella, CA</p>	<p>If you would like to attend the meeting via Zoom, here is the link:</p> <p>https://us02web.zoom.us/j/88457271898?pwd=REdzU1NoQmpVSFhWTDVaZ0VCekYxdz09</p> <p>Or One tap mobile : 16699006833,,88457271898#,,,,*606140#</p> <p>Or Telephone: US: +1 669 900 6833</p> <p>Webinar ID: 884 5727 1898</p> <p>Passcode: 606140</p> <p>Spanish: El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla</p>
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CALL TO ORDER: - 5:00 P.M.

The Regular Meeting of the City Council of the City of Coachella was called to order at 5:00 p.m. by Mayor Pro Tem Galarza.

ROLL CALL:

Present: Councilmember Dr. Figueroa, Councilmember Delgado (arrived at 5:04 pm), Councilmember Virgen, and Mayor Pro Tem Galarza

Absent: Mayor Hernandez

APPROVAL OF AGENDA:

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

Staff mentioned that there are two duplicate items on the agenda due to software error. Staff requested to remove items 31 and 32. Staff requested the continuance of item 39 Appointments to the Cultural and Arts Commission due to the Mayor not being here today since he makes the recommendations.

Motion to approve the agenda with modifications

Made by: Councilmember Dr. Figueroa

Seconded by: Councilmember Virgen

AYES: Councilmember Dr. Figueroa, Councilmember Virgen, and Mayor Pro Tem Galarza

NOES: None

ABSTAIN: None

ABSENT: Mayor Hernandez, Councilmember Delgado

PUBLIC COMMENTS (CLOSED SESSION ITEMS):

None

ADJOURN TO CLOSED SESSION:

1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION Pursuant to Government Code Section 54956.9(d)(1)

City of Coachella v. A.H.D. Limited Partnership

Riverside County Superior Court, Case No. CVPS2103815

2. PUBLIC EMPLOYEE PERFORMANCE EVALUATION PURSUANT TO GOVERNMENT CODE SECTION 54957(b)(1)

Title: City Manager

PUBLIC EMPLOYEE PERFORMANCE EVALUATION PURSUANT TO GOVERNMENT CODE SECTION 54957(b)(1)

Title: City Attorney

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

PLEDGE OF ALLEGIANCE:

Deputy City Clerk Granados led the pledge of allegiance.

CLOSED SESSION ANNOUNCEMENTS:

Council met in Closed Session and no reportable action was taken.

PROCLAMATIONS/PRESENTATIONS:

3. Coachella Immigrant Families Recovery Program Update
4. Proclamation Recognizing Karina Rodriguez for her Service on the Parks and Recreation Commission
5. Discontinuation of Residential Water Service Update
6. 2023 "El Grito" Event Update
7. Office of the City Manager Presentation
8. Proclamation - Gay Pride Month
9. Riverside LAFCO - Alternative Governance & Electricity Services Study - Imperial Irrigation District (IID)

WRITTEN COMMUNICATIONS:

None

Staff recommended moving new business item 38 to this section because the presenter had another commitment.

38. Approval of a Purchase and Sale Agreement between City of Coachella and Hidden Harvest Corporation for purchase of a 2.09 acre parcel, APN 778-030-012, with an approximately 17,800 sq. ft. building at 85-711 Peter Rabbit Lane for \$900,000.00 and 5-year lease agreement for continued operation of Hidden Harvest at the property.to this section because the Director of Hidden Harvest had another commitment and had to leave.

Motion: To approve staff recommendation

Made by: Mayor Pro Tem Galarza

Seconded by: Councilmember Virgen

AYES: Councilmember Dr. Figueroa, Councilmember Delgado, Councilmember Virgen, and Mayor Pro Tem Galarza

NOES: None

ABSTAIN: None

ABSENT: Mayor Hernandez

CONSENT CALENDAR:

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

10. Meeting Minutes of May 24, 2023, of the City of Coachella, Coachella Sanitary District, Coachella Fire Protection District, Coachella Financing Authority, Coachella Educational and Governmental Access Cable Corporation, Coachella Water Authority, and Successor Agency to the Coachella Redevelopment Agency
11. Investment Report – April 2023
12. Investment Report – March 2023
13. Adopt Resolution No. 2023-41 Initiating Proceedings for the Levy and Collection of Assessments for Landscaping and Lighting District Maintenance District No. 1 through 40, Fiscal Year 2023/2024
14. Approve Lease Agreement with LGBT Community Center of the Desert, for Property Located at 1515 Sixth Street, Coachella
15. Authorize execution of Amendment No. 1 between the City of Coachella and Conserve Landcare LLC for Project No. 032921, in the amount of \$43,000.
16. Award Maintenance Services Agreement to Conserve Landcare LLC for Landscape Maintenance Services for Landscape Lighting and Maintenance Districts 1-40 Project No. 042623, in the amount not to exceed \$1,821,075
17. Approve Professional Services Agreement Between City of Coachella and the Greater Coachella Valley Chamber of Commerce for Fiscal Year 2023-2024, in the Amount of \$76,000
18. Authorize Execution of Amendment No. 2 Between the City of Coachella and CV Pipeline for Storm Drain System Maintenance Services for \$225,000

19. Amendment No. 3 to the Professional Services Agreement with KOA Corporation, Inc. for an amount of \$46,640 to Provide PS&E and Right of Way Services for the Improvements of Avenue 50 from Calhoun Street to Cesar Chavez Street – City Project ST-93
20. Resolution No. 2023-24 a Resolution of the City of Coachella City Council Authorizing the Purchase of Real Property from Javier Botello and Virginia Botello for a Purchase Price of \$391,603.00 Consisting of One Parcel Located at the Southeast Corner of Avenue 50 and Kenmore Street for the Avenue 50 Widening Project, City Project ST-93 (APN:768-163-001).
21. Adopt Ordinance No. 1201, Second Reading, Revising Municipal Code Title 15 for the Purpose of Adopting the 2022 California State Building Codes
22. Adopt Resolution No. 2023-23 Authorizing the Purchase of Real Property from RMM Inv Capital for a Purchase Price of \$378,041.00 Consisting of One Parcel Located at the Southwest Corner of Avenue 50 and Balboa Street for the Avenue 50 Widening Project, City Project ST-93 (APN:768-160-001)
23. Adopt Resolution 2023-37 Summarily Vacating All Right of Way Interest of Said City for Street Easements Located on Assessor Parcel Number 778-081-003
24. Authorize a Community Based Grant to the Theresa A. Mike Scholarship Foundation in the Amount of \$1,000 to Fund two Scholarships for Coachella Residents
25. Authorize a Community Based Grant to Read With Me Volunteer Programs in the Amount of \$1,000 to Purchase 300 Books for Students Attending Schools in the City of Coachella
26. Professional Service Agreement with Heptagon Seven to Develop Final Plans, Specifications and Engineer’s Estimates for the Bagdouma Park Restroom Projects, City Projects P-30 and P-32.
27. Professional Service Agreement with Access Services Plus to Provide the City with an American with Disabilities Act (ADA) Self-evaluation and Transition Plan
28. Community Facilities District (CFD No. 2005-01) Annexation 35 – (Tripoli Apartments)
 - a) Ordinance No. 1203 on Behalf of CFD No. 2005-01 Authorizing the Levy of a Special Tax Within Annexation Area No. 35 Annexed to Said District (2nd Reading)
29. Voucher Listing- EFT's/Utility Billing Refunds/FY 2022-23 Expenditures as of June 28, 2023, \$7,107,740.01
30. Annual Investment Policy Update:
 - a) Adopting Resolution No. 2023-47 Amending and Reestablishing the Investment Policy Originally Adopted July 9, 2003 and Amended by the City Council for Fiscal Year 2023-2024
 - b) Adopting Resolution No. WA-2023-03 Amending and Reestablishing the Investment Policy Originally Adopted July 9, 2003 and Amended by the City Council for Fiscal Year 2023-2024
 - c) Adopting Resolution No. SD-2023-03 Amending and Reestablishing the Investment Policy Originally Adopted July 9, 2003 and Amended by the City Council for Fiscal Year 2023-2024

- d) Adopting Resolution No. FD-2023-03 Amending and Reestablishing the Investment Policy Originally Adopted July 9, 2003 and Amended by the City Council for Fiscal Year 2023-2024
- 31. Professional Service Agreement with Access Services Plus to provide the City with an American with Disabilities Act (ADA) Self-evaluation and Transition Plan
- 32. Adopt Ordinance No. 1201, Second Reading, Revising Municipal Code Title 15 for the Purpose of Adopting the 2022 California State Building Codes
- 33. Approve an Art in Public Places Proposal for a Mural Celebrating the Importance of Maintaining the City of Coachella's Sister City Relationship with the City of Mexicali in the Amount of \$25,000
- 34. Authorize Award of a Construction Agreement for Vista Escondida Landscaping and Park Improvements Project LL-04 to Urban Habitat, for \$1,137,624.05, and Allocate \$1,137,624.05 from Undesignated LLMD 33 Fund Balance

Mayor Galarza mentioned that for anyone who was not here earlier two items were pulled (31 and 32 because they were repeated).

Councilmember Dr. Figueroa requested discussion on items 33 and 34 but doing 34 first.

Motion: To approve the consent calendar items 10-34 with the exception of 31 and 32

Made by: Councilmember Virgen

Seconded by: Councilmember Dr. Figueroa

AYES: Councilmember Dr. Figueroa, Councilmember Delgado, Councilmember Virgen, and Mayor Pro Tem Galarza

NOES: None

ABSTAIN: None

ABSENT: Mayor Hernandez

NEW BUSINESS CALENDAR (LEGISLATIVE AND ADMINISTRATIVE):

- 35. Greater Coachella Valley Chamber of Commerce Report for March 2023 – June 2023

Councilmember Delgado requested to have a meeting to further discuss the membership fees and set an agreement with the Greater Coachella Valley Chamber of Commerce.

- 36. Resolution No. 2023-31 Approving Amendments to the City of Coachella Management Employee Compensation Plan

Motion: To approve Resolution 2023-31

Made by: Councilmember Dr. Figueroa

Seconded by: Councilmember Virgen

AYES: Councilmember Dr. Figueroa, Councilmember Delgado, Councilmember Virgen, and Mayor Pro Tem Galarza

NOES: None

ABSTAIN: None

ABSENT: Mayor Hernandez

37. City of Coachella Resident Engagement Academy

Motion: To approve staff recommendation

Made by: Mayor Pro Tem Galarza

Seconded by: Councilmember Virgen

AYES: Councilmember Dr. Figueroa, Councilmember Delgado, Councilmember Virgen, and Mayor Pro Tem Galarza

NOES: None

ABSTAIN: None

ABSENT: Mayor Hernandez

38. Approval of a Purchase and Sale Agreement between City of Coachella and Hidden Harvest Corporation for purchase of a 2.09 acre parcel, APN 778-030-012, with an approximately 17,800 sq. ft. building at 85-711 Peter Rabbit Lane for \$900,000.00 and 5-year lease agreement for continued operation of Hidden Harvest at the property.

This item was moved to the top of the agenda.

39. Appointments to the Cultural and Arts Commission

This item was tabled per staff recommendation at the beginning of the meeting as the mayor needs to make this appointment.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

40. Public Hearing and Adoption of Resolution No. 2023-40 Affirming the Solid Waste Rates for Fiscal Year 2023/2024 and Authorizing the Collection of Residential Solid Waste Service Charges for Fiscal Year 2023/2024 on the County of Riverside's Property Tax Roll

Mayor Pro Tem Galarza opened the public hearing at 8:29 pm.

Staff gave a presentation on the project.

Mayor Pro Tem Galarza closed the public hearing at 8:32pm.

Motion: To approve Resolution 2023-40

Made by: Councilmember Dr. Figueroa

Seconded by: Councilmember Virgen

AYES: Councilmember Dr. Figueroa, Councilmember Delgado, Councilmember Virgen, and Mayor Pro Tem Galarza

NOES: None

ABSTAIN: None

ABSENT: Mayor Hernandez

- 41. City of Coachella Zoning Consistency Update - General Plan Amendment No. 23-03, Zoning Ordinance Amendment No. 22-03, and Change of Zone No. 23-01 a proposed update of the Official Zoning Map and Zoning Ordinance for consistency with the Coachella General Plan and Amendments to the General Plan 2035 and Official General Plan Map. (City-Initiated)

Mayor Pro Tem Galarza opened the public hearing at 8:33 pm.

Staff and Simran Malhotra gave a presentation on the project.

Simran Malhotra presented on the change of the zoning codes being proposed.

Luis Lopez Attorney for Javier Solis, Jerry Jimenez, Javier Lopez, James Kirk and Paula Turner commented on this item.

Motion: To approve staff recommendations, 1) Continue Resolution No. 2023-43, 2), introduce Ordinance No. 1204, 3); directed staff to initiate updates to the engineering standard specifications for roadways to implement the Mobility Element of the General Plan and the consensus the council agreed on approving planning commission recommendations.

Made by: Mayor Pro Tem Galarza

Seconded by: Councilmember Delgado

AYES: Councilmember Dr. Figueroa, Councilmember Delgado, Councilmember Virgen, and Mayor Pro Tem Galarza

NOES: None

ABSTAIN: None

ABSENT: Mayor Hernandez

Mayor Pro Tem Galarza closed the public hearing at 10:10 pm.

City Attorney read item 41 for the record.

PUBLIC COMMENTS (NON-AGENDA ITEMS):

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

Martin Arredondo - Presented the nine cities blood drive challenge and Coachella is hosting its main blood drive in the library rooms 1 and 2. Martin stated the incentives for residents who donated blood and his goals for this drive, getting 40 people to donate blood.

REPORTS AND REQUESTS:

Council Comments/Report of Miscellaneous Committees:

City Manager's Comments:

ADJOURNMENT:

Mayor Pro Tem Galarza adjourned meeting at 10:26 pm.

Respectfully submitted,

Angela Zepeda
City Clerk
City of Coachella

apChkLst
07/12/2023 8:00:09AM

Check List
City of Coachella

Bank : ewfb EFT FOR WELLS FARGO BANK -

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
1443	6/15/2023	48066 US BANK	Sta 5/25/23	5/25/2023	ACC XXXX-XXXX-XXXX-0925,	36,252.31	36,252.31
Γ FOR WELLS FARGO BANK -SEPARATE CHECK:							36,252.31

1 checks in this report.

Grand Total All Checks: 36,252.31

Date: June 15, 2023



Interim Finance Director: William B. Pattison



City Manager: Gabriel Martin

apChkLst
07/05/2023 10:32:41AM

Check List
City of Coachella

Bank : ewfb EFT FOR WELLS FARGO BANK -!

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
1408	6/29/2023	55228	COMMONWEALTH LAND TITL	Pjct Ref 9186236	6/29/2023	50020 KENMORE ST- ESCRO'	391,603.00
				Pjct Ref 9186237	6/29/2023	50021 BALBOA ST- ESCROW	378,041.00
							769,644.00
						Γ FOR WELLS FARGO BANK -SEPARATE CHECK:	769,644.00

1 checks in this report.

Grand Total All Checks: 769,644.00

Date: **June 29, 2023**



Interim Finance Director: William B. Pattison



City Manager: Gabriel Martin

Bank : ewfb EFT FOR WELLS FARGO BANK -

<u>Check #</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>Inv Date</u>	<u>Description</u>	<u>Amount Paid</u>	<u>Check Total</u>
1407	7/3/2023	51949	THE H.N. & FRANCES C. BER(80	7/3/2023	JULY2023- CIVIC CENTER LO.	8,876.26	8,876.26
Γ FOR WELLS FARGO BANK -SEPARATE CHECK:							8,876.26

1 checks in this report.

Grand Total All Checks: 8,876.26

Date: July 3, 2023



Interim Finance Director: William B. Pattison



City Manager: Gabriel Martin

Bank : ewfb EFT FOR WELLS FARGO BANK -

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
1409	7/5/2023	02320	CALPERS	1000000172028	6/14/2023	#6373819375, JULY2023 HEAL	118,281.80
				1000000172029	6/14/2023	#6373819375, JULY2023 HEAL	12,623.82
							130,905.62
1410	7/5/2023	44307	CIVICPLUS LLC	260018	6/1/2023	JN2023-MY2024 MUNICODE A	450.00
1411	7/5/2023	54706	DEEPNET SECURITY	10146081	6/13/2023	JUNE2023/24 DUALSHIELD SI	1,645.18
1412	7/5/2023	09800	PERMA	GL 2023-24	7/1/2023	2023-24 GENERAL LIABILITY I	419,710.00
				PP 2023-24	7/1/2023	2023-24 PROPERTY PRGM IN	346,333.00
				WC 2023-24/1	7/1/2023	2023-24 Q1 WORKERS' COMF	119,063.00
				TA 2023-24/1	7/1/2023	2023-24 Q1 LIABILITY TRUST	51,080.00
				EPL 2023-24	7/1/2023	2023-24 EPL COVERAGE PRG	28,407.00
				CL 2023-24	7/1/2023	2023-24 CYBER LIABILITY PR	25,459.00
				APD 2023-24	7/1/2023	2023-24 AUTO PHYSICAL DAM	9,203.00
				CC 2023-24	7/1/2023	2023-24 CRIME COVERAGE P	3,466.00
				ADWRP 2023-24	7/1/2023	2023-24 ADWRP PRGM INSUF	665.00
							1,003,386.00
1413	7/5/2023	00384	WILLDAN FINANCIAL SERVICE	1010-55128	6/30/2023	JUL-SEP2023 ADMIN SVCS, C	3,215.75
1414	7/5/2023	54776	WILMINGTON TRUST N. A.	July2023	6/28/2023	CWA WATER REV REFUNDIN	205,604.48
1415	7/5/2023	54777	WILMINGTON TRUST N. A.	July2023	6/28/2023	CWA WATER REV REFUNDIN	588,873.00
							1,934,080.03
						FOR WELLS FARGO BANK -SEPARATE CHECK:	

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
116853	7/5/2023	48977	ADT COMMERCIAL	150775903	6/4/2023	JULY2023 ALARM/EXT SVC PI	1,271.54
				150775902	6/4/2023	JL-SP2023 ALARM/EXT SVC F	318.00
				150775904	6/4/2023	JULY2023 CELL/EXT SVC PLN	34.97
							1,624.51
116854	7/5/2023	48015	COMPLETE PAPERLESS SOLI	3822	5/30/2023	LASERFICHE BRONZE LSAP I	5,902.00
116855	7/5/2023	44959	COMPUTER CONSULTANTS, I	36728	7/1/2023	JULY2023-JUNE2024 SERVER	5,040.00
				36730	7/1/2023	JUL-DEC2023 OFFSITE CLOU	3,300.00
				36729	7/1/2023	JL23-JN24 MNTRNG/REMOTE	1,188.00
							9,528.00
116856	7/5/2023	02115	CWEA	CZ-7/31/23	5/23/2023	7/31 CERT RNWL CSM1+MBR	297.00
116857	7/5/2023	44036	DE LAGE LANDEN PUBLIC	80132381	6/12/2023	ACC #1338330, COLOR COPIE	216.41
116858	7/5/2023	55227	HERNANDEZ, AMANDA	Scholarship	7/3/2023	2023 DRD SUMMER CAMP- J/	150.00
116859	7/5/2023	51579	METLIFE- GROUP BENEFITS	July2023	6/15/2023	JULY2023 DENTAL/VISION/LIF	13,047.67
				July2023	6/15/2023	JULY2023 DENTAL/VISION/LIF	544.01
							13,591.68
116860	7/5/2023	50595	PACIFIC LIGHTWAVE INC	23-1020	5/13/2023	JUL-SEP2023 BUSINESS INTE	2,397.00
116861	7/5/2023	52327	QUADIENT LEASING USA, INC	N9992595	6/18/2023	JL-OT2023, LSE #N22061758,	723.39
116862	7/5/2023	35430	SOUTH COAST A.Q.M.D.	4183109	5/19/2023	ID 170157, G17559+G40141, E	1,009.82
				4186332	5/19/2023	ID 170157, FY23/24, EMISSION	160.35
							1,170.17
116863	7/5/2023	55225	ST. SAUVER, LEONARD	Rnwl Fees	6/22/2023	2023/24 CISEC ANNUAL RNW	245.00
116864	7/5/2023	45053	TYLER TECHNOLOGIES, INC.	045-421485	6/1/2023	FY23/24 MAINTENANCE SUPP	84,014.29
							84,014.29
Sub total for WELLS FARGO BANK:							119,859.45

19 checks in this report.

Grand Total All Checks: 2,053,939.48

Date: July 5, 2023



Interim Finance Director: William B. Pattison



City Manager: Gabriel Martin

apChkLst
07/10/2023 9:48:19AM

Check List
City of Coachella

Bank : ewfb EFT FOR WELLS FARGO BANK -SEPAR

<u>Check #</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>Inv Date</u>	<u>Description</u>	<u>Amount Paid</u>	<u>Check Total</u>
1416	7/12/2023	54706	DEEPNET SECURITY	10146081	6/13/2023	JUNE2023/24 DUALSHIELD SUPPO	1,645.18
Sub total for EFT FOR WELLS FARGO BANK -SEPARATE CHECK:							1,645.18
							1,645.18

1 checks in this report.

Grand Total All Checks: 1,645.18

Date: July 12, 2023


Interim Finance Director: William B. Pattison


City Manager: Gabriel Martin

Bank : ewfb EFT FOR WELLS FARGO BANK -!

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
1417	7/12/2023	54859	AMAZON CAPITAL SERVICES,	119G-17J4-CW6	6/23/2023	MAHOGANY CERT AND DOCI	192.70
				1D61-7XYR-PQ3	4/24/2023	HIPAA LOCKING COURIER BA	180.80
				11N7-NFNG-6T\	6/28/2023	KOONIE COMPRESSED AIR C	191.30
				16PG-YYF6-K9F	4/23/2023	ERGONOMIC ADJ FOOT RES	316.61
				1T7L-616D-NNL	6/26/2023	HOME THEATER AV RECEIVE	452.73
				1KXY-CD1W-3K	6/28/2023	WIRELESS ERGONOMIC KEY	105.49
1418	7/12/2023	49989	ANDREAS LLC	86773	7/6/2023	RECEIPT BOOKS	1,229.53
1419	7/12/2023	53291	ANGENIOUS ENGINEERING	19-07B-027	5/31/2023	PE5/31 SR-86/AVE50 INTERCI	1,515.95
				19-07A-031	5/31/2023	PE5/31 AVE 50 BRIDGE	178,385.68
1420	7/12/2023	42837	ARAMARK UNIFORM & CARE	JUNE2023	6/30/2023	PE6/30 UNIFORMS, MATS & T	3,901.35
				JUNE2023 CC	6/30/2023	PE6/30 MATS & MOPS	872.46
				JUNE2023 SAN	6/30/2023	PE6/30 UNIFORMS, MATS & C	1,313.61
				JUNE2023 GRF	6/30/2023	PE6/30 UNIFORMS	136.51
1421	7/12/2023	45929	BECK OIL, INC.	64164CL	6/15/2023	PE6/15 SANITARY DEPT FUEL	1,124.61
				64171CL	6/15/2023	PE6/15 BLDG MAINT DEPT FL	200.47
				64172CL	6/15/2023	PE6/15 ADMIN DEPT FUEL	165.61
				64122CL	6/15/2023	PE6/15 LLMD DEPT FUEL	181.11
				64126CL	6/15/2023	PE6/15 STREETS DEPT FUEL	1,006.33
				64128CL	6/15/2023	PE6/15 WATER DEPT FUEL	1,205.05
				64131CL	6/15/2023	PE6/15 PARKS DEPT FUEL	385.01
				64146CL	6/15/2023	PE6/15 VEHICLE MAINT DEPT	306.72
				64147CL	6/15/2023	PE6/15 SENIOR CNTR FUEL	342.52
				64155CL	6/15/2023	PE6/15 CODE ENF DEPT FUE	429.76
				64563CL	6/30/2023	PE6/30 GRAFFITI DEPT FUEL	91.71
				64195CL	6/15/2023	PE6/15 GRAFFITI DEPT FUEL	198.70
1422	7/12/2023	49486	BRC CONSTRUCTION	202310217	6/19/2023	WALL RELOCATION @ 53990	8,500.00
1423	7/12/2023	43862	BRENNTAG PACIFIC, INC	BPI337722	6/13/2023	CHEMCHLOR SODIUM HYPO	1,770.90
				BPI337721	6/13/2023	APPLIED CREDIT INV #BPI35	3,409.91
1424	7/12/2023	02320	CALPERS	1000000171749	6/14/2023	#6373819375, JUNE2023 ASSI	124.32
				1000000171749	6/14/2023	#6373819375, JUNE2023 ASSI	13.18
1425	7/12/2023	53627	CANNON DESIGN, INC.	233326	6/16/2023	PE5/31 FIRE STATION REHAB	21,908.00
1426	7/12/2023	53962	COFEM	Refund	6/26/2023	DEPOSIT REFUND- 6/21 LIBR	300.00
1427	7/12/2023	00749	COUNTY OF RIVERSIDE	SH0000043467	6/14/2023	5/4-31 LAW ENFORCEMENT S	12,755.16
				SH0000043501	6/16/2023	5/4-31 LAW ENFORCEMENT S	710,467.45

Bank : ewfb EFT FOR WELLS FARGO BANK - (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
1428	7/12/2023	49858	CV PIPELINE CORP.	S3171	6/12/2023	6/8 VIDEO PIPE INSPECTION	600.00
				S3168	6/12/2023	6/7 HYDRO-WASH @ BGDMA	1,080.00
				S3169	6/12/2023	5/31, 6/7+9 HYDRO-WASH @	6,865.00
				S3176	6/15/2023	6/14 VIDEO PIPE INSPECTION	600.00
							9,145.00
1429	7/12/2023	42500	DEKRA-LITE INDUSTRIES, INC	ARINV019961	6/20/2023	SMD LED C9 FACETED BULB	367.04
				ARINV019962	6/20/2023	6' CLASSIC WREATH W/ RED	3,209.47
				ARINV019963	6/20/2023	4' CLASSIC WREATH W/ RED	2,246.66
				ARINV019964	6/20/2023	LED MINI LIGHTS	1,672.80
				ARINV019965	6/20/2023	SMD LED C9 FACETED BULB	831.59
							8,327.56
1430	7/12/2023	43672	DESERT VALLEY SERVICES INC	606608	6/13/2023	TOILET TISSUE & TOWEL RO	1,172.62
1431	7/12/2023	53799	ENTERPRISE FM TRUST	FBN4761561	6/3/2023	JUNE2023 LEASE CHRGS ('20	18,608.75
1432	7/12/2023	44713	FARMER BROTHERS CO.	95673707	6/20/2023	COFFEE, CREAMER, SWEETI	439.14
				95673614	6/2/2023	COFFEE, CREAMER, LIDS, E	779.29
				95673667	6/12/2023	COFFEE	309.96
							1,528.39
1433	7/12/2023	00207	GRAINGER INC	9715398641	5/22/2023	BLEED VALVE ASSEMBLY, PU	1,582.37
				9735162845	6/9/2023	MEASURING WHEEL	81.79
				9735493240	6/12/2023	GEL PENS	110.19
							1,774.35
1434	7/12/2023	00996	HOME DEPOT	8012480	6/13/2023	PLASTIC COVERED WIRE RC	230.55
1435	7/12/2023	51539	MICHAEL BAKER INTERNATIC	1166336	12/15/2022	PE11/30 AVE50 EXTENSION F	38,325.00
1436	7/12/2023	54985	MUNISERVICES LLC	INV06-016707	6/26/2023	APR-JUNE2023 SVCS: UTILIT	4,571.23
1437	7/12/2023	53552	QUENCH USA, INC.	INV05852360	6/1/2023	AC D347651, JUNE2023 RNTL	40.89
				INV05835295	6/1/2023	AC D347648, JUNE2023 RNTL	40.89
							81.78
1438	7/12/2023	52802	RED WING BUSINESS ADVAN	2023062900343	6/29/2023	6/16 EMPLOYEE WORK BOO	243.03
1439	7/12/2023	48436	UNIVAR SOLUTIONS USA INC.	51097196	4/24/2023	SODIUM HYPOCHLORITE	853.44
				51223979	6/12/2023	SODIUM BISULFITE	7,422.83
				51231503	6/14/2023	SODIUM HYPOCHLORITE	11,882.57
				51173232	5/23/2023	SODIUM HYPOCHLORITE	839.18
				51173233	5/23/2023	SODIUM HYPOCHLORITE	729.82
							21,727.84
1440	7/12/2023	54567	VARI SALES CORPORATION	90954163	6/15/2023	VARIDESK PROPLUS 36	415.97
				90954203	6/15/2023	ELEC STANDING DESK	929.81
							1,345.78

Bank : ewfb EFT FOR WELLS FARGO BANK -1 (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total						
1441	7/12/2023	50629	VINTAGE ASSOCIATES, INC	229374	6/9/2023	RPLC'D 1" VALVE ON CESAR	130.00	40,824.90					
				229383	6/9/2023	ETHERNET COMMUNICATION	2,485.00						
				229306	6/15/2023	JUNE2023 LNDSCPE MAINT (4,997.90						
				229308	6/15/2023	JUNE2023 LNDSCPE MAINT (10,135.00						
				229309	6/15/2023	JUNE2023 LNDSCPE MAINT (4,900.00						
				229371	6/9/2023	RMV'D BRANCHES @ LIBRAF	350.00						
				229372	6/9/2023	INSTLL'D 1" VALVE ON GRPFI	135.00						
				229373	6/9/2023	INSTLL'D TREES @ SNR CNT	1,050.00						
				229302	6/15/2023	JUNE2023 LNDSCPE MAINT (11,395.00						
				229303	6/15/2023	JUNE2023 LNDSCPE MAINT (5,247.00						
				1442	7/12/2023	51697	WESTERN WATER WORKS S		1407027-00	5/16/2023	SOFT COPPER TUBING 100F	972.23	7,897.43
									1407038-00	5/19/2023	SOFT COPPER TUBING 100F	935.25	
									1407135-00	6/15/2023	POLYMER MTR BOX, POLYME	595.95	
1407121-00	6/16/2023	1 CPLG QJ 110 COMP CTS	622.05										
1407120-00	6/9/2023	ANGLE BALL MTR VLV QJ 110	4,771.95										
T FOR WELLS FARGO BANK -SEPARATE CHECK:							1,109,485.45						

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
116865	7/12/2023	55226	A S GENERAL CONSTRUCTIO INV-000111	6/9/2023	CONCRETE DEMO @ BGDMA	1,500.00	
			INV-000107	5/2/2023	CONCRETE INSTALL @ BGDMA	15,330.00	16,830.00
116866	7/12/2023	46835	AIR AND HOSE SOURCE, INC.	5/2/2023	HEX PIPE BUSHING, WIDE BL	193.30	193.30
116867	7/12/2023	51489	AIRWAVE COMMUNICATIONS	4/24/2023	INSTLL'D HAVIS DOCKING ST	2,682.14	
			4589	4/25/2023	INSTLL'D HAVIS DOCKING ST	1,925.67	
			4591	4/26/2023	INSTLL'D LED LIGHTBAR, ETC	4,382.37	
			4592	4/26/2023	INSTLL'D LED LIGHTBAR, ETC	4,382.37	
			4593	4/26/2023	INSTLL'D LED LIGHTBAR, ETC	4,382.37	
			4594	4/26/2023	INSTLL'D LED LIGHTBAR, ETC	4,382.37	22,137.29
116868	7/12/2023	53621	ALL THE RIGHT CONNECTION	6/20/2023	WE 6/18: GALINDO+MEDINA+	2,990.00	
			7174	6/27/2023	WE 6/25: GALINDO+MONROY	2,355.20	
			7121	6/13/2023	WE 6/11: MEZA+VALLE	3,036.00	
			7155	6/20/2023	WE 6/18: MEZA+VALLE	3,017.60	
			7190	7/3/2023	WE 7/2: MEZA+VALLE	2,723.20	
			7189	7/3/2023	WE 7/2: GALINDO+MONROY+	3,496.00	17,618.00
116869	7/12/2023	54796	ALTA PLANNING + DESIGN, IN	6/16/2023	PE5/26 CONNECT COACHELL	58,898.06	58,898.06
116870	7/12/2023	55224	AMADOR, LETICIA	6/26/2023	DEPOSIT REFUND- 6/24 LIBR	300.00	300.00
116871	7/12/2023	42251	ARCOS, MARIA	6/15/2023	VOUCHER 91, 5/4-6/14	295.82	295.82
116872	7/12/2023	44357	B&H PHOTO - VIDEO, INC.	6/22/2023	MOBILE LIVESTREAM/AUDIO	53,942.63	
			214367489	6/28/2023	MOBILE LIVESTREAM/AUDIO	5,572.19	59,514.82
116873	7/12/2023	50977	BRISAS AIR CONDITIONING IN	5/3/2023	SVC'D A/C UNITS @ 1515 6TH	306.00	
			11931	6/9/2023	RPLC'D EVAP PAN @ 51251 D	5,295.00	
			11932	6/12/2023	SVC'D A/C UNIT @ 1538 7TH S	320.00	5,921.00
116874	7/12/2023	44494	BURRTEC WASTE & RECYCLIBD	6/1/2023	AC 44-BS 405340, 85075 AVE	65.38	65.38
116875	7/12/2023	46356	C.V. CONSERVATION COMMIS	6/21/2023	MAY2023 LDMF MULTI-SPECI	26,997.30	26,997.30
116876	7/12/2023	02048	CDW GOVERNMENT, INC.	5/24/2023	HP COLOR LASERJET ENTEF	903.45	
			KD96443	6/13/2023	VIEWSONIC 27IN QHD LED M	970.96	
			KF42860	6/14/2023	MSI GF63 I7-12650H 1/8 W11F	1,041.93	2,916.34
116877	7/12/2023	53426	CELL BUSINESS EQUIPMENT	6/24/2023	ACC 1338330, 6/15-7/14, SHAF	610.58	610.58
116878	7/12/2023	07950	CITY OF COACHELLA	5/31/2023	MAY2023 WATER- ST, PARKS	45,943.20	
			May 2023-LLD's	5/31/2023	MAY2023 WATER- LLD'S	18,480.37	64,423.57

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
116879	7/12/2023	53220	COACHELLA ACE HARDWARE	5487/1	5/23/2023	1G BLANK CVR GRY, CONNE	51.22
				5488/1	5/23/2023	POP-UP SPRAY HEAD, RISER	37.05
				5495/1	5/24/2023	HP MIX	23.03
				5508/1	5/26/2023	DRAIN OPENER LQD	25.00
				5580/1	6/12/2023	MARK PAINT IC SB FLR GRN	35.85
				5584/1	6/12/2023	HAMMER SLEDGE, FLOOR SC	122.84
				5533/1	6/1/2023	FOLD BUFT TABLE WHT 72"	217.48
				5586/1	6/12/2023	GARDEN HOSE & NOZZLE GL	59.79
				5591/1	6/14/2023	GARDEN HOSE	48.92
				5628/1	6/21/2023	PRO SFTY YEL GAL VOC, ETC	197.09
				5612/1	6/18/2023	KTCH FAUCET 2H BN SDSPR	81.55
				5618/1	6/20/2023	GRDN HOSE, PLUGIN OIL, WI	73.34
				5632/1	6/22/2023	PELLETS RSRV, SPRING ASS	56.51
				5672/1	6/29/2023	FLY SWATTER ASST	6.50
116880	7/12/2023	44959	COMPUTER CONSULTANTS, I	36740	6/22/2023	1YR SSL CERT RNWL	199.00
116881	7/12/2023	54137	CONSERVE LANDCARE LLC	217898	5/31/2023	5/31 LNDSCPE ENHANCEMEN	224.00
				217899	5/31/2023	5/31 LNDSCPE ENHANCEMEN	168.00
				217900	5/31/2023	5/31 RPR'D IRRGTN @ DIST 2	289.05
				217901	5/31/2023	5/31 RPR'D IRRGTN @ DIST 1	451.87
				217902	5/31/2023	5/31 RPR'D IRRGTN @ DIST 2	845.72
				217903	5/31/2023	5/31 RPR'D IRRGTN @ DIST 1	116.00
				217904	5/31/2023	5/31 RPR'D IRRGTN @ DIST 3	546.58
				214659	5/31/2023	MAY2023 LNDSCPE MAINT @	43,000.00
				217897	5/31/2023	5/31 RPR'D IRRGTN @ DIST 1	478.08
				217896	5/31/2023	5/31 RPR'D IRRGTN @ DIST 1	847.14
116882	7/12/2023	01924	CONSOLIDATED ELECTRICAL	3298-1020555	6/13/2023	26W 4 PIN DOUBLE TUBE, ET	360.42
				3298-1020181	5/24/2023	SCH40 CONDUIT, 3/4 COND F	188.67
116883	7/12/2023	11800	COUNTY OF RIVERSIDE	AN0000002713	6/20/2023	MAY2023 ANL SHLTR+FIELD+	35,526.30
116884	7/12/2023	02019	COUNTY OF RIVERSIDE SHEF	SH0000043555	6/21/2023	FY22/23 RMS/CLETS SVCS	48,509.00
116885	7/12/2023	09650	CVAG	May2023	6/21/2023	MAY2023 TUMF FEES	46,178.72
				CV23239-23	6/21/2023	PE12/31 ATP- ARTS AND MUS	71.36
				CV23242-23	6/21/2023	PE4/1 ATP- ARTS AND MUSIC	1,779.31
				CV23245-23	6/21/2023	PE4/29 ATP- ARTS AND MUSI	1,257.78
				CV23248-23	6/21/2023	PE5/27 ATP- ARTS AND MUSI	1,525.35
116886	7/12/2023	09950	CVWD	May 2023	6/1/2023	CN 332543, MAY2023 WELL R	50,119.24
							1,036.17
							199.00
							46,966.44
							549.09
							35,526.30
							48,509.00
							50,812.52
							50,119.24

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
116887	7/12/2023	44036	DE LAGE LANDEN PUBLIC 79585726	4/11/2023	ACC #1338330, COLOR COPIE	216.41	
			79856816	5/12/2023	ACC #1338330, COLOR COPIE	216.41	432.82
116888	7/12/2023	54135	DEL VALLE INFORMADOR INC2023-116	6/29/2023	6/29 AD: CELEBRACION DEL I	500.00	500.00
116889	7/12/2023	13300	DESERT FIRE EXTINGUISHER12471232	5/22/2023	5/22 DRY CHEM ANNUAL MAI	587.90	587.90
116890	7/12/2023	54461	DESERT GROWERS NURSER10177	6/22/2023	TEXAS RANGER, LANTANA P	2,718.75	2,718.75
116891	7/12/2023	47952	DESERT LIVE SCAN 7397	6/28/2023	JUNE2023 EMPLOYMENT FIN	75.00	75.00
116892	7/12/2023	53007	DESERT PROMOTIONAL & 93926	6/27/2023	POLOS W/ EMBROIDERY	56.55	
			93474	6/2/2023	POLOS+SHIRTS W/ EMBROI	291.45	
			93859	6/21/2023	POLOS W/ EMBROIDERY	261.00	609.00
116893	7/12/2023	13700	DEWEY PEST CONTROL INC. 15954666	6/1/2023	AC1281215, JUNE2023, SIERF	301.00	
			15954667	6/1/2023	AC1281218, JUNE2023, 51251	900.00	
			15925490	6/1/2023	AC103361, JUNE2023, SENIO	80.00	
			15931612	6/1/2023	AC2010194, JUNE-AUG2023, /	150.00	
			15931619	6/1/2023	AC1434611, JUNE2023, DIST :	60.00	
			15931627	6/1/2023	AC1450610, JUNE2023, DE OF	160.00	
			15947226	6/1/2023	AC2012540, JUNE2023, 51301	1,200.00	
			15947227	6/1/2023	AC2012536, JUNE2023, 48400	1,200.00	4,051.00
116894	7/12/2023	50645	DURAN'S LOCK & KEY 6531	6/15/2023	REKEYED SOLAR PANEL @ C	35.00	35.00
116895	7/12/2023	55021	E E SYSTEMS GROUP, INC. CC06202023	6/20/2023	SOLAR HYBRID MICROGRID :	2,725.00	2,725.00
116896	7/12/2023	14860	E. K. WOOD LUMBER COMPA510865	6/13/2023	1/4 G A/C CABLE	318.67	318.67
116897	7/12/2023	14700	E. S. BABCOCK & SONS, INC. CF30495-0076M	6/8/2023	APR-MAY2023 LAB SAMPLES	4,802.26	
			CF30503-0076D	6/8/2023	APR-MAY2023 LAB SAMPLES	3,743.32	8,545.58
116898	7/12/2023	01518	F. BARAJAS UPHOLSTERY IN549	6/8/2023	REUPHOLSTERED/RPR'D TR	340.50	340.50
116899	7/12/2023	15750	FEDEX 8-170-99598	6/23/2023	JUNE2023 FEDEX SVCS	25.08	
			8-178-71746	6/30/2023	JUNE2023 FEDEX SVCS	8.17	33.25
116900	7/12/2023	44088	FERGUSON ENTERPRISES, IN2604706	5/30/2023	3/8 OD X 50 SOFT REF TUBE,	185.30	185.30
116901	7/12/2023	15900	FIESTA FORD, INC. 5100634	6/7/2023	TOUCH-UP PAINT	20.86	20.86

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
116902	7/12/2023	51604	FRONTIER	3915832-JN23	6/5/2023	760/391-5832, 6/5/23	112.03	
				3980796-JN23	6/9/2023	760/398-0796, 6/9/23	112.03	
				3987338-JN23	6/7/2023	760/398-7338, 6/7/23	112.03	
				3989012-JN23	6/2/2023	760/398-9012, 6/2/23	112.03	
				3989197-JN23	6/9/2023	760/398-9197, 6/9/23	112.03	
				5018100-JN23	6/2/2023	760/501-8100, 6/2/23	2,042.36	
				3982841-JN23	6/9/2023	760/398-2841, 6/9/23	112.03	
				3983051-JN23	6/9/2023	760/398-3051, 6/9/23	76.84	
				3983551-JN23	6/13/2023	760/398-3551, 6/13/23	112.03	
				3983712-JN23	6/2/2023	760/398-3712, 6/2/23	175.50	
				3984371-JN23	6/9/2023	760/398-4371, 6/9/23	112.03	
				3985798-JN23	6/4/2023	760/398-5798, 6/4/23	112.03	
				3986539-JN23	6/9/2023	760/398-6539, 6/9/23	112.03	
				3986750-JN23	6/9/2023	760/398-6750, 6/9/23	112.03	
							3,527.03	
116903	7/12/2023	52615	G/M BUSINESS INTERIORS	P175450-IN	6/27/2023	FOUR DRAWER LATERAL FIL	1,295.53	1,295.53
116904	7/12/2023	01850	GAME TIME	PJI-0210374	6/12/2023	GRIP BAR 43" LG, TRIANGUL	517.71	517.71
116905	7/12/2023	55221	GOLD COAST ENVIRONMENT	13593	5/4/2023	CALIBRATION OF FLOW MET	6,300.00	6,300.00
116906	7/12/2023	54740	HEPTAGON SEVEN CONSULT	20230603	6/19/2023	JUNE2023 CIVIL ENGINEERIN	705.00	705.00
116907	7/12/2023	52735	HERNANDEZ, PEDRO	Reimb	6/21/2023	REIMB FOR TACTICAL BALLIS	587.24	587.24
116908	7/12/2023	20150	HYDRO AG SYSTEMS	17138	6/14/2023	WELD-ON HPT SOLVENT, ET	29.17	
				17101	6/13/2023	3/8" CV SPEED CONTROL, CL	1,696.82	1,725.99
116909	7/12/2023	20450	IMPERIAL IRRIGATION DISTRI	50035755-JN23	6/30/2023	AC50035755, 5/31-6/28, PUMP	13,062.99	
				50371785-JN23	6/30/2023	AC50371785, 5/31-6/28, LIFT S	670.14	
				50408460-JN23	6/30/2023	AC50408460, 5/31-6/28, WELL	7,001.41	
				50434217-JN23	6/30/2023	AC50434217, 5/31-6/28	47.86	
				50459795-JN23	6/30/2023	AC50459795, 5/31-6/28	50.50	
				50459796-JN23	6/30/2023	AC50459796, 5/31-6/28	65.79	
				50459819-JN23	6/30/2023	AC50459819, 5/31-6/28	38.50	
				50522793-JN23	6/30/2023	AC50522793, 5/31-6/28, SCAD	53.47	
				MdMY-MdJN	6/15/2023	MID MAY-MID JUNE 2023 ELE	75,809.11	
				50872970-AP/JN	6/15/2023	AC50872970, 4/13-6/13	18.68	
				50253145-MY/JN	6/20/2023	AC50253145, 5/12-6/13	39.97	
				50666424-MY/JN	6/20/2023	AC50666424, 5/12-6/13	202.64	97,061.06

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116910	7/12/2023	45108	IMPERIAL SPRINKLER SUPPL	0009553850-001	6/8/2023	HUNTER XC HYBRID 12 STA S	603.25	
				0009554456-001	6/8/2023	HUNTER XC HYBRID 12 STA S	603.25	
				0011170639-001	6/8/2023	LOGEPOLE TREE STAKE, E	274.67	
				0011234271-001	6/12/2023	RB PLASTIC NOZZLE VARI/AF	20.94	
				0011260479-002	6/13/2023	SEDGEHAMMER TURF HERB	1,346.56	
				0011268884-001	6/14/2023	KING UTILITY PUMP W/ HOSE	70.01	
				0011275824-001	6/14/2023	RB 8005 ROTOR PC/FC	734.07	
				0011312186-001	6/19/2023	LOGEPOLE TREE STAKE, E	76.63	
				0011325563-001	6/19/2023	RB FALCON 6504 PC ROTOR	137.03	3,866.41
116911	7/12/2023	00932	INDIO CAR WASH, INC.	05-00018-23	5/1/2023	JAN-APR2023 CAR WASH SEI	145.00	145.00
116912	7/12/2023	55169	INDUSTRIAL HEALTH MEDICA	00008816	6/7/2023	MAY2023 SVCS: SUSTAITA+V,	260.00	
				00008872	6/15/2023	JUNE2023 SVCS: D. FELIX	85.00	345.00
116913	7/12/2023	53801	INFOSEND, INC.	242083	6/30/2023	JUNE2023 UTILITY BILLING S	7,145.00	7,145.00
116914	7/12/2023	42444	JERNIGANS SPORTING GOOI	18027	6/22/2023	6/22 INTERN WORK BOOTS	122.88	122.88
116915	7/12/2023	53151	KLOB-FM	699851-1	6/25/2023	6/1-3 AD SPOT: BGDMA PARK	1,000.06	1,000.06
116916	7/12/2023	44047	KONICA MINOLTA BUSINESS	9009371978	6/13/2023	BIZHUB C454E, 1515 6TH ST,	76.05	76.05
116917	7/12/2023	54911	LA QUINTA POOL & SPA SERV	239699	5/28/2023	RPLC'D FILTER, ETC @ FOUN	400.00	400.00
116918	7/12/2023	45051	LAMAR OF PALM SPRINGS	114881482	6/12/2023	6/12-7/9 ROTARY POSTER AD	845.45	
				114881485	6/12/2023	6/12-7/9 POSTER ADVERTISIN	1,236.00	2,081.45
116919	7/12/2023	55222	LEXIS NEXIS	6958343-202211	11/30/2022	7/1/22-6/30/23 TRAX SVCS	3,675.00	3,675.00
116920	7/12/2023	45257	LIEBERT CASSIDY WHITMORI	242765	5/31/2023	PE5/31: #CO015-00009	5,543.85	
				242766	5/31/2023	PE5/31: #CO015-00001	228.00	5,771.85
116921	7/12/2023	52037	LILBURN CORPORATION	23-0447	4/27/2023	3/27-4/23 SVCS: KPC SPECIFI	1,350.00	
				23-0535	5/25/2023	4/24-5/21 SVCS: KPC SPECIFI	1,912.50	
				23-0144	1/5/2023	12/15-1/1 SVCS: WEST PENDI	1,800.00	
				23-0233	2/2/2023	1/2-29 SVCS: KPC SPECIFIC F	1,800.00	6,862.50
116922	7/12/2023	54362	LINDE GAS & EQUIPMENT INC	36440048	6/9/2023	OXYGEN 55 & ACETYLENE	131.76	
				36473606	6/13/2023	ADAPTER ACET	27.82	159.58
116923	7/12/2023	54123	LISA WISE CONSULTING, INC.	4535	6/26/2023	MAY2023 HOUSING ELEMENT	4,452.50	4,452.50
116924	7/12/2023	24600	LOPES HARDWARE	010884	5/10/2023	PADLOCKS, PVC CUTTER, RE	700.26	700.26
116925	7/12/2023	55038	MEDINA ZENDEJAS COMMUN	1462	6/14/2023	DEMO & RPLC'D CONCRETE/	13,700.00	13,700.00
116926	7/12/2023	25900	MEREDITH & SIMPSON CONS	230542	5/26/2023	TRBLSHT/RPR ELECTRICAL C	2,349.61	
				230608	6/2/2023	RPLC'D WEATHER PROOF BC	353.94	
				230609	6/2/2023	RPR'D VFD+SPECIALTY FUSE	3,720.89	6,424.44
116927	7/12/2023	45197	MSA CONSULTING, INC.	2405.001-21	5/31/2023	PE6/3 CASTRO'S WTR SYS C	465.00	465.00

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116928	7/12/2023	53735	OPPENHEIMER, CHRISTOPHE	Exam Fee	7/3/2023	REIMB- COMMERCIAL BLDG I	290.00	290.00
116929	7/12/2023	47192	O'REILLY AUTO PARTS	2855-164540	6/6/2023	CABIN FILTER	17.38	
				2855-164597	6/6/2023	STR WHL CVR	54.35	
				2855-164657	6/6/2023	WIPER BLADE	39.15	110.88
116930	7/12/2023	52650	PALMS TO PINES PRINTING A	0614COCBB-FA	7/3/2023	27.5 BASKETBALL- MULTI CO	2,614.04	
				0602COCSG2-F	6/27/2023	WHITE/BLACK MATTE SUNGL	1,049.29	
				0531COCBB-FA	6/27/2023	16" TWO-TONED INFLATABLE	559.06	
				0601COCPMF-F	6/27/2023	PORTABLE MINI FAN	1,152.53	
				0607COCPKLB-	6/27/2023	PICKLEBALLS	358.19	
				0610COCPHSR-	7/3/2023	ADJUSTABLE PHONE STAND	641.44	
				0610COCVI-FA	7/5/2023	FASHION VISOR	1,678.39	
				0610COCRATO-	6/29/2023	RALLY TOWEL W/ HEMMED T	636.99	
				0531COCST-FA	6/27/2023	SMALL SELFIE STICK	343.48	
				0606COCBCC-F	6/27/2023	CP80- PC SIX-PANEL TWILL C	3,194.21	12,227.62
116931	7/12/2023	02028	PETE'S ROAD SERVICE, INC.	23-0678334-00	6/14/2023	MOUNT/BALANCE NEW TIRE	849.18	
				23-0678730-00	6/15/2023	FLAT REPAIR	37.61	
				23-0679775-00	6/20/2023	FLAT REPAIR	37.61	924.40
116932	7/12/2023	01395	PJ'S DESERT TROPHIES & GII	26334	6/5/2023	SHIRT EMBROIDERY	13.59	
				26327	5/16/2023	BLACK W/ WHITE PLASTIC SI	29.36	
				26330	6/14/2023	40" GOLD CHAMPION AWAR	217.89	260.84
116933	7/12/2023	46837	PRECISION BACKFLOW	PBF162010	5/15/2023	BACKFLOW TESTING @ MUL	4,900.00	4,900.00
116934	7/12/2023	42759	PROPER SOLUTIONS, INC.	14763	5/26/2023	WE 5/26: L. ARELLANO	1,330.69	
				14788	6/2/2023	WE 6/2: L. ARELLANO	669.75	
				14813	6/9/2023	WE 6/9: L. ARELLANO	1,462.88	
				14839	6/16/2023	WE 6/16: L. ARELLANO	1,207.31	
				14865	6/23/2023	WE 6/23: L. ARELLANO	951.75	
				14887	6/30/2023	WE 6/30: L. ARELLANO	987.00	6,609.38
116935	7/12/2023	52344	QUADIENT FINANCE USA, INCCD	6/11/23	6/11/2023	MAY/JUNE2023 POSTAGE BY	2,043.97	2,043.97
116936	7/12/2023	52306	QUINN COMPANY	WOG00016516	5/22/2023	TRBSHT GENERATOR @ 86:	2,131.16	
				WOG00016534	5/24/2023	TRBSHT GENERATOR @ ME	2,052.60	4,183.76
116937	7/12/2023	44510	RAIMI & ASSOCIATES, INC.	23-5812	6/21/2023	MAY2023 ZONING CONSISTE	13,766.16	13,766.16

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116938	7/12/2023	54500	RELIABLE TRANSLATIONS CC25065	6/7/2023	6/7 PLANNING COMM MTG SV	588.00	
			25132	6/15/2023	6/15 DOCUMENT TRANSLATIO	75.00	
			25195	6/21/2023	6/21 PLANNING COMM MTG S	490.00	
			25041	6/4/2023	6/4 DOCUMENT TRANSLATIO	75.00	
			25133	6/15/2023	6/15 DOCUMENT TRANSLATIO	75.52	
			25251	6/25/2023	6/25 DOCUMENT TRANSLATIO	251.36	1,554.88
116939	7/12/2023	52995	RM BROADCASTING, LLC CC-1230426843	4/30/2023	4/1-29 AD SPOT: WASTE COL	2,500.00	2,500.00
116940	7/12/2023	51785	RMC WATER AND ENVIRONM 28038	1/17/2023	PE11/18 MESQUITE SRF SUP	5,593.25	
			28050	6/21/2023	PE3/31 AMEZCUA/SHADY LN	5,028.30	
			28028	11/29/2022	PE11/4 MESQUITE SRF SUPP	5,349.75	
			28049	6/16/2023	PE1/27 AMEZCUA/SHADY LN	5,526.50	21,497.80
116941	7/12/2023	48154	ROYAL INDUSTRIAL SOLUTIO 6441-1090104	5/17/2023	WIRE	265.21	265.21
116942	7/12/2023	47658	RUIZVA L. PEST CONTROL 131	6/22/2023	JUNE2023 SVCS @ FIRE STA	75.00	75.00
116943	7/12/2023	44581	SIGNARAMA INV-118077	6/9/2023	INSTLL'D ACRYLIC PANEL @	1,970.98	
			INV-118266	6/16/2023	INSTLL'D LETTER ON SIGN @	274.04	2,245.02
116944	7/12/2023	46733	SIMPLOT TURF & HORTICULT 208145009	6/7/2023	AMMONIUM SULFATE BEST	1,002.08	
			208145427	6/21/2023	ATRIMMEC	420.94	1,423.02
116945	7/12/2023	35000	SMART & FINAL 936700	6/26/2023	WATER AND COOKIES	73.15	
			585244	6/21/2023	AIR WICK REFILL, WATER, G,	133.64	
			795066	6/22/2023	PURE LEAF TEA, SNAPPLE, E	154.45	361.24
116946	7/12/2023	35450	SOCALGAS 1500 6th-JN23	6/26/2023	AC 020 678 1257 4, 5/23-6/22	15.53	15.53
116947	7/12/2023	54972	SOUTHWEST CARPENTERS LRefund	6/26/2023	DEPOSIT REFUND- 3/18 & 6/1	300.00	300.00
116948	7/12/2023	54620	SOUTHWEST PROTECTIVE S 11405	6/1/2023	MAY2023 SECURITY SVCS @	4,382.40	
			11406	6/1/2023	MAY2023 PATROL SVCS @ LL	4,748.80	
			11407	6/1/2023	MAY2023 SECURITY SVCS @	7,519.80	
			11408	6/1/2023	MAY2023 PATROL SVCS @ BL	7,479.36	24,130.36
116949	7/12/2023	47319	SPARKLETTS 9467308 052423	5/24/2023	APR2023 WATER @ SANITAR	259.53	259.53
116950	7/12/2023	54665	SPECTRUM ENTERPRISE 0037022042823	4/28/2023	AC 8448 20 899 0037022, MAY	2,249.38	
			0037022052823	5/28/2023	AC 8448 20 899 0037022, JUN	1,062.40	3,311.78
116951	7/12/2023	55225	ST. SAUVER, LEONARD Rnwl Fees	6/22/2023	2021/22 CISEC ANNUAL RNW	330.00	330.00

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116952	7/12/2023	52595	STAPLES BUSINESS CREDIT	7611171996-0-1	6/15/2023	BATTERY ALKALINE AA, ETC	96.15	
				7611284625-0-1	6/21/2023	STPLS 8.5X11 RED COPY	234.83	
				7377442953-0-1	6/15/2023	CHIMNEY-TOP SHARPS CON	11.86	
				7377442953-0-2	6/19/2023	NITRILE PF IND GLOVE BLK	66.51	
				7610628331-0-1	6/5/2023	SPLS 8.5X11 REC COPY CS, F	688.76	
				7610628331-0-2	6/5/2023	RY23 AAG PINK RIBBON 11XE	10.10	
				7610628331-2-1	6/7/2023	P700 GEL ROLLER FN BLK D2	75.43	
				7608376195-2-1	5/5/2023	HNG FOLD LTR, FOLDER HGI	-226.67	
				7611160649-0-2	6/15/2023	STAPLES MULTIUSE PAPER,	106.83	
				7901579877-0-1	6/23/2023	HP62 BLK, HP62 COLOR & BL	68.58	
				7901579877-0-2	6/26/2023	LRG AIR PURIFIER	158.76	
				7901579877-0-3	6/26/2023	EE-5068 FILTERS	39.14	
				7377349650-0-1	6/13/2023	TR ALL-IN-ONE ORG MESH B	42.85	
				7610707982-0-1	6/6/2023	TR ALL-IN-ONE ORG MESH B	51.58	
				7611136193-0-1	6/14/2023	SHARP EL 1801V PRINTING C	75.19	
				7376466584-1-1	6/26/2023	SHARP EL 1801V PRINTING C	-75.19	
				7377257431-0-1	6/19/2023	HP62 BLACK & CLOROX WIPI	45.14	
				7377257431-0-2	6/16/2023	VERTICAL BACK REST	93.22	
				7377665805-0-1	6/27/2023	FLDR FILE LGL, DUST-OFF 2F	216.36	
				7377853883-0-1	6/30/2023	STAPLES 8.5X11 COPY CS, E	484.49	
				7377853883-0-2	6/29/2023	EPSON SJIC18K INK CART BL	35.88	
				7377853883-0-3	6/30/2023	FILOFAX A5 NOTEBOOK	12.33	
				7609447395-0-1	5/10/2023	STAPLES 8.5X11 COPY CS	48.38	
				7609378300-0-1	5/9/2023	HP63 COLOR, HP63 BLACK, E	298.89	
				7610071450-0-1	5/23/2023	DURACELL COPPERTOP 9V E	130.00	
				7611160649-0-1	6/15/2023	EPSON SJIC18K INK CART BL	71.75	
				7610832420-0-1	6/7/2023	LEXAR 1066X 128GB SD	152.20	
				7610832420-0-2	6/7/2023	IVORY FAUX-PARCHMNT CEF	9.36	
				7610891431-0-1	6/8/2023	HP OFFICEJET PRO 8210 PRI	317.29	
							3,340.00	
116953	7/12/2023	54550	TBU INC.	49105	6/12/2023	INSTLL'D VALVE CANS, ETC (14,588.34	14,588.34
116954	7/12/2023	55220	TESCO CONTROLS, LLC	0079881-IN	5/23/2023	5/11 TRBLSHT CST BLOWERS	800.00	800.00
116955	7/12/2023	37600	THE DESERT SUN	0005639212	5/31/2023	MAY2023 PUBLISHED ADS	8,483.60	8,483.60
116956	7/12/2023	54651	THE REINALT-THOMAS CORP	1157627	6/15/2023	INSTLL'D TIRE ON 2022 FOR	211.10	211.10

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
116957	7/12/2023	55139	TORRES COMMERCIAL PLUM1263	5/24/2023	INSTLL'D WATER REGULATO	8,600.00	
			1278	6/8/2023	INSTLL'D JET FIXTURES @ B	3,650.00	
			1196	3/29/2023	RPLC'D TOILETS, ETC @ BGI	4,850.00	
			1225	4/28/2023	RPLC'D HYDRAULIC VALVES,	1,900.00	19,000.00
116958	7/12/2023	52204	TPX COMMUNICATIONS 171769823-0	6/16/2023	AC33325, 6/16-7/15	3,813.02	3,813.02
116959	7/12/2023	38800	UNDERGROUND SERVICE AL520230118	6/1/2023	MAY2023- 70 NEW TICKETS+I	132.50	
			22-2304069	6/1/2023	CA STATE FEE FOR REGULA	33.73	166.23
116960	7/12/2023	43751	USA BLUEBOOK INV00009616	5/11/2023	GATOR-GRIP SOCKET X 3" ID	841.45	
			INV00012582	5/16/2023	ACETATE BUFFER SOLUTION	790.79	1,632.24
116961	7/12/2023	39640	VALLEY LOCK & SAFE 179995	6/3/2023	ENTRY LEVER ARROW & KEY	220.22	
			181572	6/12/2023	INSTLL'D RSTRM DEADBOLT:	505.58	
			181573	6/12/2023	INSTLL'D CYBERLOCK CYL, E	4,770.58	5,496.38
116962	7/12/2023	53173	VERIZON CONNECT NWF, INCOSV0000030707	6/1/2023	MAY2023 GPS MONITORING :	1,068.54	1,068.54
116963	7/12/2023	51382	VILLALOBOS, ROBERTO Refund	6/26/2023	ENCROACHMENT PERMIT RE	125.00	125.00
116964	7/12/2023	55230	VOLLEYLLAMA PICKLEBALL 102	6/26/2023	VOLLEYLLAMA PICKLEBALL F	2,000.00	2,000.00
116965	7/12/2023	49778	WEST COAST ARBORIST, INC199306	4/30/2023	PE4/30 TREE MAINT @ LLMD	9,996.00	
			200722	5/31/2023	PE5/31 TREE MAINT @ LLMD	427.50	
			201099	5/31/2023	PE5/31 TREE MAINT @ PARK:	7,344.00	17,767.50
116966	7/12/2023	44203	WEST COAST SAND & GRAVE616101	5/23/2023	WASHED CONCRETE SAND	504.59	504.59
116967	7/12/2023	54433	WEX ENTERPRISE EXXONMC89976391	6/23/2023	ACC 0496-00-726338-7, 5/24-6	4,175.07	4,175.07
116968	7/12/2023	55146	WGJ ENTERPRISES, INC. 11251C-01	6/7/2023	ON-CALL STRIPING SERVICE	117,241.40	117,241.40
116969	7/12/2023	48971	XPRESS GRAPHICS & PRINTII23-54656	6/7/2023	HS GRADUATION BANNERS	340.29	340.29
Sub total for WELLS FARGO BANK:							1,005,070.07

131 checks in this report.

Grand Total All Checks: 2,114,555.52

Date: July 12, 2023



Interim Finance Director: William B. Pattison



City Manager: Gabriel Martin

Bank : wfb WELLS FARGO BANK

<u>Check #</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>Inv Date</u>	<u>Description</u>	<u>Amount Paid</u>	<u>Check Total</u>
116970	7/12/2023	55223 DIAZ, JACKY	Ref000235852	6/23/2023	UB REFUND CST #00038826-	162.03	162.03
Sub total for WELLS FARGO BANK:							162.03

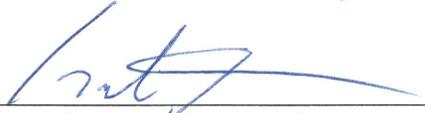
1 checks in this report.

Grand Total All Checks: 162.03

Date: July 12, 2023



Interim Finance Director: William B. Pattison



City Manager: Gabriel Martin

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
116971	7/26/2023	55239	BRISCENO, RICHARD	Ref000236219	7/13/2023	UB Refund Cst #00054237	23.70	23.70
116972	7/26/2023	55162	DR HORTON	Ref000236228	7/13/2023	UB Refund Cst #00055847	5.75	5.75
116973	7/26/2023	55244	DR HORTON	Ref000236229	7/13/2023	UB Refund Cst #00055848	78.80	78.80
116974	7/26/2023	55245	DR HORTON	Ref000236230	7/13/2023	UB Refund Cst #00055849	69.88	69.88
116975	7/26/2023	55249	DR HORTON	Ref000236234	7/13/2023	UB Refund Cst #00056235	74.07	74.07
116976	7/26/2023	55250	DR HORTON	Ref000236235	7/13/2023	UB Refund Cst #00056249	71.90	71.90
116977	7/26/2023	55251	DR HORTON	Ref000236236	7/13/2023	UB Refund Cst #00056250	69.88	69.88
116978	7/26/2023	55252	DR HORTON	Ref000236237	7/13/2023	UB Refund Cst #00056260	75.35	75.35
116979	7/26/2023	55253	DR HORTON	Ref000236238	7/13/2023	UB Refund Cst #00056262	73.63	73.63
116980	7/26/2023	55254	ELEVEN WESTERN BUILDERS	Ref000236239	7/13/2023	UB Refund Cst #00056401	696.92	696.92
116981	7/26/2023	55247	LOPEZ, ALEJANDRO	Ref000236232	7/13/2023	UB Refund Cst #00055927	41.40	41.40
116982	7/26/2023	55238	MADUENO, CONRADO	Ref000236218	7/13/2023	UB Refund Cst #00052516	60.03	60.03
116983	7/26/2023	55237	MENDEZ, ROXANNA	Ref000236217	7/13/2023	UB Refund Cst #00050241	72.59	72.59
116984	7/26/2023	55159	PULTE GROUP INC	Ref000236224	7/13/2023	UB Refund Cst #00055380	62.01	62.01
116985	7/26/2023	55240	PULTE GROUP INC	Ref000236220	7/13/2023	UB Refund Cst #00055045	63.97	63.97
116986	7/26/2023	55241	PULTE GROUP INC	Ref000236221	7/13/2023	UB Refund Cst #00055124	103.71	103.71
116987	7/26/2023	55242	PULTE GROUP INC	Ref000236222	7/13/2023	UB Refund Cst #00055126	120.01	120.01
116988	7/26/2023	55243	PULTE GROUP INC	Ref000236223	7/13/2023	UB Refund Cst #00055148	91.35	91.35
116989	7/26/2023	55212	PULTE HOMES CO LLC	Ref000236225	7/13/2023	UB Refund Cst #00055428	70.17	70.17
116990	7/26/2023	55213	PULTE HOMES CO LLC	Ref000236226	7/13/2023	UB Refund Cst #00055430	30.88	30.88
116991	7/26/2023	55217	PULTE HOMES CO LLC	Ref000236227	7/13/2023	UB Refund Cst #00055484	75.35	75.35
116992	7/26/2023	55246	PULTE HOMES CO LLC	Ref000236231	7/13/2023	UB Refund Cst #00055875	46.81	46.81
116993	7/26/2023	55255	RAMIREZ, DIANA	Ref000236240	7/13/2023	UB Refund Cst #00056419	56.73	56.73
116994	7/26/2023	55248	REYES, RUDY	Ref000236233	7/13/2023	UB Refund Cst #00056034	29.79	29.79

Sub total for WELLS FARGO BANK: 2,164.68

24 checks in this report.

Grand Total All Checks: 2,164.68

Date: July 26, 2023



Interim Finance Director: William B. Pattison



City Manager: Gabriel Martin

Bank : ewfb EFT FOR WELLS FARGO BANK -

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
1444	7/26/2023	45929	BECK OIL, INC.	64493CL	6/30/2023	PE6/30 STREETS DEPT FUEL	633.43	
				64489CL	6/30/2023	PE6/30 LLMD DEPT FUEL	257.29	
				64539CL	6/30/2023	PE6/30 ADMIN DEPT FUEL	141.87	
				64538CL	6/30/2023	PE6/30 BLDG MAINT DEPT FL	95.04	
				64533CL	6/30/2023	PE6/30 SANITARY DEPT FUEL	853.33	
				64523CL	6/30/2023	PE6/30 CODE ENF DEPT FUE	202.43	
				64514CL	6/30/2023	PE6/30 SENIOR CNTR FUEL	345.03	
				64513CL	6/30/2023	PE6/30 VEHICLE MAINT DEPT	334.25	
				64498CL	6/30/2023	PE6/30 PARKS DEPT FUEL	322.51	
				64495CL	6/30/2023	PE6/30 WATER DEPT FUEL	992.96	4,178.14
1445	7/26/2023	43862	BRENNTAG PACIFIC, INC	BPI341483	6/28/2023	APPLIED CREDIT INV #BPI352	3,654.91	3,654.91
1446	7/26/2023	53627	CANNON DESIGN, INC.	233397	7/11/2023	PE6/30 FIRE STATION REHAB	20,580.00	20,580.00
1447	7/26/2023	00749	COUNTY OF RIVERSIDE	SH0000043231	5/30/2023	FY22/23 RATE ADJSMNT: LAV	156,575.79	
				SH0000043730	6/30/2023	6/1-30 LAW ENFORCEMENT S	11,712.92	
				SH0000043732	6/30/2023	6/1-30 LAW ENFORCEMENT S	829,879.44	998,168.15
1448	7/26/2023	43672	DESERT VALLEY SERVICES	IM607442	6/22/2023	S/O CLNR DISINFECT PINE	842.46	
				607833	6/27/2023	NITRILE GLOVES	112.89	955.35
1449	7/26/2023	00207	GRAINGER INC	9748226058	6/22/2023	APPLIED CREDIT INV #975562	944.29	944.29
1450	7/26/2023	51892	HERC RENTALS, INC.	33793802-001	6/22/2023	6/12-19 TELEHANDLER RNTL	1,753.21	
				33836081-001	7/5/2023	6/30-7/1 CART UTV 4 PSNGR	771.50	2,524.71
1451	7/26/2023	00996	HOME DEPOT	12293	5/2/2023	RIVERSIDE PORTLAND CEME	30.08	
				2014444	6/29/2023	RCP WAVEBRAKE MOP BUCK	560.56	590.64
1452	7/26/2023	53475	RUDYS ELECTRIC	20502	6/14/2023	RPR'D ELECTRICAL SHORT @	2,667.00	
				20503	6/5/2023	RPR'D TREE/BOLLARD LIGHT	632.00	
				20498	4/15/2023	INSTLL'D MURAL LIGHTING @	2,800.00	
				20497	4/15/2023	INSTLL'D MURAL LIGHTING @	2,375.00	
				20496	4/15/2023	RPR'D RSTRM LIGHTING @ L	265.00	
				20499	4/10/2023	RPR'D LIGHTING @ 1540 7TH	192.00	
				20500	6/13/2023	RPR'D/RPLC'D BALLAST & LIC	608.00	
				20501	6/1/2023	INSTLL'D 30 AMP CIRCUIT FC	1,833.50	11,372.50
1453	7/26/2023	48436	UNIVAR SOLUTIONS USA INC.	51277580	6/30/2023	SODIUM HYPOCHLORITE	725.07	
				51277581	6/30/2023	SODIUM HYPOCHLORITE	832.05	1,557.12

Bank : ewfb EFT FOR WELLS FARGO BANK - (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
1454	7/26/2023	51697	WESTERN WATER WORKS S	1407130-00	6/26/2023	EXT RANGE CPLG, REDI-CLA	1,468.78
				1407170-00	6/21/2023	SOFT COPPER TUBING COIL	2,122.80
				1407135-02	6/28/2023	GIL HYD DIFFUSER 2-1/2 W/ F	912.19
				1407175-01	6/22/2023	SS BOLT W/ BLUE NUT SET 8	46.22
				1407175-00	6/22/2023	2-1/2 DI HYD 6H DI CAPS 1-1/2	3,973.83
				1407135-01	6/22/2023	POLYMER MTR BOX, BRZ NIF	1,338.72
							9,862.54
1455	7/26/2023	54894	WILLIAMS SCOTSMAN, INC.	9017517044	4/25/2023	4/25-5/22 FIRE STATION #79 M	1,540.61
				9017670773	5/11/2023	5/23-27 FIRE STATION #79 MC	7,269.65
				9017727747	5/17/2023	LABOR (DAMAGES)	-435.00
							8,375.26
1456	7/26/2023	54719	YUNEX LLC	5610283679	6/28/2023	MAY2023 TRAFFIC SIGNAL M.	2,071.50
				5620042977	6/28/2023	MAY2023 TRAFFIC SIGNAL C/	14,722.50
							16,794.00
						T FOR WELLS FARGO BANK -SEPARATE CHECK:	1,079,557.61

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
116995	7/26/2023	02187	BENLO R.V. II	13533	6/27/2023	8GAL PROPANE	45.68	45.68
116996	7/26/2023	50383	BOSS DESIGNS	532	6/15/2023	6" COACHELLA DECALS	862.00	862.00
116997	7/26/2023	01109	BSN SPORTS LLC	921873687	6/15/2023	TRANSPORT WHEELS (2)	822.12	822.12
116998	7/26/2023	53423	CBE OFFICE SOLUTIONS	IN2624458	5/20/2023	ACC CC3502, COLOR COPIEF	1,407.22	
				IN2628148	6/5/2023	ACC CC3502, COLOR COPIEF	482.57	
				IN2632352	6/20/2023	ACC CC3502, COLOR COPIEF	1,048.47	2,938.26
116999	7/26/2023	55024	CITY ADVISORS	2023-018	6/30/2023	PE6/30 ZONING CODE AMNDI	3,852.50	3,852.50
117000	7/26/2023	53220	COACHELLA ACE HARDWARE	5253/1	4/6/2023	LYSOL DSNFCTNG WIPES	20.64	
				5386/1	5/4/2023	18" YELLOW WASHER & ACE	65.80	
				5394/1	5/5/2023	PNTBRSH XL CUB 2", ETC	40.54	
				5609/1	6/17/2023	STRAIGHT JW PLIER SET, ET	41.29	
				5639/1	6/23/2023	TIRE HT FLAT FREE	97.85	
				5647/1	6/26/2023	MISC FASTENERS	1.71	
				5649/1	6/26/2023	CONCRETE MIX FASTSET	21.73	
				5677/1	6/30/2023	RESPIRATOR CNST N95	163.07	
				5676/1	6/30/2023	DSP GLOVE NIT LG & S/F RE	79.34	
				5418/1	5/9/2023	MAG PADLOCK 2" SHACKLE,	130.62	
				5301/1	4/14/2023	DSP GLOVE NIT LG, ADJ WRI	229.75	
				5664/1	6/28/2023	BRUSH & CADDY GRN/WHT	18.46	
				5673/1	6/29/2023	FOLD BUFT TABLE WHT 72"	108.74	
				5653/1	6/27/2023	TRUFUEL 50:1 MIX	30.44	
				5659/1	6/27/2023	TURNBKL 3/8"X8" SS EE, BOL	253.43	
				5663/1	6/28/2023	WIRE ROPE CLIP 3/8" GALV	21.64	
				5674/1	6/29/2023	KEY BLANK MST PDLK, ETC	17.36	1,342.41
117001	7/26/2023	54137	CONSERVE LANDCARE LLC	225144	6/30/2023	JUNE2023 LNDSCPE MAINT (43,000.00	43,000.00
117002	7/26/2023	52375	CORE & MAIN LP	T013687	6/14/2023	THK RUBBER MTR WASHER	582.90	
				T036481	6/23/2023	POLYMER BOX, OUTER POLY	7,283.75	
				T034391	6/14/2023	860 CL HYD W/ 2-1/2 HOSE DI	11,807.38	19,674.03
117003	7/26/2023	09950	CVWD	June 2023	7/5/2023	CN 332543, JUNE2023 WELL I	53,494.25	53,494.25
117004	7/26/2023	09950	CVWD	18901	3/3/2023	FY22/23 CVRWGMG PROGRAM	14,006.63	14,006.63
117005	7/26/2023	49859	DEAZTLAN CONSULTING, LLC	CWA 01	6/23/2023	2022 CONSUMER CONFIDEN	5,500.00	5,500.00
117006	7/26/2023	12870	DEPARTMENT OF JUSTICE	667921	6/30/2023	JUNE2023 FINGERPRINTS	147.00	147.00
117007	7/26/2023	01089	DESERT ELECTRIC SUPPLY	S3082392.002	6/20/2023	INT-MAT WP7000BR 1G WP C	165.56	
				S3082392.003	6/20/2023	KLEIN 88906 6.02IN ZNC CST	71.89	
				S3103653.001	6/28/2023	RAB A19-9-E26-940-DIM LED I	7.68	245.13

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
117008	7/26/2023	53007	DESERT PROMOTIONAL & 93935	6/27/2023	SHORT/LONG SLEEVE SHIRT	474.15	474.15
117009	7/26/2023	54644	DIGITAL PALM SPRINGS 700012-1	6/30/2023	6/5-8/1 YOUTUBE ADS: SB 13	4,936.00	4,936.00
117010	7/26/2023	14860	E. K. WOOD LUMBER COMPAN 511087	6/27/2023	TRNBKL HK	69.78	
			511094	6/28/2023	3 H/H HOG RINGS, ETC	35.08	
			511099	6/28/2023	3/8" GALV WIRE ROPE CLIP	36.05	140.91
117011	7/26/2023	14700	E. S. BABCOCK & SONS, INC. CG30593-0076V	6/1/2023	MAY-JUNE2023 LAB SAMPLES	4,468.36	
			CG30597-0076C	6/1/2023	MAY-JUNE2023 LAB SAMPLES	3,234.89	7,703.25
117012	7/26/2023	55042	EAGLE TRUCK WASH CO328472	6/22/2023	6/22 BOOM TRUCK WASH	84.70	
			CO328569	6/27/2023	6/27 STEP VAN WASH	38.50	123.20
117013	7/26/2023	51021	FIGUEROA, FRANK Trvl Exp 5/20-23	7/11/2023	TRVL EXP 5/20-23, ICSC CON	160.72	160.72
117014	7/26/2023	51604	FRONTIER 3983477-JN23	6/15/2023	760/398-3477, 6/15/23	40.27	40.27
117015	7/26/2023	54848	GRISWOLD INDUSTRIES 871542	6/20/2023	6/13 TRBLSHT @ WELL #16	2,162.55	2,162.55
117016	7/26/2023	54740	HEPTAGON SEVEN CONSULT 20230607	6/30/2023	ENG SVCS @ PUEBLO VIEJO	2,920.00	
			20230606	6/30/2023	ENG SVCS @ AVE 54 SIDEWA	7,080.00	10,000.00
117017	7/26/2023	20450	IMPERIAL IRRIGATION DISTRI 50035560-JN23	7/3/2023	AC50035560, 5/31-6/28, ST LIC	24,361.94	
			50035836-JN23	7/6/2023	AC50035836, 6/3-7/3, WELL #1	331.37	
			50217597-JN23	7/6/2023	AC50217597, 6/3-7/3	50.47	
			50487676-JN23	7/6/2023	AC50487676, 6/3-7/3, LIFT STA	15.53	
			50509172-JN23	7/6/2023	AC50509172, 6/3-7/3, CORP Y	2,379.37	
			50705542-JN23	7/6/2023	AC50705542, 6/3-7/3, PERMIT	2,219.97	
			50705544-JN23	7/6/2023	AC50705544, 6/3-7/3, PERMIT	184.77	29,543.42
117018	7/26/2023	45108	IMPERIAL SPRINKLER SUPPL 0011416212-001	6/22/2023	HUNTER I-40 ULTRA ROTOR :	827.63	
			0011055296-001	6/26/2023	FX ZDC REPLACEMENT KIT L	986.52	
			0011400585-001	6/21/2023	PINK MARKING FLAGS, BONI	45.12	
			0011408524-001	6/22/2023	BLUE MARKING PAINT & COF	270.44	2,129.71
117019	7/26/2023	55169	INDUSTRIAL HEALTH MEDICA 00008974	7/10/2023	JUNE2023 SVCS: FELIX+MON	305.00	305.00
117020	7/26/2023	53625	INTERSTATE ALL BATTERY CE 1920701016497	6/26/2023	NIC1486 4.8V 14.8AH NIMH W	420.01	420.01
117021	7/26/2023	51600	IRC, INC. 2023060033	7/1/2023	JUNE2023 PRE-EMPLOYMEN	155.25	155.25
117022	7/26/2023	52738	JNS MEDIA SPECIALISTS 10384	3/23/2023	CITY OF COACHELLA COMM	5,000.00	5,000.00
117023	7/26/2023	47328	KONICA MINOLTA 42647566	6/25/2023	BIZHUB C454E, 1515 6TH ST,	212.07	212.07
117024	7/26/2023	54362	LINDE GAS & EQUIPMENT INC 36632468	6/22/2023	IND HIGH PRESSURE<100CF	39.46	
			36711962	6/23/2023	STARGOLD C25 ARG-CO2, E1	206.78	246.24
117025	7/26/2023	54123	LISA WISE CONSULTING, INC. 4499	4/25/2023	MAR2023 HOUSING ELEMEN	6,591.25	6,591.25
117026	7/26/2023	24600	LOPES HARDWARE 000263	6/28/2023	1" CHAIN & 2001 MASTER LO	265.13	265.13
117027	7/26/2023	54971	LUA, ANGEL GRANILLO 0003	7/1/2023	APR-JUNE2023 ENGLISH INS	2,932.50	2,932.50

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
117028	7/26/2023	48220	MARTINEZ, MARITZA	Expns	7/13/2023	6/27+29 EXPENSES FOR 4TH	187.75	187.75
117029	7/26/2023	47192	O'REILLY AUTO PARTS	2855-166521	6/12/2023	CTRL ARM ASY	144.68	
				2855-166762	6/13/2023	TPMS SENSOR	211.85	
				2855-167239	6/14/2023	HARNESS	43.49	
				2855-169116	6/21/2023	BATTERY	99.96	
				2855-169299	6/21/2023	SEMI-MET PAD	40.49	540.47
117030	7/26/2023	52871	PETROCHEM MATERIALS	2686-88R	1/30/2023	RETENTION- ST PAVEMENT F	19,429.08	19,429.08
117031	7/26/2023	52596	PLANIT PRINTWORKS	921195	3/20/2023	PLANS- DECORATIVE ENTRA	14.06	
				923036	5/17/2023	PLANS- RETENTION BASIN LI	14.12	
				923051	5/19/2023	PLANS- LNDSCPE AND PARK	10.14	38.32
117032	7/26/2023	44510	RAIMI & ASSOCIATES, INC.	23-5849	7/10/2023	MAY-JUNE2023 GENERAL PL	1,848.85	
				23-5864	7/17/2023	JUNE2023 ZONING CONSISTI	9,037.55	
				23-5633	3/13/2023	FEB2023 GENERAL PLAN AMI	2,335.53	13,221.93
117033	7/26/2023	55144	RDO AGRICULTURE EQUIPME	1656676	6/28/2023	JOHN DEERE GATOR HPX615	15,035.23	15,035.23
117034	7/26/2023	54500	RELIABLE TRANSLATIONS	CC23661	1/9/2023	1/9 DOCUMENT TRANSLATIO	75.00	
				23664	1/9/2023	1/9 CC MTG SVCS	392.00	
				23814	1/25/2023	1/25 DOCUMENT TRANSLATI	75.00	
				25293	6/28/2023	6/28 CC MTG SVCS	882.00	1,424.00
117035	7/26/2023	55229	RRM DESIGN GROUP	2939-01-0523	6/19/2023	MAY2023 DESIGN SVCS FOR	2,750.00	
				2939-01-0323	4/17/2023	MAR2023 DESIGN SVCS FOR	1,407.50	
				2939-01-0423	5/19/2023	APR2023 DESIGN SVCS FOR	4,796.25	8,953.75
117036	7/26/2023	45190	RUDY'S TERMITE & PEST COI	1397062	6/22/2023	6/22 RMV'D BEEHIVE @ MAIN	425.00	425.00
117037	7/26/2023	35450	SOCALGAS	BagPool-JN23	6/26/2023	AC 069 323 6500 7, 5/23-6/22	14.79	
				1540 7th-JN23	6/26/2023	AC 008 423 3900 4, 5/23-6/22	93.34	
				87075Av54-JN23	6/26/2023	AC 123 573 5834 5, 5/23-6/22	59.67	
				84626Bag-JN23	6/26/2023	AC 153 323 6215 9, 5/23-6/22	16.40	
				1515 6th-JN23	6/26/2023	AC 031 523 3700 6, 5/23-6/22	21.20	205.40
117038	7/26/2023	47319	SPARKLETTS	9467308 062423	6/24/2023	MAY2023 WATER @ SANITAR	130.87	130.87
117039	7/26/2023	52595	STAPLES BUSINESS CREDIT	7610611881-0-2	6/5/2023	TR REG PENCIL CUP MESH S	7.55	
				7610611881-0-1	6/5/2023	MONO CORRECTION TAPE, E	56.13	
				7610721847-0-1	6/6/2023	STPLS 3TAB FF LTR MANILA	38.12	
				7610811704-0-1	6/7/2023	HP64 COMBO, AA BATTERY 2	77.55	
				7611075414-0-2	6/14/2023	SWINGLINE STANDARD STAF	7.60	
				7611306757-0-1	6/21/2023	SPLS 11X17 REC COPY CS, L	275.33	
				7611463009-0-1	6/28/2023	HP 64XL BLK & GUIDE FILE G	100.07	562.35

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
117040	7/26/2023	50384	STOTZ EQUIPMENT P84048	6/28/2023	WET CHARGED BATTERY	194.11	194.11
117041	7/26/2023	53745	SUPERIOR ELECTRIC MOTOF131238	3/21/2023	HIDROSTAL PUMP & MOTOR	8,748.52	8,748.52
117042	7/26/2023	54550	TBU INC.	49162	LOCATE/ABANDON WTR SVC	16,573.63	
			49187	6/29/2023	6/27 MAIN LEAK RPR @ 49600	3,572.45	
			49161	6/26/2023	6/22 EMRGNCY WTR LEAK RI	9,637.06	29,783.14
117043	7/26/2023	38800	UNDERGROUND SERVICE AL620230116	7/1/2023	JUNE2023- 58 NEW TICKETS-	111.50	
			22-2304460	7/1/2023	CA STATE FEE FOR REGULA	33.73	145.23
117044	7/26/2023	43751	USA BLUEBOOK	INV00050864	LMI PUMP HEAD	418.73	418.73
117045	7/26/2023	39645	VALLEY OFFICE EQUIPMENT, IN2306-1364	6/23/2023	ACC #CO03, 5/23-6/22, 53462	342.91	342.91
117046	7/26/2023	44966	VERIZON WIRELESS	9938528084	AC371867190-00001, 6/2-7/1	5,877.06	
			9938528085	7/1/2023	AC371867190-00002, 6/2-7/1	278.20	6,155.26
117047	7/26/2023	00896	WAUSAU TILE, INC.	677898	25" SQ X 46" WASTE CONTAIL	12,051.84	12,051.84
117048	7/26/2023	01732	WAXIE SANITARY SUPPLY	81801324	BRUTE CADDY BAG	33.50	
			81815393	6/30/2023	CLEAR LINER, SEAT COVERS	1,202.30	1,235.80
117049	7/26/2023	54464	WHITE CAP, L.P.	50022627088	BLOCK BEARING & DRIVE BE	342.12	342.12
117050	7/26/2023	48971	XPRESS GRAPHICS & PRINTII23-54915	6/21/2023	CWASD DOOR HANGER	485.80	
			23-55079	6/29/2023	CCR REPORT FILES	267.37	
			23-55031	6/27/2023	CCR POSTCARD	3,693.76	4,446.93
Sub total for WELLS FARGO BANK:							343,490.38

69 checks in this report.

Grand Total All Checks: 1,423,047.99

Date: **July 26, 2023**



Interim Finance Director: William B. Pattison



City Manager: Gabriel Martin

Bank : ewfb EFT FOR WELLS FARGO BANK -

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
1457	7/26/2023	54859	AMAZON CAPITAL SERVICES, 1PGJ-H6MV-GG	7/6/2023	SOIL PROBE STEEL TSTYLE I	289.45		
			1JKJ-FQGH-XDI	7/9/2023	HP 62XL BLACK HIGH-YIELD I	225.65		
			1VDL-X7LN-9F6	7/10/2023	AVERY A-Z TAB DIVIDERS & S	57.18	572.28	
1458	7/26/2023	42837	ARAMARK UNIFORM & CAREE	25627701	7/4/2023	POLOS & SHIRTS W/ EMBRO	282.98	282.98
1459	7/26/2023	44307	CIVICPLUS LLC	266530	7/13/2023	SP2023-AG2024 MUNICODE M	6,848.00	6,848.00
1460	7/26/2023	43672	DESERT VALLEY SERVICES IN	608423	7/5/2023	FOAM HAND SOAP, URINAL S	549.64	549.64
1461	7/26/2023	44713	FARMER BROTHERS CO.	95673838	7/17/2023	COFFEE	460.38	460.38
1462	7/26/2023	51818	GOVERNMENTJOBS.COM, IN	INV-29472	6/28/2023	JL2023/24 SBSCRPTN FOR PI	6,735.00	
			INV-33616	6/28/2023	JL2023/24 SBSCRPTN FOR G	5,552.94	12,287.94	
1463	7/26/2023	00207	GRAINGER INC	9758682141	7/3/2023	PHOTOCONTROL & HPS BUL	1,688.14	1,688.14
1464	7/26/2023	00996	HOME DEPOT	0104700	7/11/2023	75' PREM HOSE, 10" TOTE, W	490.97	490.97
1465	7/26/2023	53552	QUENCH USA, INC.	INV06000828	7/1/2023	AC D347648, JULY2023 RNTL,	35.89	
			INV06012830	7/1/2023	AC D347651, JULY2023 RNTL,	35.89	71.78	
1466	7/26/2023	53475	RUDYS ELECTRIC	20509	7/13/2023	CUBICLES ELECTRICAL WIRI	2,034.00	
			20508	7/13/2023	INSTLL'D 50 AMP 240V RECEI	480.00	2,514.00	
1467	7/26/2023	52471	SPICER CONSULTING GROUF	1390	7/17/2023	FY23/24 ADMIN FOR SPECIAL	7,765.36	7,765.36
1468	7/26/2023	54724	TELEMESSAGE, INC.	12775	7/11/2023	JULY2023/24 MOBILE ARCHIV	12,676.80	12,676.80
1469	7/26/2023	54567	VARI SALES CORPORATION	90966620	7/13/2023	VARI ACTIVE MAT 2	185.96	185.96
FOR WELLS FARGO BANK -SEPARATE CHECK:							46,394.23	

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
117051	7/26/2023	54978	3CMA 2836	7/11/2023	2023 ANNUAL MBRSH- RISS	400.00	400.00
117052	7/26/2023	55231	AGUILAR, ERNESTO Scholarship	7/10/2023	2023 YOUTH FOOTBALL SCH	75.00	75.00
117053	7/26/2023	53621	ALL THE RIGHT CONNECTION 7211	7/11/2023	WE 7/9: GALINDO+MONROY+	2,649.60	
			7212	7/11/2023	WE 7/9: CHAVEZ+MEZA	2,161.08	4,810.68
117054	7/26/2023	01355	AMERICAN PROMOTIONAL E Deposit	7/12/2023	2023 FIREWORKS BOOTH CL	700.00	700.00
117055	7/26/2023	55256	ARRIETA, DANIELLE Scholarship	7/17/2023	2023 YOUTH FOOTBALL SCH	75.00	75.00
117056	7/26/2023	02187	BENLO R.V. II 13537	7/3/2023	4GAL PROPANE	22.84	22.84
117057	7/26/2023	52035	CALCHAMBER SI491892	6/1/2023	2023/24 MEMBERSHIP- #1023	899.00	899.00
117058	7/26/2023	53423	CBE OFFICE SOLUTIONS IN2636993	7/5/2023	ACC CC3502, COLOR COPIE	585.25	585.25
117059	7/26/2023	55232	CERVANTES, YAJAIRA Scholarship	7/5/2023	2023 YOUTH FOOTBALL SCH	150.00	150.00
117060	7/26/2023	53220	COACHELLA ACE HARDWARE 5693/1	7/5/2023	VINEGAR WHITE DIST GAL	27.69	27.69
117061	7/26/2023	02191	COUNTY OF RIVERSIDE AC0000001990	7/1/2023	FY23/24 LAFCO/ADMIN FEES	5,740.83	5,740.83
117062	7/26/2023	42482	CRWA 23/24 Mbrshp	6/15/2023	JL2023-24 MBRSH- DUES+W	900.00	900.00
117063	7/26/2023	09650	CVAG CV24004-23	7/11/2023	FY 2023/24 MEMBERSHIP DU	31,749.00	31,749.00
117064	7/26/2023	44036	DE LAGE LANDEN PUBLIC 80398742	7/12/2023	ACC #1338330, COLOR COPIE	216.41	216.41
117065	7/26/2023	42761	DEPT OF ENVIRONMENTAL H IN0482014	6/9/2023	FAC #FA0016778, EHP 23/24, I	933.00	
			IN0482252	6/9/2023	FAC #FA0025320, EHP 23/24, I	933.00	1,866.00
117066	7/26/2023	42442	DIRECTV 018084532X230	6/26/2023	6/25-7/24 BUSINESS ENT PAC	173.52	173.52
117067	7/26/2023	55257	ELIAS, ELSA Sponsorship	7/13/2023	2023 YOUTH FOOTBALL SCH	75.00	75.00
117068	7/26/2023	54844	ESPINOZA, ANTONIO 02	6/21/2023	7/14 BASKETBALL COURT RIE	1,171.80	1,171.80
117069	7/26/2023	15750	FEDEX 8-185-42896	7/7/2023	JUNE/JULY2023 FEDEX SVCS	15.18	15.18
117070	7/26/2023	51494	GARDA CL WEST, INC. 10744689	7/1/2023	JULY2023 CASHLINK MAINT	1,424.21	
			10744677	7/1/2023	JULY2023 ARMORED TRANSF	1,143.80	2,568.01
117071	7/26/2023	55258	GRIMOLDI, BRENDA Refund	7/13/2023	DEPOSIT REFUND- 7/1 LIBRA	300.00	300.00
117072	7/26/2023	55261	JUST SMOKE BBQ LLC 7/20 Event	7/17/2023	7/20 CATERING @ COACHELI	493.72	493.72
117073	7/26/2023	45051	LAMAR OF PALM SPRINGS 114961787	7/3/2023	7/3 POSTER AD	75.00	75.00
117074	7/26/2023	54725	MARCUS NETWORKING 57727	6/20/2023	JULY2023 NETWORK MONITC	420.00	420.00
117075	7/26/2023	47192	O'REILLY AUTO PARTS 2855-172977	7/3/2023	BATTERY	186.96	
			2855-173611	7/5/2023	CERAMIC PAD	123.39	
			2855-173585	7/5/2023	AIR FILTER	15.50	325.85
117076	7/26/2023	02028	PETE'S ROAD SERVICE, INC. 23-0682613-00	7/3/2023	FLAT REPAIR	75.23	75.23
117077	7/26/2023	49473	PHANTOM FIREWORKS WES Deposit	7/12/2023	2023 FIREWORKS BOOTH CL	300.00	300.00
117078	7/26/2023	52596	PLANIT PRINTWORKS 924331	7/7/2023	PLANS- SEVILLA	22.15	22.15
117079	7/26/2023	55259	RAMOS, SAMANTHA Refund	7/13/2023	DEPOSIT REFUND- 7/1 LIBRA	300.00	300.00

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
117080	7/26/2023	54500	RELIABLE TRANSLATIONS CC25327	7/5/2023	7/5 PLANNING COMM MTG S	294.00		
			25349	7/9/2023	7/9 DOCUMENT TRANSLATIO	75.00		
			25361	7/11/2023	7/11 DOCUMENT TRANSLATI	75.00		
			25362	7/11/2023	7/11 DOCUMENT TRANSLATI	75.00		
			25386	7/13/2023	7/13 DOCUMENT TRANSLATI	75.00	594.00	
117081	7/26/2023	55234	RODRIGUEZ, ARIANA	Scholarship	7/10/2023	2023 DRD SUMMER CAMP- J.	75.00	75.00
117082	7/26/2023	55235	RODRIGUEZ, KARINA	Scholarship	7/10/2023	2023 DRD SUMMER CAMP/SF	42.50	
				Scholarship	7/10/2023	2023 DRD SUMMER CAMP/SF	42.50	85.00
117083	7/26/2023	55236	RUVALCABA, JOANNA	Scholarship	7/10/2023	2023 YOUTH FOOTBALL SCH	75.00	75.00
117084	7/26/2023	52972	SAENZ, ELAINE	Scholarship	7/12/2023	2023 YOUTH FOOTBALL SCH	75.00	75.00
117085	7/26/2023	55262	SNOWCHELLA	7/20 Event	7/17/2023	7/20 CATERING @ COACHELI	425.00	425.00
117086	7/26/2023	35430	SOUTH COAST A.Q.M.D.	4195964	6/16/2023	ID 4581, PAVEMENT STRIPER	1,009.82	
				4196883	6/16/2023	ID 4581, FY23/24, EMISSIONS	160.35	1,170.17
117087	7/26/2023	54665	SPECTRUM ENTERPRISE	0037022062823	6/28/2023	AC 8448 20 899 0037022, JULY	850.15	850.15
117088	7/26/2023	00582	STATE WATER RESOURCES (Gr I Rnwl-GL		6/29/2023	GR I CERT RNWL #40631: G. I	150.00	150.00
117089	7/26/2023	53743	SUSTAITA, JR., PEDRO	Cert Rnwl	7/3/2023	REIMB: CSM4 CERT RNWL #1	110.00	110.00
117090	7/26/2023	55260	TESS ELECTRIC INC.	1281	7/6/2023	7/5 TRBLSHT @ AVE 48 BOO	625.44	625.44
117091	7/26/2023	44775	VISTA PAINT CORPORATION	2023-074659-00	7/12/2023	CONTR PC GUN/HOSE KIT, M	1,038.46	
				2023-076624-00	7/13/2023	COVERALL EXT FLAT WHITE-	171.40	1,209.86
Sub total for WELLS FARGO BANK:							59,977.78	

54 checks in this report.

Grand Total All Checks: 106,372.01

Date: July 26, 2023



Interim Finance Director: William B. Pattison



City Manager: Gabriel Martin

City of Coachella Building Activity Report
 APRIL 2023

Item 6.

Permits	Current Month	Past Month	This Month Last Year	This Year to Date	Last Year to Date
Res. Solar Panels	33	37	2	118	52
Misc. Building Permits	47	49	56	166	193
Residential Additions/Ga	6	11	5	66	15
Single Family Dwellings	15	48	18	63	27
Commercial Bldgs.	0	0	3	1	7
Commercial Ten. Improv	1	2	3	3	9
Multi- Family Units	0	0	56	0	56
Plan Check	0	0	0	0	0
TOTALS	102	147	143	384	359

Revenue Fees

Building Fees	\$57,060.20	\$144,051.85	\$79,781.00	\$246,601.07	\$164,211.50
Dev. Impact Fees	\$247,262.67	\$776,804.69	\$614,957.59	\$1,064,270.50	\$866,829.77
Sewer & Water Fees	\$130,082.30	\$416,264.64	\$389,372.22	\$576,878.28	\$1,701,028.37
Misc. (TUMF, MSF, FIRE)	\$38,250.00	\$122,400.00	\$57,878.06	\$177,914.00	\$137,823.31
Plan Check	\$19,261.30	\$30,731.00	\$29,047.00	\$78,472.80	\$67,390.00
Cert of Occupancy	\$3,840.00	\$12,288.00	\$19,968.00	\$16,384.00	\$23,296.00
SB1473	\$326.00	\$640.00	\$609.60	\$1,204.00	\$1,331.15
TOTALS	\$496,082.47	\$1,503,180.18	\$1,191,613.47	\$2,161,724.65	\$2,961,910.10

1% Construction Tax	\$56,928.30	\$124,427.91	\$125,174.80	\$187,158.03	\$230,742.39
Strong Motion Instr.	\$950.71	\$1,792.53	\$3,068.26	\$3,387.11	\$6,164.35
TOTALS	\$57,879.01	\$126,220.44	\$128,243.06	\$190,545.14	\$236,906.74

Valuations	\$7,239,099.00	\$14,211,655.95	\$13,950,117.03	\$26,576,470.95	\$28,865,324.58
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Inspections

General	595	469	463	1950	2194
Final Single Family	23	23	0	58	0
Final Multi Family	0	0	0	0	0
Final Commercial	1	0	0	2	0
Final Miscellaneous	40	64	72	165	232
Final Solar	52	61	1	162	46
Code Enforcement Insp.	12	27	23	79	63
TOTALS	723	644	559	2416	2535

TOTAL DWELLING UNITS IN THE CITY OF COACHELLA 9381

Submitted by:

 Rosa Vasquez
 Development Services Technician

City of Coachella Building Activity Report
MAY 2023

Item 6.

Permits	Current Month	Past Month	This Month Last Year	This Year to Date	Last Year to Date
Res. Solar Panels	40	33	12	158	64
Misc. Building Permits	59	47	42	225	235
Residential Additions/Ga	13	6	5	79	20
Single Family Dwellings	18	15	40	81	67
Commercial Bldgs.	1	0	1	2	8
Commercial Ten. Improv	1	1	1	4	10
Multi- Family Units	0	0	0	0	56
Plan Check	0	0	0	0	0
TOTALS	132	102	101	516	460

Revenue Fees

Building Fees	\$73,805.00	\$57,060.20	\$116,663.75	\$320,406.07	\$280,875.25
Dev. Impact Fees	\$290,217.21	\$247,262.67	\$729,572.42	\$1,354,487.71	\$1,596,402.19
Sewer & Water Fees	\$158,858.99	\$130,082.30	\$346,887.20	\$735,737.27	\$2,047,915.57
Misc. (TUMF, MSF, FIRE)	\$46,178.72	\$38,250.00	\$153,776.96	\$224,092.72	\$291,600.27
Plan Check	\$23,885.00	\$19,261.30	\$23,658.31	\$102,357.80	\$91,048.31
Cert of Occupancy	\$4,864.00	\$3,840.00	\$10,496.00	\$21,248.00	\$33,792.00
SB1473	\$287.20	\$326.00	\$676.10	\$1,491.20	\$2,007.25
TOTALS	\$598,096.12	\$496,082.47	\$1,381,730.74	\$2,759,820.77	\$4,343,640.84

1% Construction Tax	\$40,029.00	\$56,928.30	\$147,860.07	\$227,187.03	\$378,602.46
Strong Motion Instr.	\$677.76	\$950.71	\$2,532.96	\$4,064.87	\$8,697.31
TOTALS	\$40,706.76	\$57,879.01	\$150,393.03	\$231,251.90	\$387,299.77

Valuations	\$5,833,337.00	\$7,239,099.00	\$15,837,784.85	\$32,409,807.95	\$44,703,109.43
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Inspections

General	889	595	491	2839	2685
Final Single Family	17	23	0	75	0
Final Multi Family	0	0	0	0	0
Final Commercial	1	1	1	3	1
Final Miscellaneous	72	40	65	237	297
Final Solar	35	52	21	197	67
Code Enforcement Insp.	12	12	28	91	91
TOTALS	1026	723	606	3442	3141

TOTAL DWELLING UNITS IN THE CITY OF COACHELLA 9399

Submitted by:

Rosa Vasquez
Development Services Technician

City of Coachella Building Activity Report
JUNE 2023

Item 6.

Permits	Current Month	Past Month	This Month Last Year	This Year to Date	Last Year to Date
Res. Solar Panels	26	40	63	184	127
Misc. Building Permits	54	59	45	279	277
Residential Additions/Ga	9	13	7	88	27
Single Family Dwellings	0	18	45	81	112
Commercial Bldgs.	0	1	0	2	8
Commercial Ten. Improv	0	1	3	4	13
Multi- Family Units	108	0	0	108	56
Plan Check	0	0	0	0	0
TOTALS	197	132	163	713	620

Revenue Fees

Building Fees	\$22,265.00	\$73,805.00	\$151,993.90	\$342,671.07	\$432,869.15
Dev. Impact Fees	\$807,965.60	\$290,217.21	\$771,433.30	\$2,162,453.31	\$2,367,835.49
Sewer & Water Fees	\$555,650.14	\$158,858.99	\$421,133.04	\$1,291,387.41	\$2,469,048.61
Misc. (TUMF, MSF, FIRE)	\$28,751.20	\$46,178.72	\$114,011.88	\$252,843.92	\$405,612.15
Plan Check	\$13,516.00	\$23,885.00	\$34,233.50	\$115,873.80	\$125,281.81
Cert of Occupancy	\$27,904.00	\$4,864.00	\$11,264.00	\$49,152.00	\$45,056.00
SB1473	\$668.00	\$287.20	\$625.80	\$2,159.20	\$2,633.05
TOTALS	\$1,456,719.94	\$598,096.12	\$1,504,695.42	\$4,216,540.71	\$5,848,336.26

1% Construction Tax	\$141,591.72	\$40,029.00	\$112,648.97	\$368,778.75	\$491,251.43
Strong Motion Instr.	\$4,114.29	\$677.76	\$1,892.62	\$8,179.16	\$10,589.93
TOTALS	\$145,706.01	\$40,706.76	\$114,541.59	\$376,957.91	\$501,841.36

Valuations	\$31,567,291.00	\$5,833,337.00	\$14,759,148.65	\$63,977,098.95	\$59,462,258.08
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Inspections

General	649	889	589	3488	3274
Final Single Family	2	17	14	77	14
Final Multi Family	0	0	0	0	0
Final Commercial	1	1	1	4	2
Final Miscellaneous	50	72	70	287	367
Final Solar	16	35	11	213	78
Code Enforcement Insp.	9	12	37	100	128
TOTALS	727	1026	722	4169	3863

TOTAL DWELLING UNITS IN THE CITY OF COACHELLA 9507

Submitted by:

Rosa Vasquez
Development Services Technician



Utilities Department Memorandum

TO: Gabriel D. Martin, City Manager

FROM: Cástulo R. Estrada, Utilities Manager

DATE: July 17, 2023

SUBJECT: Quarterly Activity Report (April 2023 to June 2023)

Coachella Water Authority:

The Utilities Department Water Authority Division provides water pumping, treatment, and distribution services to more than 8,900 service connections citywide that include residential, commercial, and industrial users. The City has three (3) Storage Reservoirs of more than 10 million gallons of capacity with six (6) operating wells that provides more than 8,000 acre-feet of annual water production. This division is responsible for a variety of tasks including meter reading, repairs, pumping, production, treatment, main and distribution repairs, water quality complaints, service connections/disconnections, and capital improvements along with other assigned duties.

Coachella Water Authority Production and Distribution Highlights	
<u>Description</u>	<u>Value</u>
Total -Water Production (Apr to Jun) (MG)	663.62
Chlorine Consumption (Gallons)	2070
Water Quality complaints	1
Monthly Samples Collected (Distribution System)	150
Valves Exercised	29
Valves Repaired/Replaced	0
Underground Service Alerts	49
Hydrants Flushed/Serviced	22
Standby Service Calls	25
Water Service Leaks	31
Main Leaks	0
Non responsive meters	360
Meter Replacements	1270
Hydrants replacements	42
Turn-Off	2
Turn-On	0
Delinquency Turn Off	0
Well Depths Monitored – 6/29/2023	Yes
Well No. 10 Depth (feet,) SWL	
Well No. 11 Depth (feet,) PWL	32.2 ft.
Well No. 12 Depth (feet,) SWL	134.6 ft.
Well No. 16 Depth (feet,) SWL	80.4 ft.
Well No. 17 Depth (feet,) PWL	34 ft.
Well No. 18 Depth (feet, bgs) SWL	108.4 ft.
Well No. 19 Depth (feet, bgs) PWL	89 ft.
Annual Production	150.9
2023 Total water production-Current MG	
2022 Annual (MG)	1116.03

Coachella Sanitary District:

The Utilities Department, Sanitary Division, provides for all the collection, treatment, and disposal of residential, commercial, and industrial wastewater for the more than 9,000 service connections within the City and more than 400,000 lineal feet of sewer collection system (100miles) 4-inches to 54-inches, Two (2) sewage pump stations, and over 1,600 manholes.

For the **Fourth Quarter of April, May, & June 2023**, almost 262.889 MG of wastewater was received at the wastewater plant or average daily flow of 2.888 MGD. The Plant treated a total of 219.194 MG. A total of 212 samples were collected at the Plant for monitoring.

Water Reclamation Facility – 87075 Avenue 54th	
<i>Description</i>	<i>Value</i>
Total Influent per month (MG)	87.62
Influent Ave. Daily Flow (MGD)	2.888
Total Effluent per month (MG)	73.06
Effluent Ave. Daily Flow (MGD)	2.407
Plant Permitted Capacity (MGD)	4.5
Operational Upsets	None
Permit Violations	None
Hypochlorite consumption (Gallon)	10,000
Sodium Bisulfite consumption (Gallon)	5,000
Odor complaints	0
Samples collected this quarter (Plant)-	212
State Report completed/submitted	Yes

Collection System & Pump Stations Highlights	
<i>Description</i>	<i>Value</i>
Underground Service Alert	329
Collection System Cleaning (feet)	106,024
Manhole Inspection/Cleaning	165
Collection System Spills	None
Collection System Blockages	None
Stand-By Calls	6
Collection System CCTV Inspection (feet)	1,347
Samples Collected (Field)	None
Pump Station Alarms	2
Wet Well Cleaning	1
Wet Well Inspections	48

Environmental Division:

The Environmental/Regulatory Division of the Utilities Department is responsible for areas relating directly to water, wastewater, stormwater, and air quality protection. Initial focus is aimed at the National Pollutant Discharge Elimination System (NPDES) Industrial Wastewater Pretreatment program – known as Source Control. This program provides for the auditing and or permitting, monitoring, and enforcement of our local City Ordinance. The following quarterly report will detail activities for the previous quarter:

- Completed and delivered City of Coachella 2022 NPDES Annual Report to the Regional Board
- Review and approve Industrial Waste Discharge Permit.
- Inspect and enforce compliance of Industrial facilities and food service establishment.
- Attended MS4 NPDES meeting – discussions included Regional Board’s permit renewal updates and new regulation that may be implemented in the WWR NPDES permit.
- Continuing data entry from survey(s) and site inspections information into Source Control database.
- Attended TMDL meetings with Woodard & Curran and discussed MS4 outfalls, AG drain lines, and canal discharged.
- Inspected and dye tested stormwater drainage area that discharge to CVSC.
- Dye test Industrial facilities to ensure storm waters are contained with the facilities property.
- Created an Emergency Response Plan for Bagdouma Pool and completed annual Riverside County Department of Environmental Health inspection.
- Attended weekly and/or monthly meetings with CV-SNMP, SGMA, CVRWGMG, Riverside County Flood Control and Woodard&Curran,
- Attended QSP training
- Assist Development services in reviewing and commenting on plans planes pertain with Environmental Division.
- Submit AQMD annual reports
- Submit CERS Reports



CITY OF COACHELLA

53-990 ENTERPRISE WAY

COACHELLA, CA 92236

***CODE ENFORCEMENT, ABANDONED VEHICLE
ABATEMENT, GRAFFITI,
& ANIMAL CONTROL***

QUARTERLY REPORT

April 1, 2023 to June 30, 2023

Prepared By:
Jessica Navarro

Code Enforcement Summary Report

Report Criteria:

Status	Assigned To	Census Tract	Violation	Initiation	Open Date Range	Follow up Date Range	Close Date Range
All	All		All	All	From 04/01/2023 To 06/30/2023	From To	From To

CE Totals

	Total	Closed Cases	Open Cases
Totals	195	133	62

CE Cases by Violation

Violation	Total Violations	Closed Violations	Open Violations
	1	0	1
10.08.060 - Working on parked vehicles	2	2	0
10.20.010(18)Abandoned/Inoperable/Dismantled vehicle(s).	25	18	7
12.12.050 - Duty to maintain sidewalks.	1	0	1
12.16.030 - Permit required/CURB CUTS AND DRIVEWAYS	0	0	0
12.42.030 - Unlawful camping.	10	7	3
12.42.040 - Storage of personal property on public property.	7	5	2
13.03.044 Wasting water prohibited.	0	0	0
13.03.208 - Access to water meter.	0	0	0
13.03.306 Expiration or Extension of Permit	0	0	0
15.04.020 (A) Concrete Flat Work, Shades & Storage Containers	12	6	6
15.44.010 Building Numbering/Required	0	0	0
15.60.010 Building Permit Required	22	10	12
15.60.050 - Substandard buildings and housing.	1	0	1
15.66.010 Seizmic Hazard Mitigation	0	0	0
17.16.020 - Permitted uses.	0	0	0
17.16.030(C)(5)-Property development standards. Walls/Fences	1	0	1
17.48.020 Display of merchandised out of doors.	0	0	0
17.54.010 (N)(2) Parking and Storage in Residential Zones.	19	13	6
17.54.010.(N)(3)	0	0	0
17.54.020 - Permitting of certain garage conversions to residential living space ("garage conversions").	2	1	1
17.56.010(J)(2)(B) - Signs	1	0	1
17.58.010 - Home occupations	1	1	0
17.60.010 (F)(4) Accessory structures	0	0	0
17.60.010 (G) - Trailers Outside Camps	1	1	0

17.60.010 - Property development standards. (Fence)	1	1	0
17.60.010 Property Development Standards 9D)(3)(a) Yards	0	0	0
17.60.010(3)(e) Development Standards	0	0	0
17.74.010 (D)(3) Conditional Uses	0	0	0
17.84 Medical Cannabis Dispensaries.	0	0	0
17.84 Medical Cannabis Dispensaries. 17.84.030 - Prohibited activities.	0	0	0
17.84 Medical Cannabis Dispensaries. 17.84.040 - Prohibited activities declared a public nuisance.	0	0	0
17.84 Medical Cannabis Dispensaries. 17.84.050 Penalties for Violations	0	0	0
2.08.060 (A) - Political sign regulations.	0	0	0
2.08.060 (B) - Political sign regulations	0	0	0
2.08.060 (C) - Political sign regulations	0	0	0
2.08.060 (D) - Political sign regulations	0	0	0
2.08.060 (E) - Political sign regulations	0	0	0
3.10.010 (D) (16) Visibility Hazard	0	0	0
3.10.010 (D) (27) Public Burning	1	1	0
3.10.010 (D)(10) Termites, Insects, Vermin or Rodents.	0	0	0
3.10.010 (D)(12) Abandon or Vacated Building/Structure	0	0	0
3.10.010 (D)(13) Offensive Odors	4	2	2
3.10.010 (D)(15) Hazardous Substances and Waste	3	3	0
3.10.010 (D)(18)	0	0	0
3.10.010 (D)(19)	0	0	0
3.10.010 (D)(20) Swmng Pools, Ponds and Other Bodies of Wtr.	0	0	0
3.10.010 (D)(23)Public Nuisances/Safety Hazard	11	9	2
3.10.010 (D)(24) Disruptive Activities	10	7	3
3.10.010 (D)(25) Land Use Entitlements.	0	0	0
3.10.010 (D)(3) Weeds	0	0	0
3.10.010 (D)(31) Animal Manure	0	0	0
3.10.010 (D)(36) Signs	0	0	0
3.10.010 (D)(38) - Maintenance and abatement of nuisances.	2	1	1
3.10.010 (D)(4) - Trees and Shrubs	6	4	2
3.10.010 (D)(44)Public Nuisances/Rubbish, Refuse and Dirt	31	22	9
3.10.010 (D)(8) -Maintenance of Private Driveways	0	0	0
3.10.010(35) Water Disp[osal	0	0	0
3.10.010(D)(11)-Sewage.	1	0	1
3.10.010(D)(15)-Hazardous Substances and Waste.	1	0	1
3.10.010(D)(16)-Visibility Hazard.	0	0	0

3.10.010(D)(19)-Visual Blight	22	12	10
3.10.010(D)(20)-Swmng Pools, Ponds and Other Bodies of Wtr.	0	0	0
3.10.010(D)(21)-Public Toilets.	0	0	0
3.10.010(D)(22)-Privies.	0	0	0
3.10.010(D)(25)-Land Use Entitlements.	0	0	0
3.10.010(D)(27)-Public Burning.	1	1	0
3.10.010(D)(28)-Air Pollution.	0	0	0
3.10.010(D)(29) Mosquito Breeding Places.	0	0	0
3.10.010(D)(30)Discharge of Sewage	0	0	0
3.10.010(D)(31)-Animal Manure	0	0	0
3.10.010(D)(32)-Hauling of Offensive Substances	0	0	0
3.10.010(D)(33)-Clothes Lines.	0	0	0
3.10.010(D)(34)Stormwater Drainage	0	0	0
3.10.010(D)(35)-Water Disposal.	0	0	0
3.10.010(D)(36)-Signs.	0	0	0
3.10.010(D)(37)-Encroachment.	1	0	1
3.10.010(D)(38)-Municipal Code Violations.	1	0	1
3.10.010(D)(39)-California Civil Code.	0	0	0
3.10.010(D)(40)-California Red Light Abatement Act.	0	0	0
3.10.010(D)(41)-California Drug Abatement Act.	0	0	0
3.10.010(D)(42)-State Housing Law.	0	0	0
3.10.010(D)(43)-Weed Abatement.	0	0	0
3.10.010(D)(6)Parking on Yard Off Driveway	10	9	1
3.10.010(D)(7) Occupied Vehicles	9	5	4
3.16.090 - Failure to comply with notice of violation.	11	6	5
5.80.100 - Operational requirements and performance standards established. (Short Term Rentals)	0	0	0
7.04.040 - Prohibited noise generally.	9	8	1
8.20.040(C)Dust Control requirements	2	1	1
8.44.010 - Collection by city or agent only.	0	0	0
8.44.070 Commercial Garbage Collection and Disposal	0	0	0
8.48.030 (B)Graffiti Prohibited	0	0	0
8.60 - REGISTRATION AND MAINTENANCE OF ABANDONED PROPERTIES	0	0	0
8.60.040 Registration of Abandoned Property	0	0	0
8.60.050 - Abandoned Property Maintenance requirements.	0	0	0
8.60.060 - Security requirements	2	0	2
8.64.050 - Vacant Property Maintenance Requirements	1	0	1

Abandoned/Inoperable/Dismantled vehicle(s)	1	1	0
Business License Required	3	1	2
Business Subject to Miscellaneous Tax Rates/Transportation, Trucking and Towing	0	0	0
Display of merchandise out of Door	0	0	0
Garbage Containers	47	31	16
Illegal Dumping	2	1	1
Illegal, Nonconform. Building or Structure(s)	13	3	10
Manner of Parking /Parallel Parking	2	1	1
Manner of Parking/Angle Parking	0	0	0
Manner of Parking/Commercial Vehicles Prohibited from Parking on Private Property and Public Rights-of-Ways	2	2	0
NEC 380-9 Electrical, (e) Outlet faceplates/covers in place	0	0	0
NFPA 13-4-2.5.1 Automatic Fire Sprinklers Systems,(c) 18" clearance below heads	0	0	0
Parking on yard/off driveway	35	26	9
Parking Requirements/General Provisions	0	0	0
Parking Requirements/Surface of Parking Area	2	1	1
Permit for Outdoor Advertising Signs	0	0	0
Prkg. Lot Striping/Handicap Markings	0	0	0
Prohibited Stopping, Standing or Parking/On a Crosswalk	0	0	0
Prohibited Stopping, Standing or Parking/Within an Intersection	0	0	0
Property Development Standards/Maintenance	0	0	0
Public Nuisances / Animals	8	7	1
Public Nuisances / Attractive Nuisances	10	8	2
Public Nuisances / Fire Hazard	0	0	0
Public Nuisances / Landscaping	13	7	6
Public Nuisances / Trees and Shrubs	5	4	1
Service Stations/Intent and Purpose	0	0	0
Service Stations/Landscaping	0	0	0
Service Stations/Parking	0	0	0
Set up Temporary Sales Location	0	0	0
Signs-All signs and sign programs shall be subject to review and approval	0	0	0
Special Event/Sales Permit Required	1	1	0
Special Event/Sales Signs	0	0	0
Stopping, Standing and Parking/Public or Private Driveway	0	0	0
Stopping, Standing or Parking/Sidewalk	8	6	2

Termites, Insects, Vermin or Rodents	0	0	0
Termites, Insects, Vermin or Rodents	0	0	0
Title 19, Subchapter 5-Hood and Duct Systems,(a)Serviced within 6 months	0	0	0
Trimming palm trees--Required	2	2	0
UBC 3304(c)-"This Door To Remain Unlocked During Business Hours"	0	0	0
UBC 3313(b)-(f) Emergency lighting operable	0	0	0
UBC 3314(c)-(b) Illuminated EXIT sign operable	0	0	0
UBC 3315(b)-(c) 44' clear access aisle width to exits	0	0	0
UFC 10.206(a)-(b) Obstruction	0	0	0
UFC 10.206(b)-Hydrant,(c) Red curb-15' each side	0	0	0
UFC 10.207(1)-Fire Apparatus Access Roads,(a) Red curb on signs	0	0	0
UFC 10.207-Fire Apparatus Access Roads.(b) Obstruction	0	0	0
UFC 10.208(a)-Premises Identification,	0	0	0
UFC 10.301(a)-Fire Extinguishers,(a) Minimum 2A10BC	0	0	0
UFC 10.301(a)-Fire Extinguishers,(e) Commercial kitchen 40BC.	0	0	0
UFC 10.302(a)-Fire Extinguishers,(b) Servicing due	0	0	0
UFC 10.313(b)-Hood and Duct Systems,(b) Proper nozzle position, caps, coverage	0	0	0
UFC 10.313(c)-Hood and Duct Systems,(c) Automatic gas/electric shut off	0	0	0
UFC 10.313(e)	0	0	0
UFC 10.313(e)-Hood and Duct Systems,(d) Fuseable links, cables, conduits	0	0	0
UFC 10.401	0	0	0
UFC 10.401-Walls and Ceilings,(a) Holes sealed	0	0	0
UFC 10.402(a)-Exits,(e) Maintain fire rated doors, windows, dampers, and hardware	0	0	0
UFC 11.201(b)-General Housekeeping,(a) Rubbish/trash buildup	0	0	0
UFC 11.203(b)-General Housekeeping,(d) Storage not within 24" of ceiling	0	0	0
UFC 11.203(c)-General Housekeeping,(g) Storage in boiler, mech., elect. panel rooms prohibited	0	0	0
UFC 11.205(a)-General Housekeeping,(h) Candles used in approved manner	0	0	0
UFC 12.103(a)-Exits,(d) Exit obstruction	0	0	0
UFC 12.106(c)-General Housekeeping,(e) Storage under stairs prohibited	0	0	0
UFC 12.203(a)-Occupant Limit/Sign,(a) Occupant load sign(s) posted	0	0	0
UFC 12.207-General Housekeeping,Storage in attic space prohibited	0	0	0
UFC 13.103-Occupant Limit/Sign,(b) Required NO SMOKING signs	0	0	0
UFC 74.107(a)	0	0	0
UFC 79-201(e)-Flammable Liquids -(a) Approved safety cans under 10 gal.	0	0	0

UFC 79.107-Flammable Liquids,(c) Legible labeling	0	0	0
UFC 79.201(e)-Flammable Liquids,(b) Approved cabinet exceeding 10 gal.	0	0	0
UFC 85.104 (c)-Electrical,(c) Abatement of electrical hazards	1	0	1
UFC 85.104 (f)-Electrical,(f) Cover open space in circuit breaker panel	0	0	0
UFC 85.106-Electrical,(d) Exten. cords not allowed as permanent wiring	3	2	1
UFC 85.107-Electrical,(a) Zip cords/cube adapters not allowed	0	0	0
UFC 85.108-Electrical,(b) Min. 30" clear access to circuit breaker	0	0	0
UFC Stand. No. 10-1-6.9-Fire Extinguishers,(c) Mounted 3-5 feet from floor	0	0	0
UFC Standard No. 10-1-6.5-Fire Extinguishers,(d) Obstruction	0	0	0
UMC 504(a)-General Housekeeping,(c) 36" clearance around water heater	0	0	0
Weed Abatement	2	2	0
Totals	406	262	144

Abandoned Vehicles Summary Report

Report Criteria:

Status	Assigned To	Census Tract	Violation	Initiation	Open Date Range	Follow up Date Range	Close Date Range
All	All		All	All	From 04/01/2023 To 06/30/2023	From To	From To

AVA Totals

	Total	Closed Cases	Open Cases
Totals	59	59	0

AVA Cases by Violation

Violation	Total Violations	Closed Violations	Open Violations
Abandoned Vehicle	57	57	0
Totals	57	57	0

Commercial Center Clean Up Updates:

Smart & Final	Compliance
Plaza del Sol	On-going
Auto Zone	Compliance
Walmart	On-going
Family Dollar	On-going
Verde Valle Plaza	On-going
El Valle Auto	On-going
AM/PM	On-going
Food 4 Less	On-going
KFC	On-going
Family Furniture	On-going
Victory Liquor/Dollar Tree	On-going
CVS Pharmacy	On-going
Center for Employment Training	On-going
Valley Market	On-going
Formerly "Fresh n Easy"	On-going

Graffiti Abatement Summary Report

April 1, 2023 to June 30, 2023

Paint Gallons Used	125
Paint Gallons Purchased	100
Graffiti Cover ups	334
Pressure washing Sq. Ft.	5,156
Mural Sealant	1





**County of Riverside
Department of Animal Services
Coachella City Quarterly Report for 4th Quarter Field Service**

Item 6.

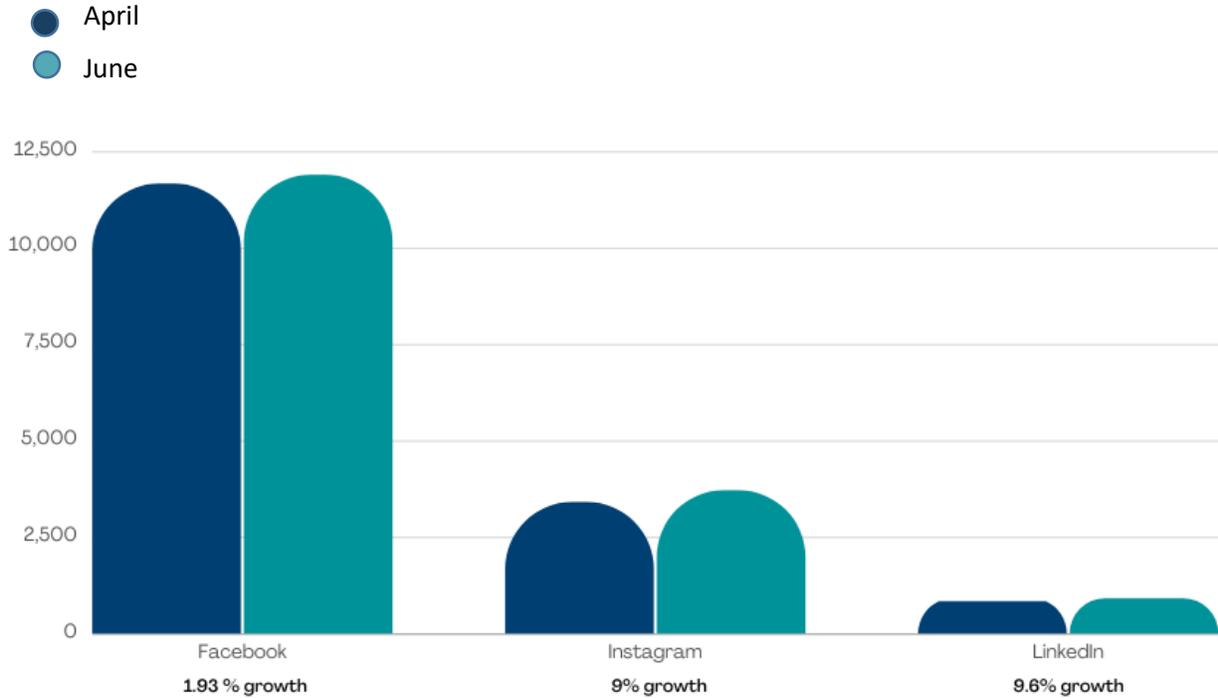
Field Services Impound Statistics	Jun-23	QTR 4/1/2023 - 6/30/2023)
Total Canines Impounded	16	91
Owner Turn-Ins	3	11
Stray	13	75
Dead on Arrival	0	5
Total Felines Impounded	53	162
Owner Turn-Ins	0	0
Stray	49	140
Dead on Arrival	4	22
Total Other Animals Impounded	7	8
Owner Turn-Ins	0	0
Stray	6	7
Dead on Arrival	1	1

Field Services Activities	Jun-23	QTR 4/1/2023 - 6/30/2023)
Number of Requests for Service	63	188
Number of Animal Bite Calls	7	17
Number of sick/injured animal calls	3	15
Vicious Animal (imminent danger)	8	20
Cruelty/Neglect Calls	5	14
Total Citations	9	16
Total Licenses	60	148
Number of Nuisance animal Complaints	0	0

Marketing/Public Relations/Communications
 Quarterly Report
 April – June 2023

Social Media Growth (non-paid)

The City has experienced a steady increase in social media growth across the board, all prompted through the consistent posting of relevant content for residents and other followers of our pages.



Facebook – 1.93% (11,663 to 11,889 followers)

Instagram – 9% (3,392 to 3,699 followers)

LinkedIn – 9.6% (816 to 894 followers)



Top Five Organic Posts (FACEBOOK)

1. Becky G; Today we welcomed a little bit of the Festival to Coachella (April 22nd) – 56.5k engagement
2. Becky G Key to the City Announcement (April 20th) – 10.1k engagement
3. Congrats to CVUSD students who qualified for the 2023 National KidWind Challenge (April 26th) – 3.1k engagement
4. Acknowledge outgoing members of planning commission (May 24th) – 1.5k engagement

5. Becky G Receives a Key Coachella; Thanks for welcoming her to our Home (April 22nd) – 1.2k engagement

Top Five Paid Posts (FACEBOOK)

1. Movies in the Park Kicks off in May! (April 25th) – 4.1k engagement
2. Movies in the Park; Sonic the Hedgehog 2 (May 2nd) – 1.9k engagement
3. Operation Splash (May 25th) – 1.7k engagement
4. Movies in the Park; Lyle Lyle Crocodile (May 16th) – 1.5k engagement
5. Movies in the Park: Puss in Boots: The Last Wish (May 9th) – 1.4k engagement



Top Five Organic Posts (Instagram)

1. Becky G; Today we welcomed a little bit of the Festival to Coachella (April 22nd) – 791 likes
2. Becky G Key to the City Announcement (April 20th) – 500 likes
3. Sixth Street Coffee Entrepreneur of the Year (June 26th) – 392 likes
4. Aldi is now open (June 22nd) – 389 likes
5. Etherea Illuminated RED to honor CV Firebirds (April 21st) – 323 likes



Top Five Organic Posts (LinkedIn)

1. Sixth Street Coffee Entrepreneur of the Year (June 30th) – 1,760 impressions; 137 reactions
2. Our City is our Stage (April 18th) – 434 impressions; 42 reactions
3. Acknowledge outgoing members of planning commission (May 24th) – 655 impressions; 35 reactions
4. Stop by our booth at ICSC (May 22nd) – 758 impressions; 33 reactions
5. Aldi is now open (June 22nd) – 702 video views; 29 reactions

Billboard Campaign

Developed a new integrated marketing campaign for the City titled 'Pura Pasion' which debuted on billboards, print ads and a conference booth design for ICSC and will be carried into 2024. There will be Spanish versions of the billboard with messaging dialed in for residents.



NEW Trade Show Booth Design

Developed a new booth design for ICSC in May, carrying through the 'Pura Pasion' theme to showcase the character of our City, adapting messaging to the appropriate audience (site selectors, etc.).



NEW Artwalk Brochure

A process for development of a new design and updated content kicked off this quarter, and is in its final stages currently.



Summer Campaign

Launched a summer-themed campaign titled "Stay COOLchella", which debuted on social media through hashtags the first day of summer (June 21st) and has been carried through on hats that have been distributed to staff and residents. The brand is also acting as the City's cover photo on social media and is being featured in all summer-related messaging.



Public Relations Coverage

Coachella Chavez Day

1. Desert Sun - [Coachella celebrates Cesar Chavez's legacy in the city \(desertsun.com\)](https://www.desertsun.com)
2. Desert Sun – [City of Coachella to host free community event honoring Cesar Chavez \(desertsun.com\)](https://www.desertsun.com)
3. Uken Report - [Andres Chavez Keynote Speaker in Coachella - Uken Report](https://www.ukenreport.com)
4. NBC Palm Springs & Univision – [Cesar Chavez's Grandson to Speak in Coachella's Free Chavez Day Event \(nbcpalm Springs.com\)](https://www.nbcpalm Springs.com)
5. My News LA - [Cesar Chavez's Grandson to Speak in Coachella's Free Chavez Day Event - MyNewsLA.com](https://www.mynewsLA.com)
6. KESQ - [Events will honor the legacy of the late activist Cesar Chavez - KESQ](https://www.kesq.com)

Becky G/Key to the City

1. El Gordo y La Flaca - [Facebook](https://www.facebook.com)
2. KESQ - [Becky G to receive key to the city of Coachella - KESQ](https://www.kesq.com)
3. NBC Palm Springs - [Becky G to be Presented Key to City of Coachella Saturday \(nbcpalm Springs.com\)](https://www.nbcpalm Springs.com)
4. Palm Desert Patch - [Multi-Platinum, Award-Winning Singer Becky G Getting Key To Coachella | Palm Desert, CA Patch](https://www.palmdesertpatch.com)
5. Desert Sun - [Becky G gets key to 'the real Coachella,' celebrates her Latina roots \(desertsun.com\)](https://www.desertsun.com)
6. ABC7 LA - [Becky G receives key to Coachella after festival performance on main stage to honor her contributions to Mexican community - ABC7 Los Angeles](https://www.abc7.com)
7. TMZ - [Becky G Gets Backlash for Key to City of Coachella, Mayor Defends Choice \(tmz.com\)](https://www.tz.com)
8. Uken Report - [Becky G to Receive Key to City of Coachella - Uken Report](https://www.ukenreport.com)
9. MyNewsLA - [Becky G to be Presented Key to City of Coachella - MyNewsLA.com](https://www.mynewsLA.com)
10. The Latina Daily - [Becky G Honored with Key to Coachella for Advocating and Empowering the Latina Community - The Latina Daily](https://www.thelatina.com)
11. We are mitu - [Becky G Receives Key to the City of Coachella, Says She's Proud To Be a '200 Percenter' \(wearemitu.com\)](https://www.wearemitu.com)
12. KNX News 97.1 - [Becky G will receive key to the city of Coachella Saturday \(audacy.com\)](https://www.audacy.com)

13. Denver Daily Chronicle - [Becky G Gets Backlash for Key to City of Coachella, Mayor Defends Choice | Denver Daily Chronicle](#)
14. Clicky Sound - [Becky G Gets Backlash for Key to City of Coachella, Mayor Defends Choice – Clicky Sound](#)
15. NY Today News - [Becky G Gets Backlash For Key To City Of Coachella, Mayor Defends Choice - The New York Today News \(nytodaynews.com\)](#)

Tripoli GB

1. NBC Palm Springs - [Coachella to Host Groundbreaking Event for \\$63M Affordable Housing Community \(nbcpalmsprings.com\)](#)
2. NBC Palm Springs - [Groundbreaking For Tripoli, Affordable Family Apartments In Coachella \(nbcpalmsprings.com\)](#)
3. KESQ - [Officials break ground on 108-unit affordable apartment complex in Coachella - YouTube](#)
4. Hey SoCal - [Coachella hosts groundbreaking for \\$63M affordable housing community \(heysocal.com\)](#)
5. My News LA - [Coachella to Host Groundbreaking Event for \\$63M Affordable Housing Community - MyNewsLA.com](#)
6. Our Community Now - [Officials break ground on 108-unit affordable apartment complex in Coachella \(ourcommunitynow.com\)](#)
7. Uken Report - [Affordable Family Apartments Set for Coachella - Uken Report](#)
8. Patch - [Groundbreaking Set For \\$63M Coachella Affordable Housing Project | Palm Desert, CA Patch](#)
9. El Informador del Valle - [231d4b_44078eadab47495cb27c51df448837ae.pdf \(elinformadordelvalle.net\)](#)

Movies in the Park

1. Uken Report - [Free Movies Showing in Bagdouma Park - Uken Report](#)
2. NBC Palm Springs – On air mention (5/5) and Facebook post
3. Visit Greater Palm Springs - [Desert Recreation District: Movies in the Park | Coachella, CA 92236 \(visitgreaterpalmsprings.com\)](#)
4. MYNewsLA - [Free Movies and Popcorn to be Offered Each Friday in Coachella’s Bagdouma Park \(msn.com\)](#)

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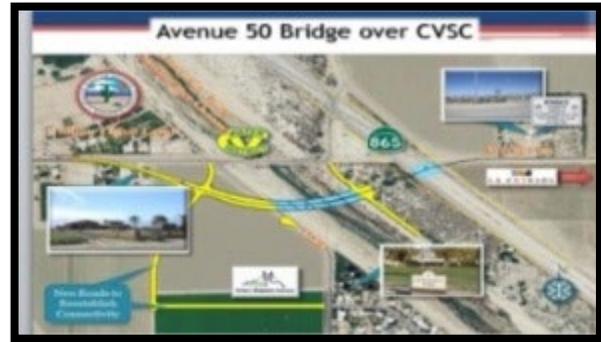
ENGINEERING:

Capital Improvement Projects

April 2023 - June 2023

ST-69 Ave 50 Bridge over Whitewater Channel / ST-81 New Interchange @ Avenue 50 and 86 South Expressway

Environmental document was approved and finalized in February 2019. Project meeting with Caltrans to review technical studies on the project continues. 95% plans and estimates have been submitted and are currently under review. Right-of-way acquisition is currently in progress.



ST-93 Avenue 50 Widening Project (Calhoun to Harrison)

Professional agreement with KOA Corporation has been approved by City Council on 10/9/2019 for Final Construction PS&E. City Staff coordinating with KOA to complete design PS&E. KOA has submitted 90% design PS&E for review. Right of way acquisition phase is currently in progress and negotiations with two property owners have been made.



ST-98 Avenue 50 Extension PS&E (All American Canal to I-10 Interchange)

Engineering Staff is awaiting responses to acquisition offers; Right-of-way acquisitions under negotiations with five property owners located west of the All-American Canal. City Council approved two purchase agreements for 2 of the 5 parcels. Bureau of Reclamation (BOR) has approved the environmental document for the work within the canal area. Hydrologic and hydraulics models are being reconciled with Coachella Valley Water District and Riverside County Flood Control District engineers.

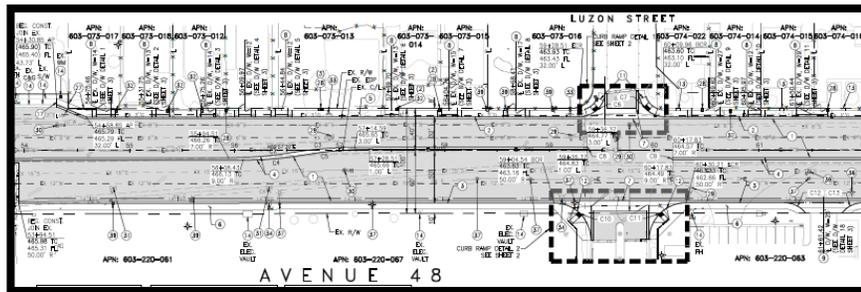
ST-130 Pueblo Viejo Sustainable Transportation Project

The project will add over two miles of class II bikeways, pedestrian and landscaping improvements in the Pueblo Viejo downtown area. The project was awarded to Desert Concepts on January 26, 2022. Construction is currently in progress and 90% complete.



ST-131 Avenue 48 Widening from Van Buren to Dillon Road

Environmental documents have been completed and final design for Plans, Specifications and Engineer's Estimates are being made. Right of way acquisition phase is in progress. The project will add two lanes east bound and one lane west bound with bicycle and pedestrian facilities as well. Riverside County is lead agency on this project.



P-21 Bagdouma Park Basketball Court Replacement Project

Project will replace existing basketball courts at Bagdouma Park with basketball courts, tennis court and pickle ball courts. Construction contract with Three Peaks Corp was awarded on 9/14/22. Construction is currently in progress and is 90% complete. A ribbon cutting ceremony is scheduled for July 27.



P-30 & 32 Bagdouma Park Restroom Upgrades:

The project will install a new restroom and concession stand and demo and install a restroom at Bagdouma Park. A design contract was awarded to Heptagon Seven on June 28, 2023 to provide plans, specifications and engineer’s estimates. The project is currently in preliminary phase of design.



F-7 Fire Station #79

The Project will rehabilitate the Fire Station on Sixth Street to add private restrooms, bedrooms for staff, apparatus bay, generator upgrade, and electrical system upgrade. A construction contract has been awarded to Dalke and Sons Construction. Construction started in November 2022 and is 75% complete. Construction continues with exterior landscaping, loggia and interior finishes. City Staff continues to inspect.



F-33 Library Annex:

The project will renovate and upgrade the existing 7,700 SF Coachella Library Annex. A design contract was awarded to IDS Group on May 24, 2023 to provide plans, specifications and engineer’s estimates. The project is currently in preliminary phase of design.



Private Development Projects

Mariposa Pointe D.R. Horton:

Model homes and phases 1-6 have been completed. Phases 7-9 are currently under construction. Off-site improvements continue to be constructed including street improvements on Avenue 50 and Calhoun Street. On-site storm retention basin drains improvements continue. City Staff continues to inspect.



Sevilla Pulte Homes:

Phases 1-12 are complete. Phase 13 is currently under construction. Street lights continue to be installed. City Staff continues to inspect.



Bellissima Pulte Homes:

Phases 1-2 are currently under construction. On-site curb and gutter and street base improvements have been completed. Off-site street improvements on Frederick, Avenue 53 and Calle Empalme continue to be constructed. City Staff continues to inspect.



Red Moon Development at the Villas at the Vineyards:

Contractor installed on-site cross gutters and street improvements. Water meters have been installed and contractor continues with remaining items. City Staff continues to inspect.



Panda Express:

On-site improvements continue to be constructed including parking lot, water meters and landscaping. City Staff continues to inspect.



Covalda Apartments:

Covalda apartments will build 108 affordable housing units in Pueblo Viejo and will include commercial units as well. Construction has started and will take approximately 18 months. Contractor has started grading and compacting area. City Staff continues to inspect.



Dolores Huerta Apartments:

The Dolores Huerta Apartments will remove the Coachella Valley Apartments and build 110 affordable housing units. Phase 1 of 3 is currently under construction and have completed underground utilities and continue to install on-site improvements. City staff continues to inspect.



Desert Research Park:

The project will build an industrial greenhouse. Project is currently under construction and continues to install underground utilities and on-site improvements. City Staff continues to inspect.



City of Coachella

Development Status Report

July 2023



Prepared By:
Development Services Department
Gabriel Perez, Development Services Director
Adrian Moreno, Associate Planner
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Coachella Permit Center
53-990 Enterprise Way
Coachella, CA 92236
(760) 398-3102 Fax (760) 398-5421

*Cannabis-related businesses/developments are identified in green text.

	<i>Case</i>	<i>No.</i>	<i>Name /Description</i>	<i>Location</i>	<i>Contact Person</i>	<i>Approval Date & Status</i>
	AR EA	14-02 14-03	<u>Double Date Packing Facility</u> Construct new 35,500 sq. ft. date packing facility	86301 Industrial Way APN 763-131-061	Steven Gilfenbain 9777 Wilshire Blvd., #900 Beverly Hills, CA. 90212 (310) 651-2591	PC approved 12/17/14 1 st Phase Complete
	AR	16-04	<u>Truck Storage</u> To develop a vehicle storage yard in the M-S Zone on 3.10 acres.	49-640 Oates Lane	Julia Molinar P.O. Box 3091 Indio, CA. 92201 (760) 578-2108	PC Approved 4/20/16 1 st Phase Complete (Off-site improvements pending)
	AR TPM CZ EA CUP DA	16-19 37209 16-03 16-06 290	<u>Date Palm Business Park</u> To subdivide 80 acres into a multi-tenant industrial park.	East of Harrison Street, North and South of Avenue 49	Wesley Ahlgren Sundate/Anthony Vineyards P O Box 9578 Bakersfield CA 93389-9578 (760)406-4060	PC Approved 10/18/17 CC Approved 12/13/17 PC Approved (DA) 12/20/18 CC Approved (DA) 1/17/18 CC - 1 st Final Map 9/14/20
	AR DA	17-07	<u>Glenroy Resort - Project A</u> To construct a 76-unit Bungalow-Style Hotel with 160,656 sq. ft. on 24.43 acres in the CG zone.	SE Corner of Avenue 48 and Van Buren Street	Glenroy Coachella, LLC 1801 S. La Cienega Blvd. Los Angeles CA 90035 (310) 207-6990	PC Approved 6/7/17 CC Approved (DA) 10/11/17 (Ord 1110) Construction Stalled
	AR CZ VAR	17-12 17-02 17-06	<u>Coachella Village</u> To construct a new 242-unit multifamily residential project on 9.69 acres	South side of Ave 48, west of Van Buren St	David Schuman Coachella Village Partners, LLC 1014 S. Westlake Bl Ste 14 Westlake Village CA 91361 (213)321-9689	PC Approved 11/15/17 CC Approved 1/17/18 Plans Approved and ready for permit issuance
	AR	18-05	<u>Coachella Village - Phase #2</u> To construct a new 110-unit multifamily residential gated community on 4.51 acres of vacant land.	South side of Ave 48, west of Van Buren St	David Schuman Coachella Village Partners, LLC 1014 S. Westlake Bl Ste 14 Westlake Village CA 91361 (213)321-9689	PC Approved 10/17/18 Expired Plans Approved
	AR	18-10 (Admin)	<u>Golden State Energy Services</u> Construct new electrical substation	NE Corner Polk St. and Industrial Way	Golden State Energy Services 3421 Gato Ct. Riverside CA 92507 (951) 906-9865	Plans Approved
	AR	18-11	<u>Pueblo Viejo Plaza</u>	Northwest corner of 9 th	Pedro Padilla	PC Approved 4/17/19

City of Coachella Development Status Report

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			Construct new 6,900 sq. ft. commercial center with two restaurants and retail suite.	St. and Grapefruit Blvd.	49305 Grapefruit Blvd Coachella, CA. 92236 (760) 972-2441	Expired
	AR	19-01	<u>Oraway Engineering</u> To construct a new 825 sq. ft. office and contractor yard on 2.89 acres.	54-101 Enterprise Way	Armando Bravo 83-850 Corte Solis Coachella, CA. 92236 (760) 791-4383	PC Approved 4/17/19 Under Construction
	AR	19-02	<u>Guardado Commercial Center</u> To construct a new 22,300 sq. ft. multi-tenant retail/office complex on 1 acre	Southeast Corner of Valley Rd. and Cesar Chavez Street	Jual Carlos Guardado 82204 Hwy 111 Ste A Indio, CA. 92201 (760) 578-3669	PC Approved 8/7/19 1 yr time ext PC approved on 11/3/21 to 8/7/22 2nd 1 yr time ext PC approved on 10/26/22 to 8/7/22 In Plan Check
	AR	19-03 (Admin)	<u>Vista Escondida – Phase 3</u> Review of 3 production home models ranging in size from 1,378 sq. ft. to 1,874 sq. ft.	North side of Avenue 54 east of Cesar Chavez Street (Tract 32264)	Mario Alberto Ornelas 2280 Wardlow Circle Ste 100 Corona CA 92880	Approved 8/27/19 Complete
	AR CZ	19-06 19-01	<u>Villa Verde Apartments</u> To construct 152 multifamily apartments on 9.25 acres of vacant land.	84-824 Calle Verde (SW Corner of Calle Techa & Calle Verde)	Villa Verde I., LP 1149 S. Hill St Suite 700 Los Angeles CA 90015 (213) 255-2815	Director Approved 2/20/20
	AR	19-08	<u>Pueblo Viejo Villas</u> To construct of new 3-story mixed use building with 105 dwelling units and 3,000 sq. ft. of commercial and Transit Hub (Related to CZ 17-03)	NE Corner of Cesar Chavez Street, and 6 th St	Dave Davis Chelsea Investment Corp 6339 Paseo Del Lago Carlsbad CA 92011 (619)987-7780	PC Approved 1/15/20 Complete

City of Coachella Development Status Report

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	AR TPM	19-10 37833	<u>CV Apartments (renamed Placita Dolores Huerta)</u> To demolish 50 dwellings and construct 110 new multifamily apartments with community building, in two phases with a lot split subdivision.	84-900 Bagdad Avenue	Vincent Nicholas Community Housing Opportunities 5030 Business Center Drive Suite Fairfield CA 94534 (707)759-6043 ext. 112	PC Approved 2/5/20 CC Approved 3/11/20 Final Map Recorded Under Construction
	AR	19-11 (Admin)	<u>Valencia by Pulte Homes</u> Review of 3 production home models ranging in size from 1,959 sq. ft. to 2,824 sq. ft.	East side of Van Buren Street south of Avenue 50 (Tract 31698)	Cole Theel Pulte Homes 27-401 Los Altos Mission Viejo CA 92691	Director Approved 2/14/20 Completed
	AR	20-05 (Admin)	<u>New SFR Home</u> Construct new 1,775 sq. ft. 4 bedroom, 2 bath homes with attached garage	52878 Calle Camacho	Juan Carlos Lopez 52443 Calle Avila Coachella CA 92236 (760)619-8680	Director Approved 8/13/20
	AR	20-10 (Admin)	<u>Meza Storage Shed</u> Construct new 6,000 sq. ft. storage shed on the site of a wholesale palm tree nursery.	Southeast Corner of Vista Del Sur and Tyler Street	Nicolas Meza 50580 Calle Mendoza Coachella CA 92236 (760)541-9034	Director Approved 2/10/21 Expired 2/10/22
	AR	21-01 (Admin)	<u>Nova Homes DBA Inland Builders</u> Review of three (3) production homes for final phase of Rancho Mariposa	NW Corner of Ave. 50 and Frederick Street	Nicolas Meza 50580 Calle Mendoza Coachella CA 92236 (760)541-9034	Pending
	AR	21-02 (Admin)	<u>Cathron Residence</u> Construct new 1,659 sq. ft. single family residence with attached garage.	84-499 Calle Cathron	Gabriel Gonzalez 43-738 Commanche St Indio CA 92201 (760)574-0601	Under Construction

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	AR	21-04	<u>Ocean Mist</u> Proposed 3.99 acre outdoor box storage	86709 and 86790 Ave 52	Christopher Drew 52300 Enterprise Way Coachella, CA 92236	Admin. Approval 8/18/21
	AR	21-06	<u>29 Palms Band of Mission Indians Temporary Event</u> Parking Proposed event parking on 26 acres.	Portion of Planning Area 1 of the Shadow View Specific Plan (APN 603-102-021, 603-110-016, 603-102-029, 603-102-037, 603-102-003, 603-102-002)	Twenty Nine Palms Band of Mission Indians 46-200 Harrison Place Coachella, CA 92236	Pending Application deemed incomplete
	CZ EA	20-07 20-04	<u>B-4 Ranch Change of Zone</u> City-Initiated Change of Zone for 5 th Cycle Housing Element	North side of Ave. 52, east and west of Education Way	City of Coachella 53-990 Enterprise Way Coachella, CA 92236 (760) 398-3502	PC Recommended Approval 05-05-21 CC approved 6/9/21
	CUP AR	254 (Mod) 12-07	<u>Gateway AM/PM Project</u> Construct carwash, drive-thru restaurant modification	Southwest corner of Ave. 48 and Grapefruit Blvd.	The Chandi Group USA P.O. Box 2817 Indio, CA. 92202 (760) 396-9260	PC approved 10/21/15 Complete
	CUP EA DA	265 15-07	<u>Cultivation Technologies</u> To develop a 111,000 sq. ft. multi-tenant medical cannabis cultivation facility.	84-811 Avenue 48	Michael Meade Desert Rock Development 72100 Magnesia Falls Rancho Mirage CA 92270 (760)837-1880	PC Approved 7/6/16 CC Approved (DA) 7-27-16 PC Approved Mod.-12/19/19 <u>Project Re-Entitled as:</u> Desert Research Park #4
	CUP AR TTM TPM EA	266 16-03 37040 37083 16-01	<u>Coachella Vineyards Luxury RV Park</u> To develop a 185-Lot RV Park and subdivision on 29.41 acres of vacant land	NE Corner of Tyler Street and Vista Del Norte	Patty Nugent Coachella Vineyards Luxury RV Park, LLC 45-920 Meritage Lane Coachella, CA. 92236 (760) 289-5279	PC Approved 7/18/18 CC Approved 9/26/18 PM Approved 4/10/19 Reso-2019-23 <i>1 Yr. Ext 9/26/21 (TTM 37040)</i>

City of Coachella Development Status Report

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						<i>AB 1561 Extends TTM to 3/26/23 1 Yr. Ext 3/26/24 (TTM 37040)</i>
	CUP CUP AR TTM EA	267 268 16-05 37088 16-02	<u>Ravella</u> - To develop 20 acres Planned Development with a service station on 5 acres of Neighborhood Commercial center, and 115 residences on 15 acres.	NW Corner of Avenue 50 & Calhoun Street	Tower Energy Group 1983 W. 190 th St., Ste. 100 Torrance, CA. 90504 (310) 535-8000	P.C. Approved 6/15/16 CC Approved 7/13/16
	CUP	268 (Mod.)	<u>Borrego Health</u> To modify the Ravella/Tower Energy Planned Development to allow a new 40,919 sq. ft., 2-story, medical clinic with 294 parking spaces on approx. 4 acres in Tract 37088-1	NW Corner of Avenue 50 & Calhoun Street	Tower Energy Group 1983 W. 190 th St., Ste. 100 Torrance, CA. 90504 (310) 535-8000	P.C. Approved 4/17/19 Building Construction Complete
	CUP AR	275 16-14	<u>Mosque & Assembly Hall</u> To construct a new 20,260 square foot mosque to be built in two phases.	84-650 Avenue 49	<u>Shakil Patel</u> 25982 Hinkle St Loma Linda CA 92354 (909)796-0300	PC Approved 12-21-16 Grading Permit Issued
	CUP AR EA	276 16-18 16-05	<u>Coachella Warehouses</u> To construct a 255,800 sq. ft. multi-tenant medical cannabis cultivation facility	84-851 Avenue 48	<u>Kevin Stumm</u> PCC Industrial/Commercial 760 Garden View Court, Suite 200 Encinitas, CA 92024 (760)452-8075	PC Approved 12/21/16 CC Approved 02/08/17 Phase 1 Complete
	CUP AR	278 17-02	<u>Kismet Organic</u> To construct a phased 77,400	48-050 Harrison Street	Ed Sapigao 5151 California Ave Ste 100	PC Approved 7/19/17 CC (Appeal) Approved 9/27/17

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	VAR	17-03	sq. ft. medical cannabis cultivation facility.		Irvine CA 92617 (949)280-4782	
	CUP	284	<u>Mobilitie Mono-Pole</u> To install 3 new wireless communications poles in the street right-of-way	SEC of Ave 52 & Tyler	Robert Lewis Mobilitie, LLC 2955 Red Hill Ave Ste 200 Costa Mesa CA 92626 (951) 212-5825	PC Approved 12/21/17
	CUP	285		SWC Ave 50 & Harrison		CUP 284 Withdrawn
	CUP	286		NWC Westerfield & Harrison		
	CZ CUP AR EA	17-01 279 17-03 17-01	<u>Coachella Green LLC</u> To construct a phased 833,829 sq. ft. medical cannabis industrial park.	86-601 Industrial Way	<u>Barry Walker</u> 1933 S. Broadway No. 806 Los Angeles CA 90007 (323) 997-9914	PC Approved 11/15/17 CC Approved 11/29/17 1 st 12-month time extension 11/29/2019 PC Approved 24 month retroactivetime extension 11/18/20 – Expired 11/29/21 Project under new Ownership
	CUP AR	289 17-11	<u>Coachella Brands</u> To construct a new 91,948 sf cannabis cultivation facility in the MW zone.	84-805 Ave. 48	<u>Richard O'Connor</u> 2 Curie Ct Rancho Mirage CA 92270 (760)409-6464	AR Approved 8/30/17 CUP Approved 11/1/17 Interim Use In Operation Amendment to the CUP submitted in April 2022.
	CUP AR TPM EA	280 17-04 37266 17-02	<u>Coachella Research Park #2</u> To develop an 833,829 sq. ft. multi-tenant medical cannabis cultivation facility, with industrial condo lots, on 20 acres in the MW zone.	48-451 Harrison Street	<u>Michael Meade</u> Desert Rock Development 72-100 Magnesia Falls Dr. Ste 2 Rancho Mirage CA 92270 (760)837-1880	PC Approved 10/4/17 CC Approved 10/25/17 In Plan Check
	CUP	280 (Mod) 17-04	<u>Coachella RP #2 (Modified)</u> To allow two 3-story	48-451 Harrison Street	<u>Michael Meade</u> Desert Rock Development	PC Approved 11/28/18 CC Approved 2/13/19

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	AR DA VAR	(Mod) 18-05	industrial buildings (98,520 sf) and four greenhouses (404,308 sf) for cannabis cultivation uses.		72-100 Magnesia Falls Dr. Ste 2 Rancho Mirage CA 92270 (760)837-1880	Phase 1 Under Construction
	CUP AR TPM EA	281 17-05 37265 17-03	<u>Coachella Research Park #1</u> To develop a 311,250 sq. ft. multi-tenant medical cannabis cultivation facility, with industrial condo lots on 11.28 acres in the MW zone.	NE Corner of Ave. 48 and Harrison Street	<u>Michael Meade</u> Desert Rock Development 72-100 Magnesia Falls Dr. Ste 2 Rancho Mirage CA 92270 (760)837-1880	PC Approved 10/4/17 CC Approved 10/25/17 Grading commenced
	CUP TPM EA	282 37333 17-04	<u>REI / Ponte Hotel Project</u> To develop a 5.45 acre site with 2 hotels, drive-thru pad, and restaurant.	NE Corner of Vista Del Norte and Dillon Road	Claudio Ponte 726 W. Ventura Blvd Ste F Camarillo CA 93010 (805)383-0367	PC Approved 7/19/17 CC Approved 8/9/17 Final Map Recorded
	CUP CUP CZ	299 300 18-03	<u>HOTN/Sinsemilla Dispensary & Pub Project</u> Proposed 1,839 sq. ft. retail cannabis dispensary and 1,432 sq. ft. bar/pub	1694 6 th Street	Pedro Ordoñez 6 th Street Tap Room 45631 Capistrano St Indio CA 92201 (760)409-6169	PC Approved 3/20/19 CC Approved 5/8/19 Under Construction
	CUP	292	<u>Verizon Wireless</u> To install a new wireless communications pole at Bagdouma Park	Northeast corner of Frederick St and Ave 52	Bryce Novak 7711 Normal Ave La Mesa CA 91941	PC Approved 1/31/18 Complete
	CUP AR	293 17-14	<u>Coachella Herb Plantation</u> To construct a new 67,240 sf medical cannabis cultivation facility on 3.2 acres in the MW zone.	84-801 Ave 48	Marcelo Morales 84-801 Ave. 48 Coachella CA 92236 (760)699-1332	PC Approved 11/28/17 <i>Time Extension to 11/28/19</i> <i>Time Extension to 11/28/20</i> Interim Use Under Construction

City of Coachella

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

City of Coachella Development Status Report

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			caretaker unit			
	CUP AR EA	308 18-08 18-03	<u>Red Moon RV Park</u> To develop a 78.3-acre RV Resort with 46 long-term rental spaces and 390 short-term rental spaces	44-790 Dillon Rd.	Jim Komick Red Moon Dev. & Construction 4320 Priceless View Dr. Gold Canyon AZ 85118 (480)947-9253	PC Approved 3/06/19 Under Construction
	CUP AR EA VAR	318 (Mod) 19-09 19-01 19-03	<u>NB Coachella Cannabis Cultivation Facility</u> To construct a new industrial greenhouse park for commercial cannabis cultivation uses on 49.97 acres of vacant land in the MS-IP Zone.	86-601 Industrial Way	NB Coachella Properties, Inc. 1650 Black Road Santa Maria CA 93458 c/o CV Engineers (760)360-4200	Pending Application On Hold
	CUP	319	<u>Botanero Mexicali- Alcohol Sales.</u> To allow beer and wine sales with 1121 sq. ft. snack bar.	51-704 Cesar Chavez St. Unit #3	Maria Carrera 51-704 Cesar Chavez St Unit #3 Coachella CA 92236 (760)574-5543	Application Withdrawn (Not Needed due to grandfathered ABC license)
	CUP VAR	320 20-01	<u>K.C. Vargas Tattoo Parlor</u> To allow an 800 sq. ft. tattoo parlor in the CG zone.	48-975 Grapefruit Boulevard, Suite #4	Kenny Coronel Vargas 31-180 Desert Palm Dr. Thousand Palms CA 92276 (442)400-1562	PC Approved 5/20/20 Business Open
	CUP CUP AR TPM	321 322 20-03 37940	<u>7-Eleven Service Station/ Retail Center.</u> To allow a 10,588 sq. ft. retail center with service station, drive-thru coffee /office buildings on 3 acres in the CG zone.	NE Corner of 1 st St. and Cesar Chavez St.	Mr. Francis Chu Coachella Retail Realty, LP 1401 Quail St. Suite #100 Newport Beach CA 92660 (949)752-2515	PC Approved 7/15/20 CC Approved 9/23/20 PC Approved AR 20-03 and TPM 37940 CUP 321 AR 20-03 Mod PC Approved 1/5/22 CC AR 20-03 TPM 37940 CC Mod Approval 1/26/22
	CUP	323	<u>The Foundation Delivery</u>	51-544 Cesar Chavez	CHAD Enterprises, LLC	PC Approved 9/2/20

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			To allow a 650 sq. ft. non-storefront retail cannabis (delivery only) microbusiness in the CG zone.	St., Suite #J1	43-100 Palm Royale Dr. #1627 La Quinta, CA 92253 (760)799-3636	Now operating
	EA CUP CUP CUP CZ AR TTM GPA	20-01 324 325 326 20-01 20-04 37921 20-01	<u>Coachella Airport Business Park.</u> To construct a 628,825 sq. ft. industrial center w/ Cannabis Cultivation, mini-storage, and service station on 42.69 acres in the MS-IP zone.	NW Corner of Airport Blvd and CA-86 Expressway	Empire Airport, LLC (Haagen Co.) 12302 Exposition Blvd. Los Angeles CA 90064 (310)820-1200	Under Review
	CUP EA AR	327 20-02 20-06	<u>Bejarano Project</u> To construct a new 172,61 sq. ft. cannabis cultivation facility on 9.98 acres in the MW zone.	48-100 Harrison Street	David E. Argudo 15835 E. Main St. La Puente CA 91744 (415)640-4420	PC Approved 11/18/20 Expired
	CUP CZ AR	328 20-02 20-08	<u>Cairo Casitas Project</u> To construct new 8-unit apartments project and remodel existing commercial building on 0.498 acres in the CG zone.	51-704 Cesar Chavez St.	Tomer Tzadok 23679 Calabasas Rd. #280 Calabasas CA 91302 (310) 751-4125	PC Approved 9/2/20
	CUP CUP	334 293 (Mod.)	<u>Coachella Greenery</u> To allow a 1,100 sq. ft. retail cannabis business in an existing industrial building on 3.2 acres in the M-W zone.	84-801 Avenue 48	Diana Palacios 83614 Eagle Avenue Coachella CA 92236 (760)50-14878	PC Approved 3/17/21 Business Open
	CUP	335	<u>Kismet Organic Non-Storefront Retail Cannabis</u> To allow a 225 sq. ft. non-storefront retail cannabis	48-050 Harrison St. #2	Mr. Kyle Friend 9 Cushing Irvine CA 92617	PC Approved 11/18/20

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			business in the MW zone.			
	CUP CZ	336 20-08	<u>Pueblo Cannabis</u> To allow a 1,500 sq. ft. retail cannabis dispensary in an existing building on 0.30 acres of land in the CG-RC zone.	85-591 Grapefruit Blvd	Armando Lerma 83-983 Fiesta Road Coachella, CA 92236	PC Approved 8/4/21 CC Approved 5/26/21- CUP CC Approved 6/9/21 – CZ Time Extension for CUP Approved by PC 6-15-22
	CUP CZ VAR	337 21-01 21-01	<u>Coachella Releaf Dispensary</u> Proposed 3,800 sq. ft. retail cannabis microbusiness in the MS-IP zone.	86-705 Avenue 54 Ste H	Adriana Gonzalez 84-095 Tera Vista Coachella CA 92236	PC Approved 4/7/21 CC Approved CUP 337 and Variance 21-01 on 8/25/21 9/8/21 Change of Zone adopted Business is open.
	CUP VAR	338 21-02	<u>Coachella Paradise Convenience Store</u> New 2,500 sq. ft. convenience store with off-sale general liquor sales.	50-233 Cesar Chavez St.	Mr. Nesrin Steih 6988 Cantera Way Fontana, CA 92336 (909)728-0379	PC Denied 6/16/21 CC Denied Appeal 7/14/21
	CUP VAR	340 21-03	<u>Best Friends Farms</u> Proposed 1,200 sq. fdt. Non-Storefront Retail Cannabis	84-705 Ave 50, Suite #4	Craig Guggolz 69-822 Via del Sur Cathedral City, CA 92234	PC Approved 6/16/21 (Res. 21-13)
	CUP	344	<u>Meza Interim Outdoor Cannabis Cultivation</u> 24 hoop houses covering 1.1 acres for the interim outdoor cultivation of cannabis located on a 5 acre parcel	86099 Tyler Street	Nicolas Meza/CSC Growers 50580 Calle Mendoza Coachella, CA 92236 csoachella@yahoo.com	PC Approved 10/16/21
	CUP	345	<u>CVG Interim Outdoor Cannabis Cultivation</u> 11 acres of proposed outdoor cannabis cultivation in hoop houses.	50501 Fillmore Street	Wyatt Nelson 2323 Bonfield Ct, Camarillo, CA (805)910-8587	PC approved 1/20/22
	CUP	342	<u>American Desert LLC Multi-</u>	86695 Avenue 54	American Desert LLC	PC approved 10/20/21

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	CZ VAR	21-03 21-04	<u>tenant Microbusiness Project</u> conversion of an existing 18,960 square foot multi-tenant (12 units) industrial building for cannabis business uses on a 1.29 acre parcel		15303 Arrow Blvd Fontana, CA 92335 (213) 81603214	CC approved 11/10/21
	TTM EA CUP CZ GPA	32263 05-11 207 05-04 07-04	322 SF Units Subdivision 64.64 acres See AR 05-21 Nickel creek	Ave 44, West of Dillon	Coachella-Nickel Creek LLC 5744 Canyon Road Amarillo, TX. 79109	PC approved 9/5/07 CC approved 9/12/07 SB1185 Ext to 9/12/10 AB333 Ext to 9/12/12 AB208 Ext to 9/12/14 AB116 Ext. to 9/12/16 1 Yr. Ext. to 9/12/17 1 Yr. Ext. to 9/12/18 Statutory Ext. to 9/12/21
	TTM AR EA CUP CZ GPA Annex	35523 07-13 07-16 231 07-08 07-05 60	<u>Villa Palmeras</u> 111 Single Family attached & detached residential 11.58 acres	South side of Ave 50 between Jackson St & Calhoun St	DSE Turco, L.P. Attn: Scott Carino 8910 University Center Ln Suite 690 San Diego CA 92122 (858) 458-3432 (858) 458-3412 FAX	PC approved 1/16/08 CC approved 5/28/08 TTM Expired 5/28/19
	SP GPA CZ EA TPM	14-01 14-01 14-01 14-04 36872	<u>Vista del Agua Specific Plan</u> 280-acre subdivision with single-family residential, multi-family residential and commercial development.	S of Vista del Sur N of Ave. 48, E of Tyler St., W of Polk Street	James Kozak Strategic Land Partners, LP 12671 High Bluff Dr., Suite 150 San Diego, Ca. 92130 (858) 699-7440	PC Workshop 3/20/19 PC Approved 6/19/19 CC Approved 5/13/20
	TPM VAR	37758 21-05	<u>Cervantes Lot Split</u> Subdivision of 10 acres into 2 lots	50800 Van Buren St	Greg Cervantes 82265 Padova Dr. Indio, CA 92203	PC Approved 7-21-21 CC Approved 8-25-21 Final Map approved

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	TTM AR VAR EA	38084 21-03 21-04 21-01	<u>Pulte Coachella Subdivision</u> “ <u>Sevilla</u> ” Subdivide 26.8 acres of vacant land into 107 SFR lots.	Northside of Ave 51, 500 East of Van Buren St. (APN 768-050-002)	Daniel Wozniak Pulte Homes Company LLC 27401 Los Altos St 400 Mission Viejo, CA 92691	PC Approved 5/19/21 CC Approved 6/23/21 Under Construction
	TTM	31978	<u>Bellissima Subdivision</u> Subdivide 38 acres into 160 single family lots	Southeast corner of Avenue 53 and Fredrick Street	Brighton Properties, LLC (original TTM applicant)	PC Approved CC Approved 5/20/06 1 Yr. Ext. to 8/24/18 (Reso 2017-53) 1 Yr Ext. to 8/24/19 1 Yr Ext. to 8/24/20 AB 1561 Ext. to 2/24/2022 Grading Commenced in April 2022 Under Construction
	TPM AR CUP	38218 21-07 354	<u>JJWR Holdings, LLC</u> construction of two 25,750 sq. ft. industrial building to create up to 32 warehouse condos and 8 office condos	53-457 and 53-459 Enterprise Way	JJWR, LLC 440 Santa Lucia Drive Hemet, CA 92543	PC Approved 5/18/22 CC Approved 6/8/22 1 Yr. Ext 6/8/24 (TPM 38218) (Under Review)
	VAR	18-02	<u>Desert Research Park #1</u> To exceed height limit for 3 new industrial buildings.	NE Corner of Ave. 48 and Harrison St.	Michael Meade Desert Rock Development 72-100 Magnesia Falls Rancho Mirage CA 92270 (760)837-1880	PC Approved 4/18/18 Plans Approved
	AR	21-09	<u>Coachella 155</u> Proposed construction 155, 1 and 2-story residences within Tract 32074	SEC of Calhoun Street and 50 th Avenue	D.R. Horton Mario Ornelas 2280 Wardlow Circle #100 Corona, CA 92880 (951)739-5481	Admin. Approval 1/5/22 Under Construction
	AR	21-15	<u>Bellissima</u> proposed construction of 111 single family residences in an	East of Fredrick	Pulte Home Company, LLC 27401 Los Altos, Suite 400 Mission Viejo, CA 92691	Admin Approval 4/5/22 Under Construction

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			unfinished Tract 31978	Street between Avenue 53 and 54.	(760)775-1806	
	CUP CUP AR	346 347 21-12	<u>Fountainhead Plaza</u> . To allow a 20,422 sq. ft. Aldi supermarket and 2,600 sq. ft. Panda Express in the CG zone. <u>(related to CUP 321, 322, AR 20-03, TPM 37940)</u>	NE Corner of 1 st St. and Cesar Chavez St.	Mr. Francis Chu Coachella Retail Realty, LP 1401 Quail St. Suite #100 Newport Beach CA 92660 (949)752-2515	PC Approved 1/5/21 Mod to CUP 321, AR 20-03, TPM 37940 Approved by CC 1/26/22 Aldi Complete and Panda Express Under Construction
	CUP	348	<u>Gunther Investments</u> To allow interim outdoor cannabis cultivation on a 38.48 acre site	Southwest corner of Avenue 50 and Filmore Street	Brandon Calandri P.O. Box 8010 Lancaster, CA 93539	Withdrawn
	CUP	349	<u>DAFCO</u> To allow interim outdoor cannabis cultivation on a 199.39 acre site	Northeast corner of Filmore & 52 nd Street	Brandon Calandri P.O. Box 8010 Lancaster, CA 93539	Withdrawn
	CZ CUP AR	22-01 351 22-04	<u>Tripoli Mixed-Use Project</u> 108 Affordable Apartment units and 2 retail units with Building A 3-Stories and Building Building 4 Stories.	Northeast corner of Cesar Chavez Street and Bagdad Avenue	Chelsea Investment Corporation Attn: Dave Davies 6339 Paseo Del Lago Carlsbad, CA 92011 (619)987-7780	PC Approved 4/20/22 CC Approved 5/11/22 PC Approved 10/26/22 (Revisions by applicant) CC Approved 11/9/22 (Revisions) PC Approved 5/17/22 (3rd Amendment) CC Approved 5/24/23 (3rd Amendment)
	TTM	38145 38146	<u>Vista del Agua</u> •TTM 38145 is to subdivide 42.92 acres into 204 single-family lots, located east of Tyler Street, North of Avenue 48 and west of Polk Street. (APN: 603-150-005 &	North of Avenue 48 and West of Polk Street	CVP Palm Springs, LLC c/o Strategic Land Partners, LP 12671 High Bluff Drive, Suite 150 San Diego, CA 92130	Under Review

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			007). •TTM 38146 is to divide 46.92 acres into 254 single-family lots APN: 603-150-009, 010, & 011.			
	SP GPA CZ EA DA	22-01 22-03 22-04 22-05 22-02	<u>KPC Coachella Specific Plan</u> entails construction of approximately 9,536 dwelling units (DUs) of a variety of residential types; approx. 305 acres of mixed-use areas; approx. 71 acres of proposed school facilities for a total of 2,807 acres for the project	Northeast portion of the City of Coachella, North of the I-10 Freeway and East of the All American Canal	KPC Development Company, LLC 9 KPC Parkway, Suite 301 Corona, CA 92879 (951)987-8100	Under Review
	GPA EA	23-01 23-01	<u>Santa Rosa Business Park General Plan Amendment</u> Proposed General Plan Amendment of 39 acres from Urban Employment District to Industrial	Southeast corner of Tyler Street and Avenue 54	Santa Rosa Business Park, LLC 32823 Temecula Parkway, CA	Under Review
	GPA CZ TTM AR EA	22-04 22-05 38429 22-11 22-04	<u>Encanto</u> Proposed subdivision for 112 single family residences on 19.2 acres	Westside of Van Buren Street between Avenue 51 and Avenue 52	Joseph Rivani 3470 Wilshire Blvd Los Angeles, CA 90010	Under Review
	GPA CZ TTM EA	22-05 22-06 38577 22-06	<u>Sevilla II</u> Proposed residential development of 204 single family residences on 39 acres,	West of Van Buren Street and South of Avenue 50 (APN 779-280-002, 779-320-001)	Pulte Group 27401 Los Altos, Suite 400 Mission Viejo, CA 92691 (760)578-9334	Under Review
	AR	22-05	<u>La Terraza</u> Mixed-Use with 2,302 sq. ft. retail space on the first floor and 1,583 sq. ft. on the 2 nd	1562 6 th Street	William A Aguirre, PE 68207 Pasada Rd Cathedral City, CA 92234 (951)204-1013	Under Review

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			floor.			
	AR	22-03	<u>State Towing & Recovery</u> Metal shade cover	85220 Ave 50, Ste. 4	Statewide Emergency Services 623 S Waterman Ave San Bernardino, CA 92408 (951) 682-9336	Under Review
	AR	22-06	<u>Eberhard Equipment</u> Installation of a freestanding identification sign at 21' high sign. APN: 763-141-007	86100 Avenue 54	Eberhard Equipment No. 2 86100 Avenue 54 Coachella, CA 92236	PC approved 10/5/22
	AR	22-07	<u>Jordan Central</u> Proposed new 5,400 sq. ft. commercial building with parking lot and site improvements.	86878 Ave 54	Chris Ellison 1280 Main Street Brawley, CA 92227 (760) 344-3322	PC approved 4/5/23
	AR	21-13	<u>Sunline Transit Hub</u> transit center for Line 111, Line 91, Line 92, Line 95 and will include a 540 sq. ft. breakroom/office building, three bus shelters, landscape improvements	Southeast corner of Cesar Chavez Street and 4th Street.	Sunline Transit Agency	PC Approved 7/7/22
	AR	22-08	<u>Coachella Lakes RV Resort</u> Installation for main monument, entrance monument and building sign.	44800 Dillon Road	Image Services, Inc. 2281 Lacrosse Ave, Ste. 501 Colton, CA 92324 909-370-4500	PC Approved 7/6/22 Under Construction
	CUP	360	<u>Taco Shop 760 Type 47 On-</u> Sale Alcohol	48975 Grapefruit Blvd #3	83850 Corte Eclipse Coachella, CA 92236 (760)969-9934	PC Approved 1/4/22
	CUP	358	<u>McDonalds Restaurant drive</u> <u>through reconfiguration</u>	50090 Cesar Chavez Street	153 E City Place Santa Ana, CA 92705	PC Approved 11/2/22 Improvements complete
	CUP	364	<u>AMPM</u> <u>Type 21 ABC License</u>	48055 Grapefruit Blvd.	GSC & Son Corporation	PC Approved 4/19/23
	CUP	361	<u>Mr. Clamato Type 41 ABC</u>	51557 Cesar Chavez St.	Eric Aguilar	PC Approved 2/15/23

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			License		(661) 204-3499	
	CUP	367	<u>El Dorado Liquor Type 20 ABC License</u>	49647 Cesar Chavez St.	Jose Luis Cedano Zamudio (769) 574-3480	PC Approved 7/19/23
	CUP AR VAR	369 23-06 23-02	<u>AAA Storage – Sunridge Self Storage</u>	APN: 763-141-018	Sunridge Self-Storage 38375 Turnberry Court Murrieta, CA (951) 594-2100	Under Review
	AR (Admin)	23-07	<u>Rancho Mariposa -</u> 20 single family home lots, 5 floor plans ranging from 1,241-2,408 SF, final phase of Rancho Mariposa	NW Corner of Ave. 50 and Frederick Street	Martin Coyne/Coyne Companies	Under Review
	CUP	365	<u>Monarca Salon Studio</u> 25 salon studios within one complex	84090 Ave 50	Humberto Cortez 760-609-3077	Under Review
	AR	23-08	<u>Love’s Travel Stop</u> Architectural modifications to existing fuel center convenience store building	45-761 Dillon Rd	Myrna Smith (913)236-3440	Under Review
	CUP	366	<u>Sushi Marisco Guamuchil</u> to allow an expansion of alcohol sales as part of a 2,463 sq. ft. square foot restaurant and (ABC Type 47, On-Sale Beer, Wine, and Distilled Spirits)	49-405 Grapefruit Blvd	Mayra Bojorquez	PC Approved 7/19/23
	AR	23-10	<u>Armtec Defense Technologies</u> Architectural Review for (7) solar canopies in the parking lot totaling 486 kWp at 85901 53rd Avenue (APN 778-390-008).	85901 53 rd Avenue	Bayware Power Solutions permit.powersolutionsus@bayware-re.com	Under Review

City of Coachella
Development Status Report
July, 2023

PC = Planning Commission
CC = City Council

Types = RS Single Family Residential, RM Multifamily Residential, CG Commercial General, NC Neighborhood Commercial
MH Manufacturing Heavy, MS Manufacturing Service, MW Wrecking Yard, RE Residential Estate
Status of Projects = Under Construction, Approved, Pending Approval
Status of Maps = Constructed, Under Construction, Recorded, Approved Tentative, Pending Approval

AR Architectural Review
CUP Conditional Use Permit
CZ Change of Zone
DA Development Agreement
EIS (EA) Environmental Initial Study (Environmental Assessment)
GPA General Plan Amendment
PD Planned Development
TTM Tentative Tract Map or Tentative Subdivision Map
TPM Tentative Parcel Map
VAR Variance

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

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

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

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

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

Public Works Department 2023 Second Quarter Report



TO: Honorable Mayor and Council

FROM: Maritza Martinez, Public Works Director

DATE: July 19, 2023

SUBJECT: Quarterly Report

Departmental Mission:

In a balanced effort to maintain cost effective operations and provide maintenance and emergency response services in a reasonable and efficient manner, it is the mission of the Public Works Department to provide quality maintenance and repair of facilities and infrastructure for the City of Coachella community and its city departments.

Executive Summary:

The Public Works Department is responsible for the operations of our: facilities, fleet, landscape, lighting and maintenance districts, parks, and streets. The Department is also the home to our Emergency Services Division and Recreation Division. As reflected below the Public Works Department staff responded to a myriad of requests as reflected below between March 2023 to June 2023.

				Quantity
Streets Division Dept.				
Illegal Dumping	33 Illegal Dumping's.	1 Homeless Camps	92 Tires 1 Oil spill.	83 Shopping carts.
Assist other Dept.	17			
Potholes	1966			
Sidewalk Repairs	2 job sites			
Street Sign Maintenance	102 repaired/replaced			
Street light Maintenance	93 lights and 600 feet wire replaced			
Traffic Control Call outs	11			

Street Striping. Legends.	168 legends
Weed Abatement	11 job sites

Quantity	
<u>LLMD/ Parks/ Building Maintenance/ Recreation</u>	
Citations Issued	759
Facility use permits	156
Turf Main.	10,000 lbs of fertilizer applied and aerated soccer fields
Events	3 Staff training events, Suavecito Sundays Series (3), Mariachi Festival, Beck G Keys to the City, Cesar Chavez Day, Movies in the Park May Series (4)
Park lighting/signage	56 light repairs
Irrigation repair	9 mainline repairs 240 heads replaced 61 valve repairs/replacements 6 controllers replacements 1 pump repair
Floor / Wall Maintenance	Routine Maintenance Replaced lobby flooring at Senior Center.
HVAC System serviced	12 repairs; one unit replaced
Trees and new plant material	2062 new plants installed 33 trees
Trees Trimmed	28 removals 1528 trees trimmed
Playground/Park Repairs	1 splash pads repair – Bagdouma All Splash Pads Serviced for Summer 4 playground feature replacements
Building Repairs	<u>16 Repairs and Minor Construction Improvements including:</u> <ul style="list-style-type: none"> - Installation of 8 cubicles at Corporate Yard and Civic Center office sheet rock wall modification; both improvements are to increase work station capacity at both facilities. - New mural (5th Street) installation supported services: provided plaster services for mural wall site, installed new mural lighting, landscape improvements to site, and mural graffiti sealant application. - Three new offices constructed for planning division. - Various plumbing repairs to pool restroom facility.

COACHELLA CITY FIRE DEPARTMENT

QUARTERLY REPORT

APRIL - JUNE 2023



INSIDE THIS ISSUE

1. Personnel Assignments
2. Response Reports
3. Administration Reports

ADMINISTRATION
1377 SIXTH STREET
COACHELLA, CA 92236
(760) 398-8895

1. Battalion Chief – Justin Karp
2. Battalion Chief – Paul Heitzmann
3. Administrative Assistant – Marisa Duran

STATION 79
1377 SIXTH STREET
COACHELLA, CA 92236
(760) 398-8895

Engine Company 79

1. Fire Captain – Johnny Garcia
2. Fire Captain – Rodrigo Vega
3. Fire Captain – James Beckman
4. Fire Apparatus Engineer – Tommy Lemus
5. Firefighter Apparatus Engineer/Paramedic – Damian Sianez
6. Firefighter II/Paramedic – Tony Ippolito
7. Firefighter II/Paramedic – Daniel Lucido
8. Firefighter II/Paramedic – Matthew Rosenberger

YEAR END RESPONSE REPORT

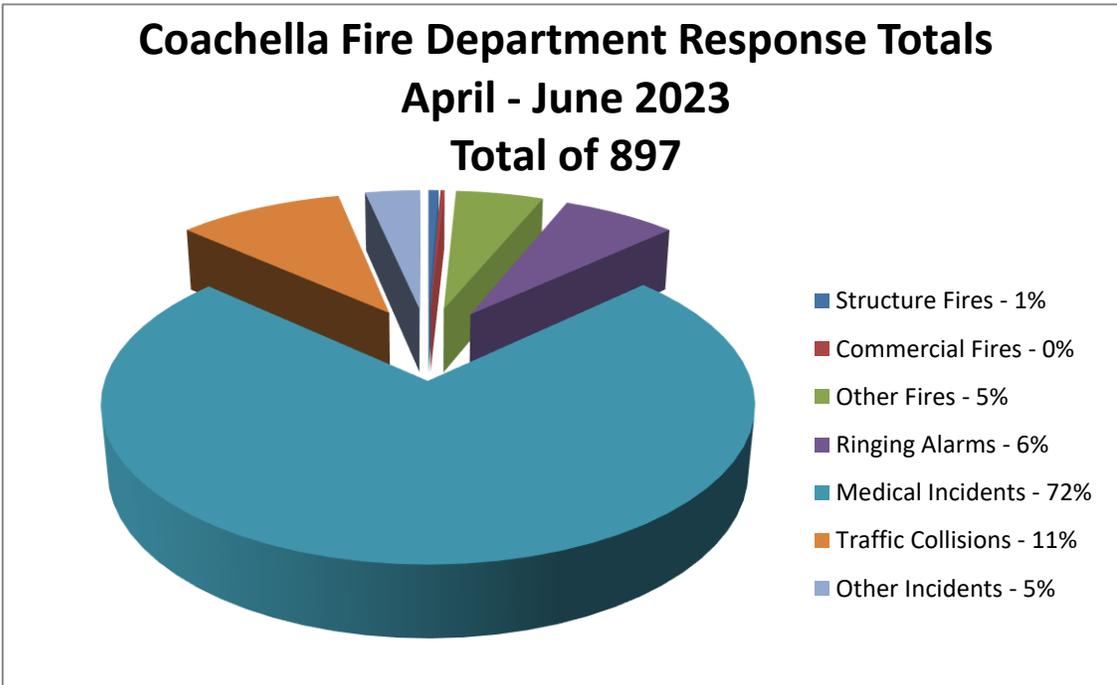
APRIL 1, 2023 – JUNE 30, 2023

	APRIL	MAY	JUNE	YTD (CITY OF COACHELLA)
STRUCTURE FIRES	1	4	2	13
COMMERCIAL FIRES	0	0	0	2
OTHER FIRES	15	19	7	84
RINGING/FALSE ALARMS	21	10	10	108
MEDICAL INCIDENTS	265	225	200	1,364

TRAFFIC COLLISIONS	31	21	28	178
OTHER INCIDENTS	13	12	13	75
TOTAL	346	291	260	1,824

RESPONSE TIMES

	APRIL	MAY	JUNE	YTD (CITY OF COACHELLA)
AVERAGE RESPONSE TIMES (MINUTES)	4.8	4.8	4.5	4.7
% OF CALLS ON SCENE IN 5 MINUTES OR LESS	57%	62%	68%	63%



SIGNIFICANT EVENT

5/11/23 – Coachella City Firefighters responded to a reported vegetation fire at 45-761 Dillon Road. Upon arrival firefighters discovered a palm grove with approximately twenty palm trees on fire, with an immediate threat to the remaining grove. Efforts kept the fire from spreading, but resources had a lengthy commitment time due to the fire's location at the tops of the trees and material on the ground. **(See photo below)**



5/11/23 – Firefighters responded to a reported Traffic Collision with possible victims trapped. The first arriving Battalion Chief reported a two-vehicle traffic collision at the intersection of Avenue 50 at the cross of Polk Street. One patient was trapped inside the vehicle and required extrication. IID was requested due to the power pole being sheared off at the base from the accident. One occupant refused medical treatment and the second occupant was transported by ground ambulance to Desert Regional Medical Center with moderate injuries. **(See photos below)**



5/23/23 – Coachella City Firefighters responded to a report of a pedestrian struck by a train in the City of Coachella. Upon arrival firefighters discovered an adult male who succumbed to his injuries. The incident was turned over to the Riverside County Sheriff's Department and Union Pacific Railroad officials. No other injuries were reported.

5/29/23 – City firefighters responded to a reported apartment fire at 50-600 Suncrest Street. The first arriving engine company reported heavy fire visible from the second story of the apartment building. Fire crews were able to contain the fire to the apartment of origin. 1 apartment sustained fire damage and 2 additional apartments incurred water damage. The American Red Cross assisted with 17 displaced persons. 1 civilian suffered minor burn injuries but declined any treatment.

6/21/23 – Firefighters were dispatched to a reported traffic accident with a victim trapped inside a vehicle. The incident was located on Avenue 55 at the cross of Van Buren Street in the City of Coachella. American Medical Response was the first resource on scene and requested a second ground ambulance and an air ambulance. Fire crews arrived on scene and reported a two-vehicle traffic accident with one vehicle on its side. Crews found three patients, 1 ejected with major injuries, 1 trapped inside the vehicle with major injuries and another patient with minor injuries. Crews had to use extrication equipment to remove the trapped patient. One patient was transported via air ambulance, and the other two were transported by ground ambulances. All three patients were transported to Desert Regional Medical Center for continued treatment. California Highway Patrol will be investigating the incident.

6/29/23 – City firefighters were dispatched to a reported vehicle fire at 84-566 Vermouth Drive in the City of Coachella. The first unit on scene reported a vehicle on fire in the driveway with exposures to a Sea-Doo, travel trailer, and a single-family residence. Fire was contained to the vehicle, Sea-Doo, trailer, and exterior of the residence. The American Red Cross assisted with five adults and one child after being displaced by the fire. City of Coachella Code Enforcement responded and evaluated the trailer and residence. Both the trailer and residence were “Red Tagged” and the fire is currently under investigation. **(See photos below)**



ADMINISTRATION

Administration continues to keep busy scheduling business inspections/re-inspections as well as station tours and fire prevention presentations at various local schools/businesses. Clerical administration duties continue to audit and reconcile the station’s Data/Response Records as well as overhaul files and recordkeeping systems. Clerical administrative duties have continued to look for ways to improve office efficiency and customer service and looks forward to attending upcoming training sponsored by the County of Riverside.

FIRE PREVENTION

The Coachella Fire Department continues to assist the public with code inquiries; conducts hazard reduction inspections and assists Code Enforcement with issues within the city. In closing, our Engine Company personnel continue to conduct multiple inspections and re-inspections helping keep local businesses up to code.



STAFF REPORT
7/26/2023

TO: Honorable Mayor and City Council Members

FROM: Maritza Martinez, Public Works Director

SUBJECT: Authorize execution of Master Lease Equity Agreement with Enterprise Fleet Management, Inc. for the purchase of a 2024 Ford F550, in the amount of \$155,847.

STAFF RECOMMENDATION:

Authorize execution of Master Lease Equity Agreement with Enterprise Fleet Management, Inc. for the purchase of a 2024 Ford F550, in the amount of \$155,847.

EXECUTIVE SUMMARY:

The Coachella Water Authority has identified a need for a Ford F550 utility truck that will have numerous utility compartments to allow staff to travel to job sites with various fittings in its unit inventory needed for water line repairs. Currently, the City's fleet does not have any of these style vehicle units for use by the Coachella Water Authority. These style units are commonly used by various utilities due to the added function it provides to staff in the field.

As per the City's Purchasing Procedures and Regulations all purchases in excess of \$25,000 require City Council approval and completion of a formal bid process. A cooperative purchasing agency (Sourcewell) has completed a formal bid process and awarded the bid to Enterprise Fleet Management, for both lease and purchase options for several vehicle makes and models.

Enterprise Fleet Management is able to procure a 2024 Ford F550 utility unit, in the amount of \$155,847.00. The Enterprise Fleet Management awarded bid by Sourcewell meets the formal bid process requirements. Staff requests authorization to piggyback on the provided Sourcewell award and authorize procurement of the 2024 Ford F550 utility unit through Enterprise Fleet Management at the amount provided of \$155,847.

FISCAL IMPACT:

An appropriation of \$155,847 from undesignated Coachella Water Authority funds will be required to authorize this purchase; these funds are available.

Attachment:

Master Lease Equity Agreement with Enterprise Fleet Management, Inc.

Item 7.

Prepared For: City of Coachella
Martinez, Maritza

Date 07/18/2023
AE/AM RRM/am

Unit #

Year 2023 **Make** Ford **Model** F-550 Chassis
Series XL 4x2 SD Regular Cab 169 in. WB DRW

Vehicle Order Type Ordered **Term** 12 **State** CA **Customer#** 588084

\$ 155,847.00	Capitalized Price of Vehicle ¹
\$ 0.00 *	Sales Tax <u>0.0000%</u> State <u>CA</u>
\$ 1,883.81 *	Initial License Fee
\$ 0.00	Registration Fee
\$ 400.00	Other: (See Page 2)
\$ 156,246.00 *	Capitalized Price Reduction
\$ 13,671.53 *	Tax on Capitalized Price Reduction
\$ 0.00	Gain Applied From Prior Unit
\$ 0.00 *	Tax on Gain On Prior
\$ 0.00 *	Security Deposit
\$ 0.00 *	Tax on Incentive (Taxable Incentive Total : \$0.00)

All language and acknowledgments contained in the signed quote apply to all vehicles that are ordered under this signed quote.

Order Information

Driver Name	Talamantes, Cesar
Exterior Color	(0 P) Oxford White
Interior Color	(0 I) Medium Dark Slate w/HD Vinyl 40/20/40 S
Lic. Plate Type	Exempt
GVWR	0

\$ 1.00	Total Capitalized Amount (Delivered Price)
\$ 0.08	Depreciation Reserve @ <u>8.0000%</u>
\$ 156.25	Monthly Lease Charge (Based on Interest Rate - Subject to a Floor) ²
\$ 156.33	Total Monthly Rental Excluding Additional Services

Additional Fleet Management

\$ 0.00	Master Policy Enrollment Fees
\$ 0.00	Commercial Automobile Liability Enrollment
	Liability Limit <u>\$0.00</u>
\$ 0.00	Physical Damage Management
\$ 0.00	Full Maintenance Program ³ Contract Miles <u>7,500</u>
	Incl: # Brake Sets (1 set = 1 Axle) <u>0</u>

Comp/Coll Deductible	<u>0 / 0</u>
OverMileage Charge	<u>\$ 0.0500</u> Per Mile
# Tires <u>0</u>	Loaner Vehicle Not Included

Additional Services SubTotal

\$ 13.68	Sales Tax <u>8.7500%</u>	State <u>CA</u>
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Total Monthly Rental Including Additional Services

\$ 0.04	Reduced Book Value at <u>12</u> Months
\$ 0.00	Service Charge Due at Lease Termination

Quote based on estimated annual mileage of 7,500
(Current market and vehicle conditions may also affect value of vehicle)
(Quote is Subject to Customer's Credit Approval)

Notes

Enterprise FM Trust will be the owner of the vehicle covered by this Quote. Enterprise FM Trust (not Enterprise Fleet Management) will be the Lessor of such vehicle under the Master Open - End (Equity) Lease Agreement and shall have all rights and obligations of the Lessor under the Master Open - End (Equity) Lease Agreement with respect to such vehicle. Lessee must maintain insurance coverage on the vehicle as set forth in Section 11 of the Master Open-End (Equity) Lease Agreement until the vehicle is sold.

ALL TAX AND LICENSE FEES TO BE BILLED TO LESSEE AS THEY OCCUR.

Lessee hereby authorizes this vehicle order, agrees to lease the vehicle on the terms set forth herein and in the Master Equity Lease Agreement and agrees that Lessor shall have the right to collect damages in the event Lessee fails or refuses to accept delivery of the ordered vehicle. Lessee certifies that it intends that more than 50% of the use of the vehicle is to be in a trade or business of the Lessee.

LESSEE City of Coachella

BY _____ **TITLE** _____ **DATE** _____

* INDICATES ITEMS TO BE BILLED ON DELIVERY.

¹ Capitalized Price of Vehicle May be Adjusted to Reflect Final Manufacturer's Invoice. Lessee Hereby Assigns to Lessor any Manufacturer Rebates And/Or Manufacturer Incentives Intended for the Lessee, Which Rebates And/Or Incentives Have Been Used By Lessor to Reduce the Capitalized Price of the Vehicle.

² Monthly Lease Charge Will Be Adjusted to Reflect the Interest Rate on the Delivery Date (Subject to a Floor).

³ The inclusion herein of references to maintenance fees/services are solely for the administrative convenience of Lessee. Notwithstanding the inclusion of such references in this [Invoice/Schedule/Quote], all such maintenance services are to be performed by Enterprise Fleet Management, Inc., and all such maintenance fees are payable by Lessee solely for the account of Enterprise Fleet Management, Inc., pursuant to that certain separate [Maintenance Agreement] entered into by and between Lessee and Enterprise Fleet Management, Inc. that such maintenance fees are being billed by Enterprise FM Trust, and are payable at the direction of Enterprise FM Trust, solely as an authorized agent for collection on behalf of Enterprise Fleet Management, Inc.

Aftermarket Equipment Total

Description	(B)illed or (C)apped	Price
Service/Utility - Royal quote 0465087	C	\$ 78,728.00
Total Aftermarket Equipment Billed		\$ 0.00
Total Aftermarket Equipment Capitalized		\$ 78,728.00
Aftermarket Equipment Total		\$ 78,728.00

Other Totals

Description	(B)illed or (C)apped	Price
Pricing Plan Delivery Charge	B	\$ 125.00
Courtesy Delivery Fee	C	\$ 400.00
Total Other Charges Billed		\$ 125.00
Total Other Charges Capitalized		\$ 400.00
Other Charges Total		\$ 525.00

VEHICLE INFORMATION:

2023 Ford F-550 Chassis XL 4x2 SD Regular Cab 169 in. WB DRW - US

Series ID: F5G

Pricing Summary:

	INVOICE	MSRP
Base Vehicle	\$48,469	\$51,020.00
Total Options	\$11,355.00	\$12,475.00
Destination Charge	\$1,895.00	\$1,895.00
Total Price	\$61,719.00	\$65,390.00

SELECTED COLOR:

Exterior: Z1-(0 P) Oxford White

Interior: AS-(0 I) Medium Dark Slate w/HD Vinyl 40/20/40 Split Bench Seat

SELECTED OPTIONS:

CODE	DESCRIPTION	INVOICE	MSRP
153	Front License Plate Bracket	NC	NC
169WB	169" Wheelbase	STD	STD
425	50-State Emissions System	STD	STD
43C	110V/400W Outlet	\$160.00	\$175.00
44G	Transmission: TorqShift 10-Speed Automatic	Included	Included
535	High Capacity Trailer Tow Package	\$528.00	\$580.00
59H	Center High-Mounted Stop Lamp (CHMSL)	NC	NC
64Z	Wheels: 19.5" x 6" Argent Painted Steel	Included	Included
660A	Order Code 660A	NC	NC
67A	350 Amp Dual Alternators	NC	NC
68M	GVWR: 19,500 lb Payload Plus Upgrade Package	\$1,051.00	\$1,155.00
76C	Exterior Backup Alarm (Pre-Installed)	\$160.00	\$175.00
99T	Engine: 6.7L 4V OHV Power Stroke V8 Turbo Diesel B20	\$9,096.00	\$9,995.00
A	HD Vinyl 40/20/40 Split Bench Seat	Included	Included
AS_03	(0 I) Medium Dark Slate w/HD Vinyl 40/20/40 Split Bench Seat	NC	NC
PAINT	Monotone Paint Application	STD	STD
STDRD	Radio: AM/FM Stereo w/MP3 Player	Included	Included
SYNC4	SYNC 4 Communications & Entertainment System	Included	Included
TGJ	Tires: 225/70Rx19.5G BSW A/P	Included	Included
WARANT	Fleet Customer Powertrain Limited Warranty	NC	NC
X4L	Limited Slip w/4.30 Axle Ratio	\$360.00	\$395.00
Z1_01	(0 P) Oxford White	NC	NC

CONFIGURED FEATURES:

Item 7.

Body Exterior Features:

Number Of Doors: 2
Driver And Passenger Mirror: power remote heated manual folding side-view door mirrors with turn signal indicator
Convex Driver Mirror: convex driver and passenger mirror
Mirror Type: manual extendable trailer mirrors
Door Handles: black
Front And Rear Bumpers: black front and rear bumpers with black rub strip
Front Tow Hooks: 2 front tow hooks
Front License Plate Bracket: front license plate bracket
Front Mud Flaps: front and rear mud flaps
Body Material: aluminum body material
: trailering with harness, brake controller
Fender Flares: black fender flares
Grille: black grille
Upfitter Switches: upfitter switches

Convenience Features:

Air Conditioning: manual air conditioning
Air Filter: air filter
Cruise Control: cruise control with steering wheel controls
Power Windows: power windows with driver and passenger 1-touch down
Remote Keyless Entry: keyfob (all doors) remote keyless entry
Illuminated Entry: illuminated entry
Integrated Key Remote: integrated key/remote
Remote Engine Start: remote start - smart device only (subscription required)
Steering Wheel: steering wheel with manual tilting, manual telescoping
Day-Night Rearview Mirror: day-night rearview mirror
Emergency SOS: SYNC 4 911 Assist emergency communication system
Front Cupholder: front cupholder
Overhead Console: full overhead console with storage
Glove Box: illuminated locking glove box
Dashboard Storage: dashboard storage
IP Storage: covered bin instrument-panel storage
Retained Accessory Power: retained accessory power
Power Accessory Outlet: 2 12V DC power outlets
AC Power Outlet: 1 120V AC power outlet

Entertainment Features:

radio: AM/FM stereo with seek-scan
Voice Activated Radio: voice activated radio
Speed Sensitive Volume: speed-sensitive volume
Steering Wheel Radio Controls: steering-wheel mounted audio controls
Speakers: 4 speakers
Internet Access: FordPass Connect 4G internet access
1st Row LCD: 2 1st row LCD monitor
Wireless Connectivity: wireless phone connectivity
Antenna: fixed antenna

Lighting, Visibility and Instrumentation Features:

Headlamp Type: delay-off aero-composite halogen headlamps
Cab Clearance Lights: cab clearance lights
Front Wipers: variable intermittent wipers
Tinted Windows: light-tinted windows
Dome Light: dome light with fade
Front Reading Lights: front reading lights
Variable IP Lighting: variable instrument panel lighting
Display Type: digital/analog appearance
Tachometer: tachometer
Compass: compass

Exterior Temp: outside-temperature display
 Trip Computer: trip computer
 Trip Odometer: trip odometer
 Lane Departure Warning: lane departure
 Forward Collision Alert: forward collision
 Water Temp Gauge: water temp. gauge
 Turbo/Supercharger Boost Gauge: turbo/supercharger boost gauge
 Transmission Oil Temp Gauge: transmission oil temp. gauge
 Engine Hour Meter: engine hour meter
 Clock: in-radio display clock
 Systems Monitor: driver information centre
 Oil Pressure Warning: oil-pressure warning
 Water Temp Warning: water-temp. warning
 Battery Warning: battery warning
 Lights On Warning: lights-on warning
 Key in Ignition Warning: key-in-ignition warning
 Low Fuel Warning: low-fuel warning
 Door Ajar Warning: door-ajar warning
 Brake Fluid Warning: brake-fluid warning

Safety And Security:

ABS four-wheel ABS brakes
 Number of ABS Channels: 4 ABS channels
 Brake Assistance: brake assist
 Brake Type: four-wheel disc brakes
 Vented Disc Brakes: front and rear ventilated disc brakes
 Daytime Running Lights: daytime running lights
 Driver Front Impact Airbag: driver and passenger front-impact airbags
 Driver Side Airbag: seat-mounted driver and passenger side-impact airbags
 Overhead Airbag: Safety Canopy System curtain 1st row overhead airbag
 Height Adjustable Seatbelts: height adjustable front seatbelts
 Side Impact Bars: side-impact bars
 Perimeter Under Vehicle Lights: remote activated perimeter/approach lights
 Ignition Disable: SecuriLock immobilizer
 Panic Alarm: panic alarm
 Traction Control: driveline traction control
 Front and Rear Headrests: manual adjustable front head restraints

Seats And Trim:

Seating Capacity max. seating capacity of 3
 Front Bucket Seats: front split-bench 40-20-40 seats
 Number of Driver Seat Adjustments: 4-way driver and passenger seat adjustments
 Reclining Driver Seat: manual reclining driver and passenger seats
 Driver Lumbar: manual driver and passenger lumbar support
 Driver Fore/Aft: manual driver and passenger fore/aft adjustment
 Front Centre Armrest Storage: front centre armrest with storage
 Leather Upholstery: vinyl front seat upholstery
 Headliner Material: full cloth headliner
 Floor Covering: full vinyl/rubber floor covering
 Shift Knob Trim: urethane shift knob
 Interior Accents: chrome interior accents

Standard Engine:

Engine 330-hp, 6.7-liter V-8 (diesel)

Standard Transmission:

Transmission 10-speed automatic w/ OD and PowerShift automatic

AMENDMENT TO MASTER EQUITY LEASE AGREEMENT

THIS AMENDMENT TO MASTER EQUITY LEASE AGREEMENT (this "Amendment") is made and entered into as of the , by and between Enterprise FM Trust, a Delaware statutory trust ("Lessor") and City of Coachella ("Lessee").

WITNESSETH:

WHEREAS, Lessor and Lessee are parties to certain Master Equity Lease Agreement dated 12th day of Feb, 2020, as amended (the "Agreement"; all capitalized terms used and not otherwise defined in this Amendment shall have the respective meanings ascribed to them in the Agreement as amended by this Amendment); and

WHEREAS, Lessor and Lessee desire to amend the Agreement in the manner hereinafter set forth;

NOW, THEREFORE, in consideration of the premises and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee hereby agree as follows:

1. Notwithstanding the second to last sentence of Section 1 of the Agreement, Lessor and Lessee hereby agree that, solely for federal, state and local income tax purposes, the lease by Lessor to Lessee under the Agreement of following Vehicles (the "Specified Vehicles") will be treated as a conditional sale rather than a true lease and that Lessee will be treated as the owner of the Vehicle solely for such income tax purposes:

<u>Year</u>	<u>Make</u>	<u>Model</u>	<u>Quote #</u>
2023	Ford	F-550 Chassis	7325731

The Agreement and this Amendment have the specific intent of creating a conditional sale rather than a true lease with respect to the vehicles listed above, and by design, give appropriate consideration to tax statutes, Regulations, Court decisions, and IRS rulings and positions. In recognition of that intent, each of Lessor and Lessee hereby further agrees that it will not take any action or file any return or other document inconsistent with such tax treatment or with the ownership of the Specified Vehicles by Lessee solely for such income tax purposes.

Notwithstanding the foregoing, or anything else in this Amendment, the Agreement or any Schedule to the contrary, and given the inherent uncertainty that exists with respect to any advertised tax result or outcome, Lessee hereby acknowledges and agrees that Lessor makes no representation, warranty or covenant that any tax authority will not assert a contrary position or assert that (a) the lease of the Specified Vehicles by Lessor to Lessee is a true lease for tax purposes, (b) Lessee is not the owner of the Specified Vehicles for tax purposes and/or (c) Lessee is not entitled to claim any depreciation or recovery deduction for tax purposes with respect to the Specified Vehicles. Lessee shall be solely liable for any and all costs and expenses, including, without limitation, any and all attorneys' fees, incurred in contesting any such treatment of the lease of the Specified Vehicles as other than a conditional sale and shall keep Lessor informed, in writing, of any dispute with any tax authority as to the tax treatment of the lease of the Specified Vehicles.

2. All references in the Agreement and in the various Schedules and addenda to the Agreement and any other references of similar import shall henceforth mean the Agreement as amended by this Amendment. Except to the extent specifically amended by this Amendment, all of the terms, provisions, conditions, covenants, representations and warranties contained in the Agreement shall be and remain in full force and effect and the same are hereby ratified and confirmed.

IN WITNESS WHEREOF, Lessor and Lessee have executed this Amendment to Master Equity Lease Agreement as of the

Enterprise FM Trust (Lessor)

City of Coachella ("Lessee")

By: Enterprise Fleet Management, Inc., its attorney in fact

By **Tom Dolan** Digitally signed by Tom Dolan

By _____

Title: Fleet Management AVP

Title: _____



STAFF REPORT
7/26/2023

TO: Honorable Mayor and City Council Members

FROM: Maritza Martinez, Public Works Director

SUBJECT: Authorize award of Central Park Architectural and Engineering Design Services Project No. P-31, in the amount of \$838,888.00, to Albert A. Webb Associates.

STAFF RECOMMENDATION:

Authorize award of Central Park Architectural and Engineering Design Services Project No. P-31, in the amount of \$838,888.00, to Albert A. Webb Associates.

EXECUTIVE SUMMARY:

On September 8, 2021, the City of Coachella was awarded \$8,454,600 for the new Central Park project; located on Avenue 52 between La Ponderosa Drive and Hernandez Street. Staff published a Request for Qualifications for Central Park Architectural and Engineering Design Services Project No. P-31, which closed on May 1, 2023. A total of nine (9) responses were received. The responses have been reviewed and scored by six staffers from the following departments: economic development, engineering and public works. All of these departments will have a direct role in the design and project management of Central Park.

All responses were scored based on the evaluation criteria identified in the RFQ. Based on the final scores received per responding firm (please see below) staff is recommending award of a professional services agreement to the top scoring responding firm, Albert A. Webb Associates, in the amount of \$838,888.00, for Central Park Architectural and Engineering Design Services Project No. P-31. The design and outreach process will take up to ten months. The developed design concepts will be brought back to City Council for approval before commencing development of engineering design plans.

	Firm Name	Score (Max Score 600)
1	Albert A. Webb Associates	547
2	Hermann Design Group	544
3	Architerra Design Group	518
4	Community Works Design Group	510
5	David Votz Design	507
6	Kounkuey Design Initiative	498
7	Spurlock Landscape Architects	485

8	Verde Design	470
9	BrightView Design Group	468

FISCAL IMPACT:

The recommended action is included in the eligible expenses the City was awarded from Proposition 68 grant funds for Central Park.

Attachment:
Professional Services Agreement

**CITY OF COACHELLA
PROFESSIONAL SERVICES AGREEMENT**

1. PARTIES AND DATE.

This Agreement is made and entered into this 26th day of July, 2023, by and between the City of Coachella, a municipal corporation organized under the laws of the State of California with its principal place of business at 53-990 Enterprise Way, Coachella, California 92236, County of Riverside, State of California ("City") and Albert A. Webb Associates, a corporation, with its principal place of business at 3788 McCray Street, Riverside, CA 92506 ("Consultant"). City and Consultant are sometimes individually referred to herein as "Party" and collectively as "Parties."

2. RECITALS.

2.1 Consultant.

Consultant desires to perform and assume responsibility for the provision of certain professional services required by the City on the terms and conditions set forth in this Agreement. Consultant represents that it is experienced in providing architectural and engineering services to public clients, is licensed in the State of California, and is familiar with the plans of City.

2.2 Project.

City desires to engage Consultant to render such professional services for the Central Park Architectural and Engineering Design Services Project No. P-31 ("Project") as set forth in this Agreement.

3. TERMS.

3.1 Scope of Services and Term.

3.1.1 General Scope of Services. Consultant promises and agrees to furnish to the City all labor, materials, tools, equipment, services, and incidental and customary work necessary to fully and adequately supply the professional architectural and engineering consulting services necessary for the Project ("Services"). The Services are more particularly described in Exhibit "A" attached hereto and incorporated herein by reference. All Services shall be subject to, and performed in accordance with, this Agreement, the published Request for Qualifications and the Consultants Response, the exhibits attached hereto and incorporated herein by reference, and all applicable local, state and federal laws, rules and regulations.

3.1.2 Term. The term of this Agreement shall be from August 1, 2023 to August 1, 2025, unless earlier terminated as provided herein. Consultant shall complete the Services within the term of this Agreement, and shall meet any other established schedules and deadlines. The Parties may, by mutual, written consent, extend the term of this Agreement if necessary to complete the Services.

3.2 Compensation.

3.2.1 Compensation. Consultant shall receive compensation, including authorized reimbursements, for all Services rendered under this Agreement at the rates set forth

in Exhibit "C" attached hereto and incorporated herein by reference. The total compensation shall not exceed **Eight Hundred Thirty Eight Thousand and Eight Hundred Thirty-Eight Dollars and No Cents (\$838,888.00)** without written approval of the City Council or City Manager, as applicable. Extra Work may be authorized, as described below, and if authorized, will be compensated at the rates and manner set forth in this Agreement.

3.2.2 Payment of Compensation. Consultant shall submit to City a monthly invoice which indicates work completed and hours of Services rendered by Consultant. The invoice shall describe the amount of Services provided since the initial commencement date, or since the start of the subsequent billing periods, as appropriate, through the date of the invoice. City shall, within 30 days of receiving such invoice, review the invoice and pay all non-disputed and approved charges. If the City disputes any of Consultant's fees, the City shall give written notice to Consultant within thirty (30) days of receipt of an invoice of any disputed fees set forth therein. Payment shall not constitute acceptance of any Services completed by Consultant. The making of final payment shall not constitute a waiver of any claims by the City for any reason whatsoever.

3.2.3 Reimbursement for Expenses. Consultant shall not be reimbursed for any expenses unless authorized in writing by City, or included in Exhibit "C" of this Agreement.

3.2.4 Extra Work. At any time during the term of this Agreement, City may request that Consultant perform Extra Work. As used herein, "Extra Work" means any work which is determined by City to be necessary for the proper completion of the Project, but which the Parties did not reasonably anticipate would be necessary at the execution of this Agreement. Consultant shall not perform, nor be compensated for, Extra Work without written authorization from the City.

3.3 Responsibilities of Consultant.

3.3.1 Independent Contractor; Control and Payment of Subordinates. The Services shall be performed by Consultant or under its supervision. Consultant will determine the means, methods and details of performing the Services subject to the requirements of this Agreement. City retains Consultant on an independent contractor basis and not as an employee. Any personnel performing the Services on behalf of Consultant shall not be employees of City and shall at all times be under Consultant's exclusive direction and control. Neither City, or any of its officials, officers, directors, employees or agents shall have control over the conduct of Consultant or any of Consultants officers, employees or agents, except as set forth in this Agreement. Consultant shall pay all wages, salaries, and other amounts due such personnel in connection with their performance of Services under this Agreement and as required by law. Consultant shall be responsible for all reports and obligations respecting such additional personnel, including, but not limited to: social security taxes, income tax withholding, unemployment insurance, disability insurance, and workers' compensation insurance.

3.3.2 Schedule of Services. Consultant shall perform the Services in a prompt and timely manner and in accordance with the Schedule of Services set forth in Exhibit "B" attached hereto and incorporated herein by reference. Consultant represents that it has the professional and technical personnel required to perform the Services expeditiously. Upon request of City, Consultant shall provide a more detailed schedule of anticipated performance to meet the Schedule of Services.

3.3.3 Conformance to Applicable Requirements. All work prepared by Consultant shall be subject to the approval of City.

3.3.4 Substitution of Key Personnel. Consultant has represented to City that certain key personnel will perform and coordinate the Services under this Agreement. Should one or more of such personnel become unavailable, Consultant may substitute other personnel of at least equal competence upon written approval of City. In the event that City and Consultant cannot agree as to the substitution of key personnel, City shall be entitled to terminate this Agreement for cause. The key personnel for performance of this Agreement are as follows: Brian Knoll and Jeff Hutchins.

3.3.5 City's Representative. The City hereby designates the City Manager, or his/her designee, to act as its representative in all matters pertaining to the administration and performance of this Agreement ("City's Representative"). City's Representative shall have the power to act on behalf of the City for review and approval of all products submitted by Consultant but not the authority to enlarge the Scope of Services or change the total compensation due to Consultant under this Agreement. The City Manager shall be authorized to act on City's behalf and to execute all necessary documents which enlarge the Scope of Services or change the Consultant's total compensation subject to the provisions contained in this Agreement. Consultant shall not accept direction or orders from any person other than the City Manager, City's Representative or his/her designee.

3.3.6 Consultant's Representative. Consultant hereby designates Jeff Hutchins, or his/her designee, to act as its representative for the performance of this Agreement ("Consultant's Representative"). Consultant's Representative shall have full authority to represent and act on behalf of the Consultant for all purposes under this Agreement. The Consultant's Representative shall supervise and direct the Services, using his/her best skill and attention, and shall be responsible for all means, methods, techniques, sequences, and procedures and for the satisfactory coordination of all portions of the Services under this Agreement.

3.3.7 Coordination of Services. Consultant agrees to work closely with City staff in the performance of Services and shall be available to City's staff, consultants and other staff at all reasonable times.

3.3.8 Standard of Care; Performance of Employees. Consultant shall perform all Services under this Agreement in a skillful and competent manner, consistent with the standards generally recognized as being employed by professionals in the same discipline in the State of California. Consultant represents and maintains that it is skilled in the professional calling necessary to perform the Services. Consultant warrants that all employees and subconsultants shall have sufficient skill and experience to perform the Services assigned to them. Consultant represents that it, its employees and subconsultants have all licenses, permits, qualifications and approvals of whatever nature that are legally required to perform the Services, and that such licenses and approvals shall be maintained throughout the term of this Agreement. Consultant shall perform, at its own cost and expense and without reimbursement from the City, any services necessary to correct errors or omissions which are caused by the Consultant's failure to comply with the standard of care provided for herein. Any employee of the Consultant or its subconsultants who is determined by the City to be uncooperative, incompetent, a threat to the adequate or timely completion of the Project, a threat to the safety of persons or property, or any employee who fails or refuses to perform the Services in a manner acceptable to the City, shall be promptly removed from the Project by the Consultant and shall not be re-employed to perform

any of the Services or to work on the Project.

3.3.9 Period of Performance.

3.3.9.1 Consultant shall perform and complete all Services under this Agreement within the term set forth in Section 3.1.2 above (“Performance Time”). Consultant shall also perform the Services in strict accordance with any completion schedule or Project milestones described in Exhibits “A” or “B” attached hereto, or which may be separately agreed upon in writing by the City and Consultant (“Performance Milestones”). Consultant agrees that if the Services are not completed within the aforementioned Performance Time and/or pursuant to any such Performance Milestones developed pursuant to provisions of this Agreement, it is understood, acknowledged and agreed that the City will suffer damage.

3.3.9.2 Neither City nor Consultant shall be considered in default of this Agreement for delays in performance caused by circumstances beyond the reasonable control of the non-performing Party. For purposes of this Agreement, such circumstances include a Force Majeure Event. A Force Majeure Event shall mean an event that materially affects a Party’s performance and is one or more of the following: (1) Acts of God or other natural disasters; (2) terrorism or other acts of a public enemy; (3) orders of governmental authorities (including, without limitation, unreasonable and unforeseeable delay in the issuance of permits or approvals by governmental authorities that are required for the services); (4) strikes and other organized labor action occurring at the site and the effects thereof on the services, only to the extent such strikes and other organized labor action are beyond the control of Consultant and its subcontractors, and to the extent the effects thereof cannot be avoided by use of replacement workers; and (5) pandemics, epidemics or quarantine restrictions. For purposes of this section, “orders of governmental authorities,” includes ordinances, emergency proclamations and orders, rules to protect the public health, welfare and safety, and other actions of a public agency applicable to the services and Agreement.

3.3.9.3 Should a Force Majeure Event occur, the non-performing Party shall, within a reasonable time of being prevented from performing, give written notice to the other Party describing the circumstances preventing continued performance and the efforts being made to resume performance of this Agreement. Force Majeure Events and/or delays, regardless of the Party responsible for the delay, shall not entitle Consultant to any additional compensation. Notwithstanding the foregoing in this section, the City may still terminate this Agreement in accordance with the termination provisions of this Agreement.

3.3.10 Laws and Regulations; Employee/Labor Certification.

3.3.10.1 Compliance with Laws. Consultant shall keep itself fully informed of and in compliance with all local, state and federal laws, rules and regulations in any manner affecting the performance of the Project or the Services, including all Cal/OSHA requirements, and shall give all notices required by law. Consultant shall be liable for all violations of such laws and regulations in connection with the Services and this Agreement. All violations of such laws and regulations shall be grounds for the City to terminate the Agreement for cause.

3.3.10.2 Employment Eligibility; Consultant. Consultant certifies that it fully complies with all requirements and restrictions of state and federal law respecting the employment of undocumented aliens, including, but not limited to, the Immigration Reform and Control Act of 1986, as may be amended from time to time and shall require all subconsultants

and sub-subconsultants to comply with the same. Consultant certifies that it has not committed a violation of any such law within the five (5) years immediately preceding the date of execution of this Agreement, and shall not violate any such law at any time during the term of the Agreement.

3.3.10.3 Equal Opportunity Employment. Consultant represents that it is an equal opportunity employer and it shall not discriminate against any subconsultant, employee or applicant for employment because of race, religion, color, national origin, handicap, ancestry, sex or age. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination. Consultant shall also comply with all relevant provisions of City's Minority Business Enterprise program, Affirmative Action Plan or other related programs or guidelines currently in effect or hereinafter enacted.

3.3.10.4 Air Quality. To the extent applicable, Consultant must fully comply with all applicable laws, rules and regulations in furnishing or using equipment and/or providing services, including, but not limited to, emissions limits and permitting requirements imposed by the South Coast Air Quality Management District (SCAQMD) and/or California Air Resources Board (CARB). Consultant shall indemnify City against any fines or penalties imposed by SCAQMD, CARB, or any other governmental or regulatory agency for violations of applicable laws, rules and/or regulations by Consultant, its subconsultants, or others for whom Consultant is responsible under its indemnity obligations provided for in this Agreement.

3.3.10.5 Water Quality Management and Compliance. Consultant shall keep itself and all subcontractors, staff, and employees fully informed of and in compliance with all local, state and federal laws, rules and regulations that may impact, or be implicated by the performance of the Services including, without limitation, all applicable provisions of the City's ordinances regulating water quality and storm water; the Federal Water Pollution Control Act (33 U.S.C. § 1251, *et seq.*); the California Porter-Cologne Water Quality Control Act (Water Code § 13000 *et seq.*); and any and all regulations, policies, or permits issued pursuant to any such authority. Consultant must additionally comply with the lawful requirements of the City, and any other municipality, drainage district, or other local agency with jurisdiction over the location where the Services are to be conducted, regulating water quality and storm water discharges. City may seek damages from Consultant for delay in completing the Services caused by Consultant's failure to comply with the laws, regulations and policies described in this Section, or any other relevant water quality law, regulation, or policy.

3.3.10.6 Safety. Consultant shall execute and maintain its work so as to avoid injury or damage to any person or property. In carrying out its Services, the Consultant shall at all times be in compliance with all applicable local, state and federal laws, rules and regulations, and shall exercise all necessary precautions for the safety of employees appropriate to the nature of the work and the conditions under which the work is to be performed.

3.3.11 Insurance.

3.3.11.1 Time for Compliance. Consultant shall not commence work under this Agreement until it has provided evidence satisfactory to the City that it has secured all insurance required under this section. In addition, Consultant shall not allow any subconsultant to commence work on any subcontract until it has provided evidence satisfactory to the City that the subconsultant has secured all insurance required under this section. Failure to provide and maintain all required insurance shall be grounds for the City to terminate this Agreement for cause.

3.3.11.2 Types of Insurance Required. As a condition precedent to the effectiveness of this Agreement for work to be performed hereunder, and without limiting the indemnity provisions of the Agreement, the Consultant, in partial performance of its obligations under such Agreement, shall procure and maintain in full force and effect during the term of the Agreement the following policies of insurance. If the existing policies do not meet the insurance requirements set forth herein, Consultant agrees to amend, supplement or endorse the policies to do so.

(A) Commercial General Liability: Commercial General Liability Insurance which affords coverage at least as broad as Insurance Services Office "occurrence" form CG 00 01, or the exact equivalent, with limits of not less than \$1,000,000 per occurrence and no less than \$2,000,000 in the general aggregate. Defense costs shall be paid in addition to the limits. The policy shall contain no endorsements or provisions (1) limiting coverage for contractual liability; (2) excluding coverage for claims or suits by one insured against another (cross-liability); (3) products/completed operations liability; or (4) containing any other exclusion(s) contrary to the terms or purposes of this Agreement.

(B) Automobile Liability Insurance: Automobile Liability Insurance with coverage at least as broad as Insurance Services Office Form CA 00 01 covering "Any Auto" (Symbol 1), or the exact equivalent, covering bodily injury and property damage for all activities with limits of not less than \$1,000,000 combined limit for each occurrence.

(C) Workers' Compensation: Workers' Compensation Insurance, as required by the State of California and Employer's Liability Insurance with a limit of not less than \$1,000,000 per accident for bodily injury and disease.

(D) Professional Liability (Errors & Omissions): Professional Liability insurance or Errors & Omissions insurance appropriate to Consultant's profession with limits of not less than \$1,000,000. Covered professional services shall specifically include all work to be performed under the Agreement and delete any exclusions that may potentially affect the work to be performed (for example, any exclusions relating to lead, asbestos, pollution, testing, underground storage tanks, laboratory analysis, soil work, etc.). If coverage is written on a claims-made basis, the retroactive date shall precede the effective date of the initial Agreement and continuous coverage will be maintained or an extended reporting period will be exercised for a period of at least five (5) years from termination or expiration of this Agreement.

3.3.11.3 Insurance Endorsements. Required insurance policies shall contain the following provisions, or Consultant shall provide endorsements on forms approved by the City to add the following provisions to the insurance policies:

(A) Commercial General Liability: (1) Additional Insured: The City, its officials, officers, employees, agents, and volunteers shall be additional insureds with regard to liability and defense of suits or claims arising out of the performance of the Agreement. Additional Insured Endorsements shall not (1) be restricted to "ongoing operations"; (2) exclude "contractual liability"; (3) restrict coverage to "sole" liability of Consultant; or (4) contain any other exclusions contrary to the terms or purposes of this Agreement. For all policies of Commercial General Liability insurance, Consultant shall provide endorsements in the form of ISO CG 20 10 10 01 and 20 37 10 01 (or endorsements providing the exact same coverage) to effectuate this requirement. (2) Cancellation: Required insurance policies shall not be canceled or the coverage

reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium.

(B) Automobile Liability. (1) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium.

(C) Professional Liability (Errors & Omissions): (1) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium. (2) Contractual Liability Exclusion Deleted: This insurance shall include contractual liability applicable to this Agreement. The policy must “pay on behalf of” the insured and include a provision establishing the insurer’s duty to defend.

(D) Workers' Compensation: (1) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium. (2) Waiver of Subrogation: A waiver of subrogation stating that the insurer waives all rights of subrogation against the City, its officials, officers, employees, agents, and volunteers.

3.3.11.4 Primary and Non-Contributing Insurance. All policies of Commercial General Liability and Automobile Liability insurance shall be primary and any other insurance, deductible, or self-insurance maintained by the City, its officials, officers, employees, agents, or volunteers shall not contribute with this primary insurance. Policies shall contain or be endorsed to contain such provisions.

3.3.11.5 Waiver of Subrogation. All required insurance coverages, except for the professional liability coverage, shall contain or be endorsed to waiver of subrogation in favor of the City, its officials, officers, employees, agents, and volunteers or shall specifically allow Consultant or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Consultant hereby waives its own right of recovery against City, and shall require similar written express waivers and insurance clauses from each of its subconsultants.

3.3.11.6 Deductibles and Self-Insured Retentions. Any deductible or self-insured retention must be approved in writing by the City and shall protect the City, its officials, officers, employees, agents, and volunteers in the same manner and to the same extent as they would have been protected had the policy or policies not contained a deductible or self-insured retention.

3.3.11.7 Evidence of Insurance. The Consultant, concurrently with the execution of the Agreement, and as a condition precedent to the effectiveness thereof, shall deliver either certified copies of the required policies, or original certificates on forms approved by the City, together with all endorsements affecting each policy. Required insurance policies shall not be in compliance if they include any limiting provision or endorsement that has not been submitted to the City for approval. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. At least fifteen (15 days) prior to the expiration of any such policy, evidence of insurance showing that

such insurance coverage has been renewed or extended shall be filed with the City. If such coverage is cancelled or reduced and not replaced immediately so as to avoid a lapse in the required coverage, Consultant shall, within ten (10) days after receipt of written notice of such cancellation or reduction of coverage, file with the City evidence of insurance showing that the required insurance has been reinstated or has been provided through another insurance company or companies.

3.3.11.8 Acceptability of Insurers. Each such policy shall be from a company or companies with a current A.M. Best's rating of no less than A:VII and authorized to transact business of insurance in the State of California, or otherwise allowed to place insurance through surplus line brokers under applicable provisions of the California Insurance Code or any federal law.

3.3.11.9 Enforcement of Agreement Provisions (non estoppel). Consultant acknowledges and agrees that actual or alleged failure on the part of the City to inform Consultant of non-compliance with any requirement imposes no additional obligation on the City nor does it waive any rights hereunder.

3.3.11.10 Requirements Not Limiting. Requirement of specific coverage or minimum limits contained in this Section are not intended as a limitation on coverage, limits, or other requirement, or a waiver of any coverage normally provided by any insurance.

3.3.11.11 Additional Insurance Provisions

(A) The foregoing requirements as to the types and limits of insurance coverage to be maintained by Consultant, and any approval of said insurance by the City, is not intended to and shall not in any manner limit or qualify the liabilities and obligations otherwise assumed by the Consultant pursuant to this Agreement, including but not limited to, the provisions concerning indemnification.

(B) If at any time during the life of the Agreement, any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced, City has the right but not the duty to obtain the insurance it deems necessary and any premium paid by City will be promptly reimbursed by Consultant or City will withhold amounts sufficient to pay premium from Consultant payments. In the alternative, City may cancel this Agreement.

(C) The City may require the Consultant to provide complete copies of all insurance policies in effect for the duration of the Project.

(D) Neither the City nor any of its officials, officers, employees, agents or volunteers shall be personally responsible for any liability arising under or by virtue of this Agreement.

(E) The limits set forth herein shall apply separately to each insured against whom claims are made or suits are brought, except with respect to the limits of liability. Further the limits set forth herein shall not be construed to relieve the Consultant from liability in excess of such coverage, nor shall it limit the Consultant's indemnification obligations to the City and shall not preclude the City from taking such other actions available to the City under other provisions of the Agreement or law.

(F) Consultant shall report to the City, in addition to Consultant's insurer, any and all insurance claims submitted by Consultant in connection with the Services under this Agreement.

3.3.11.12 Insurance for Subconsultants. Consultant shall include all subconsultants engaged in any work for Consultant relating to this Agreement as additional insureds under the Consultant's policies, or the Consultant shall be responsible for causing subconsultants to purchase the appropriate insurance in compliance with the terms of these Insurance Requirements, including adding the City, its officials, officers, employees, agents, and volunteers as additional insureds to the subconsultant's policies. All policies of Commercial General Liability insurance provided by Consultant's subconsultants performing work relating to this Agreement shall be endorsed to name the City, its officials, officers, employees, agents and volunteers as additional insureds using endorsement form ISO CG 20 38 04 13 or an endorsement providing equivalent coverage. Consultant shall not allow any subconsultant to commence work on any subcontract relating to this Agreement until it has received satisfactory evidence of subconsultant's compliance with all insurance requirements under this Agreement, to the extent applicable. The Consultant shall provide satisfactory evidence of compliance with this section upon request of the City.

3.4 Labor Code Requirements.

3.4.1 Prevailing Wages. Consultant is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on "public works" and "maintenance" projects. If the Services are being performed as part of an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and if the total compensation is \$1,000 or more, Consultant agrees to fully comply with such Prevailing Wage Laws. City shall provide Consultant with a copy of the prevailing rates of per diem wages in effect at the commencement of this Agreement. Consultant shall make copies of the prevailing rates of per diem wages for each craft, classification or type of worker needed to execute the Services available to interested parties upon request, and shall post copies at the Consultant's principal place of business and at the project site. It is the intent of the parties to effectuate the requirements of sections 1771, 1774, 1775, 1776, 1777.5, 1813, and 1815 of the Labor Code within this Agreement, and Consultant shall therefore comply with such Labor Code sections to the fullest extent required by law. Consultant shall defend, indemnify and hold the City, its officials, officers, employees, agents, and volunteers free and harmless from any claim or liability arising out of any failure or alleged failure to comply with the Prevailing Wage Laws.

3.4.2 Registration/DIR Compliance. If the Services are being performed on a public works project of over \$25,000 when the project is for construction, alteration, demolition, installation, or repair work, or a public works project of over \$15,000 when the project is for maintenance work, in addition to the foregoing, then pursuant to Labor Code sections 1725.5 and 1771.1, the Consultant and all subconsultants must be registered with the Department of Industrial Relations ("DIR"). Consultant shall maintain registration for the duration of the Project and require the same of any subconsultants.

3.4.3 Compliance Monitoring. This Project may also be subject to compliance monitoring and enforcement by the DIR. It shall be Consultant's sole responsibility to comply with all applicable registration and labor compliance requirements, including the submission of payroll

records directly to the DIR. Any stop orders issued by the DIR against Consultant or any subconsultant that affect Consultant's performance of services, including any delay, shall be Consultant's sole responsibility. Any delay arising out of or resulting from such stop orders shall be considered Consultant caused delay and shall not be compensable by the City. Consultant shall defend, indemnify and hold the City, its officials, officers, employees and agents free and harmless from any claim or liability arising out of stop orders issued by the DIR against Consultant or any subconsultant.

3.4.4 Labor Certification. By its signature hereunder, Consultant certifies that it is aware of the provisions of Section 3700 of the California Labor Code which require every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions of that Code, and agrees to comply with such provisions before commencing the performance of the Services.

3.5 Termination of Agreement.

3.5.1.1 Grounds for Termination. City may, by written notice to Consultant, terminate the whole or any part of this Agreement at any time and without cause by giving written notice to Consultant of such termination, and specifying the effective date thereof, at least seven (7) days before the effective date of such termination. Upon termination, Consultant shall be compensated only for those Services which have been adequately rendered to City, and Consultant shall be entitled to no further compensation. Consultant may not terminate this Agreement except for cause. The rights and remedies of the City provided in this section shall not be exclusive and are in addition to any other rights and remedies provided by law, equity or under this Agreement.

3.5.1.2 Effect of Termination. If this Agreement is terminated as provided herein, City may require Consultant to provide all finished or unfinished Documents and Data and other information of any kind prepared by Consultant in connection with the performance of Services under this Agreement. Consultant shall be required to provide such document and other information within fifteen (15) days of the request.

3.5.1.3 Additional Services. In the event this Agreement is terminated in whole or in part as provided herein, City may procure, upon such terms and in such manner as it may determine appropriate, services similar to those terminated.

3.6 Indemnification.

3.6.1 To the fullest extent permitted by law, Consultant shall defend (with counsel of City's choosing), indemnify and hold the City, its officials, officers, employees, volunteers, and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury of any kind, in law or equity, to property or persons, including wrongful death, in any manner arising out of, pertaining to, or incident to any acts, errors or omissions, or willful misconduct of Consultant, its officials, officers, employees, subcontractors, consultants or agents in connection with the performance of the Consultant's Services, the Project or this Agreement, including without limitation the payment of all damages, expert witness fees and attorney's fees and other related costs and expenses except such loss or damage caused by the sole negligence or willful misconduct of the City. Consultant's obligation to indemnify shall survive expiration or termination of this Agreement and shall not be restricted to insurance proceeds, if any, received by Consultant, the City, its officials, officers, employees, agents, or

volunteers.

3.6.2 If Consultant's obligation to defend, indemnify, and/or hold harmless arises out of Consultant's performance as a "design professional" (as that term is defined under Civil Code section 2782.8), then, and only to the extent required by Civil Code section 2782.8, which is fully incorporated herein, Consultant's indemnification obligation shall be limited to claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Consultant, and, upon Consultant obtaining a final adjudication by a court of competent jurisdiction, Consultant's liability for such claim, including the cost to defend, shall not exceed the Consultant's proportionate percentage of fault.

3.7 General Provisions.

3.7.1 Accounting Records. Consultant shall maintain complete and accurate records with respect to all costs and expenses incurred under this Agreement. All such records shall be clearly identifiable. Consultant shall allow a representative of City during normal business hours to examine, audit, and make transcripts or copies of such records and any other documents created pursuant to this Agreement. Consultant shall allow inspection of all work, data, documents, proceedings, and activities related to the Agreement for a period of three (3) years from the date of final payment under this Agreement.

3.7.2 Independent Contractors and Subcontracting.

3.7.2.1 Use of Consultants. Consultant is aware of statutory and case law regarding classification of workers as independent contractors, including California Labor Code Section 2750.3 and Dynamex Operations West, Inc. v. Superior Court, 4 Cal. 5th 903 (2018). To ensure that Consultant is in compliance with the California Labor Code, Consultant shall only utilize its employees to provide the Services. Consultant may not provide the services through any independent contractor, subcontractor or subconsultant ("Subcontractor(s)") unless approved by the City as set forth in Section 3.7.2.2 below. Consultant represents and warrants that all personnel who perform the Services on Consultant's behalf are Consultant's employees, and that Consultant complies with all applicable laws, rules and regulations governing its employees, including, but not limited to, the California Labor Code, Unemployment Insurance Code and all applicable Industrial Welfare Commission Wage Orders.

3.7.2.2 Prior Approval Required. Consultant shall not use any Subcontractor to provide the Services, or any portion of the work required by this Agreement, without prior written approval of City. In the event that City authorizes Consultant to use a Subcontractor, Consultant shall enter into a written agreement with the Subcontractor, which must include all provisions of the Agreement, including a restriction on the Subcontractor's use of further independent contractors, subcontractors or subconsultants without the City's prior written consent.

3.7.3 Delivery of Notices. All notices permitted or required under this Agreement shall be given to the respective parties at the following address, or at such other address as the respective parties may provide in writing for this purpose:

Consultant: Albert A. Webb Associates
 3788 McCray Street
 Riverside CA 92506
 ATTN: Jeff Hutchins; Landscape Architecture Manager

City: City of Coachella
 53462 Enterprise Way
 Coachella, CA 92236
 ATTN: Andrew Simmons, City Engineer

Such notice shall be deemed made when personally delivered or when mailed, forty-eight (48) hours after deposit in the U.S. Mail, first class postage prepaid and addressed to the party at its applicable address. Actual notice shall be deemed adequate notice on the date actual notice occurred, regardless of the method of service.

3.7.4 Ownership of Materials and Confidentiality.

3.7.4.1 Documents & Data; Licensing of Intellectual Property. This Agreement creates a non-exclusive and perpetual license for City to copy, use, modify, reuse, or sublicense any and all copyrights, designs, and other intellectual property embodied in plans, specifications, studies, drawings, estimates, and other documents or works of authorship fixed in any tangible medium of expression, including but not limited to, physical drawings or data magnetically or otherwise recorded on computer diskettes, which are prepared or caused to be prepared by Consultant under this Agreement ("Documents & Data"). All Documents & Data shall be and remain the property of City, and shall not be used in whole or in substantial part by Consultant on other projects without the City's express written permission. Within thirty (30) days following the completion, suspension, abandonment or termination of this Agreement, Consultant shall provide to City reproducible copies of all Documents & Data, in a form and amount required by City. City reserves the right to select the method of document reproduction and to establish where the reproduction will be accomplished. The reproduction expense shall be borne by City at the actual cost of duplication. In the event of a dispute regarding the amount of compensation to which the Consultant is entitled under the termination provisions of this Agreement, Consultant shall provide all Documents & Data to City upon payment of the undisputed amount. Consultant shall have no right to retain or fail to provide to City any such documents pending resolution of the dispute. In addition, Consultant shall retain copies of all Documents & Data on file for a minimum of fifteen (15) years following completion of the Project, and shall make copies available to City upon the payment of actual reasonable duplication costs. Before destroying the Documents & Data following this retention period, Consultant shall make a reasonable effort to notify City and provide City with the opportunity to obtain the documents.

3.7.4.2 Subconsultants. Consultant shall require all subconsultants to agree in writing that City is granted a non-exclusive and perpetual license for any Documents & Data the subconsultant prepares under this Agreement. Consultant represents and warrants that Consultant has the legal right to license any and all Documents & Data. Consultant makes no such representation and warranty in regard to Documents & Data which were prepared by design professionals other than Consultant or its subconsultants, or those provided to Consultant by the City.

3.7.4.3 Right to Use. City shall not be limited in any way in its use or reuse of the Documents and Data or any part of them at any time for purposes of this Project or

another project, provided that any such use not within the purposes intended by this Agreement or on a project other than this Project without employing the services of Consultant shall be at City's sole risk. If City uses or reuses the Documents & Data on any project other than this Project, it shall remove the Consultant's seal from the Documents & Data and indemnify and hold harmless Consultant and its officers, directors, agents and employees from claims arising out of the negligent use or re-use of the Documents & Data on such other project. Consultant shall be responsible and liable for its Documents & Data, pursuant to the terms of this Agreement, only with respect to the condition of the Documents & Data at the time they are provided to the City upon completion, suspension, abandonment or termination. Consultant shall not be responsible or liable for any revisions to the Documents & Data made by any party other than Consultant, a party for whom the Consultant is legally responsible or liable, or anyone approved by the Consultant.

3.7.4.4 Indemnification. Consultant shall defend, indemnify and hold the City, its directors, officials, officers, employees, volunteers and agents free and harmless, pursuant to the indemnification provisions of this Agreement, for any alleged infringement of any patent, copyright, trade secret, trade name, trademark, or any other proprietary right of any person or entity in consequence of the use on the Project by City of the Documents & Data, including any method, process, product, or concept specified or depicted.

3.7.4.5 Confidentiality. All ideas, memoranda, specifications, plans, procedures, drawings, descriptions, computer program data, input record data, written information, and other Documents & Data either created by or provided to Consultant in connection with the performance of this Agreement shall be held confidential by Consultant. Such materials shall not, without the prior written consent of City, be used by Consultant for any purposes other than the performance of the Services. Nor shall such materials be disclosed to any person or entity not connected with the performance of the Services or the Project. Nothing furnished to Consultant which is otherwise known to Consultant or is generally known, or has become known, to the related industry shall be deemed confidential. Consultant shall not use City's name or insignia, photographs of the Project, or any publicity pertaining to the Services or the Project in any magazine, trade paper, newspaper, television or radio production or other similar medium without the prior written consent of City.

3.7.4.6 Confidential Information. The City shall refrain from releasing Consultant's proprietary information ("Proprietary Information") unless the City's legal counsel determines that the release of the Proprietary Information is required by the California Public Records Act or other applicable state or federal law, or order of a court of competent jurisdiction, in which case the City shall notify Consultant of its intention to release Proprietary Information. Consultant shall have five (5) working days after receipt of the release notice to give City written notice of Consultant's objection to the City's release of Proprietary Information. Consultant shall indemnify, defend and hold harmless the City, and its officers, directors, employees, and agents from and against all liability, loss, cost or expense (including attorney's fees) arising out of a legal action brought to compel the release of Proprietary Information. City shall not release the Proprietary Information after receipt of an objection notice unless either: (1) Consultant fails to fully indemnify, defend (with City's choice of legal counsel), and hold City harmless from any legal action brought to compel such release; and/or (2) a final and non-appealable order by a court of competent jurisdiction requires that City release such information.

3.7.5 Cooperation; Further Acts. The Parties shall fully cooperate with one another, and shall take any additional acts or sign any additional documents as may be necessary,

appropriate or convenient to attain the purposes of this Agreement.

3.7.6 Entire Agreement. This Agreement contains the entire agreement of the Parties with respect to the subject matter hereof, and supersedes all prior negotiations, understandings or agreements.

3.7.7 Attorneys' Fees. If either party commences an action against the other party, either legal, administrative or otherwise, arising out of or in connection with this Agreement, the prevailing party in such litigation shall be entitled to have and recover from the losing party reasonable attorneys' fees and all costs of such action.

3.7.8 Governing Law. This Agreement shall be governed by the laws of the State of California. Venue shall be in Riverside County. In addition to any and all contract requirements pertaining to notices of and requests for compensation or payment for extra work, disputed work, claims and/or changed conditions, Consultant must comply with the claim procedures set forth in Government Code sections 900 et seq. prior to filing any lawsuit against the City. Such Government Code claims and any subsequent lawsuit based upon the Government Code claims shall be limited to those matters that remain unresolved after all procedures pertaining to extra work, disputed work, claims, and/or changed conditions have been followed by Consultant. If no such Government Code claim is submitted, or if any prerequisite contractual requirements are not otherwise satisfied as specified herein, Consultant shall be barred from bringing and maintaining a valid lawsuit against the City.

3.7.9 Time of Essence. Time is of the essence for each and every provision of this Agreement.

3.7.10 City's Right to Employ Other Consultants. City reserves right to employ other consultants in connection with this Project.

3.7.11 Successors and Assigns. This Agreement shall be binding on the successors and assigns of the parties.

3.7.12 Assignment or Transfer. Consultant shall not assign, sublet, or transfer this Agreement or any rights under or interest in this Agreement without the written consent of the City, which may be withheld for any reason. Any attempt to so assign or so transfer without such consent shall be void and without legal effect and shall constitute grounds for termination. Consultant shall not subcontract any portion of the Services required by this Agreement, except as expressly stated herein, without prior written approval of City. Subcontracts, if any, shall contain a provision making them subject to all provisions stipulated in this Agreement.

3.7.13 Construction; References; Captions. Since the Parties or their agents have participated fully in the preparation of this Agreement, the language of this Agreement shall be construed simply, according to its fair meaning, and not strictly for or against any Party. Any term referencing time, days or period for performance shall be deemed calendar days and not work days. All references to Consultant include all personnel, employees, agents, and subconsultants of Consultant, except as otherwise specified in this Agreement. All references to City include its elected officials, officers, employees, agents, and volunteers except as otherwise specified in this Agreement. The captions of the various articles and paragraphs are for convenience and ease of reference only, and do not define, limit, augment, or describe the scope, content, or intent of this Agreement.

3.7.14 Amendment; Modification. No supplement, modification, or amendment of this Agreement shall be binding unless executed in writing and signed by both Parties.

3.7.15 Waiver. No waiver of any default shall constitute a waiver of any other default or breach, whether of the same or other covenant or condition. No waiver, benefit, privilege, or service voluntarily given or performed by a Party shall give the other Party any contractual rights by custom, estoppel, or otherwise.

3.7.16 No Third-Party Beneficiaries. There are no intended third party beneficiaries of any right or obligation assumed by the Parties.

3.7.17 Invalidity; Severability. If any portion of this Agreement is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

3.7.18 Prohibited Interests. Consultant maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure this Agreement. Consultant warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Consultant further agrees to file, or shall cause its employees or subconsultants to file, a Statement of Economic Interest with the City's Filing Officer as required under state law in the performance of the Services. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

3.7.19 Authority to Enter Agreement. Consultant has all requisite power and authority to conduct its business and to execute, deliver, and perform the Agreement. Each Party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and bind each respective Party.

3.7.20 Counterparts. This Agreement may be signed in counterparts, each of which shall constitute an original.

3.7.21 Survival. All rights and obligations hereunder that by their nature are to continue after any expiration or termination of this Agreement, including, but not limited to, the indemnification obligations, shall survive any such expiration or termination.

[SIGNATURES ON NEXT PAGE]

**SIGNATURE PAGE TO PROFESSIONAL SERVICES AGREEMENT
BETWEEN THE CITY OF COACHELLA AND
ALBERT A. WEBB ASSOCIATES**

IN WITNESS WHEREOF, each of the Parties has caused this Agreement to be executed on the day and year first above written.

CITY OF COACHELLA

ALBERT A WEBB ASSOCIATES

Approved By:

By: _____

Gabriel D. Martin, PhD
City Manager

Its: _____

Printed Name: _____

Approved as to Form:

By: _____

Best Best & Krieger LLP
City Attorney

Its: _____

Printed Name: _____

Attested By:

City Clerk

EXHIBIT "A" SCOPE OF SERVICES

Please see attached.

Project Understanding

This is a 4.7 acre project in a residential neighborhood with excellent connection potential to the CV link. The CV Link

is a multi-purpose trail on the west side of White-Water River, located approximately 700 feet from the easterly project

boundary. The park is proposing a bike repair stand with a pump station, bike racks with shelter, and a touchless waterfilling

station. Providing a great connection between CV Link and the park is important.

We are proposing a Class I bike path on the north side of Avenue 52 between the street slope and the tire shop. We

are also proposing a bend-out at Hernandez Street per CVAG's design guidelines.

It is the City's desire to create a park environment that is sensitive to the local ecosystem, appealing, interactive and artistic. We have put together a team that will accomplish these goals. Our main objective in park design is to create a space that is unique to the neighborhood it occupies. It is important in this day and age to design as assets rather than liabilities.

We look into opportunities for concessionaires to provide a reason for the park to be a destination, such as a mom-and-pop café. The park should not only look appealing but be functional.

The functionality starts with environmental applications such as storm water management and wild life support. Human

elements that are not normally found in a park setting can be introduced to increase the park's value and rentability. The City's list of elements including furniture, decorative floor

patterns, botanical community garden, pavilion event space, walking paths, splash pad, and ever so important shade

structures, are the beginnings of a creative destination waiting to be discovered. The following will outline our method to

reach the common goal.

Task 1 - Conduct Geotechnical Investigation and Prepare Report

a) Conduct a preliminary site visit and prepare site documentation of observations.

b) Attend project kick-off with Owner, Client, and other consultants to review project schedule, goals, and expectations.

c) Prepare schematic sketch of design elements for Geotech basis for exploration.

d) Perform geotechnical investigation.

e) Preparation of final report.

Meetings:

- Site Visit
- Kick-Off Meeting
- Bi-Weekly Consultant Coordination Meetings via Teleconference (Up to two total)

Deliverables:

- Geotech Report

Task 2 - Design Phase

Task 2.1 Concept Design

a) Review of site information including previous planning studies, site drawings, specific plans, Environmental

Impact Report documents, etc.

b) Utility Research and Coordination

We will obtain as-built plans from utility companies. We will add existing utilities to the base map. All utilities that may impact the Project will be plotted and noted on the plans.

- We will prepare and submit the IID customer service application for the electrical services.
- We will coordinate and monitor IID's design progress.
- We will coordinate with the Gas Company for gas service to the park.
- We will coordinate with Spectrum regarding communication service to the park.

c) Preparation of four schematic design drawings for the project areas showing the layout of site elements.

The drawings will include one illustrative plan for each concept and sections as required to convey the design intent and describe the proposed materials.

d) Preparation of inspiration images to help convey the intent of the design.

e) Preparation of digital montages to help convey the intent of the design.

f) Meet with staff to refine four concepts into two concepts for public outreach.

g) Prepare workshop public workshop flyer.

h) Prepare fact sheet.

i) Attend and present at public workshop to gain community input.

j) Refine two concepts into one concept plan and present to City Staff for approval.

k) Coordination with the architect and other consultants.

Task 2.2 Construction Document Phase

a) Prepare concept grading plan.

b) Prepare construction document set including demolition plan, fine grading plan, utility plan, street improvement plan, layout plan, construction materials plan, irrigation plan, lighting plan, planting plan and all associated details with each discipline.

c) Submit 60% construction plan set, specifications, and engineer's cost estimate for review.

d) Revise drawings per City review comments to 60% submittal.

e) Submit 90% construction plan set, specifications, and engineer's cost estimate for review.

f) Revise drawings per City review comments to 90% submittal.

g) Submit final 100% construction plan set for bid.

Meetings:

- Bi-Weekly Consultant Coordination Meetings via Teleconference (Up to five total)
- Four Concept Presentation
- Two Concept Presentation to Workshop Participants
- Construction Document Kick-off Meeting

Deliverables:

- Four Concept Design Plan Illustratives
- Sections/Elevation Drawings (Up to eight total)
- 3D Renderings/Digital Montages (Up to two total)
- Inspiration Imagery of Materials
- Two Concept Design Plan Illustratives
- Final Concept Design Plan Illustrative
- 3D Renderings of Final Design (up to two total)
- 60%, 90%, and 100% Construction Documents including Specifications

Task 3 - Bidding and Negotiations

During bidding the Consultant will assist the Client in attempting to obtain bids and assure compliance with the

Construction Documents. As a part of this work the Consultant may:

1. Review subcontractor's bids for general conformance with the scope of work. It remains the responsibility of the contractor to prepare a full and complete bid for the work.

2. Respond to Requests for Information (RFI's) during the bidding process.
3. Issue Addenda drawings as required.
4. Attendance at one meeting with proposed bidders.

Task 4 - Construction Administration

During construction the Consultant will assist the Architect in attempting to assure compliance with the construction documents and address problems that may emerge during construction. As a part of this work the Consultant may:

1. Attend a preconstruction meeting with the selected contractor or sub-contractors.
2. Review and respond to product and material submittals and shop drawings.
3. Respond to Requests For Information (RFI's).
4. Review applications for change orders and contractor's progress payments.
5. Approve the plant material through photos for conformance to the specifications.
6. Conduct one tree nursery visit. Trees selected by Consultant are based on form, size, species, and character and not inspected for overall health.
7. Provide a maximum of 15 site visits during the landscape construction phase to determine whether the construction of site elements and installation of the planting and irrigation are proceeding in accordance with the Consultant's design intent and the contract documents.
8. Prepare site visit report of Consultant's observations of the progress of the landscape construction. On the basis of observations at the site the Consultant may recommend rejection of work for failure to conform to the contract documents.
9. Provide project walk through following construction and develop a punch list for project completion.
10. Transfer as-built redlines to final record drawings.
11. Submit signed mylars as record drawings.

Task 5 - Project Management

Project management will be billed on a time and materials basis. This Task includes any unforeseen meetings, and project coordination.

Task 6 - OPTIONAL SERVICES - Survey & Mapping

The field topography will cover the limits shown in red in Exhibit 1, and boundary survey will be for APNs 763-412-001, -040, &-041. Cost for obtaining title reports is not included, and the boundary survey will be for identifying and locating property lines only for APNs 763-412-001, -040, &-041. Plotting of any easements is not included.

Task 6.1 Field Topographic Survey

- a) Field locate and survey existing benchmarks and establish survey datum for the project. Vertical datum shall be based on the North America Vertical Datum of 1988.
- b) Conduct a field topographic survey of the existing ground surface data and features, perimeter of the property, bottom of fence/wall elevations, along with a 50-FT x 50-FT grid of the project site including, grade breaks, flowlines, concrete ditches, existing utility features (poles, fire hydrants, etc.), driveways, fences, gates, and other above-ground visible appurtenances within the limits of work depicted in red in Exhibit 1 above.
- c) Process and draft field topography data and prepare electronic CAD files for the existing ground surface

(FT file) and Civil 3D existing surface (TO) file for design teams use.

Task 6.2 Boundary Survey

- a) Utilizing existing grant deeds for APNs 763-412-001, -040, &-041, research and compile available reference materials pertaining to the property, including reference Record Maps, Corner Records, and Tie Sheets available from public records research.
- b) Perform field survey to locate and recover existing survey monuments and establish survey control for the project. Horizontal control datum and basis of bearings shall be based on the California State Plane Coordinate System, NAD83, Zone 6.
- c) Prepare a boundary survey to establish the existing property lines based on existing grant deeds for

EXHIBIT "B"
SCHEDULE OF SERVICES

Please see attached.

EXHIBIT "C" COMPENSATION

Section E Cost Proposal

The fees listed below represent a high-level cost proposal for architectural and structural engineering services. Should the City decide to move forward with public works and/or infrastructure, the fees will be negotiated down further.

Item	Description	Person	Rate	Hours	Total
Task 1 - Goals of Investigation and Report		Jeff Hutchins	\$ 200	12	\$ 2,400
		Jessie Corea	\$ 142	20	\$ 2,840
		Daniel Gonzalez	\$ 142	400	\$ 56,800
		Guillermo Gonzalez	\$ 100	97	\$ 9,700
		Deborah Seville	\$ 107	97	\$ 10,379
		Jennifer Giblin	\$ 302	20	\$ 6,040
		Roberto Judar	\$ 100	79	\$ 7,900
		Oleash Sheth	\$ 302	20	\$ 6,040
		Eric Lewis	\$ 207	99	\$ 20,493
		Myung Cho	\$ 207	24	\$ 4,968
		Nisar Ayoub	\$ 100	12	\$ 1,200
		Total Hours		1,300	\$ 204,500
		Subtotal - Labor			\$ 204,500
		Sub-consultant budget			\$ 204,500
		Expenses			\$ 0
		Total/task¹			\$ 204,500
Task 2 - Bid Phase					
Task 3 - Construction Phase Support T&M					
Task 4 - Project Management T&M					
Task 5 - OPTIONAL: Survey					
Task 6 - Expenses					
TOTAL					

1. Rounded to the nearest \$1.

City of Seattle Construction and Development Engineering Department Project



Statement of Qualifications for
**CENTRAL PARK
ARCHITECTURAL AND
ENGINEERING DESIGN
SERVICES PROJECT**

May 1, 2023



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Section A

Cover Letter

May 1, 2023

City of Coachella
53462 Enterprise Way
Coachella, CA 92236
ATTN: Maritza Martinez



Corporate Headquarters
3788 McCray Street
Riverside, CA 92506
T: 951.686.1070

RE: Request for Qualifications for Central Park Architectural and Engineering Design Services Project

Dear Ms. Martinez:

Enclosed is Albert A. Webb Associates' (WEBB) response to the City of Coachella's (City) Request for Qualifications for the Central Park Architectural and Engineering Design Services Project. Our proposal reflects an experienced technical team who is strong in all consulting services required for your revitalization project. WEBB's Team of landscape architects and landscape designers are embedded with the engineering services of our firm which allows us to understand the various technical aspects of what it takes to get projects processed, designed, and constructed. Our landscape architects also have extensive experience with engaging communities in the design process of important projects. While it is no secret that political and stakeholder buy-in is key to the success of a project, beauty is often the expectation of the landscape architect's touch. We bring acceptance, functionality, and longevity as well.

We understand the City is seeking architectural, landscape architectural, and engineering services in the development of Central Park, including landscaping design of the park, design of the buildings and site amenities, irrigation design, park lighting design and support infrastructure to create an interactive, artistic, and appealing environment.

The City requires a responsive professional consulting firm who possesses the experience and resources needed to achieve their goals and objectives. WEBB has provided professional consulting services for public and private sector clients for more than 75 years and recognizes the importance of maintaining a close relationship with our clients. WEBB would like to illustrate to the City what makes us the absolute correct choice for your projects.

- WEBB understands the requirements and scope of the City's project
- Available resources dedicated to meeting all of the City's needs
- All of our team members are invested in providing the City work products to achieve your goals. Our team prides themselves on customer service through effective coordination and communication on all projects
- References who appreciate WEBB's efforts meeting their needs and providing efficient and effective services in a timely manner
- Creative ideas to perform the required services in a cost effective manner, thereby reducing the time and effort required by City Staff

On behalf of our entire project team, I would like to thank the City of Coachella for this opportunity to submit our proposal. **Brian Knoll, PE**, has the ability to contractually bind the firm while **Jeff Hutchins, PLA, ASLA**, Landscape Architecture Manager, will be your contact and is authorized to make representations for WEBB. If you have any questions regarding our proposal, please contact me directly at 951.248.4281, or by email at jeff.hutchins@webbassociates.com.

Sincerely,



Jeff Hutchins, PLA, ASLA
Landscape Architecture Manager
jeff.hutchins@webbassociates.com
3788 McCray Street, Riverside, CA 92506
T: 951.248.4281 / F: 951.788.1256
www.webbassociates.com



Brian Knoll, PE
Chief Operations Officer
brian.knoll@webbassociates.com

WEBB acknowledges Addendum No. 1, dated April 18, 2023, and Addendum No.2, dated April 19, 2023. Signed acknowledgment forms can be found in the following pages.

Addendum No.1
Page 3 of 3

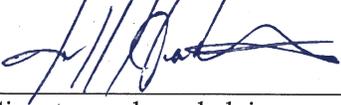
The Bidder is hereby notified; Addendum No. 1 must be acknowledged as stipulated under Section "INSTRUCTIONS TO BIDDERS", ADDENDA OR BULLETINS, and submitted as part of the Bid. Failure to do so shall result in the City designating said bid as "Non-Responsive".

APPROVED:



Maritza Martinez
Public Works Director

BIDDER ACKNOWLEDGMENT:



Signature acknowledging receipt of Addendum No. 1

Jeff Hutchins, PLA, ASLA May 1, 2023
Printed Name & Date

Albert A. Webb Associates
Company

END OF ADDENDUM No. 1

This addendum No. 1 shall be signed by the Bidder and returned together with the Bidder's sealed Bid Proposal.



City of Coachella
53-462 Enterprise Way, Coachella, California 92236

Phone (760) 501-8100 www.coachella.org

DATE: April 19, 2023

To: All Prospective bidders
Re: Request for Qualifications for Central Park Architectural and Engineering Design Services Project No. P-31

ADDENDUM No. 2

- Proposals Due Date Amended
 - Proposals will be due and must be received no later than 5pm Monday, May 1, 2023 at the office of :
 - City of Coachella
 - 53462 Enterprise Way
 - Coachella, CA 92236
 - Attn: Maritza Martinez

The Bidder is hereby notified; Addendum No. 2 must be acknowledged as stipulated under Section "INSTRUCTIONS TO BIDDERS", ADDENDA OR BULLETINS, and submitted as part of the Bid. Failure to do so shall result in the City designating said bid as "Non-Responsive".

APPROVED:

Maritza Martinez
Public Works Director

BIDDER ACKNOWLEDGMENT:

Signature acknowledging receipt of Addendum No. 2

Jeff Hutchins, PLA, ASLA May 1, 2023
Printed Name & Date

Albert A. Webb Associates
Company

END OF ADDENDUM No. 2

This addendum No. 2 shall be signed by the Bidder and returned together with the Bidder's sealed Bid Proposal.

ADDENDUM No. 2

Section B

Statement of Qualifications

Executive Summary

WEBB is eager to collaborate with the City to provide engineering assessment and design services. WEBB's Team has the technical expertise, resources, knowledge, and most importantly, the commitment to complete your projects on-time and within budget.

Firm Background

- Long-standing financially stable civil engineering and planning firm since 1945
- Over 170 associates and the in-house expertise to address all client needs
- Multiple disciplinary firm capable of providing all required services

Experience and References

- Strive to reach client's goals for each project and responsive to client requests and needs
- Recent and current projects of similar scope to the City's project examples
- Superior quality work, integrity, and long-standing client relationships

Project Team

- Key personnel will be available as proposed for the duration of your project
- Project teams working together on similar projects from our corporate office

Work Plan

- Understanding the overall project and required scope of services
- Quality control embedded in every stage of project development
- Assignment of highly qualified project manager and resources to complete the project

Project Schedules

- Determination of project's critical path and allocating resources to complete project on time
- Creating a summary schedule to evaluate cumulative impact to WEBB and City resources
- Close coordination and communication is a fundamental principle to maintaining the project time frame

Project Management

At project kick-off, **Jeff Hutchins, PLA, ASLA**, our selected Project Manager, and the WEBB Team will meet with the City's project manager to review the proposed project descriptions, budget, and schedule along with lessons learned on similar projects. We will use this information to prepare a draft scope of work and schedule for City review. WEBB understands the need for strong project management requiring little to no oversight. Jeff has extensive experience since

the mid-90's providing complete design services for a variety of projects ranging from 300-acre stadium development to neighborhood parks and trails. Working with neighborhood groups to city officials is essential to facilitate the design and construction process.

Item 8.

Schedule Management

WEBB understands the importance meeting delivery dates for the City's project. To increase coordination on this front, a preliminary schedule will be prepared, provided, and discussed. The baseline schedule will be monitored and tracked weekly by our project manager to maintain the project milestones and manage critical path items. A tracking schedule will be provided with monthly updates and all schedule variances identified. Actions required to correct schedule deviations will be developed and implemented by the team. WEBB understands situations may arise within the life of a project that will affect the schedule. Therefore, it is vital to proactively identify these situations and mitigate them before they have a significant impact.

Special Projects

WEBB can help initiate and assess special City project costs by providing alternatives to increase the value of the budget. We have actively provided preliminary concepts for a variety of projects to either apply for grants or obtain initial construction budgets.

Communication Plan and Management

Communication between all team members and the City is critical to project success. The communication plan will be prepared prior to project initiation to confirm point of contact for the circulation of plan check comments.

Quality Management Plan (QMP)

WEBB established an extensive in-house Quality Assurance/Quality Control (QA/QC) Program that all project managers must conform to for all of our projects. This program is overseen by our vice presidents, who monitor our project manager's compliance.

Qualifications and Experience

Albert A. Webb Associates (WEBB), a **Corporation**, has consistently provided civil engineering services to public sector clients throughout California since 1945. (78 years) This means our clients receive the benefit of a financially stable firm that has withstood many diverse economic times. WEBB is a mid-size consulting firm with offices in Riverside and Murrieta to best meet the needs of all of our clients. WEBB has 180 associates and the in-house expertise to address the needs of cities, water and special districts, counties, regional agencies, and our partner firms within the industry. WEBB offers a broad range of services to meet the objectives of our clients which include project development, planning, design, entitlement, funding, permitting, construction management, and inspection.

Service Departments

- Water Resources
- Construction Management and Inspection
- Land Development Planning & Entitlement
- Land Development Engineering
- Traffic and Transportation Engineering
- Environmental Services
- Biological Resources
- Land Survey and Mapping Services
- Landscape Architecture
- Geographic Information Systems

Owner and Principal Parties

- Matthew Webb, PE, TE, LS - President/CEO
- Scott Webb - Senior Vice President
- Steve Webb - Director of Risk Management
- Brian Knoll, PE- Chief Operations Officer
- Kevin W.M. Ferguson - Chief Development Officer
- Scott Hildebrandt, PE - Chief Strategy Officer
- Todd Smith - Chief Financial Officer
- Sam Gershon, RCE - Senior Vice President
- Bruce Davis, PE - Senior Vice President
- Dilesh Sheth, PE, TE - Senior Vice President
- Stephanie Standerfer - Vice President
- Jason Ardery, PE, TE, LLS, CPESC, QSD - Vice President
- Joseph Caldwell, PE, CPESC, CPSWQ - Practice Area Leader
- Emily Webb, J.D. - Senior Land Use and Entitlement Specialist

Firm Specifics

1945

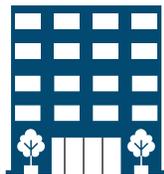
Founding Year

180

Number of Employees

60+

Professional Licenses



Corporate Headquarters:

3788 McCray Street
Riverside, CA 92506
951.686.1070



Murrieta:

41870 Kalmia Street #160
Murrieta, CA 92562
951.686.1070

Project Team

WEBB has a variety of sub-consultants to fortify our project team. WEBB will supplement when necessary to create a strong team approach for the City’s project. Key personnel will be available to the extent proposed for the duration of the project, and no person designated as “key” to the contract shall be removed or replaced without the prior written concurrence of the City



Principal-In-Charge and Contract Manager
Brian Knoll, PE
Chief Operations Officer
 C 65690

Program Manager
Jeff Hutchins, PLA, ASLA
Manager, Landscape Architecture
 PLA 3815

Project Manager
Nicole Volpe, PLA, ASLA
Associate Landscape Architect
 PLA 6436

TECHNICAL TEAM

Project Support

Guillermo Gonzalez, PLA
Landscape Architect
 PLA 6294

Daniel Gonzalez
Landscape Designer

Jessie Correa, PLA
Landscape Architect
 PLA 6840

Joseph Chang
Landscape Designer

ADDITIONAL IN-HOUSE RESOURCES

Civil Engineering
Jennifer Gillen, PE
Director, Land Development Engineering
 C71566

Land Survey & Mapping
Michael Johnson, LLS
Land Survey Practice Area Leader
 LLS7673

Transportation Engineering
Dilesh Sheth, PE
Senior Vice President, Traffic and Transportation
 C65078

Construction Support
Reed Chilton, PE, QSD
Director, Construction Management and Inspection
 C83827

SUBCONSULTANTS

Architecture
 IS Architecture

Geotechnical
 Geocoin

Structural Engineering
 IDG Structural Engineering

Electrical Engineering
 Salas O'Brien



Jeff Hutchins, PLA, ASLA
Manager, Landscape Architecture



Nicole Volpe, PLA, ASLA
Associate Landscape Architect

We want to introduce some of our professional staff to you. They will be responsible for your customized solutions - working smart and always oriented on your goals.

Knowledge, experience, and responsiveness are key elements of a strong team needed to exceed the City's goals and expectations for their project. WEBB has a team of professionals that will deliver these key elements to your projects. The assembled team has a long history of working together, which increases communication and efficiency when managing projects for the City.

Jeff Hutchins, PLA, ASLA, will serve as Program Manager and will be the City's primary point-of-contact. **Nicole Volpe, PLA, ASLA**, will be Project Manager for the City's project. The client sponsor is responsible for ensuring customer service needs are met including on time performance, response to inquiries, adequate staffing, etc. Jeff has over 30 years of experience working on multiple public agency projects throughout Southern California. That public agency experience includes design, on-call services, plan check services, design review services, and design guidelines for the County of Los Angeles, and the cities of Los Angeles, San Gabriel, San Dimas, La Verne, and West Covina. Jeff also maintains a production level that delivers projects on time. As new technologies and processes are introduced to the work flow, Jeff has integrated them while maintaining a standard of efficiency in project delivery.

Our assigned project team consists of senior level professionals who will perform the required tasks for the City. By taking this approach, an experienced professional always has in-depth and intimate knowledge of each project task. This improves overall project management, reduces the opportunity for costly mistakes and delays, and allows our staff to provide very effective and efficient service to you.

Coordination is critical for your projects. Our team has the experience needed to handle multiple tasks at the same time and the capability to target our skill sets to each task. This translates into a quick turn-around, efficient execution, and better time management.



Jeff Hutchins, PLA, ASLA

Manager, Landscape Architecture

Jeff Hutchins has three decades of experience as a landscape architect. Jeff’s aspirations are exemplified in his development of green infrastructure on every project that comes in the door. By emphasizing “One Water,” the comprehensive approach of managing water in an environmentally, economically and socially beneficial manner, he strives to create self-sustaining landscapes. He oversaw the construction of some of the most visible projects, including SoFi Stadium (Lake Park), Dodger Stadium, Hillcrest Park, Vista Hermosa Park, Los Angeles River Greenway Trail, Ishihara Park, and several stormwater projects funded by local ballot measures, including the LA Zoo parking lot, Westside Rainwater Park, and South LA Wetlands. The City of Los Angeles Bureau of Sanitation, the AIA-LA, ASLA-SCC, and APACA recognized Jeff for his leadership in stormwater design at PALAPA, an annual assembly of stormwater professionals. Additionally, Jeff has worked extensively with the Los Angeles and San Jacinto School Districts to provide students of all ages with access to nature to support learning as well as social, mental, and physical health.

REGISTRATIONS:

Registered Landscape Architect
PLA 3815 (CA)

YEARS OF EXPERIENCE:

34 Years

EDUCATION:

BS Landscape Architecture,
California State Polytechnic University, Pomona

AFFILIATIONS:

American Society of Landscape Architects
(ASLA)

*Vice President of Programs 2013,
Southern California Chapter*

*Treasurer 2004-2009,
Southern California Chapter*

California State Polytechnic University,
Pomona Landscape Architecture,

Member & Past Advisory Board

UCLA Landscape Architecture Extension,
Past Advisory Board

At a technical level, Jeff has established a project production method that has proven itself many times over. As new technologies and processes are introduced to the work flow, Jeff has integrated them while maintaining a standard of efficiency in project delivery.

Relevant Projects

- Green Valley Park, City of Perris
- Baldwin Hills Greening Study, City of Baldwin Hills
- Western Gage Median Park, Los Angeles Neighborhood Initiative
- Vista Hermosa Park, Mountains Recreation and Conservation Authority
- Hillcrest Park Master Plan, City of Fullerton
- Hillcrest Park Great Lawn, City of Fullerton
- Hillcrest Park Duck Pond, City of Fullerton
- Korean War Memorial-Hillcrest Park Duck Pond, City of Fullerton
- Hillcrest Park Sports Park Stairway, City of Fullerton
- LA River Greenway Sepulveda to Kester, City of Los Angeles



Jeff Hutchins, PLA, ASLA

Manager, Landscape Architecture

Additional Detailed Project Experience



La Verne Fire Station #2, City of La Verne

Jeff served as the Principal Landscape Architect for La Verne Fire House. The project was born out of the drought years of 2011 through 2017. There was also a need to educate the public about stormwater harvesting and attractive water friendly plants. This particular fire house was in the middle of a residential area, had lots of lawn, and a high soil percolation rate. The site was a perfect candidate for the City's agenda. The turf and spray irrigation were removed and replaced with low water use plants with drip irrigation. Water was captured off the roof down spouts and diverted to cobble retention basins.

The City historically was known for the citrus packing industry, so a row of citrus trees were also installed to encourage neighborhood food production. Other recycled materials such as broken concrete and decomposed granite were installed to create paths and seating areas. As a finishing touch, interpretive signs were added to inform the reader about the plant material.



Vista Hermosa Park, Mountains Recreation and Conservation Authority

Jeff served as the Principal Landscape Architect for the 10.5-acre, urban natural park project located in Downtown Los Angeles. A project goal was to return the serenity and diversity of nature to the Los Angeles urban core. The park features walking trails, streams, meadows, and a nature-themed playground amidst native Mediterranean vegetation. The park's sculpted topography retains, treats, and captures 95% of rainwater that falls on the site in a system that includes permeable paving, a grassy meadow, vegetated swales, and a 30,000-gallon cistern that supplies irrigation for the park.



Franklin Ivar Park, Mountains Recreation and Conservation Authority

Jeff served as the Principal Landscape Architect for the Franklin Ivar Park Project which transformed a vacant and deteriorated site into a multiple-benefit natural park with an amphitheater, nature trails, adventure play area, interpretive elements to educate users about natural resources, picnic area, and art plaza for community gathering and interaction. The park features all California-native drought-tolerant plants which provide habitat for local wildlife, shade, and oxygen and remove pollutants from the air to reduce the adverse impacts of global warming.



Nicole Volpe, PLA, ASLA

Item 8.

Associate Landscape Designer

Nicole Volpe, PLA, ASLA, is an Associate Landscape Designer with WEBB’s Landscape Architecture Department. Nicole has a range of experience that has given her perspective on many aspects of the progression and development process.

REGISTRATIONS

Registered Landscape Architect
PLA 6436(CA)

EDUCATION

BS, Landscape Architecture
University of Guelph,

AFFILIATIONS

American Society of Landscape Architects
(ASLA)

- Western Gage Median Park Project, Los Angeles Neighborhood Initiative
- Demonstration Garden, Coachella Valley Water District
- Rancho Esperanza Cabin Feasibility Study and Preliminary Engineering, County of Riverside Parks Administration
- Green Valley Planning Area 25 Park in City of Perris
Raintree Investment Corporation
- Recycled Water Program Services - Irrigation Plan Check, Eastern Municipal Water District



Guillermo Gonzalez, PLA

Senior Landscape Architect

Guillermo Gonzalez, PLA, is a Senior Landscape Architect with WEBB’s Landscape Architecture Department. Guillermo has a strong irrigation and planting background. His experience with WEBB includes developing complicated potable and recycled water irrigation systems, planting layouts, and material specifications for public and private projects. Using the latest design software, his high level of computer experience allows him to prepare construction documents, conceptual landscape plans, and planning exhibits with ease. In addition, Guillermo also provides general design development support which includes preparing construction specifications, cost estimates, and schematic detail designs for WEBB’s commercial/industrial, residential development, and traffic and transportation markets.

REGISTRATIONS

Registered Landscape Architect LA6294 CA

EDUCATION

BS, Landscape Architecture
California Polytechnic University, Pomona

AFFILIATIONS

American Society of Landscape Architects
(ASLA)

- Department of Public Social Services, City of Coachella
- Recycled Water Program Services - Irrigation Plan Check, Easting Municipal Water District
- Rancho Esperanza Cabin Feasibility Study and Preliminary Engineering, County of Riverside Parks Administration
- Green Valley Planning Area 25 Park in City of Perris
Raintree Investment Corporation
- Barrington Basin & Recreational Area, City of Jurupa Valley
- Harvest Villages III, City of Jurupa Valley
- Goodman Commerce Center & Bridge, Goodman



Jessie Corea, PLA

Landscape Architect

Jessie Corea is a Landscape Architect with WEBB’s Landscape Architecture Department. Jessie’s experience includes developing conceptual landscape plans, graphic representations, and planting designs with both public and private clients. In addition to landscape plans, Jessie also provides general design development including entry monument design, conceptual streetscape design, presentation graphics, construction documents, and schematic detail design for WEBB’s commercial/industrial, residential development, and traffic and transportation markets.

REGISTRATIONS:

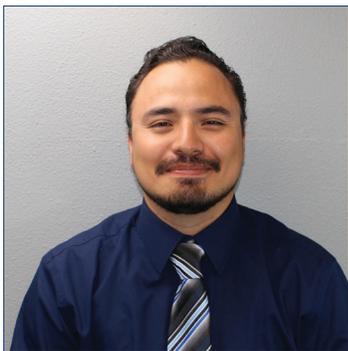
Registered Landscape Architect
PLA 6840 (CA)

EDUCATION

BS, Landscape Architecture
California Polytechnic University, Pomona

AA, Liberal Arts,
Chaffey Community College

- Recycled Water Program Services - Irrigation Plan Check, Eastern Municipal Water District
- Demonstration Garden, Coachella Valley Water District
- Rancho Esperanza Cabin Feasibility Study and Preliminary Engineering, County of Riverside Parks Administration
- Green Valley Planning Area 25 Park in City of Perris Raintree Investment Corporation
- Barrington Basin & Recreational Area, City of Jurupa Valley
- Harvest Villages III, City of Jurupa Valley



Daniel Gonzalez
Landscape Designer

EDUCATION
BS, Landscape Architecture
California Polytechnic University,
Pomona



Joseph Chang
Landscape Designer

EDUCATION
BS, Landscape Architecture
California Polytechnic University,
Pomona

Daniel Gonzalez and Joseph Chang are additional Landscape Team Members within WEBB’s Landscape Architecture Department. Collectively, their experience includes design for conceptual landscape plans, graphic representations, and planting designs with both public and private clients. In addition to landscape plans, this team also provides general design development, including trail design, entry monument design, conceptual streetscape design, presentation graphics, construction documents, and schematic detail design for WEBB’s commercial/industrial, residential development, and traffic and transportation markets.



Jennifer Gillen, PE, QSD, QSP

Director, Land Development Engineering

Item 8.

Jennifer Gillen, PE, QSD, QSP, is the Director, Land Development Engineering and a Project Manager. Jennifer provides project management for both public and private projects including coordination among architects, engineers, biological and environmental consultants, developers, and various public agencies from design through construction. She is responsible for supervision, training, and work load management for engineers, designers, interns, and drafters. Her experience includes the preparation of plans, details, and specifications for grading, street, traffic control, sewer, domestic water, recycled water, and storm drain improvements for education/institutional, public, commercial, and residential developments. She also has knowledge and experience with sewer collection systems and lift stations as well as extensive experience with design and construction detailing of flood control facilities, including surface and underground detention and retention systems, underground storm drain pipe, box culverts, channels, and hydraulic control and dissipation structures.

REGISTRATIONS

Registered Civil Engineer C 71566 (CA)

EDUCATION

BS, Civil Engineering
California State Polytechnic University,
Pomona

CERTIFICATIONS

Qualified SWPPP Developer/Practitioner
(QSD/QSP) 00129

AFFILIATIONS

American Society of Civil Engineers, (ASCE)

School of Medicine - University of California, Riverside - Jennifer served as the Project Manager providing final engineering services for this design-bid-build project for the The University of California, Riverside (UCR) which planned to construct the School of Medicine Education Building II (SOM II), a new facility designed to support the academic and programmatic mission of the UCR School of Medicine. The proposed building is expected to provide up to 55,000 assignable square feet within approximately 85,000 gross square feet, offering adequate space for current needs and future expansion. The project included instruction and instructional support spaces, student support and study facilities, and academic and administrative offices and support spaces.

In addition to the new facility, the project will included substantial site development, landscaping, and infrastructure work, such as the creation of a new plaza to unify the outdoor space between the new SOM Ed II, the existing SOM Ed I, Boyce Hall, and Scotty’s Market. The project involved the relocation of an existing generator and its related components, the existing SOM modular building, and the development of a code compliant fire lane and service access. The site development and infrastructure work will also enhance the overall campus experience, creating a unified outdoor space and improving accessibility and safety.

Menifee Medical Plaza, Menifee - Jennifer served as the project manager for the 30,000± square foot, two-story Medical Office Building located within the Menifee Town Center Specific Plan. The project required the preparation of conceptual grading, drainage, and water quality exhibits in conformance with the City of Menifee standards and design requirements as listed in their Application for Land Use and Development.

Fremont Elementary School - Riverside Unified School District - Jennifer served as the Project Manager providing civil engineering services related to the modernization of Fremont Elementary School. The project also included the addition of a new

classroom building and play area. WEBB's scope of work for this project included on-site utility plans, precise grading, erosion control, on-site drainage plans, Water Quality Management Plans, and construction administration services.

Highgrove Elementary School Modernization and Addition Project, Riverside Unified School District (RUSD) - Jennifer served as the Project Manager providing civil engineering services for RUSD. The WEBB Team designed recommendations to comply with applicable codes and submittal to the Division of the State Architect (DSA), calculations, and supported documentation required for DSA approval on the design of a new two-story, 12-room classroom building, and the design of a new kinder play area.

North Park Elementary School, San Bernardino Unified School District (SBCUSD) - Jennifer served as the Project Manager providing civil engineering services to SBCUSD. The WEBB Team designed an administration addition 2,250-SF building, provided modernization of an existing administration 1,290-SF building, and provided miscellaneous upgrades throughout an existing 36,675-SF building.

Mead Valley Library, Riverside County - Jennifer served as the Principal Engineer for site design services related to the development of a 22,000 sq. ft. Library located in the unincorporated community of Mead Valley in Riverside County. The LEED Certified project includes a community room, break room, reading rooms, photovoltaic system, amphitheater, landscaping, parking, and street improvements including curb, gutter, sidewalk and paving. During the design phase there was concern about how to place all of the required amenities within the small site. Thru site design and the use of permeable pavers for the parking lot, the useable space of the site was maximized by putting storm water detention below the parking surface.

Riverside Aquatic Center, Riverside Community College District - Jennifer served as the Principal Engineer for the two-acre, state-of-the-art aquatic center located on the Riverside Community College District Campus in Riverside. The new Olympic sized, 65-meter competition swimming pool was constructed with an adjustable bulkhead allowing multiple uses simultaneously. The project included high-diving platforms, spectator bleachers, a pool equipment and storage building, and ADA accessible parking. The main aquatics building provides a formal entry to the facilities and includes new restrooms, men's and women's locker rooms, and offices for the coaches and staff. The site design included precise grading, storm drainage, parking lot design, and utility design for domestic water, sanitary sewer, and fire main services. A unique feature of the project is the extensive concrete caissons that were required under the pool and buildings due to poor soil conditions.

California State University San Marcos Public Safety Facility – Jennifer served as the Project Engineer providing civil engineering, surveying, and landscape architecture for this 1.5-acre project consisting of a new public safety building, secured parking with custody drop-off area, and public plaza area with seating. The project was designed to achieve LEED Gold certification from the U.S. Green Building Council.

Placentia-Yorba Linda Unified School District – Jennifer served as the Project Engineer providing civil engineering and landscape architecture services for the Esperanza High School Practice Gym, Esperanza High School Administration Building and Building 7 additions and remodel, El Dorado High School Practice Gym and adjacent Performing Arts Center, and Travis Ranch Middle School Food Services Building projects. Project tasks included conceptual studies and design, placement of proposed building, layout of proposed hardscape, landscaping, and utility infrastructure, ADA path of travel review and exhibit, Fire Authority access exhibit, preparation of construction documents for site and utility improvements, and processing with DSA for project approval.



Michael E. Johnson, LLS

Item 8.

Land Survey Practice Area Leader

Michael Johnson, LLS, is a Land Survey Practice Area Leader in WEBB’s Land Survey & Mapping Department. Michael has years of experience in all aspects of surveying from initial project coordination and research, performing survey data adjustments and analysis, to overseeing and providing construction staking through final as-built and ALTA surveys.

Michael trained and supervised several field crews including technical office and support staff. From entitlement to field survey and construction to delivery of a completed product, Michael has the knowledge and experience to provide the entire range of services any municipal, private development, or construction company has come to expect. As part of the private and public sector of development, Michael gained experience with subdivisions, retail centers, commercial distribution centers, pipelines, tank site & reservoir projects, mass grading and hillside slope projects, hospitals, schools, training facilities for fire & police, highways, channels, parking structures, and many others.

Michael is responsible for providing technical support, survey analysis, overseeing field work and management for specific projects, and field data processing and adjustments, among many other duties. He provides his expertise and broad range of skills for solutions to complex and large scale projects.

REGISTRATIONS
Licensed Land Surveyor 7673 (CA)

EDUCATION
AS, Mathematics,
Riverside Community College

AFFILIATIONS
California Land Surveyors Association
(CLSA)

SCE TRTP Segment 8, Chino Hills - Michael served as the land survey lead of the TRTP SEG 8 Chino Hills Project. WEBB’s scope of work for this project was to provide the civil engineering work associated with undergrounding of the TRTP segment 8 transmission lines. The project was very complex and involved grading in hilly terrain, between houses, through parks, golf course and across many public roads. The project included many environmental constraints which WEBB incorporated into project plans and specifications by working closely with SCE environmental team and consultant.

The work included designing construction access roads along the 3.5 mile duct banks between two proposed transition stations generally located from just east of Pipeline Avenue to just west of Canon Lane in the City of Chino Hills. The purpose of the construction access road (width varied between 11.5- to 33.5-FT) was to facilitate excavation of duct banks trenches and installation of conduits. WEBB designed erosion control plans and measures associated with construction access roads to ensure no erosion or sediment flow into the natural drainages and streams. WEBB also designed the restoration and the permanent access road plans to be implemented right after the completion of duct banks construction to restore the ground surface as close to the pre-construction condition as possible.

Archibald Avenue and Schleisman Road Ultimate Intersection Improvements, Eastvale – Michael served as the land survey lead for the Archibald Avenue and Schleisman Road Intersection Improvements to the ultimate design configuration per the General Plan. Archibald Avenue and Schleisman Road are both Urban Arterial roads with 152 FT ultimate right-of-way width typical sections. The design included expanded intersection widths to allow for right-turn pockets, dual left turn lanes in all directions, and raised medians. A new traffic signal and signing and striping was also designed and installed per Riverside County Standards. Existing SCE Poles along the west side of Archibald Avenue also had to be relocated to allow for the widening of Archibald Avenue. This was done through a Joint Use Agreement (JUA) between the County of Riverside and SCE since SCE had prior rights along this section of Archibald Avenue. Michael was responsible for the coordination of plans between three developers (Lewis, Richland, & Capital Pacific Homes), processing of Plans through the County of Riverside, and obtaining approvals for construction.

Case Road Sewer, Eastern Municipal Water District - Michael served as Land Surveyor on the WEBB Team that prepared the project feasibility study, which analyzed two different options. The first was the Beaumont option which expands and upgrades treatment at the City’s WWTP. For this option three different WWTP configurations were evaluated. In addition, options were explored to dispose of waste brine from the advanced treatment system. The second option was to consolidate treatment with YVWD and deliver all wastewater flow there. For each option detailed cost estimates were developed taking into account capital cost and O&M costs. In the end the City Council selected the Beaumont option. The preliminary design includes the preparation of 20%-30% plans for both the WWTP expansion as well as a 23-mile brine disposal pipeline connecting to the IEBL in San Bernardino.

Dillon Road Water Main Replacement, Coachella Valley Water District - Michael provided Land Survey and Mapping Services for the WEBB Team responsible for designing a domestic water transmission main system providing a reliable water supply to District’s service area located northeast of Sun City Palm Desert in Riverside County near the community of Indio Hills. Currently, this County service area, Improvement District 18, is an isolated pressure zone located near the end of the Sky Valley Domestic Water System, which has limited supply capacity between BS 04701 and R 4711. The approximately 4.2 mile alignment travels from BS 04701 located near the intersection of Dillon Road and Western Avenue to R 4711 which is 800-FT north of the intersection of 30th Avenue and Sunny Rock Road. Construction of the pipeline occurred on the north shoulder of Dillon Road to match the Phase 1 project.

Enchanted Heights Sewer System, Eastern Municipal Water District - Michael provided Land Survey and Mapping Services for the Enchanted Heights Sewer System Infrastructures Project. In order to provide a sewer collection system for 542 dwelling units located within the 170 acre Enchanted Heights area of Riverside County and City of Perris, WEBB prepared final engineering plans and specifications for a gravity collection system. This system included approximately 23,000-LF of 8-inch gravity pipe, 3,000-LF of 6-inch force main, and a new sanitary sewer lift station (Luckens). As part of this project, WEBB also upgraded the District’s existing Diana Lift Station by installing a new emergency generator, upgrade MCC site access improvements, asphalt paving, and security fencing. WEBB completed an evaluation of three potential site locations to provide the District flexibility in handling affected property owners and acquiring the right-of-way for the proposed lift station.



Dilesh Sheth, PE, TE

Senior Vice President

Dilesh Sheth, PE, TE, is a Senior Vice President with WEBB and is Director of the Traffic & Transportation Department. Dilesh assists public and private clients with sophisticated civil works projects. Clients benefit from his expertise in presenting project findings and recommendations to elected officials, municipal commissions, community groups, and the general public.

Dilesh has coordinated projects with Caltrans and numerous counties, cities, flood control districts, utility companies, residential, and business owners throughout Inland Southern California. This experience enables him to help clients realize a wide range of project goals and comply with varied requirements. He balances the needs of the community with the needs of local jurisdictions to bring positive solutions to difficult situations and projects. Dilesh's technical experience includes highway design, intersection and interchange improvements, street widening, alignment studies, and geometrics' drawings. His recent projects include a diverse range of roadway design, freeway ramp improvements, residential development street design, traffic signal design, traffic control plans, signing & striping plans, and pedestrian and bike facilities. He has also handled site access evaluation, intersection capacity analysis, traffic forecasting, circulation planning, traffic impact studies, parking studies, parking demand analysis, transportation demand management plans, focused site specific traffic studies, and area-wide circulation studies.

Dilesh is currently serving as the Program Manager for the on-call traffic engineering services for the cities of Palm Springs, Cathedral City, Lake Elsinore, and Grand Terrace, and the County of Riverside. Through his efforts, Dilesh has been able to raise over \$24.3 million in funds from HISP and CVAG for these cities and their numerous projects. A large majority of these projects were completed without any matching funds needed from the City.

REGISTRATIONS

Registered Civil Engineer C 65078 (CA)
Registered Civil Engineer C 14934 (NM)
Registered Traffic Engineer TE 2112 (CA)

EDUCATION

BS, Civil Engineering
University of Saurashtra Rajkot,
India

AFFILIATIONS

American Public Works Association (APWA),
Coachella Valley



REGISTRATIONS

Registered Civil Engineer C 83827 (CA)

EDUCATION

BS, Civil Engineering
Brigham Young University
MS, Civil Engineering
Brigham Young University

CERTIFICATIONS/TRAINING

Qualified SWPPP Developer (QSD) C83827

Reed Chilton, PE, QSD

Director - Construction Management and Inspection

Reed Chilton, PE, QSD, is Director of WEBB's Construction Management and Inspection Department. Reed has worked on a variety of private and public projects and has established a strong foundation in the engineering and construction management profession. His project experience includes sewer lines, drainage facilities, water lines, recycled water lines, wastewater treatment facilities, dry utilities, street improvements, street lighting, traffic signals, and landscaping. Specifically, his involvement with these projects includes preparation of specifications and bid documents, contract management and administration, permitting, submittal and RFI review and coordination, leading meetings, field investigations, project documentation, review and approval of change orders and pay estimates, project close-out, and managing day-to-day needs for owners and contractors. Reed manages and schedules WEBB's Inspection Team.

Construction Manager for the \$5.7M Rider Distribution Center 3. This project consisted of offsite Improvements project for IDI Logistics in the City of Perris. The project was led by the developer of multiple nearby distribution warehouses. The improvements included in the contract were reimbursable by RBBF funds through the City of Perris. The purpose of the project was to widen Rider Street to ultimate width, construct Redlands Avenue including storm drain improvements, and curb and gutter, sidewalk, parkway landscaping, medians, median landscaping, street lighting, and traffic signals. Construction coordination included the on-site builder, off-site underground utilities including EMWD recycled and domestic water, dry utility installation, and SCE transmission pole relocation. Scheduling work between all trades and contractors was critical to meeting aggressive deadlines.

Construction Manager for the \$8.5M Madison Street Improvement Project, City of Indio. This project consisted of widening Madison Street from Avenue 50 to Avenue 52 from a two-lane road to a four-lane road. This project included grading, over-excavation, asphalt paving, concrete construction, drainage installations, drywells, traffic signal installations, landscaping and irrigation, water relocations and upgrades, traffic control, surveying, conduit installation, pot-holing, and related work to widen to a four-lane road. Transmission power poles were required to be relocated during the project along with underground improvements for fiberoptic facilities. This project was located along the frontage of the Coachella Festival and Stagecoach concerts. WEBB coordinated with property owners, City of Indio, City of La Quinta, and concert schedules to provide safe access throughout the project.



Ione R. Stiegler, FAIA, NCARB Principal Architect



Areas of Expertise

[Architecture](#)
[Planning](#)
[Built Environment Surveys](#)
[Adobe and Earthen Architecture](#)
[Secretary of Interior Professional
 Qualification Standards for History,
 Architectural History, Architecture, and
 Historic Architecture \(36 CFR Part 61\)](#)

Years of Experience

[With IS Architecture: 34](#)
[With Other Firms: 6](#)

Education

[M. Architecture II, Tulane University, 1986](#)
[M. Architecture I, Tulane University, 1983](#)
[B. Architecture, Tulane University, 1983](#)

Agency Experience

[UCSD](#)
[City of San Diego](#)
[Vista Water District](#)
[City of Escondido](#)
[City of San Juan Capistrano](#)
[County of San Diego](#)
[California Department of Parks and
 Recreation](#)
[City and County of Riverside](#)
[Caltrans District 11](#)
[California High Speed Rail Authority](#)
[Caltrain](#)
[SANDAG](#)
[SANBAG](#)
[San Dieguito River Park / Joint Powers
 Authority](#)
[University of Nevada, Reno](#)
[National Park Service](#)
[Federal Emergency Management Agency](#)
[US Navy, NAVFAQ Region Southwest](#)
[U.S. General Services Administration](#)

Ione R. Stiegler, FAIA, NCARB, is the founder and Principal Architect for IS Architecture since 1989. Her practice includes working for a variety of clients including governmental, institutional, educational, and residential. The firm has completed projects for local, state, and federal agencies and park departments. Over the last 30-plus years, together with her studio, Ms. Stiegler has provided award-winning architectural services for her clients. The firm has garnered **over 80 national, state and local awards**.

In 2012, she was elevated to the **AIA College of Fellows**. AIA Fellows are recognized with AIA's highest membership honor for their exceptional work and contributions to architecture and society. Architects who have made significant contributions to the profession and society and who exemplify architectural excellence can become a member of the College of Fellows. Only 3% of AIA members have this distinction.

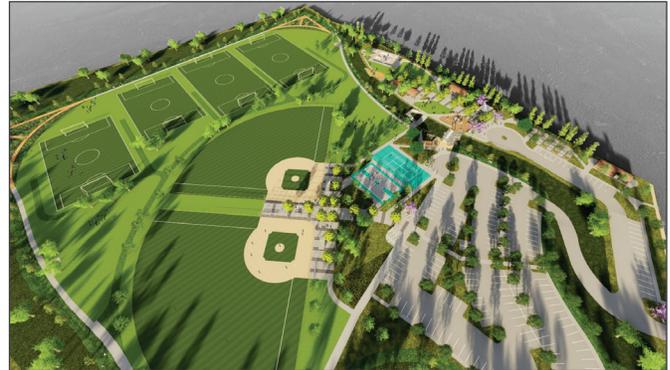
Two years later, Ms. Stiegler's firm was awarded the **2014 Distinguished Practice Award by the American Institute of Architects California Council**. This award started in 2008 and is only given to a single firm each year. The award recognizes significant contributions and accomplishments toward a specific building type or practice area. The award is given in recognition of a career of dedicated commitment to the built environment.

In addition, Ms. Stiegler is one of 130 worldwide expert members of the International Scientific Committee on Earthen Architecture, a committee of UNESCO/ICOMOS. She is one of a handful of members from the United States and has been honored with presenting her Earthen Architecture expertise nationally and internationally. She served as a UN Expert in consultation with a national park redevelopment in Saudi Arabia.

Park Experience

[Torrey Pines Lodge, Torrey Pines State Natural Reserve, San Diego](#)
[Old Town San Diego State Historic Park, - Six Projects](#)
[Los Peñasquitos Preserve, San Diego County Park – Three Projects](#)
[Olin Bailey Earthen Structure, Anza-Borrego Desert State Park](#)
[Guy and Margaret Fleming House, Torrey Pines State Natural Reserve, San Diego](#)
[Rancho Guajome, San Diego County Park](#)

GREEN VALLEY PARK CITY OF PERRIS



PROJECT DETAILS

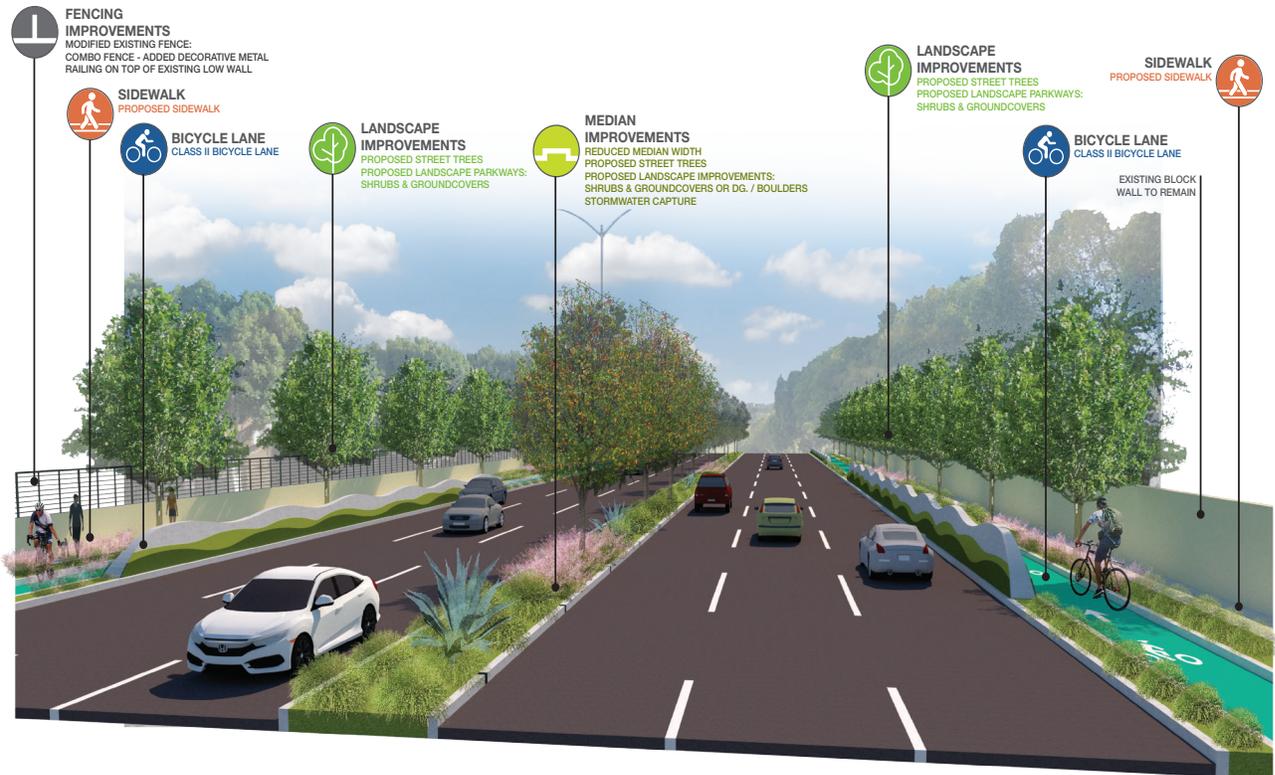
- » **Firm's Role** Landscape Design and Planning Services
- » **Project Team** Jeff Hutchins, Guillermo Gonzalez
- » **Date Finished** April 2023
- » **Site Address** Green Valley Parkway
- » **Budget** \$1,037,600 (Contract Amount)
- » **Client/Owner** Rain Tree Investment Corporation, Matt Villalobos
- » **Client Contact** mvillalobos@raintree.us.com 858.500.6782

Green Valley Park will be the largest park to date in the City of Perris. At 30 acres, this park will serve the southern half of the City. It will be successful by not only being used efficiently and being a popular destination, but by being a functioning park that gives back. We are proposing some green infrastructure that will help with storm water management. The park's location to the San Jacinto River lends itself to local flooding during a large event. While it has been rough graded to maintain a 100-year flood event, the challenge was to design without the park looking like a detention basin. The perimeter of the field is designed to divert flow away from the play area, reducing the amount of sediment while increasing percolation. We also want to increase biodiversity to attract uncommon visitors to sports parks such as birds and bugs, and the people that study them, such as students and nature observers. Park sites with more biodiversity produce healthier plants requiring less water and maintenance.

Establishing a culture, or a sense of place for the park is important for continued visitation. Drawing from the local airport and San Jacinto River as inspiration gave way to flowing lines to start detailing the park elements. This inspiration is realized in the walkway layout, restroom/snack bar, maintenance building, shade structures, discovery playground, skate park, and ultimately, an overlook observation deck. The deck cantilevers out from the upper level over the playing fields revealing an optimum location to spectate the games. The deck is also adjacent to an event lawn space for smaller concerts or large group gatherings. The lower baseball fields were designed with plenty of space between the fields for teams to gather waiting for their games, or for small events where push carts or booths could set up for festival events. Lighting throughout the park enables extending festivities into the evening. Trail connections are also provided to connect the exercise circuit in the park to the regional systems along the drainage channels that eventually lead to the San Jacinto River.

Currently, the park has an \$11 million budget, and we are assisting the City of Perris to acquire another \$5 million in grant funding for new park land.

FIGURE E-2 PROJECT
LA BREA AVENUE // COLISEUM ST. TO JIM GILLIAM PARK



BALDWIN HILLS GREENING STUDY

CITY OF BALDWIN HILLS

The Baldwin Hills community endured many months of writing to their council district to help resolve some of the issues they had with traffic, dysconnectivity, graffiti, vandalism, speeding, and other environmental concerns. The council district instructed the community to develop a Greening Study to outline the issues that needed attention. They initiated the help of the Los Angeles Neighborhood Initiative (LANI) to find a consultant that could write a Greening Study. LANI called us to help them write the definition of a Greening Study in order to put out an RFP asking for those services. We ended up winning the project and provided about seven proposals in the Greening Study that was presented to the Council District. We had numerous meetings with the neighborhood groups to pinpoint their issues of concern. Once the issues were identified, we looked at Green solutions (as they were defined at the time) to solve the issues. Connectivity problems were addressed by suggesting a bridge over La Brea to Kenneth Hahn park similar to the one over La Cienega. Bike lanes along La Brea were introduced with protective barriers for safety and an elevated sidewalk along the slope on the east side to connect the north and south neighborhoods. Planted medians provide some shade and an opportunity for stormwater capture. Retaining walls that were commonly hit with graffiti are planned for rebuilding with material that is usually not tagged such as keystone systems, gabions, or green walls.

PROJECT DETAILS

- » **Firm's Role** Master Planning, Greening Study
- » **Project Team** Albert A. Webb Associates
- » **Date Finished** November 2021
- » **Site Address** Baldwin Hills from Stoddard to Obama
- » **Budget** \$33,000,000.00 (created projects)
- » **Client/Owner** LANI, Neighborhood of Baldwin Hills,
- Client Contact** Anna Apostolos
anna@lani.org
213.627.1822



HUTCHINS, JEFFREY P

LICENSE NUMBER: [3815](#) **LICENSE TYPE:** LANDSCAPE ARCHITECT
LICENSE STATUS: CLEAR ⓘ **EXPIRATION DATE:** SEPTEMBER 30, 2023
SECONDARY STATUS: N/A
CITY: SAN DIMAS **STATE:** CALIFORNIA **COUNTY:** LOS ANGELES **ZIP:** 91773



VOLPE, NICOLE CLARE

LICENSE NUMBER: [6436](#) **LICENSE TYPE:** LANDSCAPE ARCHITECT
LICENSE STATUS: CLEAR ⓘ **EXPIRATION DATE:** MAY 31, 2024
SECONDARY STATUS: N/A
CITY: RIVERSIDE **STATE:** CALIFORNIA **COUNTY:** RIVERSIDE **ZIP:** 92506



GONZALEZ, GUILLERMO

LICENSE NUMBER: [6294](#) **LICENSE TYPE:** LANDSCAPE ARCHITECT
LICENSE STATUS: CLEAR ⓘ **EXPIRATION DATE:** JUNE 30, 2024
SECONDARY STATUS: N/A
CITY: RIVERSIDE **STATE:** CALIFORNIA **COUNTY:** RIVERSIDE **ZIP:** 92508



COREA, JESSIE

LICENSE NUMBER: [6840](#) **LICENSE TYPE:** LANDSCAPE ARCHITECT
LICENSE STATUS: CLEAR ⓘ **EXPIRATION DATE:** NOVEMBER 30, 2024
SECONDARY STATUS: N/A
CITY: RIVERSIDE **STATE:** CALIFORNIA **COUNTY:** RIVERSIDE **ZIP:** 92504



GILLEN, JENNIFER RENEE

LICENSE NUMBER: [71566](#) **LICENSE TYPE:** CIVIL ENGINEER
LICENSE STATUS: CLEAR ⓘ **EXPIRATION DATE:** DECEMBER 31, 2023
SECONDARY STATUS: N/A
CITY: RIVERSIDE **STATE:** CALIFORNIA **COUNTY:** RIVERSIDE **ZIP:** 92506



JOHNSON, MICHAEL ERIC

LICENSE NUMBER: [7673](#) **LICENSE TYPE:** LAND SURVEYOR
LICENSE STATUS: CLEAR ⓘ **EXPIRATION DATE:** DECEMBER 31, 2024
SECONDARY STATUS: N/A
CITY: RIVERSIDE **STATE:** CALIFORNIA **COUNTY:** RIVERSIDE **ZIP:** 92506



SHETH, DILESH R

LICENSE NUMBER: 2112 **LICENSE TYPE:** TRAFFIC ENGINEERS

LICENSE STATUS: CLEAR ⓘ **EXPIRATION DATE:** JUNE 30, 2023

SECONDARY STATUS: N/A

CITY: RIVERSIDE **STATE:** CALIFORNIA **COUNTY:** RIVERSIDE **ZIP:** 92506



CHILTON, REED EARL

LICENSE NUMBER: 83827 **LICENSE TYPE:** CIVIL ENGINEER

LICENSE STATUS: CLEAR ⓘ **EXPIRATION DATE:** MARCH 31, 2025

SECONDARY STATUS: N/A

CITY: WINCHESTER **STATE:** CALIFORNIA **COUNTY:** RIVERSIDE **ZIP:** 92596



STIEGLER, IONE RUBENSTEIN

LICENSE NUMBER: C 19425 **LICENSE TYPE:** ARCHITECT

LICENSE STATUS: CURRENT ⓘ **EXPIRATION DATE:** OCTOBER 31, 2023

SECONDARY STATUS: N/A

CITY: LA JOLLA **STATE:** CALIFORNIA **COUNTY:** SAN DIEGO **ZIP:** 92037

References

The City will reap the benefits of our team’s approach to client service. ***Client service is our number one goal.*** WEBB’s reputation for superior quality work, integrity, and long-standing client relationships is a direct result of our industry proven capabilities and experience. We are proud of the name WEBB as it has become synonymous with experience and customer service. We encourage the City to contact our references to discuss any questions you may have regarding the continuity of our team, responsiveness to our client needs, efficiency of our team, and quality of our work.

<i>Title/Agency*</i>	<i>Contact Person</i>	<i>Phone Number</i>	<i>Project Size/Description</i>
Los Angeles Neighborhood Initiative 800 Figueroa Street, Suite 970 Los Angeles, CA 90017	Anna Apostolos Director of Neighborhood Improvement	213.627.1822 x 14 anna@lani.org	Greening Study Various Projects Landscape Architecture
Riverside County Regional Park and Open-Space District 4600 Crestmore Road Jurupa Valley, CA 92509 951-255-9513	Antone Pierucci, M.A. Bureau Chief- Planning, Development, and Interpretation	951.255.9513 apierucci@rivco.org	Esperanza Cabins Feasibility Study and Bridging Documents Landscape Architecture
Mountains Recreation Conservation Authority (MRCA) 900 S. Fremont Avenue Alhambra, CA 91803	Brian Baldauf Chief of Watershed Planning	323.221.9944 Ext. 190 brian.baldauf@mrca.ca.gov	Vista Hermosa Park Landscape Architecture
Raintree Investment Corporation 2753 Camino Capistrano A201 San Clemente, CA, 92672	Nick Johnson Project Manager	808.606.3560 nickjohnson@johnson-aviation.com	Green Valley Park Landscape Architecture
D.R. Horton 2280 Wardlow Circle Suite 100 Corona, CA 92880	Ryan LaVigne Project Manager	951.739.5413 rlavigne@drhorton.com	North Sky Park and developer common areas

IS Architecture

Architects

IS Architecture is a nationally recognized, award-winning firm dedicated to the preservation and renewal of our built environment. Over the past 34 years, the firm has successfully guided hundreds of clients through complex highly technical and uniquely challenging projects. The firm's practice includes working for a variety of clients including governmental, institutional, educational, and residential. IS Architecture has extensive park experience. They have completed projects for local, state, and federal agencies and park departments. Over the last 30-plus years the firm has garnered over 80 national, state and local awards. IS Architecture park experience includes:

- Torrey Pines Lodge, Torrey Pines State Natural Reserve, San Diego
- Old Town San Diego State Historic Park, - Six Projects
- Los Peñasquitos Preserve, San Diego County Park – Three Projects
- Olin Bailey Earthen Structure, Anza-Borrego Desert State Park
- Guy and Margaret Fleming House, Torrey Pines State Natural Reserve, San Diego
- Rancho Guajome, San Diego County Park

Geocon

Geotechnical Analysis

Geocon has been providing geologic services throughout California for more than 48 years. Their services include seismic hazard analyses, subsurface fault, landslide, liquefaction, geotechnical investigations and assessments, geologic mapping, and geotechnical evaluation of levee stability. Geocon has been actively involved in determining methods and design necessary for slope stabilization, seepage, mitigation of collapsible soils, induced soil settlement, expansive soils, subsurface dewatering, and drainage. Geocon has experience with mining projects and will be able to provide expert opinions on the project's geotechnical reports.

IDG Structural Engineering

Structural Engineering

IDG Structural Engineering (IDG) brings a multidisciplinary sensibility to the task of engineering structures. Over the years, IDG has gained expertise in the design of manufacturing and testing facilities serving tech, aerospace and military clients. The firm as a whole, however, is built around serving multiple sectors including commercial, entertainment, healthcare, and multifamily. Additionally, IDG has performed seismic evaluations and retrofit designs of large-scale existing buildings and structures. IDG, since its inception, has relied on three-dimensional modeling using Autodesk Revit to produce construction documents. Revit allows them to work effectively within the BIM delivery system on design-build construction projects and to integrate with Navisworks and fabrication platforms.

Salas O'Brien

Electrical Engineering

Salas O'Brien (Salas) will provide electrical engineering services for the project. Salas helps clients in a variety of industries by providing mechanical and electrical engineering as well as consulting for district utilities, site planning, technology, fire protection, industrial process engineering, architecture, and more. Their specialized experience includes design for data centers, healthcare, science and technology, high-rise buildings, clean energy, education, and other building types.

Section C

Proposed Method to Accomplish the Work

Project Understanding

This is a 4.7 acre project in a residential neighborhood with excellent connection potential to the CV link. The CV Link is a multi-purpose trail on the west side of White-Water River, located approximately 700 feet from the easterly project boundary. The park is proposing a bike repair stand with a pump station, bike racks with shelter, and a touchless water-filling station. Providing a great connection between CV Link and the park is important.

We are proposing a Class I bike path on the north side of Avenue 52 between the street slope and the tire shop. We are also proposing a bend-out at Hernandez Street per CVAG's design guidelines.

It is the City's desire to create a park environment that is sensitive to the local ecosystem, appealing, interactive and artistic. We have put together a team that will accomplish these goals. Our main objective in park design is to create a space that is unique to the neighborhood it occupies. It is important in this day and age to design as assets rather than liabilities. We look into **opportunities for concessionaires** to provide a reason for the park to be a destination, such as a mom-and-pop café. The park should not only look appealing but be functional. The functionality starts with environmental applications such as **storm water management and wild life support**. Human elements that are not normally found in a park setting can be introduced to increase the park's value and rentability. The City's list of elements including furniture, decorative floor patterns, botanical community garden, pavilion event space, walking paths, splash pad, and ever so important shade structures, are the beginnings of a creative destination waiting to be discovered. The following will outline our method to reach the common goal.

“Our main objective in park design is to create a space that is unique to the neighborhood it occupies.”

Task 1 - Conduct Geotechnical Investigation and Prepare Report

- a) Conduct a preliminary site visit and prepare site documentation of observations.
- b) Attend project kick-off with Owner, Client, and other consultants to review project schedule, goals, and expectations.
- c) Prepare schematic sketch of design elements for Geotech basis for exploration.
- d) Perform geotechnical investigation.
- e) Preparation of final report.

Meetings:

- Site Visit
- Kick-Off Meeting
- Bi-Weekly Consultant Coordination Meetings via Teleconference (Up to two total)

Deliverables:

- Geotech Report

Task 2 - Design Phase

Task 2.1 Concept Design

- a) Review of site information including previous planning studies, site drawings, specific plans, Environmental

- Impact Report documents, etc.
- b) Utility Research and Coordination

We will obtain as-built plans from utility companies. We will add existing utilities to the base map. All utilities that may impact the Project will be plotted and noted on the plans.

 - We will prepare and submit the IID customer service application for the electrical services.
 - We will coordinate and monitor IID's design progress.
 - We will coordinate with the Gas Company for gas service to the park.
 - We will coordinate with Spectrum regarding communication service to the park.
- c) Preparation of four schematic design drawings for the project areas showing the layout of site elements. The drawings will include one illustrative plan for each concept and sections as required to convey the design intent and describe the proposed materials.
- d) Preparation of inspiration images to help convey the intent of the design.
- e) Preparation of digital montages to help convey the intent of the design.
- f) Meet with staff to refine four concepts into two concepts for public outreach.
- g) Prepare workshop public workshop flyer.
- h) Prepare fact sheet.
- i) Attend and present at public workshop to gain community input.
- j) Refine two concepts into one concept plan and present to City Staff for approval.
- k) Coordination with the architect and other consultants.

Task 2.2 Construction Document Phase

- a) Prepare concept grading plan.
- b) Prepare construction document set including demolition plan, fine grading plan, utility plan, street improvement plan, layout plan, construction materials plan, irrigation plan, lighting plan, planting plan and all associated details with each discipline.
- c) Submit 60% construction plan set, specifications, and engineer's cost estimate for review.
- d) Revise drawings per City review comments to 60% submittal.
- e) Submit 90% construction plan set, specifications, and engineer's cost estimate for review.
- f) Revise drawings per City review comments to 90% submittal.
- g) Submit final 100% construction plan set for bid.

Meetings:

- Bi-Weekly Consultant Coordination Meetings via Teleconference (Up to five total)
- Four Concept Presentation
- Two Concept Presentation to Workshop Participants
- Construction Document Kick-off Meeting

Deliverables:

- Four Concept Design Plan Illustratives
- Sections/Elevation Drawings (Up to eight total)
- 3D Renderings/Digital Montages (Up to two total)
- Inspiration Imagery of Materials
- Two Concept Design Plan Illustratives
- Final Concept Design Plan Illustrative
- 3D Renderings of Final Design (up to two total)
- 60%, 90%, and 100% Construction Documents including Specifications

Task 3 - Bidding and Negotiations

During bidding the Consultant will assist the Client in attempting to obtain bids and assure compliance with the Construction Documents. As a part of this work the Consultant may:

1. Review subcontractor's bids for general conformance with the scope of work. It remains the responsibility of the contractor to prepare a full and complete bid for the work.
2. Respond to Requests for Information (RFI's) during the bidding process.
3. Issue Addenda drawings as required.
4. Attendance at one meeting with proposed bidders.

Task 4 - Construction Administration

During construction the Consultant will assist the Architect in attempting to assure compliance with the construction documents and address problems that may emerge during construction. As a part of this work the Consultant may:

1. Attend a preconstruction meeting with the selected contractor or sub-contractors.
2. Review and respond to product and material submittals and shop drawings.
3. Respond to Requests For Information (RFI's).
4. Review applications for change orders and contractor's progress payments.
5. Approve the plant material through photos for conformance to the specifications.
6. Conduct one tree nursery visit. Trees selected by Consultant are based on form, size, species, and character and not inspected for overall health.
7. Provide a maximum of 15 site visits during the landscape construction phase to determine whether the construction of site elements and installation of the planting and irrigation are proceeding in accordance with the Consultant's design intent and the contract documents.
8. Prepare site visit report of Consultant's observations of the progress of the landscape construction. On the basis of observations at the site the Consultant may recommend rejection of work for failure to conform to the contract documents.
9. Provide project walk through following construction and develop a punch list for project completion.
10. Transfer as-built redlines to final record drawings.
11. Submit signed mylars as record drawings.

Task 5 - Project Management

Project management will be billed on a time and materials basis. This Task includes any unforeseen meetings, and project coordination.

Task 6 - OPTIONAL SERVICES - Survey & Mapping

The field topography will cover the limits shown in red in Exhibit 1, and boundary survey will be for APNs 763-412-001, -040, &-041. Cost for obtaining title reports is not included, and the boundary survey will be for identifying and locating property lines only for APNs 763-412-001, -040, &-041. Plotting of any easements is not included.



Exhibit 1

Task 6.1 Field Topographic Survey

- a) Field locate and survey existing benchmarks and establish survey datum for the project. Vertical datum shall be based on the North America Vertical Datum of 1988.
- b) Conduct a field topographic survey of the existing ground surface data and features, perimeter of the property, bottom of fence/wall elevations, along with a 50-FT x 50-FT grid of the project site including, grade breaks, flowlines, concrete ditches, existing utility features (poles, fire hydrants, etc.), driveways, fences, gates, and other above-ground visible appurtenances within the limits of work depicted in red in Exhibit 1 above.
- c) Process and draft field topography data and prepare electronic CAD files for the existing ground surface (FT file) and Civil 3D existing surface (TO) file for design teams use.

Task 6.2 Boundary Survey

- a) Utilizing existing grant deeds for APNs 763-412-001, -040, &-041, research and compile available reference materials pertaining to the property, including reference Record Maps, Corner Records, and Tie Sheets available from public records research.
- b) Perform field survey to locate and recover existing survey monuments and establish survey control for the project. Horizontal control datum and basis of bearings shall be based on the California State Plane Coordinate System, NAD83, Zone 6.
- c) Prepare a boundary survey to establish the existing property lines based on existing grant deeds for

Section D

Certification of Proposal

The undersigned hereby submits its proposal and, by doing so, agrees to furnish services to the City in accordance with the Request for Qualifications (RFQ), and to be bound by the terms and conditions of the RFQ.

Section E

Cost Proposal

The fees listed below reflect a fully custom park with full architectural and structural engineering services. Should the City decide to move towards prefabricated buildings or structures, the fees will be negotiated downwards

Item	Description	Jeff Hutchins	Jessie Corea	Daniel Gonzalez	Guillermo Gonzalez	Deborah Saulina	Jennifer Gillen	Roberto Huizar	Dilesh Sheth	Eric Lewis	Myung Choo	Nezar Ayoub	Total Hours	Subtotal - Labor	Sub-consultant budget	Expenses	Total/task ¹
	Billout Rate	\$ 250	\$ 142	\$ 142	\$ 189	\$ 157	\$ 302	\$ 189	\$ 302	\$ 287	\$ 287	\$ 189					
	Task 1 - Geotech investigation and report	12	28			57	1		20			12	130	\$ 24,535	\$ 31,677	\$ -	\$ 56,212
	Task 2 - Design Phase	213	290	490	17	14	234	798	14	19	24	98	2211	\$ 426,002	\$ 205,816	\$ -	\$ 631,818
	Task 3 - Bid Phase	9	8										17	\$ 3,386	\$ -	\$ -	\$ 3,386
	Task 4 - Construction Phase Support T&M	66	96	28		2	10	10					212	\$ 39,332	\$ 70,932	\$ 3,000	\$ 113,264
	Task 5 - Project Management T&M	40	24										64	\$ 13,408	\$ -	\$ -	\$ 13,408
	Task 6 - OPTIONAL: Survey													\$ 15,700	\$ -	\$ -	\$ 15,700
	Task 7 - Expenses													\$ -	\$ -	\$ 5,100	\$ 5,100
	Total	340	446	518	17	73	245	808	34	19	24	110	2634	\$ 522,363	\$ 308,424	\$ 8,100	\$ 838,888

1. Rounded to the nearest \$1.



STAFF REPORT
7/26/2023

TO: Honorable Mayor and City Council Members

FROM: Cástulo R. Estrada, Utilities Manager

SUBJECT: Reject IRC Backflow’s bid as “Non-Responsive”, and approve awarding a contract for the replacement of 600 domestic consumption meters to The Van Dyke Corporation, in the amount of \$80,400.00 plus 10% contingency.

STAFF RECOMMENDATION:

Reject IRC Backflow’s bid as “Non-Responsive”, and authorize the City Manager to execute a contract with The Van Dyke Corporation, in the amount of \$80,400.00 plus 10% contingency for the replacement of 600 domestic consumption meters.

DISCUSSION/ANALYSIS:

The City of Coachella and its Coachella Water Authority (CWA) is responsible for the water service to its residents and customers within its service boundary. The Utilities Department serves a population of approximately 45,000 and a service area size of approximately 53 square miles. There are approximately 9,797 (meter) connections to the system.

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

In the fall of 2021, the City Awarded a contract to JC Tuckmar, Inc. to replace 625 meters that were in need of replacement. The City considered this as Phase 1 of a multi-phase project.

There are approximately 1,270 meters remaining that need replacement. Coachella Water Authority requested bids for the replacement of another 600 meters in this phase, and plans to replace the remainder as we purchase and receive more inventory.

On June 26, 2023, bid proposals were received from seven (7) contractors as follows:

1. IRC Backflow	\$ 75,000.00
2. The Van Dyke Corporation	\$ 80,400.00
3. RE Chaffee Construction, Inc.	\$113,400.00
4. Genesis Construction	\$127,200.00
5. Three peaks Corp.	\$136,200.00
6. Tri-Star Contracting II, Inc.	\$172,200.00
7. TBU, Inc.	\$237,000.00

Upon the public reading of the submitted bids, it was discovered that the Apparent Low Bidder at the Time (IRC Backflow), may not have properly acknowledged the Addendum No. 1 that was previously issued to address a minor date correction in the Invitation to Bid that was included in the Project Specifications Bid Package.

On June 27, 2023 the City received a formal Bid Protest submitted by The Van Dyke Corporation in accordance with Article 27 of the Project Specifications. The City then contacted both parties in accordance with Article 27 and it was found and agreed upon that IRC Backflow did not properly acknowledge the previously issued Addendum No. 1 as set forth in the Addendum and Project Specifications.

In an effort to provide consistent bidding procedures, and in fairness to the other bidders who properly acknowledged the addendum, City Staff recommends that the City Council deem and reject IRC Backflow’s bid as “Non-Responsive”, and award the project to the Van Dyke Corp., who properly submitted the forms and was deemed the next “Lowest Responsive Bidder”.

Staff has reviewed all seven (7) bids and has determined the lowest responsive bid was submitted by The Van Dyke Corporation.

FISCAL IMPACT:

Project funding allocation of \$88,440.00 was not included in FY 2023-24. A funding appropriation is requested from the reserve balance in the Water Utility Fund to be placed under budget line item account 178-21-120-10-334-000.

CITY OF COACHELLA
METER EXCHANGE PROJECT 2023

Bid Schedule				IRC Backflow		Genesis Construction		RE Chaffee Construction, Inc.		TBU, Inc.		Van Dyke Corp.		Tri-Star Contracting II, Inc.		Three Peaks Corp	
ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
1	Remove & Salvage Existing Water Meter and Install City Furnished Allegro 4G- UTG V3 3/4 X 7 1/2 BL CF Water Meter	600	EA	\$125.00	\$75,000.00	\$212.00	\$127,200.00	\$189.00	\$113,400.00	\$395.00	\$237,000.00	\$134.00	\$80,400.00	\$287.00	\$172,200.00	\$227.00	\$136,200.00
2		0		\$0.00	\$0.00	\$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		0		\$0.00	\$0.00	\$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		0		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5		0		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6		0		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7		0		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8		0		\$0.00	\$0.00	\$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					\$75,000.00		\$127,200.00		\$113,400.00		\$237,000.00		\$80,400.00		\$172,200.00		\$136,200.00

- Indicates Staff correction of the math.
- Indicates Apparent Low Bidder
- Indicates-Improperly Filled Out Addendum AcknowledgementNon Responsive
- Indicates-Next Lowest Responsive Bidder

CONTRACT FOR CONSTRUCTION

This Contract for Construction (“Contract”), is made and entered into this ____ day of _____, _____, by and between City of Coachella, a municipal corporation, organized under the laws of the State of California, with its principal place of business at 53462 Enterprise Way, Coachella, California 92236, sometimes hereinafter called the “City” and **The Van Dyke Corporation**, sometimes hereinafter called “Contractor.”

WITNESSETH: That the parties hereto have mutually covenanted and agreed, and by these presents do covenant and agree with each other as follows:

ARTICLE 1. SCOPE OF WORK.

The City of Coachella (CWA) intends to remove the existing ¾” - 3G Water Meters and replace them with City Furnished Scaled 4G LCD Digital Allegro Water Meters. The 600 City Furnished meters are located throughout the City of Coachella’s distribution system service area with different zones and individual routes for each zone which consist of approximately 95% residential and 5% commercial service lines. The angle meter valves mostly consist of Insta-tite CTS service connections and brass compression fittings ranging from ¾ inch to 1 inch. Contractor shall remove excess soil from existing Water Meter Boxes, salvage the removed meters to the City Yard, and supply all necessary fittings and components as necessary for a full and properly functioning water meter system.

Meter Exchange Project 2023

Contractor is an independent contractor and not an agent of the City. The Contractor and its surety shall be liable to the City for any damages arising as a result of the Contractor’s failure to comply with this obligation.

ARTICLE 2. TIME FOR COMPLETION.

Time is of the essence in the performance of the Work. The Work shall be commenced on the date stated in the City’s Notice to Proceed. The Contractor shall complete all Work required by the Contract Documents within **40 Working Days** from the commencement date stated in the Notice to Proceed. By its signature hereunder, Contractor agrees the time for completion set forth above is adequate and reasonable to complete the Work.

ARTICLE 3. CONTRACT PRICE.

The City shall pay to the Contractor as full compensation for the performance of the Contract, subject to any additions or deductions as provided in the Contract Documents, and including all applicable taxes and costs, the sum of **Eighty Thousand and Four Hundred Dollars and Zero Cents (\$80,400.00)**. Payment shall be made as set forth in the General Conditions. The City will pay to Contractor compensation based upon the prices set forth in the Bid Schedule.

ARTICLE 4. LIQUIDATED DAMAGES.

Contractor acknowledges that the City will sustain actual damages for each and every Day completion of the Project is delayed beyond the Contract Time. Because of the nature of the Project, it would be impracticable or extremely difficult to determine the City’s actual damages. Accordingly, in accordance with Government Code section 53069.85, it is agreed that the

Contractor will pay the City the sum of **\$1,000.00** for each and every Working Day of delay beyond the time prescribed in the Contract Documents for finishing the Work, as Liquidated Damages and not as a penalty or forfeiture. In the event this is not paid, the Contractor agrees the City may deduct that amount from any money due or that may become due the Contractor under the Contract. This Section does not exclude recovery of other damages specified in the Contract Documents. Liquidated damages may be deducted from progress payments due Contractor, Project retention or may be collected directly from Contractor, or from Contractor's surety. These provisions for liquidated damages shall not prevent the City, in case of Contractor's default, from terminating the Contractor.

ARTICLE 5. COMPONENT PARTS OF THE CONTRACT.

The "Contract Documents" include the following:

- Notice Inviting Bids
- Instructions to Bidders
- Bid Forms
- Bid Acknowledgement
- Bid Schedule
- Bid Guarantee
- Designation of Subcontractors
- Information Required of Bidders
- Non-Collusion Declaration Form
- Iran Contracting Act Certification
- Drug-Free Workplace Certification
- Asbestos-Free Material Certification
- Recycled Content Certification
- Public Works Contractor DIR Registration Certification
- Performance Bond
- Payment (Labor and Materials) Bond
- Contract for Construction
- General Conditions
- Special Conditions
- Technical Specifications
- Addenda
- City of Coachella Standard Specifications and Procedures (June 2007)
- City of Coachella Standard Infrastructure Drawings (2007 Edition) including Surface Improvement Standards and Water Standards
- Standard Specifications for Public Works Construction "Greenbook" (2018), Except Sections 1-9
- Standard Plans for Public Works Construction "Greenbook" (2018)
- Caltrans Standard Specifications (2018), except Division 1
- Caltrans Standard Plans (2018)
- Applicable Local Agency Standards and Specifications, as last revised
- Reference Specifications
- Approved and fully executed Change Orders
- Permits
- Any other documents contained in or incorporated into the Contract

The Contractor shall complete the Work in strict accordance with all of the Contract Documents.

All of the Contract Documents are intended to be complementary. Work required by one of the Contract Documents and not by others shall be done as if required by all. In the event of conflict, the various Contract Documents will be given effect in the order set forth in the General Conditions. This Contract shall supersede any prior agreement of the parties.

ARTICLE 6. PROVISIONS REQUIRED BY LAW AND CONTRACTOR COMPLIANCE.

Each and every provision of law required to be included in these Contract Documents shall be deemed to be included in these Contract Documents. The Contractor shall comply with all requirements of applicable federal, state and local laws, rules and regulations, including, but not limited to, the provisions of the California Labor Code and California Public Contract Code which are applicable to this Work.

ARTICLE 7. INDEMNIFICATION.

Contractor shall provide indemnification and defense as set forth in the General Conditions.

ARTICLE 8. PREVAILING WAGES.

Contractor shall be required to pay the prevailing rate of wages in accordance with the Labor Code which such rates may be obtained online at <http://www.dir.ca.gov> and which must be posted at the job site.

ARTICLE 9. FALSE CLAIMS.

Contractor acknowledges that if a false claim is submitted to the City, it may be considered fraud and Contractor may be subject to criminal prosecution. Contractor acknowledges that the False Claims Act, California Government Code sections 12650, et seq., provides for civil penalties where a person knowingly submits a false claim to a public entity. These provisions include within their scope false claims made with deliberate ignorance of the false information or in reckless disregard of the truth or falsity of the information. In the event the City seeks to recover penalties pursuant to the False Claims Act, it is entitled to recover its litigation costs, including attorneys' fees. Contractor hereby acknowledges that the filing of a false claim may the Contractor to an administrative debarment proceeding wherein Contractor may be prevented from further bidding on public contracts for a period of up to five (5) years.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, this Contract has been duly executed by the above-named parties, on the day and year above written.

CITY OF COACHELLA

CONTRACTOR _____

By: _____
Gabriel Martin
City Manager

IF CORPORATION, TWO SIGNATURES,
PRESIDENT **OR** VICE PRESIDENT **AND**
SECRETARY **OR** TREASURER **REQUIRED**

By: _____

ATTEST:

Its: _____

By: _____
Delia Granados, Deputy City Clerk

Printed
Name: _____

APPROVED AS TO FORM:

By: _____

By: _____
Best Best & Krieger LLP
City Attorney

Its: _____

Printed
Name: _____

Contractor's License Number and
Classification

DIR Registration Number

**(CONTRACTOR'S SIGNATURE MUST BE
NOTARIZED AND CORPORATE
SEAL AFFIXED, IF APPLICABLE)**

Notary Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF _____

On _____, 2023, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory

evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

CAPACITY CLAIMED BY SIGNER

- Individual
- Corporate Officer

Title(s)

- Partner(s)
 - Limited
 - General

- Attorney-In-Fact
- Trustee(s)
- Guardian/Conservator
- Other:

Signer is representing:
Name Of Person(s) Or Entity(ies)

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document

Number of Pages

Date of Document

Signer(s) Other Than Named Above

END OF CONTRACT

BOND FORMS

Performance Bond

KNOW ALL PERSONS BY THESE PRESENTS:

THAT WHEREAS, the **City of Coachella**, a municipal corporation, organized under the laws of the State of California, with its principal place of business at 53462 Enterprise Way, California 92236, (hereinafter referred to as the "City") has awarded to **The Van Dyke Corporation**, (hereinafter referred to as the "Contractor") an agreement for **Meter Exchange Project 2023**, (hereinafter referred to as the "Project").

WHEREAS, the work to be performed by the Contractor is more particularly set forth in the Contract Documents for the Project dated **May 24, 2023**, (hereinafter referred to as "Contract Documents"), the terms and conditions of which are expressly incorporated herein by reference; and

WHEREAS, the Contractor is required by said Contract Documents to perform the terms thereof and to furnish a bond for the faithful performance of said Contract Documents.

NOW, THEREFORE, we, _____, the undersigned Contractor and _____ as Surety, a corporation organized and duly authorized to transact business under the laws of the State of California, are held and firmly bound unto the City in the sum of **Eighty Thousand and Four Hundred Dollars and Zero Cents, (\$80,400.00)**, said sum being not less than one hundred percent (100%) of the total amount of the Contract, for which amount well and truly to be made, we bind ourselves, our heirs, executors and administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that, if the Contractor, his or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and agreements in the Contract Documents and any alteration thereof made as therein provided, on its part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their intent and meaning; and shall faithfully fulfill all obligations including the one (1) year guarantee of all materials and workmanship; and shall indemnify and save harmless the City, its officials, officers, employees, and authorized volunteers, as stipulated in said Contract Documents, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

As a part of the obligation secured hereby and in addition to the face amount specified therefore, there shall be included costs and reasonable expenses and fees including reasonable attorney's fees, incurred by the City in enforcing such obligation.

As a condition precedent to the satisfactory completion of the Contract Documents, unless otherwise provided for in the Contract Documents, the above obligation shall hold good for a period of one (1) year after the acceptance of the work by the City, during which time if Contractor shall fail to make full, complete, and satisfactory repair and replacements and totally protect the City from loss or damage resulting from or caused by defective materials or faulty workmanship. The obligations of Surety hereunder shall continue so long as any obligation of Contractor remains. Nothing herein shall limit the City's rights or the Contractor or Surety's obligations under

the Contract, law or equity, including, but not limited to, California Code of Civil Procedure Section 337.15.

Whenever Contractor shall be, and is declared by the City to be, in default under the Contract Documents, the Surety shall remedy the default pursuant to the Contract Documents, or shall promptly, at the City's option:

- i. Take over and complete the Project in accordance with all terms and conditions in the Contract Documents; or
- ii. Obtain a bid or bids for completing the Project in accordance with all terms and conditions in the Contract Documents and upon determination by Surety of the lowest responsive and responsible bidder, arrange for a Contract between such bidder, the Surety and the City, and make available as work progresses sufficient funds to pay the cost of completion of the Project, less the balance of the contract price, including other costs and damages for which Surety may be liable. The term "balance of the contract price" as used in this paragraph shall mean the total amount payable to Contractor by the City under the Contract and any modification thereto, less any amount previously paid by the City to the Contractor and any other set offs pursuant to the Contract Documents.
- iii. Permit the City to complete the Project in any manner consistent with California law and make available as work progresses sufficient funds to pay the cost of completion of the Project, less the balance of the contract price, including other costs and damages for which Surety may be liable. The term "balance of the contract price" as used in this paragraph shall mean the total amount payable to Contractor by the City under the Contract and any modification thereto, less any amount previously paid by the City to the Contractor and any other set offs pursuant to the Contract Documents.

Surety expressly agrees that the City may reject any contractor or subcontractor which may be proposed by Surety in fulfillment of its obligations in the event of default by the Contractor.

Surety shall not utilize Contractor in completing the Project nor shall Surety accept a bid from Contractor for completion of the Project if the City, when declaring the Contractor in default, notifies Surety of the City's objection to Contractor's further participation in the completion of the Project.

The Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract Documents or to the Project to be performed thereunder shall in any way affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract Documents or to the Project.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, we have hereunto set our hands and seals this _____ day of _____, 2023.

(Corporate Seal)

Contractor/ Principal

By _____

Title _____

(Corporate Seal)

Surety

By _____
Attorney-in-Fact

(Attach Attorney-in-Fact Certificate)

Title _____

The rate of premium on this bond is _____ per thousand. The total amount of premium charges is \$_____.
(The above must be filled in by corporate attorney.)

THIS IS A REQUIRED FORM

Any claims under this bond may be addressed to:

(Name and Address of Surety)

(Name and Address of Agent or Representative for service of process in California, if different from above)

(Telephone number of Surety and Agent or Representative for service of process in California)

Notary Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF _____

On _____, 2023, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory

evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

CAPACITY CLAIMED BY SIGNER

DESCRIPTION OF ATTACHED DOCUMENT

- Individual
- Corporate Officer

Title(s)

Title or Type of Document

- Partner(s)
 - Limited
 - General

Number of Pages

- Attorney-In-Fact
- Trustee(s)
- Guardian/Conservator
- Other:

Date of Document

Signer is representing:
Name Of Person(s) Or Entity(ies)

Signer(s) Other Than Named Above

NOTE: This acknowledgment is to be completed for Contractor/Principal.

Notary Acknowledgment

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STATE OF CALIFORNIA
COUNTY OF _____

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- Other:

Date of Document

Signer is representing:
Name Of Person(s) Or Entity(ies)

Signer(s) Other Than Named Above

NOTE: This acknowledgment is to be completed for the Attorney-in-Fact. The Power-of Attorney to local representatives of the bonding company must also be attached.

END OF PERFORMANCE BOND

Payment Bond (Labor and Materials)

KNOW ALL MEN BY THESE PRESENTS That

WHEREAS, the **City of Coachella**, a municipal corporation organized and operating under the laws of the State of California (hereinafter designated as the "City"), by action taken or a resolution passed on **July 26, 2023**, has awarded to **The Van Dyke Corporation** hereinafter designated as the "Principal," a contract for the work described as follows **Meter Exchange Project 2023** (the "Project"); and

WHEREAS, the work to be performed by the Contractor is more particularly set forth in the Contract Documents for the Project dated **May 24, 2023**, (hereinafter referred to as "Contract Documents"), the terms and conditions of which are expressly incorporated herein by reference; and

WHEREAS, said Principal is required to furnish a bond in connection with said contract; providing that if said Principal or any of its Subcontractors shall fail to pay for any materials, provisions, provender, equipment, or other supplies used in, upon, for or about the performance of the work contracted to be done, or for any work or labor done thereon of any kind, or for amounts due under the Unemployment Insurance Code or for any amounts required to be deducted, withheld, and paid over to the Employment Development Department from the wages of employees of said Principal and its Subcontractors with respect to such work or labor the Surety on this bond will pay for the same to the extent hereinafter set forth.

NOW THEREFORE, we, the Principal and _____ as Surety, are held and firmly bound unto the City in the penal sum of **Eighty Thousand and Four Hundred Dollars and Zero Cents, (\$80,400.00)** lawful money of the United States of America, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH that if said Principal, his or its subcontractors, heirs, executors, administrators, successors or assigns, shall fail to pay any of the persons named in Civil Code Section 9100, fail to pay for any materials, provisions or other supplies, used in, upon, for or about the performance of the work contracted to be done, or for any work or labor thereon of any kind, or amounts due under the Unemployment Insurance Code with respect to work or labor performed under the contract, or for any amounts required to be deducted, withheld, and paid over to the Employment Development Department or Franchise Tax Board from the wages of employees of the contractor and his subcontractors pursuant to Revenue and Taxation Code Section 18663, with respect to such work and labor the Surety or Sureties will pay for the same, in an amount not exceeding the sum herein above specified, and also, in case suit is brought upon this bond, all litigation expenses incurred by the City in such suit, including reasonable attorneys' fees, court costs, expert witness fees and investigation expenses.

This bond shall inure to the benefit of any of the persons named in Civil Code Section 9100 so as to give a right of action to such persons or their assigns in any suit brought upon this bond.

It is further stipulated and agreed that the Surety on this bond shall not be exonerated or released from the obligation of this bond by any change, extension of time for performance, addition, alteration or modification in, to, or of any contract, plans, specifications, or agreement pertaining or relating to any scheme or work of improvement herein above described, or pertaining or relating to the furnishing of labor, materials, or equipment therefore, nor by any change or modification of

any terms of payment or extension of the time for any payment pertaining or relating to any scheme or work of improvement herein above described, nor by any rescission or attempted rescission or attempted rescission of the contract, agreement or bond, nor by any conditions precedent or subsequent in the bond attempting to limit the right of recovery of claimants otherwise entitled to recover under any such contract or agreement or under the bond, nor by any fraud practiced by any person other than the claimant seeking to recover on the bond and that this bond be construed most strongly against the Surety and in favor of all persons for whose benefit such bond is given, and under no circumstances shall Surety be released from liability to those for whose benefit such bond has been given, by reason of any breach of contract between the owner or the City and original contractor or on the part of any obligee named in such bond, but the sole conditions of recovery shall be that claimant is a person described in Civil Code Section 9100, and has not been paid the full amount of his claim.

The Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract to be performed thereunder, shall in any way affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of Contract, including but not limited to, the provisions of Sections 2819 and 2845 of the California Civil Code.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this _____ day of _____, 2023.

(Corporate Seal)

Contractor/ Principal

By _____

Title _____

(Corporate Seal)

Surety

By _____

Attorney-in-Fact

(Attach Attorney-in-Fact Certificate)

Title _____

Notary Acknowledgment

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STATE OF CALIFORNIA
COUNTY OF _____

On _____, 2023, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory

evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

OPTIONAL

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Date of Document

Signer is representing:
Name Of Person(s) Or Entity(ies)

Signer(s) Other Than Named Above

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Date of Document

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Name Of Person(s) Or Entity(ies)

Signer(s) Other Than Named Above

NOTE: This acknowledgment is to be completed for the Attorney-in-Fact. The Power-of-Attorney to local representatives of the bonding company must also be attached.

END OF PAYMENT BOND



STAFF REPORT
7/26/2023

TO: Honorable Mayor and City Council Members

FROM: Anahi Fernandez, Management Analyst

SUBJECT: Authorize Awarding a Stipend to City of Coachella Resident Engagement Academy Participants in the Amount of \$250 to Each Participant for a Total of \$6,250

STAFF RECOMMENDATION:

Staff recommends that the City Council authorize awarding a stipend of \$250 to each active participants of the City of Coachella Resident Engagement Academy in the amount of \$6,250.00.

BACKGROUND:

On June 28, 2023, the City Council authorized the establishment of a City of Coachella Resident Engagement Academy. The academy is set to be an interactive civic education program for Coachella residents that will develop an avenue for the City to communicate its roles and functions and increase civic engagement in the City. The goals and purpose of the Resident Engagement Academy are as follows:

1. Inform the community regarding city government and the decision-making process
2. Provide residents with input opportunities
3. Teach residents how they can contribute to the City
4. Generate active citizens

The Resident Engagement Academy will include twenty-five (25) participants and is set to begin on October 03, 2023, which will take place once a week for a total of seven weeks.

DISCUSSION/ANALYSIS:

Coachella residents experience barriers that can impede them from participating in community engagement programs and/or events. An example of an existing barrier is lack financial resources for childcare. A stipend would serve an incentive and as a method to provide financial assistance to participants, which can also lead to a more diverse group of academy participants.

The academy will include 25 participants. Upon completion of the academy, each participant will receive a \$250.00 stipend for a total amount of \$6,250.00 as a reward for their active participation

in the Coachella Resident Engagement Academy. The City will also assess the effectiveness of the stipend in program participation levels during the program evaluation.

FISCAL IMPACT:

If the Council approves the staff recommendation, the \$6,250.00 in stipends would be sourced from ARPA funds.

ATTACHMENTS:

1. 06-28-23 Resident Engagement Academy Staff Report



STAFF REPORT
6/28/2023

TO: Honorable Mayor and City Council Members

FROM: Anahi Fernandez, Management Analyst

SUBJECT: City of Coachella Resident Engagement Academy

STAFF RECOMMENDATION:

Staff recommends that the City Council authorize establishment of a Resident Engagement Academy for the City of Coachella and provide staff feedback.

BACKGROUND:

The City of Coachella General Plan encourages active community engagement with City of Coachella residents as a “high priority” with a short implementation timeframe of 2 to 4 years after Plan adoption. The General Plan encourages the City to work with partner agencies to create minimum protocols for community outreach and engagement processes for different types of municipal decisions so community members can easily learn about input opportunities and know how to best contribute in the City.

In 2013, the City of Coachella participated in the “Coachella Civic Engagement Academy” (CCA), which was a conceptual product that resulted from a 1-year collaboration between the City and partner organizations working on the City’s General Plan Update. The CCA focused on developing a system of community empowerment in the City, while also bridging traditional gaps between community and government. Although the concept was not implemented, the main purpose of the CCA was to:

1. To create a space where community members can have an opportunity learn about decision-making processes, local government functions and operations, and their impact on the public’s health, and
2. To develop an avenue for the City of Coachella’s leadership to communicate its roles and functions and to raise an objective awareness of civic participation’s barriers.

DISCUSSION/ANALYSIS:

The establishment of a Resident Engagement Academy in the City of Coachella is fundamental as it plays a key role in the implementation of the City’s General Plan and has been in the works for the past 10 years. The academy is set to be an interactive civic education program for Coachella

residents that will develop an avenue for the City to communicate its roles and functions and increase civic engagement in the City. The goals and purpose of the Resident Engagement Academy are as follows:

1. Inform the community regarding city government and the decision-making process
2. Provide residents with input opportunities
3. Teach residents how they can contribute to the City
4. Generate active citizens with a sense of belonging

The Resident Engagement Academy would be scheduled to start in the fall of 2023 with a group of up to 25 Coachella residents. Outreach would begin in the Summer through the City's social media platform and flier postings in both English and Spanish. The following Academy modules are proposed and were identified discussion between local nonprofit, county and local government entities:

1. History of Coachella
2. Parks and Recreation
3. Wastewater and Water Utilities
4. City Finances
5. Land Use Planning/Building and Safety
6. Engineering and Streets
7. Community Health and Wellness
8. Community Engagement.

City Directors and Managers would facilitate each module based on their discipline, which will include a presentation and interactive group activity. At the conclusion of the Academy, participants would be presented with certificates at a closing ceremony in recognition of their participation. Staff has communicated with the Riverside University Health System to provide evaluation services for the program to determine the program's effectiveness in increasing civic engagement and awareness of City government.

Staff seeks additional feedback and direction from the City Council in the implementation a Resident Engagement Academy in the City.

FISCAL IMPACT:

The provision of meals is budgeted for each Academy meeting in the Fiscal Year 23-24 budget for the Development Services Department. The program is designed to minimize the use of City resources and will be hosted in the conference rooms of the Coachella Library.

ATTACHMENTS:

1. 2013 Coachella Civic Engagement Academy Report
2. General Plan Implementation Actions



STAFF REPORT
7/26/2023

TO: Honorable Mayor and City Council Members
FROM: Maritza Martinez, Public Works Director
SUBJECT: Resolution No. 2023-58 approving a Part Time Public Works Parks Maintenance Worker, in the Parks Division, and defunding a Part Time Parks Ranger position, in the Parks and Recreation Division.

STAFF RECOMMENDATION:

Resolution No. 2023-58 approving a Part Time Public Works Parks Maintenance Worker, in the Parks Division, and defunding a Part Time Parks Ranger position, in the Parks and Recreation Division.

EXECUTIVE SUMMARY:

The approved fiscal year 2023-2024 budget included a new part-time Parks Ranger position within the Parks and Recreation Division of the Public Works Department. This position was intended to be a part-time Public Works Parks Maintenance Worker position within the Parks Division.

The duties assigned to this position will all be park maintenance duties. This position was created to absorb the park maintenance duties previously assigned to the Parks Ranger positions while they were in the Public Works Department. As part of the approved FY 23-24 budget, the Parks Ranger positions are now assigned to support the Code Enforcement Division, in the Development Services Department.

Staff is requesting approval of a Part Time Public Works Park Maintenance position, in lieu of the approved Part Time Parks Ranger position, as it better aligns with the duties and responsibilities of the Public Works Department.

FISCAL IMPACT:

The requested action will result in an annual savings of approximately \$6,000; please see below salary scale grades for both positions.

Position	Pay Grade	Hourly Salary
PT Parks Maintenance Worker	2	\$24.77 - \$30.11
PT Parks Ranger	25	\$28.93 - \$35.16

Attachments - Resolution

RESOLUTION NO. 2023-58

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF COACHELLA, CALIFORNIA, APPROVING A PART TIME
PUBLIC WORKS PARKS MAINTENANCE WORKER POSITION IN THE PARKS
DIVISION AND DEFUNDING A PART TIME PARKS RANGER POSITION IN THE
PARKS AND RECREATION DIVISION.**

WHEREAS, the organizational structure and budget for Fiscal Year 2023-24 was approved to include a Part Time Parks Ranger Position (Parks and Recreation);

WHEREAS, the Parks Rangers are now in the Development Services Department (Code Enforcement);

WHEREAS, the reassignment of the Parks Rangers to the Development Services Department requires an additional Part Time Public Works Parks Maintenance position to address the park maintenance duties previously assigned to the Parks Rangers;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED by the City Council of the City of Coachella, as follows:

1. Defund a Part Time Parks Ranger Position as approved by Resolution 2023-32.
2. Approve and fund a new Part Time Public Works Parks Maintenance Position for the Parks Division of the Public Works Department.

PASSED, APPROVED and ADOPTED this 26th day of July, 2023.

Steven A. Hernandez
Mayor

ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

Carlos Campos
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. 2023-58 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 26th day of July 2023, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Delia Granados
Deputy City Clerk



STAFF REPORT
7/26/2023

TO: Honorable Mayor and City Council Members

FROM: Maritza Martinez, Public Works Director

SUBJECT: Approve Updated Cooperative Agreement for El Grito Event between: the City of Coachella, Telemundo and Mexican Consulate in San Bernardino and approve operation of a beer garden at Rancho Las Flore Park for the 2023 El Grito Event.

STAFF RECOMMENDATION:

Approve Updated Cooperative Agreement for El Grito Event between: the City of Coachella, Telemundo and Mexican Consulate in San Bernardino and approve operation of a beer garden at Rancho Las Flore Park for the 2023 El Grito Event.

EXECUTIVE SUMMARY:

The El Grito event is an annual City event delivered in partnership with the following agencies: Telemundo, and the Mexican Consulate in San Bernardino (Consulate). The City Council approved the Cooperative Agreement on May 10, 2023 with the listed event date as Saturday, September 16th from 3pm-10pm.

On June 28, 2023, Telemundo reported back to Council its recommendation that this year's event date should be adjusted from Saturday, September 16th to Sunday, September 17th. This change will allow Telemundo to solicit higher quality talent for this year's event. This event draws 15,000-20,000 attendees to Rancho Las Flores Park annually; this is the largest of the city's annual events.

Staff is recommending approval of the Updated Cooperative Agreement and authorizing operation of a beer garden at Rancho Las Flores Park for the 2023 "El Grito" event at Rancho Las Flores Park on September 17, 2023 from 3pm to 11pm.

FISCAL IMPACT:

This event has been included in the budget submittals for FY 2023/24; the recommended action will not have fiscal impact.

Attachment: Updated Cooperative Agreement

UPDATED COOPERATIVE AGREEMENT

This Agreement (“Agreement”) is made as of July 26, 2023 by and between Gulf-California Broadcast Company for KUNA Telemundo 15 and La Poderosa 96.7 (“KUNA-TV-FM”), the City of Coachella (“City”) and the Mexican Consulate (“Consulate”) in reference to the following facts.

RECITALS

- A. KUNA-TV-FM is in the business of advertising and promoting special events and festivals;
- B. The City has approached KUNA-TV-FM to partner in delivering Fiestas Patrias (“Event”) which in 2023 would be held on September 17, 2023 at Rancho Las Flores Park, in the City of Coachella, from 3pm to 10pm;
- C. The City’s goal for the Event is to promote and enhance the good will and reputation of the City of Coachella, attract visitors to the City and to provide positive cultural education and experience for the residents and visitors to the City; and
- D. Therefore, the parties have agreed to collaborate with one another in connection with the development, production and promotion of the Event.

WHEREFORE, the parties agree as follows.

AGREEMENT

1. **Collaboration.** The parties hereby agree to collaborate for the purpose of presenting the Event. The Event will be held on September 17, 2023. The target attendance is 15,000-20,000 participants, exclusive of event staff, vendors and performers.
2. **Contributions By KUNA-TV-FM.** KUNA Telemundo 15 and La Poderosa 96.7 will be responsible for performing and sponsoring payment of the following:
 - a. Arranging for marketing and promotion of the Event:
 - i. Five week on-air promotion (August 13, 2023 – September 18, 2023)
 1. KUNA Telemundo 15
 - a. 150x – KUNA Telemundo, 30 second shared promos
 - b. Minimum of 10x – On-Air mentions during the KUNA Noticias newscast at 6pm and 11pm the week leading to the event
 - c. On air interviews with the City, Consulate or any talent available the week of the event.
 - d. 35x - Proof of Performance post event spots to air the week after the event
 2. La Poderosa 96.7
 - a. 150x – KUNA-FM, 60 second shared promos
 - b. 90x – 30 second event promos
 - c. 375x – Live DJ On-Air Event Mentions
 - d. Minimum of 1,200 Artist/Event Headliners promoting the event
 - e. On air Interviews during the morning show with the City, Consulate or any talent available the week of the event.

- f. 35x – Proof of Performance post event spots to air the week after the event
 - 3. Social media and kunamundo.com
 - a. Frequent KUNA Noticias Telemundo 15 and La Poderosa 96.7 Facebook posts and KUNA Telemundo Instagram,
 - b. Rotating Leaderboard and rectangle web banners on kunamundo.com
 - c. 150x – 60 second shared promos on streaming radio
 - d. Banner ad on streaming radio
 - ii. Provided for at Event site and on Event date:
 - 1. KUNA Telemundo and La Poderosa 96.7 hourly Facebook posts and KUNA Telemundo Instagram coverage;
 - 2. News coverage on KUNA Telemundo of event on air at 6pm and 11pm the following Monday on September 18th;
 - 3. One (1), two(2) hour live remote on location from 1pm-3pm;
 - 4. Eight (8) – live onsite mentions on day of event by remote staff;
 - 5. Event Emcees for entire event 3pm-10pm (KUNA Telemundo and La Poderosa 96.7 On-Air Talent).
 - iii. Total media value of promotional support \$80,000.00
 - iv. Live Entertainment
 - 1. DJ to play in between sets on Event main stage 3pm-10pm
 - 2. Book headliners for the Event commencing at 3pm on Event main stage;
 - a. Headliners will include at least three bands performing for forty-five (45) minutes each;
 - b. Confirm and provide all headliner requested amenities and Green Room(s);
 - c. Confirm a local talent band performing for forty-five (45) minutes;
 - d. Provide Total entertainment value of booking headliners should equal not less than \$20,000-\$30,000;
 - e. Develop sponsorship packages;
 - f. Locating and engaging sponsors for the Event;
 - g. Locating and engaging a stage sponsor for the Event.
3. **Contributions By City.** The City will be responsible for performing and paying for the following:
- a. Interfacing with all appropriate governmental agencies and facilitating, to the extent reasonably possible, required for the Event to be held lawfully (Fire Department, ABC License and Health Department Permit) and approvals which are required for the Event to be held lawfully as it pertains to beer and food sales;
 - b. Provide youth activities and kid zone rentals;
 - c. Selecting and providing in-kind services for the following needs: parking attendants, sanitation, solid waste, and first aid;
 - d. Provide Utilities (water, power, greywater) as needed for Event;

- e. Furnish all public safety, traffic control services needed for Event;
 - f. Arrange for all components of Event parking;
 - g. Furnish rentals for Food Vendor Booths and VIP Area;
 - h. Provide food and beverages for VIP area;
 - i. Manage and secure all food vendor booth entries
 - j. Provide for stage and sound costs after sponsorship contributions are applied to the aggregate stage and sound expenses.
 - k. Selecting and contracting for security personnel for Event Beer Garden, Event Venue – personnel minimum 14;
 - l. Selecting and contracting for beer garden supplies and sales;
 - m. VIP/Vendor event passes and VIP/Vendor/Artist parking passes
4. **Contributions by the Mexican Consulate San Bernardino Office.** The Consulate will be responsible for the following:
- a. Perform “El Grito” Ceremony on September 17, 2023;
 - b. Arrange performance of Mexican Anthem.
5. **Event Location.** The location of the Event will be the Rancho Las Flores Park, in the City of Coachella, commencing at 3pm and ending at 10pm.
6. **Default.** In the event that one party believes the other party is in breach of this Agreement, written notice thereof will be delivered to that party who will have 30 days within which to cure the default. If the default is not cured in a timely manner, the party who served the notice may terminate the Agreement and recover any damages incurred; provided, however, no Event may be cancelled within three (3) months of the date of the Event for any reason.
7. **Indemnity.** The City will indemnify, defend and hold harmless the Telemundo, Consulate and their officers, directors, members, managers, agents and owners, of and from all liability, expense, injury, damage, judgement, award, attorney’s fees or costs, arising from or related to any breach of this Agreement by, or any act or omission of, the City. Telemundo will indemnify, defend and hold harmless the City, Consulate and their officers, directors, members, managers, agents and owners, of and from all liability, expense, injury, damage, judgement, award, attorney’s fees or costs, arising from or related to any breach of this Agreement by, or any act or omission of, Telemundo. The Consulate will indemnify, defend and hold harmless Telemundo, and City and their officers, directors, members, managers, agents and owners, of and from all liability, expense, injury, damage, judgement, award, attorney’s fees or costs, arising from or related to any breach of this Agreement by, or any act or omission of, the Consulate.
8. **Sole Responsibility.** Each Party acknowledges that it is solely responsible for any obligations it assumes or debts it incurs to third parties in the performance of the Agreement. Each Party will include in any agreements it enters into with third parties with respect to this Event that the Party is solely responsible for any failure to perform.
9. **California Law.** This Agreement shall be enforced and interpreted in accordance with the laws of the State of California.
10. **Arbitration of Disputes.** All disputes arising under or related to this Agreement will be decided by binding arbitration to take place in San Bernardino County before a mutually agreeable retired judge whose decision will be final and binding. The initial expense of the arbitration will

be split evenly but will be a recoverable cost to the prevailing party. The prevailing party in any such arbitration, or in any court action between the parties, shall be entitled to recover his, her, or its reasonable attorneys' fees and costs.

- 11. **Binding on Successors.** This Agreement will be binding on and inure to the benefit of the parties and their respective successors, transferees, assignees, representatives, and all like persons.
- 12. **Amendments.** No purported alteration, modification, or amendment of this Agreement will be valid or binding, to any degree or at all, unless and until it is reduced to writing and signed by all parties.
- 13. **Entire Agreement.** This document contains the sole, entire, and exclusive Agreement between the parties on any subject. There are no prior or contemporaneous promises, understandings, agreements, representations, inducements, or warranties made by one party hereof to the other party except for those expressly contained within this Agreement.
- 14. **Notices.** Any notices required or permitted to be given under this Agreement shall be served by personal delivery or by fax or email as follows:

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

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

If to Mexican Consulate:
 Attention: Head Consul
 293 N. D Street
 San Bernardino, CA 92401

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

[Signatures on following page]

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

City of Coachella

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

Approved as to Form:

By: _____
Best Best & Krieger LLP, City Attorney

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

By: _____
Celeste Gonzalez, General Sales Manager-KUNA

Mexican Consulate, San Bernardino

By: _____



STAFF REPORT
7/26/2023

d

TO: Honorable Mayor and City Council Members

FROM: Maritza Martinez, Public Works Director

SUBJECT: Award construction agreement to Superb Engineering for Las Luna & Calle Bouganvilia Retention Basin Landscape Improvements, City Project No. LL-01 & LL-05, for \$177,039.

STAFF RECOMMENDATION:

Award construction agreement to Superb Engineering for Las Luna & Calle Bouganvilia Retention Basin Landscape Improvements, City Project No. LL-01 & LL-05, for \$177,039.

EXECUTIVE SUMMARY:

In May 2022, staff presented to Council the proposed landscape improvements to the retention basins on Calle Bouganvilia and Las Lunas. Bids and specifications were drafted and the City published a Bid for Las Luna & Calle Bouganvilia Retention Basin Landscape Improvements, City Project No. LL-01 & LL-05. This bid closed on June 27, 2023 and the City received the following five responses; with the apparent lowest responsible responsive bidder being Superb Engineering:

<u>Contractor</u>	<u>Bid Amount</u>
1.Superb Engineering	\$177,039.00
2.Kormex Construction, Inc.	\$235,690.00
3.Urban Habitat	\$238,295.00
4.Conserve Landcare	\$262,770.00
5.Marina Landscape, Inc.	\$291,945.00

On July 3, 2023, staff received one bid protest from Urban Habitat (attached); Urban Habitat submitted the third lowest bid as identified above. The Bid Protest from Urban Habitat stated that the bids received from Superb Engineering and Kormex Construction, Inc. should be rejected as “Non-Responsive” and not considered. The City Attorney reviewed the Bid Protest and has advised the documents received were “Responsive.” Thus, staff can proceed to recommend award to Superb Engineering, the lowest responsible bidder, submitting a responsive bid; the response to the Bid Protest is also attached to this report.

Staff recommends award of a construction agreement to Superb Engineering, in the amount of \$177,039, for the Las Luna & Calle Bouganvilia Retention Basin Landscape Improvements, City Project No. LL-01 & LL-05. The project will landscape two retention basins; one located at the corner of Calle Bouganvillia/Calle Gardenia and the second located at Las Lunas/Las Cruces Street.

FISCAL IMPACT:

The recommended action will not have a negative fiscal impact on the budget. Funds for the identified improvements are available in the fund balance for the corresponding LLMDs and Proposition 1 turf removal grant funding.

Attachments:

Bid Protest
Bid Protest Response
Proposed Construction Agreement

July 3, 2023

VIA E-MAIL AND HAND DELIVERY

Maritza Martinez
Office of the Public Works Director
City of Coachella
53462 Enterprise Way
Coachella, California, 92236
mmartinez@coachella.org

RE: URBAN HABITAT’S PROTEST OF SUPERB ENGINEERING AND KORMEX CONSTRUCTION
Project: Las Lunas & Calle Bouganvilia Retention Basin Landscape Improvements City of Coachella Project No. LL-01 & LL-05

Dear Ms. Martinez,

We represent Urban Habitat with regard to its bid on the City of Coachella (the “City”) Las Lunas & Calle Bouganvilia Retention Basin Landscape Improvements City of Coachella Project No. LL-01 & LL-05. This letter serves as Urban Habitat’s formal protest against the first lowest bidder, Superb Engineering, and the second lowest bidder, Kormex Construction’s, bids. This bid protest is in compliance with the City’s Protest Instructions set forth in the Article 27. Superb and Kormex’s bids on the Project are non-responsive and not responsible thus must be rejected, as addressed in detail below. Urban Habitat requests that the City reject Superb and Kormex’s Bids and award the Project to Urban Habitat as the lowest responsive and responsible bidder.

I. URBAN HABITAT’S BID PROTEST IS TIMELY AND IN COMPLIANCE WITH ARTICLE 27.

Urban Habitat timely submits this bid protest two business days after receiving copies of Superb and Kormex’s bids in compliance with Article 27. Article 27 provides in part:

Bidders may file a “protest” of a Bid with the City. In order for a Bidder’s protest to be considered valid, the protest must: Any bid protest must be in writing and received by City at the Office of the Public Works Director located at 53462 Enterprise Way, Coachella, California, 92236, before 5:00 P.M., no later than two working days following the bid opening (the "Bid Protest Deadline")

Here, the bids were opened on Tuesday, June 27th. That same day, Urban Habitat requested copies of Superb and Kormex’s bids to review in anticipation of protesting. To Urban Habitat’s request, the City

{3078 30117}

July 3, 2023

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responded, “Give us some time to get it scanned and we will get it to you by next Monday after our July 1 event.” Urban Habitat promptly responded:

Thank you, Vincent.

We just ask the city to allow us reasonable time to review what you send us before any deadline that may approach for us to respond.

Send whenever you can. (Emphasis added.)

Thereafter, copies of Superb and Kormex’s bids were provided on Thursday June 29th. A true and correct copy of the email exchange between Urban Habitat and the City is attached hereto as **Exhibit A**. Two business days following receipt of Superb and Kormex’s bids is today, Monday July 3, 2023. Therefore, Urban Habitat’s bid protest is timely.

II. SUPERB AND KORMEX’S ARE NON-RESPONSIVE.

Superb and Kormex’s bids are nonresponsive because (1) Superb fraudulently listed projects performed prior to its incorporation, (2) Superb fraudulently listed projects that were performed by its president’s former employers, and (3) Kormex’s bid is non-responsive as it fails to complete Section F(1) of its Bid.

A basic rule of competitive bidding is that bids must conform to specifications, and that if a bid does not so conform, it may not be accepted. A truly nonresponsive bid may be summarily denied by a public entity even if the bid is otherwise monetarily the best for the entity. *Great West Contractors, Inc. v. Irvine Unified School Dist.* (2010) 187 Cal.App.4th 1425, 1428. A bid is responsive if it promises to do what the bidding instructions demand. *Taylor Bus Service, Inc. v. San Diego Bd. of Education* (1987) 195 Cal.App.3d 1331, 1341. Usually, whether a bid is responsive can be determined from the face of the bid without outside investigation or information. *Id.* at 1342. The test for responsiveness focuses on the four corners of the bid documents and does not consider information or details outside of the bid and bid documents. *Great West Contractors, Inc., supra*, 187 Cal.App.4th 1425, 1428. When evaluating a bid, a public entity must follow the requirements of the Public Contract Code and any additional requirements it mandates in the bid documents. *Poza v. Department of Transp.* (1983) 145 Cal.App.3d 269 (emphasis added). A public entity may only waive minor or inconsequential irregularities in a bid, and bids that differ materially from the bid specifications must be rejected. *Ghilotti Construction Co. v. Richmond* (1996) 45 Cal. App. 4th. 897, 904.

Typically, the material terms of a bid, which are not waivable, are those that affect price, quantity, quality, or delivery, along with those terms that the bid package clearly identifies as mandatory. *Konica Business Machines v. Regents of the University of California* (1988) 206 Cal.App.3d 449, 454-455. A bid also fails to comply materially with the bid package if it gives the bidder an unfair competitive advantage over other bidders. *Ghilotti Construction Co., supra*, 45 Cal. App. 4th. at 904. Unfair advantages include those errors and omissions which would allow a contractor to withdraw its bid. *Valley Crest Landscape, Inc. v. City Council* (1996) 41 Cal.App.4th 1432, 1442. Finally, deviations that could be a vehicle for favoritism, influence potential bidders to refrain from bidding, or affect the ability of the party receiving the bids to make bid comparisons are material deviations that may not be

July 3, 2023

Page 3

waived. *Konica Business Machines, supra*, 206 Cal.App.3d at 455. This remains true even if there is no actual evidence of favoritism or other improprieties. *Id.*

III. SUPERB'S BID SHOULD BE REJECTED AS NON-RESPONSIVE.

Superb's bid should be rejected as non-responsive because it failed to properly complete Section C, List of Completed Projects-Last Three Years. A true and correct copy of Superb's Bid is attached as **Exhibit B**. Superb, in attempt to mislead the City, listed projects that were completed prior to the date Superb was opened. Additionally, the projects that were listed were completed by other contractors, namely, Urban Habitat and Conserve Landcare. Superb's bid must be rejected for these reasons.

A. Superb's Bid Should be Rejected Because it Fraudulently Listed Projects That Were Completed Prior to its Incorporation.

Superb's Bid must be rejected because the Projects it listed on Section C were completed prior to Superb's opening. Section C of the Bid Form expressly provides, "Please include only those projects which are similar enough to demonstrate Bidder's ability to perform the required Work." This section is used to confirm that the bidder who is bidding the project has the requisite skill and knowledge to complete this project for the City. However, Superb has failed to list a single project it completed, instead, it attempts to take credit for projects there were completed by other contractors before Superb was even organized as a company!

Under the Section Bidder Information and Experience Form, page 30 of Superb's Bid, it states that the business was organized on May 25, 2023. Nevertheless, on Section C, List of Completed Projects-Last Three Years, page 34, Superb lists three projects, all completed prior to 2023. The first project, North La Quinta Landscape Renovation Improvements was completed in December 2022, six months before Superb was organized. The second project, City of Temecula K-8 STEAM Academy was completed in April 2021, two years before Superb was organized. Finally, the third project Superb listed, was City of Yorba Linda Medians and Transitions which was completed in August 2021, almost two years before Superb was organized. It is clear that Superb did not perform any of these projects and thus cannot demonstrate the required experience and skill to complete this project for the City.

B. Superb's Bid Should be Rejected Because it Deceitfully Listed Projects That Were Performed by the President, Estela Candelario's, Former Employers.

Superb's bid should also be rejected because it intentionally attempted to deceive the City by representing that it completed projects that were in fact completed by the president of Superb, Estela Candelario's former employers, Urban Habitat and Conserve Landcare. The first project, North La Quinta Landscape Renovation Improvements, DIR Project #427531, was actually a project that was awarded to and performed by Urban Habitat, the protester here. Ms. Candelario is a former employee of Urban Habitat. Nevertheless, Ms. Candelario lists this project to try to defraud the City into thinking her brand new company, Superb, performed the project. It did not. A true and correct copy of the Project Details for DIR Project #427531 from the DIR website is attached as **Exhibit C**.

July 3, 2023

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The second project City of Temecula K-8 STEAM Academy, DIR Project #329357 was awarded to and performed by several contractors but not by Superb. A true and correct copy of the Project Details for DIR Project #329357 from the DIR website is attached as **Exhibit D**.

The third project Superb listed, City of Yorba Linda Medians and Transitions, DIR Project # 244396, was awarded to Conserve Landcare back in 2018, not Superb. A true and correct copy of the Project Details for DIR Project #244396 from the DIR website is attached as **Exhibit E**.

Based on this information, specifically, that Superb has attempted to deceive the City by misrepresenting the projects it has completed, Superb's bid should be rejected.

IV. KORMEX'S BID SHOULD BE REJECTED AS NON-RESPONSIVE.

Kormex's bid should also be deemed non-responsive by the City because it failed to complete the Bid Form. A true and correct copy of Kormex's Bid is attached hereto as **Exhibit F**. Specifically, on page 19 of Kormex's Bid Form, under Section F(1) it states:

F. The undersigned is hereby representing that it is and will be properly licensed both at the time that it submits a Bid as well as at the time the Contract is awarded, if the Contract is awarded to the undersigned.

1. Individual Contractor. Undersigned certifies that it is now licensed in accordance with the provisions of the Contractor's License Law of the State of California.

License number: N/A

Expiration date: N/A

License classification: N/A

Kormex fails to fill out this section with license information. By failing to complete this information, Kormex does not certify to the City that "it is now licensed in accordance with the provisions of the Contractor's License Law of the State of California" and that it will be "properly licensed both at the time that it submits a Bid as well as at the time the Contract is awarded." Kormex's failure to complete the Bid Form renders its bid non-responsive. Additionally, because this is a material certification required by the Bid Documents, Kormex's failure to fill out this section provides it with an unfair advantage because it would be allowed to withdraw its bid claiming an inadvertent clerical mistake, and thus, releasing its bid bond without consequence. This material advantage is why the City cannot waive this defect and why the City should reject Kormex's non-responsive bid.

V. CONCLUSION

Superb and Kormex's bids failed to comply with the requirements of the bid documents. The failures of Superb and Kormex to comply with the bid requirement, as identified in detail above, constitute material deviations from the Invitation for Bid. These failures provide Superb and Kormex with an

July 3, 2023

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unfair competitive advantage. Furthermore, Superb has attempted to defraud the City by listing projects that it was never awarded or completed. As a result of Superb and Kormex's bids being non-responsive, Urban Habitat requests the City reject Superb and Kormex's bids and award the Project to Urban Habitat as the lowest responsive and responsible bidder.

Urban Habitat is appreciative of the time the City has spent on this matter and hopes for a quick resolution.

Sincerely,



LAUREN B. STEC
Attorney at Law for the Firm
Enclosures

cc: *Via email only*
Estela Candelario dba Superb Engineering
President
estela@superb-engineering.com

Via email
Monick Lopez
President
Kormex Construction, Inc.
Fax: 909-218-5701
monick@kormexconstruction.com
dan@kormexconstruction.com

EXHIBIT A

Lauren B. Stec

To: Charles K. Stec
Subject: RE: RFP - Bid Opening (Las Lunas & Calle Bouganvilia Retention Basin Landscape Improvements LL-01 & LL-05)

From: Brett Brennan <brett@myurbanhabitat.com>
Date: Tuesday, June 27, 2023 at 4:24 PM
To: Vincent Orfano <vorfano@coachella.org>, Tony Ponce <tonyp@myurbanhabitat.com>
Cc: Theresa Brennan <theresa@myurbanhabitat.com>, Josie Lechuga <josie@myurbanhabitat.com>
Subject: Re: RFP - Bid Opening (Las Lunas & Calle Bouganvilia Retention Basin Landscape Improvements LL-01 & LL-05)

Thank you, Vincent.

We just ask the city to allow us reasonable time to review what you send us before any deadline that may approach for us to respond.

Send whenever you can.

Thanks Again.

Brett Brennan

CEO



PO Box 1177 · La Quinta, CA 92247
Office 760-345-1101 · Cell 661-877-8171 · Fax 855-469-4224

From: Vincent Orfano <vorfano@coachella.org>
Sent: Tuesday, June 27, 2023 4:19 PM
To: Tony Ponce <tonyp@myurbanhabitat.com>
Cc: Theresa Brennan <theresa@myurbanhabitat.com>; Josie Lechuga <josie@myurbanhabitat.com>; Brett Brennan <brett@myurbanhabitat.com>
Subject: RE: RFP - Bid Opening (Las Lunas & Calle Bouganvilia Retention Basin Landscape Improvements LL-01 & LL-05)

Hi Tony,
Give us some time to get it scanned and we will get it to you by next Monday after our July 1 event.

Thank you,
Vince

Vincent Orfano

Management Analyst
City of Coachella
53-462 Enterprise Way
Coachella, California 92236
vorfano@coachella.org
Main: 760.501.8100
Office: 760.501.8127



From: Tony Ponce <tonyp@myurbanhabitat.com>
Sent: June 27 23 4:18 PM
To: Vincent Orfano <vorfano@coachella.org>
Cc: Theresa Brennan <theresa@myurbanhabitat.com>; Josie Lechuga <josie@myurbanhabitat.com>; Brett Brennan <brett@myurbanhabitat.com>
Subject: RFP - Bid Opening (Las Lunas & Calle Bouganvilia Retention Basin Landscape Improvements LL-01 & LL-05)

Good Afternoon Vincent, we just spoke a few minutes ago.

This email is regarding our request to view the bid documents for the 2 lowest bidders on Las Lunas & Calle Bougainvillea. (Superb Engineering & Kormex Construction Inc).

Your help with this is greatly appreciated.

Thanks.

Tony Ponce
Estimating and Sales Manager



Physical Address: 47250 Washington St., Ste. B, La Quinta, CA 92253
Mailing Address: PO Box 1177 · La Quinta, CA 92247
Office 760-345-1101 · Cell 760-972-2192 · Fax 855-469-4224
California License 963744

EXHIBIT B

BID FORMS**BID ACKNOWLEDGMENT**

Bids will be received at the City of Coachella, Corporate Yard, 53462 Enterprise Way, Coachella, California 92236, until 2:00 P.M. June 22, 2023.

**LAS LUNAS & CALLE BOUGANVILIA RETENTION
BASIN LANDSCAPE IMPROVEMENTS
CITY PROJECT NO. LL-01 & LL-05**

NAME OF BIDDER: Superb Engineering

To the City of Coachella, a municipal corporation, organized under the laws of the State of California, with its principal place of business at 53990 Enterprise Way, Coachella, CA 92236.

- A. In response to the Notice Inviting Bids for the **Las Lunas & Calle Bouganvilia Retention Basin Landscape Improvements, City Project No. LL-01 & LL-05** and in accordance with the accompanying Instructions to Bidders, the undersigned hereby proposes to the City to furnish all labor, technical and professional services, supervision, materials and equipment, other than materials and equipment specified as furnished by the City, and to perform all operations necessary and required to construct the Project in accordance with the provisions of the Contract Documents and any addenda thereto, and at the prices stated opposite the respective items set forth in the Bid Schedule.
- B. This Bid constitutes a firm offer to the City which cannot be withdrawn for 90 days after the date set for opening of Bids, or until a Contract is executed by the City and a third party, whichever is earlier.
- C. The undersigned certifies that it has examined and is fully familiar with all of the provisions of the Contract Documents and any addenda thereto; that it has carefully checked all of the words and figures shown in its Bid Schedule; that it has carefully reviewed the accuracy of all statements in this Bid and attachments hereto; and that it understands and agrees that the City will not be responsible for any errors or omissions on the part of the undersigned in preparing this Bid.
- D. If awarded a Contract, the undersigned agrees to execute and deliver to the City within ten (10) calendar days after date of receipt of Notice of Award, a signed Contract and the necessary Performance Bond, Payment Bond, and Certificates of Insurance and Endorsements.
- E. The following Bid Forms, which have been completed and executed by the undersigned Bidder, are incorporated by this reference and made a part of this Bid:
1. Bid Schedule
 2. Bid Guarantee in the amount of not less than 10% of the Total Bid Price.
 3. Completed Designation of Subcontractors form.

- 4. Fully executed Noncollusion Declaration form.
 - 5. Completed Iran Contracting Act Certification form.
 - 6. Completed Public Works Contractor DIR Registration Certification form.
 - 7. Completed Drug-Free Workplace Form
 - 8. Completed Contractor's Certificate Regarding Workers' Compensation Form
 - 9. Completed Bidder Information and Experience Form.
- F. The undersigned is hereby representing that it is and will be properly licensed both at the time that it submits a Bid as well as at the time the Contract is awarded, if the Contract is awarded to the undersigned.

- 1. Individual Contractor. Undersigned certifies that it is now licensed in accordance with the provisions of the Contractor's License Law of the State of California.

License number 1074243

Expiration date 3/31/2025

License classification A

- 1. Joint Venture. Undersigned certifies that the individual members of the joint venture are now licensed in accordance with the provisions of the Contractor's License Law of the State of California.

Member No. 1

Name N/A

License number _____

Expiration date _____

License classification _____

Member No. 2

Name N/A

License number _____

Expiration date _____

License classification _____

(If there are more than two members of the joint venture, attach a page for the additional member(s) with the above information.)

The undersigned acknowledges receipt, understanding, and full consideration of the following addenda to the Contract Documents:

Addenda No. 1

[SIGNATURE ON NEXT PAGE]

I hereby certify under penalty of perjury under the laws of the State of California that all of the information submitted in connection with this Bid and all of the representations made herein are true and correct.

BIDDER:

Bidder's Business Address:

Superb Engineering
(Company Name)

1052 Oregon Trail
Banning, CA 92220

By 
(Signature)

Estela Candelario
(Type or print name)

President
(Title)

Banning, CA
(Where signed) (City, State)

Dated June 27, 2023

(corporate seal)

State of Incorporation: California

(If the Prime Contractor is a corporation, two signatures of corporate officers are required.)

Names and addresses of all partners or joint venturers:

N/A

Statement of the authority of signatory to bind Bidder:

N/A

BID FORM
UPDATED 06/16/2023

NAME OF BIDDER: Superb Engineering

The undersigned, hereby declare that we have carefully examined the location of the proposed Work, and have read and examined the Contract Documents, including all plans, specifications, and all addenda, if any, for the following Project:

**LAS LUNAS & CALLE BOUGANVILIA RETENTION
BASIN LANDSCAPE IMPROVEMENTS
CITY PROJECT NO. LL-01 & LL-05**

Unit prices in each and every case represent the true unit price used in preparing the bid schedule totals (Bid Form). Unit prices listed herein include material, installation and appurtenant work as is necessary to have the item complete in place, and operational, meeting the full intent of the plans and specifications. Items marked with an (F) shall be considered a "Final Pay Quantity" Item and paid to the maximum quantity as listed.

It is understood that the basis of award shall be the lowest total price of the sum of the Base Bid.

We hereby propose to furnish all labor, materials, equipment, tools, transportation, and services, and to discharge all duties and obligations necessary and required to perform and complete the Project for the following TOTAL BID PRICE:

BASE BID					
Item No.	Item Description	Est. Qty.	Unit	Unit Price (in figures) Dollars	Item Total (in figures) Dollars
1	Mobilization	1	LS	\$ 7,000.00	\$ 7,000.00
2	Dust Control/Stormwater Best Management Practices (BMP's)	1	LS	\$ 1,800.00	\$ 1,800.00
3	Traffic Control/Site Protection	1	LS	\$ 950.00	\$ 950.00
4	Irrigation (Las Lunas Basin)	1	LS	\$ 25,500.00	\$ 25,500.00
5	Irrigation (Calle Bouganvilia Basin)	1	LS	\$ 17,700.00	\$ 17,700.00
6	15 Gallon Tree	9	EA	\$ 160.00	\$ 1,440.00
7	5 Gallon Shrub/Plant	182	EA	\$ 30.00	\$ 5,460.00

BASE BID					
Item No.	Item Description	Est. Qty.	Unit	Unit Price (in figures) Dollars	Item Total (in figures) Dollars
8	Crushed 3/4" Stone Ground Cover (California Gold)	23,800	SF	\$ 1.88	\$ 44,744.00
9	Crushed 3/4" Stone Ground Cover (Apache Brown)	9,100	SF	\$ 2.15	\$ 19,565.00
10	Rubble (3" - 6" Cobble) (Vista Gold fractured Rock)	3,400	SF	\$ 6.70	\$ 22,780.00
11	90-Day Maintenance Period	1	LS	\$ 1,100.00	\$ 1,100.00
12	Solar Light w/ Foundation	5	EA	\$ 5,800.00	\$ 29,000.00
Total Amount – Base Bid					\$ 177,039.00

Grand Total of Base Bid:

One Hundred Seventy-Seven Thousand Thirty Nine Dollars

(Words)

\$ 177,039.00

(Figure)

The costs for any Work shown or required in the Contract Documents, but not specifically identified as a line item are to be included in the related line items and no additional compensation shall be due to Contractor for the performance of the Work.

All blank spaces appearing above must be filled in. Failure to fill in any blank spaces may render the bid non-responsive. In the event of discrepancy between the Unit Price and Item Cost set forth for a unit basis item, the Unit Price shall prevail and be utilized as the basis for determining the lowest responsive, responsible Bidder. However, if the amount set forth as a Unit Price is ambiguous, unintelligible or uncertain for any cause, or is omitted, or is the same amount as the entry in the Item Cost column, then the amount set forth in the Item Cost column for the item shall prevail and shall be divided by the estimated quantity for the item and the price thus obtained shall be the Unit Price.

For purposes of evaluating Bids, the City will correct any apparent errors in the extension of unit prices and any apparent errors in the addition of lump sum and extended prices.

The estimated quantities for Unit Price items are approximate and for purposes of comparing Bids only, and the City makes no representation that the actual quantities of work performed will not vary from the estimates. Final payment shall be determined by the Engineer from measured quantities of work performed based upon the Unit Price. A Contract Quantity Adjustment Change

BID FORMS

Order will be issued upon the completion of the project to adjust the Contract Quantities and Amounts accordingly.

The undersigned agrees that this Bid Schedule constitutes a firm offer to the City which cannot be withdrawn for the number of calendar days indicated in the Notice Inviting Bids from and after the Bid opening, or until a Contract for the Work is fully executed by the City and a third party, whichever is earlier.

If the Contract Documents specify Alternate Bid items, the City can choose to include any, all, or none of the Alternate Bid items of Work into the executed Contract. If the City selects any of the Alternate Bid items, the corresponding Alternate Bid prices shall be added to or deducted from Base Bid Price for the Work. The City can award/select Alternate Bid items at any time(s).

Name of Bidder Superb Engineering

Signature 

Name and Title Estéla Candelario - President

Dated 6/27/23

BID GUARANTEE

BID BOND

[Note: Not required when other form of Bidder's Security, e.g. cash, certified check or cashier's check, accompanies Bid.]

The makers of this bond are, Superb Engineering, as Principal, and PHILADELPHIA INDEMNITY INSURANCE COMPANY, as Surety and are held and firmly bound unto the City of Coachella, a municipal corporation, organized under the laws of the State of California, with its principal place of business at 53990 Enterprise Way, Coachella, California 92236, hereinafter called the City, in the penal sum of TEN PERCENT (10%) OF THE TOTAL BID PRICE of the Principal submitted to the City for the work described below, for the payment of which sum in lawful money of the United States, well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH that whereas the Principal has submitted the accompanying bid dated June 27, 2023, for **Las Lunas & Calle Bouganvilia Retention Basin Landscape Improvements, City Project No. LL-01 & LL-05.**

If the Principal does not withdraw its Bid within the time specified in the Contract Documents; and if the Principal is awarded the Contract and provides all documents to the City as required by the Contract Documents; then this obligation shall be null and void. Otherwise, this bond will remain in full force and effect.

Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract Documents shall affect its obligation under this bond, and Surety does hereby waive notice of any such changes.

In the event a lawsuit is brought upon this bond by the City and judgment is recovered, the Surety shall pay all litigation expenses incurred by the City in such suit, including reasonable attorneys' fees, court costs, expert witness fees and expenses.

IN WITNESS WHEREOF, the above-bound parties have executed this instrument under their several seals this 27th day of June, 2023, the name and corporate seal of each corporation.

(Corporate Seal)

Superb Engineering
Contractor/ Principal

By 

Title President

(Corporate Seal)

PHILADELPHIA INDEMNITY INSURANCE COMPANY
Surety

By 
Attorney-in-Fact

(Attach Attorney-in-Fact Certificate)

Title Mark D. Leskanic, Attorney-in-Fact

Notary Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Massachusetts
COUNTY OF Middlesex

On June 27th, 2023, before me, Krista Fletcher, Notary Public, personally appeared Mark D. Leskanic, who proved to me on the basis of satisfactory

evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Krista Fletcher
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

CAPACITY CLAIMED BY SIGNER

DESCRIPTION OF ATTACHED DOCUMENT

- Individual
- Corporate Officer

Title(s)

- Partner(s)
 - Limited
 - General

- Attorney-In-Fact
- Trustee(s)
- Guardian/Conservator
- Other:

Signer is representing:
Name Of Person(s) Or Entity(ies)

Bid Bond
Title or Type of Document

One (1)
Number of Pages

June 27, 2023
Date of Document

Signer(s) Other Than Named Above

NOTE: This acknowledgment is to be completed for the Attorney-in-Fact. The Power-of-Attorney to local representatives of the bonding company must also be attached.

END OF BID BOND

PHILADELPHIA INDEMNITY INSURANCE COMPANY

One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

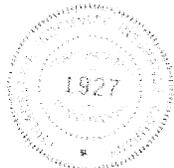
KNOW ALL PERSONS BY THESE PRESENTS: That **PHILADELPHIA INDEMNITY INSURANCE COMPANY** (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint **Mark D. Lesknic; Bette A. Botticello; Greg Angel; Matthew Lesknic OF THE TOWN OF NATICK, STATE OF MASSACHUSETTS** its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed **\$50,000,000.**

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14th of November, 2016.

RESOLVED: That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER RESOLVED: That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 5TH DAY OF MARCH, 2021.

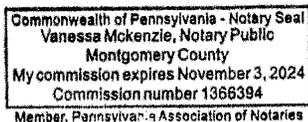


(Seal)

John Glomb, President & CEO
Philadelphia Indemnity Insurance Company

On this 5th day of March, 2021 before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the **PHILADELPHIA INDEMNITY INSURANCE COMPANY**; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.

Notary Public:



residing at:

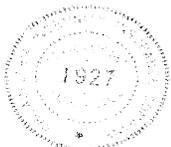
Bala Cynwyd, PA

My commission expires:

November 3, 2024

I, Edward Sayago, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 5th day March, 2021 are true and correct and are still in full force and effect. I do further certify that John Glomb, who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 27th day of June, 2023



Edward Sayago, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY

PHILADELPHIA INDEMNITY INSURANCE COMPANY
Statutory Statements of Admitted Assets, Liabilities and Capital and Surplus
(in thousands, except par value and share amounts)

Admitted Assets

	As of December 31,	
	<u>2022</u>	<u>2021</u>
Bonds (fair value \$7,902,637 and \$8,447,694)	\$ 8,709,823	\$ 8,102,442
Preferred stocks (fair value \$14,560 and \$19,262)	14,560	19,262
Common stocks (cost \$24,136 and \$44,923)	28,395	43,194
Mortgage loans	1,074,734	957,986
Real estate	21,779	29,408
Other invested assets (cost \$212,500 and \$194,229)	234,138	218,926
Receivables for securities sold	476	152
Cash, cash equivalents and short-term investments	<u>95,212</u>	<u>128,587</u>
Cash and invested assets	10,179,117	9,499,957
Premiums receivable, agents' balances and other receivables	955,218	914,676
Reinsurance recoverable on paid loss and loss adjustment expenses	64,607	45,200
Accrued investment income	88,001	74,000
Receivable from affiliates	4,406	5,171
Federal income taxes receivable	21,231	8,144
Net deferred tax assets	150,526	141,943
Other assets	<u>11,196</u>	<u>9,953</u>
Total admitted assets	<u>\$ 11,474,302</u>	<u>\$ 10,699,044</u>

Liabilities and Capital and Surplus

Liabilities:

Unpaid loss and loss adjustment expenses	\$ 5,680,508	\$ 5,436,808
Unearned premiums	1,766,050	1,658,339
Reinsurance payable on paid loss and loss adjustment expenses	39,160	35,820
Ceded reinsurance premiums payable	119,157	130,474
Commissions payable, contingent commissions and other similar charges	247,996	228,628
Funds held	82,555	77,317
Payable to affiliates	21,337	19,465
Provision for reinsurance	678	471
Payable for securities purchased	42,426	19,045
Accrued expenses and other liabilities	<u>58,292</u>	<u>47,213</u>
Total liabilities	<u>8,058,159</u>	<u>7,653,580</u>

Capital:

Common stock, par value of \$10 per share; 1,000,000 shares authorized, 450,000 shares issued and outstanding	4,500	4,500
---	-------	-------

Surplus:

Gross paid-in and contributed surplus	386,071	386,071
Unassigned surplus	<u>3,025,572</u>	<u>2,654,893</u>
Total surplus	<u>3,411,643</u>	<u>3,040,964</u>
Total capital and surplus	<u>3,416,143</u>	<u>3,045,464</u>
Total liabilities and capital and surplus	<u>\$ 11,474,302</u>	<u>\$ 10,699,044</u>

The undersigned, being duly sworn, says: That she is the Executive Vice President and Chief Financial Officer of Philadelphia Indemnity Insurance Company; that said Company is a corporation duly organized in the state of Pennsylvania, and licensed and engaged in the State of Pennsylvania and has duly complied with all the requirements of the laws of the said State applicable of the said Company and is duly qualified to act as Surety under such laws; that said Company has also complied with and is duly qualified to act as Surety under the Act of Congress. And that to the best of her knowledge and belief the above statement is a full, true and correct statement of

Attest:

Commonwealth of Pennsylvania - Notary Seal
Kimberly A. Kessleski, Notary Public
Montgomery County
My commission expires December 18, 2024
Commission number 1245769
Member, Pennsylvania Association of Notaries

Sworn to before me this 6th day of June 2023.

DocuSigned by:

Karen Gilmer-Panciello

Karen Gilmer-Panciello, EVP & CFO

Kimberly Kessleski

Kimberly Kessleski, Notary

Notary Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Riverside

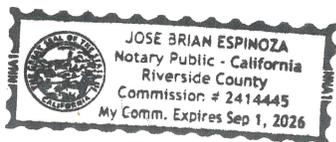
On 6/27/2023, 2023, before me, Jose Brian Espinoza, Notary Public, personally appeared Estela Candelario, who proved to me on the basis of satisfactory

Name(s) of Signer(s)

evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Jose B E
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

CAPACITY CLAIMED BY SIGNER

DESCRIPTION OF ATTACHED DOCUMENT

- Individual
- Corporate Officer

- _____ Title(s)
- Partner(s)
 - Limited
 - General
 - Attorney-In-Fact
 - Trustee(s)
 - Guardian/Conservator
 - Other:

Signer is representing:
Name Of Person(s) Or Entity(ies)

_____ Title or Type of Document

_____ Number of Pages

_____ Date of Document

_____ Signer(s) Other Than Named Above

NOTE: This acknowledgment is to be completed for Contractor/Principal.

DESIGNATION OF SUBCONTRACTORS

The subcontractor listed below will perform work or labor or render service to the contractor in or about the construction of the work or improvement, or are subcontractors licensed by the State of California who will, under subcontract to the contractor, specially fabricate and install a portion of the work or improvement according to detailed drawings contained in the Contract Documents, in an amount in excess of one-half of one percent (1/2 of 1%) of the contractor's total bid or \$10,000, whichever is greater. No additional time shall be granted to provide the below requested information.

In compliance with the Subletting and Subcontracting Fair Practices Act Chapter 4 (commencing at Section 4100), Part 1, Division 2 of the California Public Contract Code, the Bidder shall set forth below:

- (a) The portion/percentage of the work to be done by the subcontractor;
- (b) The name and the location of the place of business;
- (c) The California contractor license number; and
- (d) The DIR public works contractor registration number.

If a Bidder fails to specify a subcontractor or if a Bidder specifies more than one subcontractor for the same portion of work, then the Bidder shall be deemed to have agreed that it is fully qualified to perform that portion of work and that it shall perform that portion itself. **If the contractor intends to "Self Perform" all of the work and not utilize any subcontractors, the contractor shall then mark or insert "N/A" on the Subcontractor List form to indicate that the contractor does not intend to utilize any subcontractors to perform any portions of the work. Failure to do so, may deem the bid "Non-Responsive".**

% of Work	Name of Subcontractor & Description of the Work	Location of Business	CSLB Contractor License #	DIR Registration Number
3	Towers Electric	Palm Desert, CA	997250	1000413408

% of Work	Name of Subcontractor & Description of the Work	Location of Business	CSLB Contractor License #	DIR Registration Number

(Attach additional sheets if necessary)

Name of Bidder Superb Engineering

Signature 

Name and Title Estela Candelario, President

Dated 6/27/23

BIDDER INFORMATION AND EXPERIENCE FORM

A. INFORMATION ABOUT BIDDER

(Indicate not applicable ("N/A") where appropriate.)

NOTE: Where Bidder is a joint venture, pages shall be duplicated and information provided for all parties to the joint venture.

1.0 Name of Bidder: Superb Engineering

2.0 Type, if Entity: Sole Proprietorship

3.0 Bidder Address: 1052 Oregon Trail Banning, CA 92220

	<u>(909) 262-4626</u>
Facsimile Number	Telephone Number
<u>estela@superb-engineering.com</u>	
Email Address	

4.0 How many years has Bidder's organization been in business as a Contractor?
Less than a year

5.0 How many years has Bidder's organization been in business under its present name? Less than a year

5.1 Under what other or former names has Bidder's organization operated?
N/A

6.0 If Bidder's organization is a corporation, answer the following:

6.1 Date of Incorporation: N/A

6.2 State of Incorporation: _____

6.3 President's Name: _____

6.4 Vice-President's Name(s): _____

6.5 Secretary's Name: _____

6.6 Treasurer's Name: _____

7.0 If an individual or a partnership, answer the following:

7.1 Date of Organization: 5/25/23

7.2 Name and address of all partners (state whether general or limited partnership):

N/A

8.0 If other than a corporation or partnership, describe organization and name principals:

Sole proprietorship - Estela Candelario

9.0 List other states in which Bidder's organization is legally qualified to do business.

Only in California

10.0 What type of work does the Bidder normally perform with its own forces?

Irrigation, landscaping and groundcover.

11.0 Has Bidder ever failed to complete any work awarded to it? If so, note when, where, and why:

No

12.0 Within the last five years, has any officer or partner of Bidder's organization ever been an officer or partner of another organization when it failed to complete a contract? If so, attach a separate sheet of explanation:

No

13.0 List Trade References:

Maria Ojeda & Associates - (562) 619-6193
Imperial Sprinkler Supply - (760) 574-4142
Southwest Boulder & Stone - (760) 451-3333

14.0 List Bank References (Bank and Branch Address):

Chase - 1693 2nd St. Beaumont, CA 92223

15.0 Name of Bonding Company and Name and Address of Agent:

Philadelphia Indemnity Insurance Company
Colin Warner - (781) 559-0569
205 Union St. 2nd Floor Natick, MA 01760

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

D. EXPERIENCE AND TECHNICAL QUALIFICATIONS QUESTIONNAIRE

Personnel:

The Bidder shall identify the key personnel to be assigned to this project in a management, construction supervision or engineering capacity.

1. List each person's job title, name and percent of time to be allocated to this project:

Estela Candelario - President: 60%

Raul Ponce - Superintendent: 100%

2. Summarize each person's specialized education:

Estela Candelario: B.S. degree in Construction Management.

Raul Ponce: N/A

3. List each person's years of construction experience relevant to the project:

Estela Candelario: 10 years in the construction business.

4. Summarize such experience:

Highly experienced and dedicated team with a proven track record of successfully overseeing public works projects throughout their careers possessing extensive knowledge of construction processes.

Bidder agrees that personnel named in this Bid will remain on this Project until completion of all relevant Work, unless substituted by personnel of equivalent experience and qualifications approved in advance by the City.

E. ADDITIONAL BIDDER'S STATEMENTS:

If the Bidder feels that there is additional information which has not been included in the questionnaire above, and which would contribute to the qualification review, it may add that information in a statement here or on an attached sheet, appropriately marked:

N/A

Name of Bidder Superb Engineering

Signature 

Name and Title President

Dated 6/27/23

NON-COLLUSION DECLARATION

The undersigned declares:

I am the President of Superb Engineering, the party making the foregoing Bid.

The Bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The Bid is genuine and not collusive or sham. The Bidder has not directly or indirectly induced or solicited any other Bidder to put in a false or sham bid. The Bidder has not directly or indirectly colluded, conspired, connived, or agreed with any Bidder or anyone else to put in a sham bid, or to refrain from bidding. The Bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the Bid Price of the Bidder or any other Bidder, or to fix any overhead, profit, or cost element of the Bid Price, or of that of any other Bidder. All statements contained in the Bid are true. The Bidder has not, directly or indirectly, submitted his or her Bid Price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a Bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the Bidder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on June 27, 2023 [date], at Banning [city], CA [state].

Name of Bidder Superb Engineering

Signature 

Name and Title Estela Candelario, President

Dated 6/27/23

IRAN CONTRACTING ACT CERTIFICATION

(Public Contract Code section 2200 et seq.)

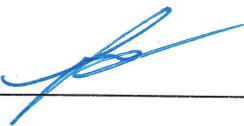
As required by California Public Contract Code Section 2204, the Contractor certifies subject to penalty for perjury that the option checked below relating to the Contractor's status in regard to the Iran Contracting Act of 2010 (Public Contract Code Section 2200 et seq.) is true and correct:

The Contractor is not:

- (1) identified on the current list of person and entities engaged in investment activities in Iran prepared by the California Department of General Services in accordance with subdivision (b) of Public Contract Code Section 2203; or
- (2) a financial instruction that extends, for 45 days or more, credit in the amount of \$20,000,000 or more to any other person or entity identified on the current list of persons and entities engaging in investment activities in Iran prepared by the California Department of General Services in accordance with subdivision (b) of Public Contract Code Section 2203, if that person or entity uses or will use the credit to provide goods or services in the energy sector in Iran.

The City has exempted the Contractor from the requirements of the Iran Contracting Act of 2010 after making a public finding that, absent the exemption, the City will be unable to obtain the goods and/or services to be provided pursuant to the Contract.

The amount of the Contract payable to the Contractor for the Project does not exceed \$1,000,000.

Signature:  _____

Printed Name: Estela Candelario _____

Title: President _____

Firm Name: Superb Engineering _____

Date: 6/27/23 _____

Note: In accordance with Public Contract Code Section 2205, false certification of this form shall be reported to the California Attorney General and may result in civil penalties equal to the greater of \$250,000 or twice the Contract amount, termination of the Contract and/or ineligibility to bid on contracts for three years.

ASBESTOS-FREE MATERIALS CERTIFICATION

The undersigned declares that he or she is the person who executed the bid for the **Las Lunas & Calle Bouganvilia Retention Basin Landscape Improvements, City Project No. LL-01 & LL-05** (hereinafter referred to as the "Project"), and submitted it to the **City of Coachella** (hereinafter referred to as the "City") on behalf of Superb Engineering (hereinafter referred to as the "Contractor").

To the best of my knowledge, information and belief, in completing the Contractor's Work for the Project, no material furnished, installed or incorporated into the Project will contain, or in itself be composed of, any materials listed by the federal or state EPA or federal or state health agencies as a hazardous material.

Any disputes involving the question of whether or not material installed with asbestos-containing equipment is settled by electron microscopy; the cost of any such tests shall be paid by the Contractor.

All work or materials installed by the Contractor which is found to contain asbestos, or work or material installed with asbestos-containing equipment, will be immediately rejected and this work shall be removed and replaced by the Contractor at no additional cost to the City.

Decontamination and removal of work found to contain asbestos or work installed with asbestos-containing equipment shall be done only under supervision of a qualified consultant, knowledgeable in the field of asbestos abatement and accredited by the Environmental Protection Agency.

The ASBESTOS REMOVAL CONTRACTOR shall be an EPA accredited contractor qualified in the removal of asbestos and shall be chosen and approved by the Asbestos Consultant who shall have sole discretion and final determination in this matter.

The asbestos consultant shall be chosen and approved by the Construction Manager/Architect or the City who shall have sole discretion and final determination in this matter.

The work will be not accepted until asbestos contamination is reduced to levels deemed acceptable by the Asbestos Consultant.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on this 27 day of June, 2023 at Banning, CA 92220.

Name of Contractor (Print or Type)

By  _____
Signature

Estela Candelario _____
Print Name

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

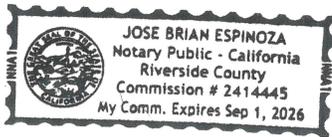
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Riverside }
On 6/27/2023 before me, Jose Brian Espinoza Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Estela Candelario
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature Jose B E
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document:

Document Date: Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

Corporate Officer - Title(s):

Partner - Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other:

Signer is Representing:

RECYCLED CONTENT CERTIFICATION

The undersigned declares that he or she is the person who executed the bid for the **Las Lunas & Calle Bouganvilia Retention Basin Landscape Improvements, City Project No. LL-01 & LL-05** (hereinafter referred to as the "Project"), and submitted it to the **City of Coachella** (hereinafter referred to as the "City") on behalf of Superb Engineering hereinafter referred to as the "Contractor").

Pursuant to Public Contract Code Sections 12205 and 22152, all contractors are required to certify in writing under penalty of perjury the minimum (if not exact) percentage of recycled content in materials, goods, or supplies offered or products used in the performance of their contract, regardless of whether the product meets the required recycled product percentage as defined in Public Contract Code Section 12209. The recycled content shall include both post-consumer material and secondary material as defined in Public Contract Code Section 12200 shall apply.

I declare under penalty of perjury under the laws of the State of California that the following percentages of Post-consumer Material and Secondary Material is in the materials, goods or supplies offered for, or products used in, the performance of the Contract for the Project:

0 % Post consumer Material 0 % Secondary Material.

Executed on this 27 day of June, 2023 at Banning, CA 92220.

Superb Engineering
Name of Contractor (Print or Type)

By 
Signature

Estela Candelario
Print Name

President
Title

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

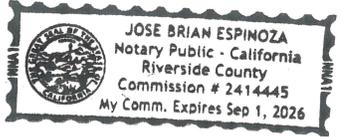
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State of California
County of Riverside
On 6/27/2023 before me, Jose Brian Espinoza Notary Public
personally appeared Estela Candelario

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature Jose B E
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document:
Document Date:
Number of Pages:
Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:
Corporate Officer - Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:
Signer is Representing:

DRUG-FREE WORKPLACE CERTIFICATION

This Drug-Free Workplace Certification form is part of the Contract made by and between the **City of Coachella** (hereinafter referred to as the "City") and Superb Engineering

(hereinafter referred to as the "Contractor") for the **Las Lunas & Calle Bouganvillea Retention Basin Landscape Improvements, City Project No. LL-01 & LL-05** (hereinafter referred to as the "Project"). This form is required from all successful bidders pursuant to the Drug-Free Workplace Act of 1990 (Government Code Section 8350 *et seq.*) The Drug-Free Workplace Act of 1990 requires that every person or organization awarded a contract or grant for procurement of any property or service from any State agency must certify that it will provide a drug-free workplace by doing certain specified acts. In addition, the Act provides that each contract or grant awarded by a State agency may be subject to suspension of payments or termination, and the contractor or grantee may be subject to debarment from future contracting, if the contracting agency determines that specified acts have occurred.

Pursuant to Government Code Section 8355, every person or organization awarded a contract or grant from a State agency shall certify that it will provide a drug-free workplace by doing all of the following:

- A. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensation, possession or use of a controlled substance is prohibited in their workplace and specifying actions which will be taken against employees for violations of the prohibition;
- B. Establishing a drug-free awareness program to inform employees about all of the following:
 - (1) The dangers of drug abuse in the workplace;
 - (2) The person's or organization's policy of maintaining a drug-free workplace;
 - (3) The availability of drug counseling, rehabilitation and employee-assistance programs; and
 - (4) The penalties that may be imposed upon employees for drug abuse violations.
- C. Requiring that each employee engaged in the performance of the contract or grant be given a copy of the statement required by subdivision "A," and that, as a condition of employment on the contract or grant, the employee agrees to abide by the terms of the statement.

I, the undersigned, agree to fulfill the terms and requirements of the Drug-Free Workplace Act as it now exists or may hereinafter be amended. Particularly, I shall abide by Government Code Section 8355 when performing the Contract for the Project by:

- (1). Publishing a statement notifying employees concerning the prohibition of controlled substance at my workplace;

- D. Establishing a drug-free awareness program; and
- E. Requiring that each employee engaged in the performance of the contract be given a copy of the statement required by Section 8355(a) and agree to abide by the terms of that statement.

I also understand that if the City determines that I have either: (a) made a false certification herein; or (b) violated this certification by failing to carry out the requirements of Section 8355, the Contract awarded herein is subject to termination, suspension of payments, or both. I further understand that if I violate the terms of the Drug-Free Workplace Act of 1990, I may be subject to debarment in accordance with the requirements of the Act.

I acknowledge that I am aware of the provisions of Government Code Section 8350 et seq., and hereby certify that I will adhere to the requirements of the Drug-Free Workplace Act of 1990.

Executed on this 27 day of June 2023,

at Banning, CA.

Superb Engineering
Name of Contractor (Print or Type)

By 
Signature

Estela Candelario
Print Name

President
Title

Notary Acknowledgment

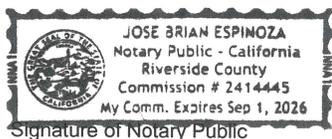
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Riverside

On 6/27/2023, 2023, before me, Jose Brian Espinoza, Notary Public, personally appeared Estela Candelario, who proved to me on the basis of satisfactory

evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

Jose B E

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

CAPACITY CLAIMED BY SIGNER

DESCRIPTION OF ATTACHED DOCUMENT

- Individual
- Corporate Officer

- _____ Title(s)
- Partner(s)
 - Limited
 - General
 - Attorney-In-Fact
 - Trustee(s)
 - Guardian/Conservator
 - Other:

Signer is representing:
Name Of Person(s) Or Entity(ies)

_____ Title or Type of Document

_____ Number of Pages

_____ Date of Document

_____ Signer(s) Other Than Named Above

PUBLIC WORKS CONTRACTOR REGISTRATION CERTIFICATION

Pursuant to Labor Code sections 1725.5 and 1771.1, all contractors and subcontractors that wish to bid on, be listed in a bid proposal, or enter into a contract to perform public work must be registered with the Department of Industrial Relations. See <http://www.dir.ca.gov/PublicWorks/PublicWorks.html> for additional information.

No bid will be accepted nor any contract entered into without proof of the contractor's and subcontractors' current registration with the Department of Industrial Relations to perform public work.

Bidder hereby certifies that it is aware of the registration requirements set forth in Labor Code sections 1725.5 and 1771.1 and is currently registered as a contractor with the Department of Industrial Relations.¹

Name of Bidder: Superb Engineering

DIR Registration Number: PW-LR-1001027210

DIR Registration Expiration: 6/30/23

Small Project Exemption: Yes or X No

Unless Bidder is exempt pursuant to the small project exemption, Bidder further acknowledges:

1. Bidder shall maintain a current DIR registration for the duration of the project.
2. Bidder shall include the requirements of Labor Code sections 1725.5 and 1771.1 in its contract with subcontractors and ensure that all subcontractors are registered at the time of bid opening and maintain registration status for the duration of the project.
3. Failure to submit this form or comply with any of the above requirements may result in a finding that the bid is Non-Responsive.

Name of Bidder Superb Engineering

Signature 

Name and Title Estela Candelario, President

Dated 6/27/23

CONTRACTOR'S CERTIFICATE REGARDING WORKERS' COMPENSATION.

I am aware of the provisions of section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this Contract.

Name of Bidder Superb Engineering

Signature 

Name and Title Estela Candelario, President

Dated 6/27/23

EXHIBIT C



Division of Apprenticeship Standard / Division of Labor Standards Enforcement

Home Labor Law Cal/OSHA - Safety & Health Workers' Comp Self Insurance Apprenticeship Director's Office Boards

Home Search PWC-100 Search Results

SEARCH RESULTS - 1 record found

Click the DIR Project ID to see more information about the project.

ID	Awarding Body/ Development Proponent	Project Name	Site Address	Dates	Classification	County
Project Number: 2016-03F2 &2016-03F3 DIR Project ID: 427531	The City of La Quinta	La Quinta Landscape Renovation Improvement - Desert Pride, Marbella, and Sierra Del Rey	South side of Miles Ave, east and west side of Adams and the corner of Ashley Way and Desert Stream	Advertised: 06/15/2022 Award: 07/19/2022 Est. Start: 08/08/2022 Est. Comp: 01/31/2023	CEMENT MASONS LABORERS OPERATING ENG	RIVERSIDE
Contractor		Sub Contractor				
PWCR/CSLB/Lic Name		PWCR/CSLB/Lic	Name			
1000003890	URBAN HABITAT					

[New Search](#)

EXHIBIT D



Division of Apprenticeship Standard / Division of Labor Standards Enforcement

Home Labor Law Cal/OSHA - Safety & Health Workers' Comp Self Insurance Apprenticeship Director's Office Boards

Home Search PWC-100 Search Results

SEARCH RESULTS - 1 record found

Click the DIR Project ID to see more information about the project.

ID	Awarding Body/ Development Proponent	Project Name	Site Address	Dates	Classification	County
Project Number: 2019-20-13082	Temecula Valley Unified School District	K-8 STEAM ACADEMY - Phase 1 Inc 2	35780 Abelia Street Winchester, CA 92596	Advertised: 03/23/2020 Award: 05/05/2020 Est. Start: 05/18/2020 Est. Comp: 10/30/2021	CEMENT MASONS LABORERS	RIVERSIDE
DIR Project ID: 329357		Amount: \$24,440,000.00				

Contractor		Sub Contractor	
PWCR/CSLB/Lic	Name	PWCR/CSLB/Lic	Name
1000000953	BOGH ENGINEERING INC		
1000006947	DAVID M. BERTINO MANUFACTURING, INC.		
1000008296	B.F. STEEL, INC.		
1000005533	CUYAMACA CONST., INC.		
1000007015	ARCHIBALD SHEET METAL, INC.		
1000002082	MCKERNAN INC.		
1000001222	CASTON, INC.		
1000005041	REED FAMILY ENTERPRISES INC.		
1000002449	CONTINENTAL FLOORING, INC		
1000411497	FAS PAINTING & WALLCOVERING INC		
1000377799	SOUTHCOAST ACOUSTICAL INTERIORS, INC.,		
1000001538	EMPYREAN PLUMBING, INC.		
1000001207	ALL STAR AIR SYSTEMS, INC.		
1000001571	CHAMPION ELECTRIC INC		
1000000801	JPI DEVELOPMENT GROUP, INC		
1000456875	PREMIER CULINARY SOLUTIONS, INC.		
1000007443	LEIGHTON CONSULTING, INC		
1000001928	DIGITAL NETWORKS GROUP, INC.		
1000000466	BAKER ELECTRIC & RENEWABLES LLC		
1000004292	AVIDEX INDUSTRIES, LLC		

New Search

EXHIBIT E



Division of Apprenticeship Standard / Division of Labor Standards Enforcement

Home Labor Law Cal/OSHA - Safety & Health Workers' Comp Self Insurance Apprenticeship Director's Office Boards

Home Search PWC-100 Search Results

SEARCH RESULTS - 1 record found

Click the DIR Project ID to see more information about the project.

ID	Awarding Body/ Development Proponent	Project Name	Site Address	Dates	Classification	County
Project Number: PW-LMAD-MRP- PH-03 DIR Project ID: 244396	City of Yorba Linda	MEDIAN LANDSCAPE RENOVATION PHASE 3	VARIOUS MEDIANS THROUGHOUT THE CITY OF YORBA LINDA	Advertised: 04/19/2018 Award: 06/05/2018 Est. Start: 07/09/2018 Est. Comp: 02/15/2019	LABORERS	ORANGE
	Amount: \$750,370.50					
	Contractor PWCR/CSLB/Lic Name 1000009166 CONSERVE LANDCARE		Sub Contractor PWCR/CSLB/Lic Name			

[New Search](#)

EXHIBIT F

BID FORMS**BID ACKNOWLEDGMENT**

Bids will be received at the City of Coachella, Corporate Yard, 53462 Enterprise Way, Coachella, California 92236, until 2:00 P.M. June 22, 2023.

**LAS LUNAS & CALLE BOUGANVILIA RETENTION
BASIN LANDSCAPE IMPROVEMENTS
CITY PROJECT NO. LL-01 & LL-05**

NAME OF BIDDER: Kormex Construction, Inc.

To the City of Coachella, a municipal corporation, organized under the laws of the State of California, with its principal place of business at 53990 Enterprise Way, Coachella, CA 92236.

- A. In response to the Notice Inviting Bids for the **Las Lunas & Calle Bouganvilia Retention Basin Landscape Improvements, City Project No. LL-01 & LL-05** and in accordance with the accompanying Instructions to Bidders, the undersigned hereby proposes to the City to furnish all labor, technical and professional services, supervision, materials and equipment, other than materials and equipment specified as furnished by the City, and to perform all operations necessary and required to construct the Project in accordance with the provisions of the Contract Documents and any addenda thereto, and at the prices stated opposite the respective items set forth in the Bid Schedule.
- B. This Bid constitutes a firm offer to the City which cannot be withdrawn for 90 days after the date set for opening of Bids, or until a Contract is executed by the City and a third party, whichever is earlier.
- C. The undersigned certifies that it has examined and is fully familiar with all of the provisions of the Contract Documents and any addenda thereto; that it has carefully checked all of the words and figures shown in its Bid Schedule; that it has carefully reviewed the accuracy of all statements in this Bid and attachments hereto; and that it understands and agrees that the City will not be responsible for any errors or omissions on the part of the undersigned in preparing this Bid.
- D. If awarded a Contract, the undersigned agrees to execute and deliver to the City within ten (10) calendar days after date of receipt of Notice of Award, a signed Contract and the necessary Performance Bond, Payment Bond, and Certificates of Insurance and Endorsements.
- E. The following Bid Forms, which have been completed and executed by the undersigned Bidder, are incorporated by this reference and made a part of this Bid:
1. Bid Schedule
 2. Bid Guarantee in the amount of not less than 10% of the Total Bid Price.
 3. Completed Designation of Subcontractors form.

BID FORMS

Las Lunas & Calle Bouganvilia Retention
Basin Landscape Improvements

-18-

- 4. Fully executed Noncollusion Declaration form.
 - 5. Completed Iran Contracting Act Certification form.
 - 6. Completed Public Works Contractor DIR Registration Certification form.
 - 7. Completed Drug-Free Workplace Form
 - 8. Completed Contractor's Certificate Regarding Workers' Compensation Form
 - 9. Completed Bidder Information and Experience Form.
- F. The undersigned is hereby representing that it is and will be properly licensed both at the time that it submits a Bid as well as at the time the Contract is awarded, if the Contract is awarded to the undersigned.

1. Individual Contractor. Undersigned certifies that it is now licensed in accordance with the provisions of the Contractor's License Law of the State of California.

License number N/A

Expiration date N/A

License classification n/A

1. Joint Venture. Undersigned certifies that the individual members of the joint venture are now licensed in accordance with the provisions of the Contractor's License Law of the State of California.

Member No. 1

Name N/A

License number N/A

Expiration date N/A

License classification N/A

Member No. 2

Name N/A

License number N/A

Expiration date N/A

License classification N/A

(If there are more than two members of the joint venture, attach a page for the additional member(s) with the above information.)

The undersigned acknowledges receipt, understanding, and full consideration of the following addenda to the Contract Documents:

Addenda No. 1 _____

[SIGNATURE ON NEXT PAGE]

I hereby certify under penalty of perjury under the laws of the State of California that all of the information submitted in connection with this Bid and all of the representations made herein are true and correct.

BIDDER:

Bidder's Business Address:

Kormex Construction, Inc.

2324 S. Vineyard Ave Ste K

(Company Name)

Ontario, Ca 91761

909-218-5700

By  (Signature)

Monick J Lopez

(Type or print name)

President

(Title)

Ontario, CA

(Where signed) (City, State)

(corporate seal)

Dated June 26, 2023

State of Incorporation: California

(If the Prime Contractor is a corporation, two signatures of corporate officers are required.)

Names and addresses of all partners or joint venturers:

Monick J Lopez

2324 S. Vineyard Ave Ste K, Ontario, CA 91761

President/Corporate Secretary/Treasurer

Statement of the authority of signatory to bind Bidder:

I, Monick J Lopez, am the sole owner of Kormex Construction, Inc..

**BID FORM
UPDATED 06/16/2023**

NAME OF BIDDER: Kormex Construction, Inc.

The undersigned, hereby declare that we have carefully examined the location of the proposed Work, and have read and examined the Contract Documents, including all plans, specifications, and all addenda, if any, for the following Project:

**LAS LUNAS & CALLE BOUGANVILIA RETENTION
BASIN LANDSCAPE IMPROVEMENTS
CITY PROJECT NO. LL-01 & LL-05**

Unit prices in each and every case represent the true unit price used in preparing the bid schedule totals (Bid Form). Unit prices listed herein include material, installation and appurtenant work as is necessary to have the item complete in place, and operational, meeting the full intent of the plans and specifications. Items marked with an (F) shall be considered a "Final Pay Quantity" Item and paid to the maximum quantity as listed.

It is understood that the basis of award shall be the lowest total price of the sum of the Base Bid.

We hereby propose to furnish all labor, materials, equipment, tools, transportation, and services, and to discharge all duties and obligations necessary and required to perform and complete the Project for the following TOTAL BID PRICE:

BASE BID					
Item No.	Item Description	Est. Qty.	Unit	Unit Price (in figures) Dollars	Item Total (in figures) Dollars
1	Mobilization	1	LS	\$ 12,500	\$ 12,500
2	Dust Control/Stormwater Best Management Practices (BMP's)	1	LS	\$ 2,500	\$ 2,500
3	Traffic Control/Site Protection	1	LS	\$ 2,500	\$ 2,500
4	Irrigation (Las Lunas Basin)	1	LS	\$ 40,000	\$ 40,000
5	Irrigation (Calle Bouganvilia Basin)	1	LS	\$ 40,000	\$ 40,000
6	15 Gallon Tree	9	EA	\$ 250	\$ 2,250
7	5 Gallon Shrub/Plant	182	EA	\$ 45	\$ 8,190

BASE BID					
Item No.	Item Description	Est. Qty.	Unit	Unit Price (in figures) Dollars	Item Total (in figures) Dollars
8	Crushed 3/4" Stone Ground Cover (California Gold)	23,800	SF	\$ 2.50	\$ 59,500
9	Crushed 3/4" Stone Ground Cover (Apache Brown)	9,100	SF	\$ 2.50	\$ 22,750
10	Rubble (3" - 6" Cobble) (Vista Gold fractured Rock)	3,400	SF	\$ 2.50	\$ 8,500
11	90-Day Maintenance Period	1	LS	\$ 12,000	\$ 12,000
12	Solar Light w/ Foundation	5	EA	\$ 5,000	\$ 25,000
Total Amount – Base Bid					\$ 235,690

Grand Total of Base Bid:

TWO HUNDRED THIRTY FIVE THOUSAND SIX HUNDRED NINETY DOLLARS
 (Words)

\$ 235,690
 (Figure)

The costs for any Work shown or required in the Contract Documents, but not specifically identified as a line item are to be included in the related line items and no additional compensation shall be due to Contractor for the performance of the Work.

All blank spaces appearing above must be filled in. Failure to fill in any blank spaces may render the bid non-responsive. In the event of discrepancy between the Unit Price and Item Cost set forth for a unit basis item, the Unit Price shall prevail and be utilized as the basis for determining the lowest responsive, responsible Bidder. However, if the amount set forth as a Unit Price is ambiguous, unintelligible or uncertain for any cause, or is omitted, or is the same amount as the entry in the Item Cost column, then the amount set forth in the Item Cost column for the item shall prevail and shall be divided by the estimated quantity for the item and the price thus obtained shall be the Unit Price.

For purposes of evaluating Bids, the City will correct any apparent errors in the extension of unit prices and any apparent errors in the addition of lump sum and extended prices.

The estimated quantities for Unit Price items are approximate and for purposes of comparing Bids only, and the City makes no representation that the actual quantities of work performed will not vary from the estimates. Final payment shall be determined by the Engineer from measured quantities of work performed based upon the Unit Price. A Contract Quantity Adjustment Change

BID FORMS

Order will be issued upon the completion of the project to adjust the Contract Quantities and Amounts accordingly.

The undersigned agrees that this Bid Schedule constitutes a firm offer to the City which cannot be withdrawn for the number of calendar days indicated in the Notice Inviting Bids from and after the Bid opening, or until a Contract for the Work is fully executed by the City and a third party, whichever is earlier.

If the Contract Documents specify Alternate Bid items, the City can choose to include any, all, or none of the Alternate Bid items of Work into the executed Contract. If the City selects any of the Alternate Bid items, the corresponding Alternate Bid prices shall be added to or deducted from Base Bid Price for the Work. The City can award/select Alternate Bid items at any time(s).

Name of Bidder Kormex Construction, Inc.

Signature 

Name and Title Monick J Lopez President

Dated 6/26/23

BID GUARANTEE

BID BOND

Bond No. 160

[Note: Not required when other form of Bidder's Security, e.g. cash, certified check or cashier's check, accompanies Bid.]

The makers of this bond are, Kormex Construction, Inc., as Principal, and Merchants Bonding Company (Mutual), as Surety and are held and firmly bound unto the City of Coachella, a municipal corporation, organized under the laws of the State of California, with its principal place of business at 53990 Enterprise Way, Coachella, California 92236, hereinafter called the City, in the penal sum of TEN PERCENT (10%) OF THE TOTAL BID PRICE of the Principal submitted to the City for the work described below, for the payment of which sum in lawful money of the United States, well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH that whereas the Principal has submitted the accompanying bid dated June 21st, 2023, for **Las Lunas & Calle Bouganvilia Retention Basin Landscape Improvements, City Project No. LL-01 & LL-05.**

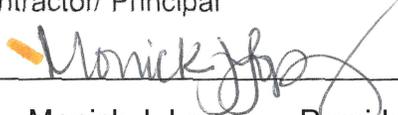
If the Principal does not withdraw its Bid within the time specified in the Contract Documents; and if the Principal is awarded the Contract and provides all documents to the City as required by the Contract Documents; then this obligation shall be null and void. Otherwise, this bond will remain in full force and effect.

Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract Documents shall affect its obligation under this bond, and Surety does hereby waive notice of any such changes.

In the event a lawsuit is brought upon this bond by the City and judgment is recovered, the Surety shall pay all litigation expenses incurred by the City in such suit, including reasonable attorneys' fees, court costs, expert witness fees and expenses.

IN WITNESS WHEREOF, the above-bound parties have executed this instrument under their several seals this 15th day of June, 2023, the name and corporate seal of each corporation.

(Corporate Seal)

Kormex Construction, Inc.
Contractor/ Principal
By 
Title Monick J. Lopez - President

(Corporate Seal)

Merchants Bonding Company (Mutual)
Surety
By 
Attorney-in-Fact

(Attach Attorney-in-Fact Certificate)

Title Leslie M. Mantle - Attorney In Fact

Notary Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Orange

On June 15th, 2023, before me, Mary Martignoni, Notary Public, personally appeared Monick J. Lopez, who proved to me on the basis of satisfactory

Name(s) of Signer(s)

evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Mary Martignoni
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

CAPACITY CLAIMED BY SIGNER

DESCRIPTION OF ATTACHED DOCUMENT

Individual
 Corporate Officer
 President / Corporate Secretary/Treasurer
 Title(s)
 Partner(s) Limited
 General
 Attorney-In-Fact
 Trustee(s)
 Guardian/Conservator
 Other:
 Signer is representing: Kormex Construction, Inc.
 Name Of Person(s) Or Entity(ies)
Monick J. Lopez

Title or Type of Document
 Number of Pages
 Date of Document
 Signer(s) Other Than Named Above

NOTE: This acknowledgment is to be completed for Contractor/Principal.

Notary Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Orange

On June 15th, 2023, before me, Mary Martignoni, Notary Public, personally appeared Les M. Mantle, who proved to me on the basis of satisfactory

evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

Mary Martignoni
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

CAPACITY CLAIMED BY SIGNER

DESCRIPTION OF ATTACHED DOCUMENT

Individual
Corporate Officer

Title(s)

Title or Type of Document

Partner(s)

Limited

Number of Pages

General

Attorney-In-Fact

Trustee(s)

Guardian/Conservator

Other:

Date of Document

Signer is representing: Merchants Bonding Company (Mutual)

Name Of Person(s) Or Entity(ies)

Les M. Mantle

Signer(s) Other Than Named Above

NOTE: This acknowledgment is to be completed for the Attorney-in-Fact. The Power-of-Attorney to local representatives of the bonding company must also be attached.

END OF BID BOND

MERCHANTS BONDING COMPANY™

POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Les M Mantle

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015.

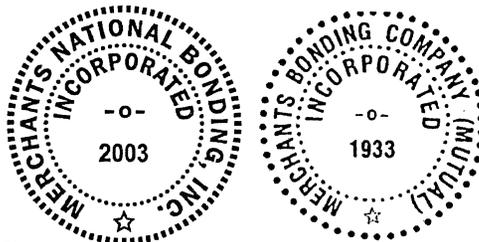
"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 8th day of December, 2022

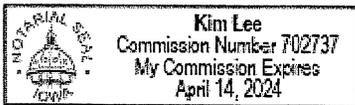


MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

By *Larry Taylor*
President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 8th day of December 2022, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

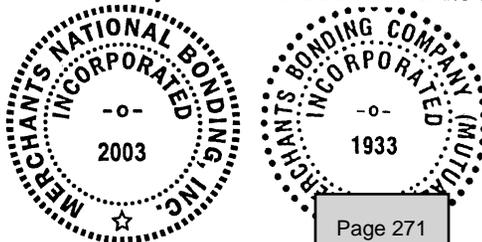


Kim Lee
Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, William Warner, Jr., Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 15th day of June 2023



William Warner Jr.
Secretary

DESIGNATION OF SUBCONTRACTORS

The subcontractor listed below will perform work or labor or render service to the contractor in or about the construction of the work or improvement, or are subcontractors licensed by the State of California who will, under subcontract to the contractor, specially fabricate and install a portion of the work or improvement according to detailed drawings contained in the Contract Documents, in an amount in excess of one-half of one percent (1/2 of 1%) of the contractor's total bid or \$10,000, whichever is greater. No additional time shall be granted to provide the below requested information.

In compliance with the Subletting and Subcontracting Fair Practices Act Chapter 4 (commencing at Section 4100), Part 1, Division 2 of the California Public Contract Code, the Bidder shall set forth below:

- (a) The portion/percentage of the work to be done by the subcontractor;
- (b) The name and the location of the place of business;
- (c) The California contractor license number; and
- (d) The DIR public works contractor registration number.

If a Bidder fails to specify a subcontractor or if a Bidder specifies more than one subcontractor for the same portion of work, then the Bidder shall be deemed to have agreed that it is fully qualified to perform that portion of work and that it shall perform that portion itself. **If the contractor intends to "Self Perform" all of the work and not utilize any subcontractors, the contractor shall then mark or insert "N/A" on the Subcontractor List form to indicate that the contractor does not intend to utilize any subcontractors to perform any portions of the work. Failure to do so, may deem the bid "Non-Responsive".**

% of Work	Name of Subcontractor & Description of the Work	Location of Business	CSLB Contractor License #	DIR Registration Number
	N/A			

% of Work	Name of Subcontractor & Description of the Work	Location of Business	CSLB Contractor License #	DIR Registration Number

(Attach additional sheets if necessary)

Name of Bidder Kormex Construction, Inc.

Signature 

Name and Title Monick J Lopez President

Dated 6/22/23

BIDDER INFORMATION AND EXPERIENCE FORM

A. INFORMATION ABOUT BIDDER

(Indicate not applicable ("N/A") where appropriate.)

NOTE: Where Bidder is a joint venture, pages shall be duplicated and information provided for all parties to the joint venture.

- 1.0 Name of Bidder: Kormex Construction, Inc.
- 2.0 Type, if Entity: A Type S California Corporation
- 3.0 Bidder Address: 2324 S. Vineyard Ave Ste K
Ontario, Ca 91761
909-218-5701 909-218-5700
Facsimile Number Telephone Number
dan@kormexconstruction.com
Email Address
- 4.0 How many years has Bidder's organization been in business as a Contractor?
2+
- 5.0 How many years has Bidder's organization been in business under its present name? 2+
- 5.1 Under what other or former names has Bidder's organization operated?
N/A
- 6.0 If Bidder's organization is a corporation, answer the following:
 - 6.1 Date of Incorporation: 6/1/17
 - 6.2 State of Incorporation: California
 - 6.3 President's Name: Monick J Lopez
 - 6.4 Vice-President's Name(s): N/A
N/A
 - 6.5 Secretary's Name: Monick J Lopez
 - 6.6 Treasurer's Name: Monick J Lopez

7.0 If an individual or a partnership, answer the following:

7.1 Date of Organization: N/A

7.2 Name and address of all partners (state whether general or limited partnership):

N/A

8.0 If other than a corporation or partnership, describe organization and name principals:

N/A

9.0 List other states in which Bidder's organization is legally qualified to do business.

N/A

10.0 What type of work does the Bidder normally perform with its own forces?

Public Works Landscape Construction

11.0 Has Bidder ever failed to complete any work awarded to it? If so, note when, where, and why:

No

12.0 Within the last five years, has any officer or partner of Bidder's organization ever been an officer or partner of another organization when it failed to complete a contract? If so, attach a separate sheet of explanation:

No

13.0 List Trade References:

Imperial Sprinkler Supply Ontario, Alex Cuz, 909-923-4332

Fremontia Horticultural, Oscar Mercado, (909) 673-0600

Robertson's Ready Mix, Corona, 951-760-4282, Rose

Southwest Boulder & Stone, Karim, (760) 451-3333 ext. 1002

14.0 List Bank References (Bank and Branch Address):

Wells Fargo

2500 S Grove Ave

Ontario, Ca 91761

(909) 947-6900

15.0 Name of Bonding Company and Name and Address of Agent:

Merchants Bonding Company

Agent - Lesron Insurance Agency 1440 No. Harbor Blvd, Fullerton, Ca 92835

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

D. EXPERIENCE AND TECHNICAL QUALIFICATIONS QUESTIONNAIRE

Personnel:

The Bidder shall identify the key personnel to be assigned to this project in a management, construction supervision or engineering capacity.

1. List each person's job title, name and percent of time to be allocated to this project:

Dan Patterson, Project Manager, 25%
Sergio Lopez, General Superintendent, 50%
Javier Rodriguez, Field Superintendent, 100%

2. Summarize each person's specialized education:

Dan Patterson 25 Years
Sergio Lopez 25 Years
Javier Rodriguez 25 Years

3. List each person's years of construction experience relevant to the project:

25 Years Each

4. Summarize such experience:

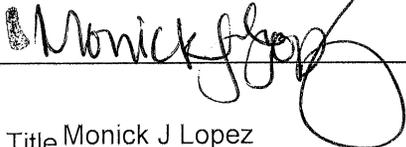
25 Years Each

Bidder agrees that personnel named in this Bid will remain on this Project until completion of all relevant Work, unless substituted by personnel of equivalent experience and qualifications approved in advance by the City.

E. ADDITIONAL BIDDER'S STATEMENTS:

If the Bidder feels that there is additional information which has not been included in the questionnaire above, and which would contribute to the qualification review, it may add that information in a statement here or on an attached sheet, appropriately marked:

Name of Bidder Kormex Construction, Inc.

Signature 

Name and Title Monick J Lopez

Dated 6/22/23

NON-COLLUSION DECLARATION

The undersigned declares:

I am the President of Kormex Construction, Inc., the party making the foregoing Bid.

The Bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The Bid is genuine and not collusive or sham. The Bidder has not directly or indirectly induced or solicited any other Bidder to put in a false or sham bid. The Bidder has not directly or indirectly colluded, conspired, connived, or agreed with any Bidder or anyone else to put in a sham bid, or to refrain from bidding. The Bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the Bid Price of the Bidder or any other Bidder, or to fix any overhead, profit, or cost element of the Bid Price, or of that of any other Bidder. All statements contained in the Bid are true. The Bidder has not, directly or indirectly, submitted his or her Bid Price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a Bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the Bidder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on 6/22, 2023 [date], at Ontario [city], California [state].

Name of Bidder Kormex Construction, Inc.

Signature 

Name and Title Monick J Lopez President

Dated 6/22/23

IRAN CONTRACTING ACT CERTIFICATION

(Public Contract Code section 2200 et seq.)

As required by California Public Contract Code Section 2204, the Contractor certifies subject to penalty for perjury that the option checked below relating to the Contractor's status in regard to the Iran Contracting Act of 2010 (Public Contract Code Section 2200 *et seq.*) is true and correct:

The Contractor is not:

- (1) identified on the current list of person and entities engaged in investment activities in Iran prepared by the California Department of General Services in accordance with subdivision (b) of Public Contract Code Section 2203; or
- (2) a financial instruction that extends, for 45 days or more, credit in the amount of \$20,000,000 or more to any other person or entity identified on the current list of persons and entities engaging in investment activities in Iran prepared by the California Department of General Services in accordance with subdivision (b) of Public Contract Code Section 2203, if that person or entity uses or will use the credit to provide goods or services in the energy sector in Iran.

The City has exempted the Contractor from the requirements of the Iran Contracting Act of 2010 after making a public finding that, absent the exemption, the City will be unable to obtain the goods and/or services to be provided pursuant to the Contract.

The amount of the Contract payable to the Contractor for the Project does not exceed \$1,000,000.

Signature: 

Printed Name: Monick J Lopez

Title: President

Firm Name: Kormex Construction, Inc.

Date: 6/22/23

Note: In accordance with Public Contract Code Section 2205, false certification of this form shall be reported to the California Attorney General and may result in civil penalties equal to the greater of \$250,000 or twice the Contract amount, termination of the Contract and/or ineligibility to bid on contracts for three years.

ASBESTOS-FREE MATERIALS CERTIFICATION

The undersigned declares that he or she is the person who executed the bid for the **Las Lunas & Calle Bouganvilia Retention Basin Landscape Improvements, City Project No. LL-01 & LL-05** (hereinafter referred to as the "Project"), and submitted it to the **City of Coachella** (hereinafter referred to as the "City") on behalf of Kormex Construction, Inc. (hereinafter referred to as the "Contractor").

To the best of my knowledge, information and belief, in completing the Contractor's Work for the Project, no material furnished, installed or incorporated into the Project will contain, or in itself be composed of, any materials listed by the federal or state EPA or federal or state health agencies as a hazardous material.

Any disputes involving the question of whether or not material installed with asbestos-containing equipment is settled by electron microscopy; the cost of any such tests shall be paid by the Contractor.

All work or materials installed by the Contractor which is found to contain asbestos, or work or material installed with asbestos-containing equipment, will be immediately rejected and this work shall be removed and replaced by the Contractor at no additional cost to the City.

Decontamination and removal of work found to contain asbestos or work installed with asbestos-containing equipment shall be done only under supervision of a qualified consultant, knowledgeable in the field of asbestos abatement and accredited by the Environmental Protection Agency.

The ASBESTOS REMOVAL CONTRACTOR shall be an EPA accredited contractor qualified in the removal of asbestos and shall be chosen and approved by the Asbestos Consultant who shall have sole discretion and final determination in this matter.

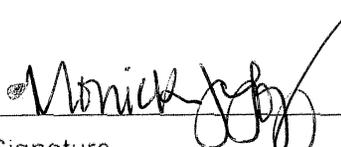
The asbestos consultant shall be chosen and approved by the Construction Manager/Architect or the City who shall have sole discretion and final determination in this matter.

The work will be not accepted until asbestos contamination is reduced to levels deemed acceptable by the Asbestos Consultant.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on this 15th day of June, 2023 at 1440 North Harbor Blvd, Suite 610, Fullerton, CA 92835

Kormex Construction, Inc.
Name of Contractor (Print or Type)

By 
Signature

Monick J. Lopez
Print Name

RECYCLED CONTENT CERTIFICATION

The undersigned declares that he or she is the person who executed the bid for the Las Lunas & Calle Bouganvillea Retention Basin Landscape Improvements, City Project No. LL-01 & LL-05 (hereinafter referred to as the "Project"), and submitted it to the City of Coachella (hereinafter referred to as the "City") on behalf of Kormex Construction, Inc. hereinafter referred to as the "Contractor").

Pursuant to Public Contract Code Sections 12205 and 22152, all contractors are required to certify in writing under penalty of perjury the minimum (if not exact) percentage of recycled content in materials, goods, or supplies offered or products used in the performance of their contract, regardless of whether the product meets the required recycled product percentage as defined in Public Contract Code Section 12209. The recycled content shall include both post-consumer material and secondary material as defined in Public Contract Code Section 12200 shall apply.

I declare under penalty of perjury under the laws of the State of California that the following percentages of Post-consumer Material and Secondary Material is in the materials, goods or supplies offered for, or products used in, the performance of the Contract for the Project:

0 % Post consumer Material 0 % Secondary Material.

Executed on this 15th day of June, 2023 at 1440 North Harbor Blvd, Suite 610, Fullerton, CA 92835

Kormex Construction, Inc.

Name of Contractor (Print or Type)

By

Handwritten signature of Monick J. Lopez over a signature line.

Monick J. Lopez

Print Name

President/Corporate Secretary/Treasurer

Title

Notary Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Orange

On June 15th, 2023, before me, Mary Martignoni, Notary Public, personally appeared Monick J. Lopez, who proved to me on the basis of satisfactory

evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



Signature of Notary Public

WITNESS my hand and official seal.

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

CAPACITY CLAIMED BY SIGNER

DESCRIPTION OF ATTACHED DOCUMENT

- Individual
- Corporate Officer
- President / Corporate Secretary/Treasurer

Title(s)

Title or Type of Document

- Partner(s)
 - Limited
 - General

Number of Pages

- Attorney-In-Fact
- Trustee(s)
- Guardian/Conservator
- Other:

Date of Document

Signer is representing: Kormex Construction, Inc.
Name Of Person(s) Or Entity(ies)

Monick J. Lopez

Signer(s) Other Than Named Above

DRUG-FREE WORKPLACE CERTIFICATION

This Drug-Free Workplace Certification form is part of the Contract made by and between the **City of Coachella** (hereinafter referred to as the "City") and **Kormex Construction, Inc.**

(hereinafter referred to as the "Contractor") for the **Las Lunas & Calle Bouganvillea Retention Basin Landscape Improvements, City Project No. LL-01 & LL-05** (hereinafter referred to as the "Project"). This form is required from all successful bidders pursuant to the Drug-Free Workplace Act of 1990 (Government Code Section 8350 *et seq.*) The Drug-Free Workplace Act of 1990 requires that every person or organization awarded a contract or grant for procurement of any property or service from any State agency must certify that it will provide a drug-free workplace by doing certain specified acts. In addition, the Act provides that each contract or grant awarded by a State agency may be subject to suspension of payments or termination, and the contractor or grantee may be subject to debarment from future contracting, if the contracting agency determines that specified acts have occurred.

Pursuant to Government Code Section 8355, every person or organization awarded a contract or grant from a State agency shall certify that it will provide a drug-free workplace by doing all of the following:

- A. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensation, possession or use of a controlled substance is prohibited in their workplace and specifying actions which will be taken against employees for violations of the prohibition;
- B. Establishing a drug-free awareness program to inform employees about all of the following:
 - (1) The dangers of drug abuse in the workplace;
 - (2) The person's or organization's policy of maintaining a drug-free workplace;
 - (3) The availability of drug counseling, rehabilitation and employee-assistance programs; and
 - (4) The penalties that may be imposed upon employees for drug abuse violations.
- C. Requiring that each employee engaged in the performance of the contract or grant be given a copy of the statement required by subdivision "A," and that, as a condition of employment on the contract or grant, the employee agrees to abide by the terms of the statement.

I, the undersigned, agree to fulfill the terms and requirements of the Drug-Free Workplace Act as it now exists or may hereinafter be amended. Particularly, I shall abide by Government Code Section 8355 when performing the Contract for the Project by:

- (1). Publishing a statement notifying employees concerning the prohibition of controlled substance at my workplace;

- D. Establishing a drug-free awareness program; and
- E. Requiring that each employee engaged in the performance of the contract be given a copy of the statement required by Section 8355(a) and agree to abide by the terms of that statement.

I also understand that if the City determines that I have either: (a) made a false certification herein; or (b) violated this certification by failing to carry out the requirements of Section 8355, the Contract awarded herein is subject to termination, suspension of payments, or both. I further understand that if I violate the terms of the Drug-Free Workplace Act of 1990, I may be subject to debarment in accordance with the requirements of the Act.

I acknowledge that I am aware of the provisions of Government Code Section 8350 et seq., and hereby certify that I will adhere to the requirements of the Drug-Free Workplace Act of 1990.

Executed on this 15th day of June, 2023,

at 1440 North Harbor Blvd, Suite 610, Fullerton, CA 92835.

Kormex Construction, Inc.

Name of Contractor (Print or Type)

By Monick J. Lopez
Signature

Monick J. Lopez

Print Name

President / Corporate Secretary/Treasurer

Title

Notary Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Orange

On June 15th, 2023, before me, Mary Martignoni, Notary Public, personally

appeared Monick J. Lopez, who proved to me on the basis of satisfactory

evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



Signature of Notary Public

WITNESS my hand and official seal.

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

CAPACITY CLAIMED BY SIGNER

DESCRIPTION OF ATTACHED DOCUMENT

- Individual
- Corporate Officer
 - President / Corporate Secretary/Treasurer

Title(s)

Title or Type of Document

- Partner(s)
 - Limited
 - General

Number of Pages

- Attorney-In-Fact
- Trustee(s)
- Guardian/Conservator
- Other:

Date of Document

Signer is representing: Kormex Construction, Inc.
Name Of Person(s) Or Entity(ies)

Monick J. Lopez

Signer(s) Other Than Named Above

PUBLIC WORKS CONTRACTOR REGISTRATION CERTIFICATION

Pursuant to Labor Code sections 1725.5 and 1771.1, all contractors and subcontractors that wish to bid on, be listed in a bid proposal, or enter into a contract to perform public work must be registered with the Department of Industrial Relations. See <http://www.dir.ca.gov/Public-Works/PublicWorks.html> for additional information.

No bid will be accepted nor any contract entered into without proof of the contractor's and subcontractors' current registration with the Department of Industrial Relations to perform public work.

Bidder hereby certifies that it is aware of the registration requirements set forth in Labor Code sections 1725.5 and 1771.1 and is currently registered as a contractor with the Department of Industrial Relations.¹

Name of Bidder: Kormex Construction, Inc.

DIR Registration Number: 1000712062

DIR Registration Expiration: 6/30/23

Small Project Exemption: Yes or No

Unless Bidder is exempt pursuant to the small project exemption, Bidder further acknowledges:

1. Bidder shall maintain a current DIR registration for the duration of the project.
2. Bidder shall include the requirements of Labor Code sections 1725.5 and 1771.1 in its contract with subcontractors and ensure that all subcontractors are registered at the time of bid opening and maintain registration status for the duration of the project.
3. Failure to submit this form or comply with any of the above requirements may result in a finding that the bid is Non-Responsive.

Name of Bidder Kormex Construction, Inc.

Signature 

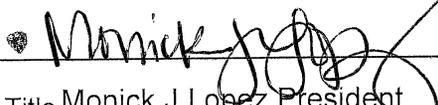
Name and Title Monick J Lopez President

Dated 6/26/23

CONTRACTOR'S CERTIFICATE REGARDING WORKERS' COMPENSATION.

I am aware of the provisions of section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this Contract.

Name of Bidder Kormex Construction, Inc.

Signature 

Name and Title Monick J Lopez President

Dated 6/26/23



July 18, 2023

Attorney for Urban Habitat

Ms. Lauren B. Stec, Attorney at Law
Lanak & Hanna
625 The City Drive South, Suite 190
Orange, CA 92868
Via Email Only to lbstec@lanak-hanna.com

Re: Notice of Intent to Reject Bid Protest: Las Lunas & Calle Bouganvilia
Retention Basin Landscape Improvements City of Coachella Project No.
LL-01 & LL-0

Dear Ms. Stec,

The City of Coachella (“City”) is in receipt of the bid protest dated July 3, 2023 (“Protest”) submitted on behalf of your client Urban Habitat (“Protester”), the third lowest bidder on the above referenced project, seeking the disqualification and rejection of the two (2) lower bidders Kormex Construction and Superb Engineering. The City declines Protester’s invitation, and City staff intends to recommend to the City Council that the protest is **DENIED.**

Despite the early statement in the Protest that the (underline added) “Superb and Kormex’s bids on the Project are non-responsive and not responsible thus must be rejected, as addressed in detail below[]”, the detailed analysis set forth below therein never refers to either bidder as non-responsible, solely non-responsive. Protester is apparently aware of the distinction between the two, which was discussed at length in the twice cited *Great West Contractors, Inc. v. Irvine Unified School Dist.* (2010) 187 Cal.App.4th 1425 (“*Great West*”): a bid rejected for non-responsiveness may be summarily rejected; but a bid rejected for non-responsibility, consistent with the requirements of due process of law imposed by the Constitution of the United States and the Constitution of this State, may only be rejected after the bidder to be disqualified is given notice and an opportunity to be heard. The principal consequence of this distinction is that a non-responsiveness defect is confined to the face of the bid and cannot be cured by a post-bid submittal, while a non-responsibility defect can be cured by a post-bid submittal in connection with due process of law.

The City provides this background to provide context for not only why the Protest is meritless, but also why the posture taken in the Protest threatens to deprive its targets of their constitutional rights. *Great West* highlights how: non-responsiveness issues do not typically carry the risk of reputational injury (*Id.* at p. 1453); non-responsibility determinations are associated with

reputational injury (*Id.* at p. 1456-1457) and where due process is triggered it requires that the bidder be given notice and opportunity to be heard. (*Id.* at p. 1428). *City of Inglewood-L.A. County Civic Center Auth. v. Superior Court* (1972) 7 Cal.3d 861 (“*Inglewood*”), which is cited extensively in *Great West*, goes into significant detail as to sufficient notice and hearing for due process to be satisfied in connection with a non-responsibility finding. Specifically:

We hold that prior to awarding a public works contract to other than the lowest bidder, a public body must notify the low monetary bidder of any evidence reflecting upon his responsibility received from others or adduced as a result of independent investigation, afford him an opportunity to rebut such adverse evidence, and permit him to present evidence that he is qualified to perform the contract. We do not believe, however, that due process compels a quasi-judicial proceeding prior to rejection of the low monetary bidder as a nonresponsible bidder.

(*Inglewood* at p. 871 (underline added).) Public Contract Code section 1103, in turn, defines a responsible bidder (underline added):

“Responsible bidder,” as used in this part, means a bidder who has demonstrated the attribute of trustworthiness, as well as quality, fitness, capacity, and experience to satisfactorily perform the public works contract.

The Protest alleges that its first target, Superb Engineering, “fraudulently” and/or “deceitfully”, listed projects that were performed prior to its “incorporation” and that were performed in the course and scope of its staff’s prior employment with the Protester and another firm. Protester’s allegation of fraud relating to experience thus fits well within the parameters of the Public Contract Code section 1103 definition of responsibility rather than responsiveness, a conclusion reinforced by the obvious reputational injury associated with a finding that a bidder fraudulently, with intent to deceive, misled the government about its experience to win a public contract. But also, such argument fails to consider the fact that the bidder, as a sole proprietorship, is not a separate person from its owner, so to the extent that the owner performed projects as an employee, or agent, of the Protester or another firm, the owner did in fact perform the project and is entitled to list it in its experience with its bid. In any event, Protester’s hearsay allegations of fraud, deceit, and other offenses of moral turpitude, being not alleged by a person with personal knowledge of the facts alleged, and not alleging the facts with specificity as would be expected in a normal judicial process, are insufficient to substantiate the grave allegations made. In fact, the record tends to show no intent to mislead because the bid admitted on its face that these projects were performed before the business’s owner went into business for itself.

The Protest next alleges that its second target, Kormex Construction, omitted its contractor’s license number, expiration date, and classification. Another case cited in *Great West*, *D.H. Williams Construction, Inc. v. Clovis Unified School Dist.* (2007) 146 Cal.App.4th 757, likewise found that the failure to list a licensed subcontractor was a responsibility rather than responsiveness issue. (*Id.* at p. 766). If listing an actually unlicensed subcontractor does not render a bid nonresponsive, then neglecting to list a prime contractor’s license number, expiration date, and classification does not render the bid nonresponsive. It might be a responsibility issue, particularly

if the City was unable to take legislative notice of the fact that the records of the Contractors State License Board (“CSLB”) show that the firm has the license number 1073142, with the expiration date 02/28/2025, and with both A and C27 contractor licenses, but where such legislative notice can and is taken, (*Murphy v. People of State of California* (1912) 225 U.S. 623, 629; *Azevedo v. Jordan* (1965) 237 Cal.App.2d 521, 528), and particularly where “the law neither does nor requires idle acts[]”, (Civ. Code, § 3532), it would make no sense to reject Kormex Construction’s bid on responsibility, let alone responsiveness, grounds.

As explained in *Mike Moore's 24-Hour Towing v. City of San Diego* (1996) 45 Cal.App.4th 1294, 1303 (internal citations omitted):

A public entity's award of a contract, and all of the acts leading up to the award, are legislative in character. [T]he letting of contracts by a governmental entity necessarily requires an exercise of discretion guided by consideration of the public welfare. [T]he mere fact that a proceeding before a deliberative body may possess certain characteristics of the judicial process does not convert legislative action into an adjudication of a private controversy. Thus, both the award of the contracts and the decision to reject the protest should be considered legislative actions. Review of a local entity's legislative determination is through ordinary mandamus under section 1085. Such review is limited to an inquiry into whether the action was arbitrary, capricious or entirely lacking in evidentiary support.

Similarly, as stated in *Judson Pacific-Murphy Corp. v. Durkee* (1956) 144 Cal.App.2d 377, 383 (“*Judson*”):

It must be remembered that competitive bidding statutes, and those requiring licenses for bidding on public work, are for the benefit of the public and not for the benefit of bidders or licensees. It certainly would amount to a disservice to the public if a losing bidder were to be permitted to comb through the bid proposal or license application of the low bidder after the fact, cancel the low bid on minor technicalities, with the hope of securing acceptance of his, a higher bid. Such construction would be adverse to the best interests of the public and contrary to public policy.

Judson thus provides an apt description of why the Protest is meritless. It seeks to throw out two lower bids in the hope of securing the contract itself at significantly greater expense, on the basis of (1) allegations of its own former employee’s supposed fraud and deceit, without substantiation of a person with personal knowledge let alone pleading such facts with specificity, in a situation where the City is not being misled, all postured in a way in which its target would be deprived of the opportunity of notice and opportunity to be heard, and (2) facts and information omitted from a bidder’s bid that can be located on the CSLB’s website and are the proper subject of legislative notice, and which in any event the bidder would have the right to supplement its bid with as required by due process because licensure issues are responsibility rather than responsiveness defects.

Upon examination, the Protest offers no persuasive (or lawful) reason why public policy favors awarding the contract at a higher cost than Superb Engineering’s responsive bid. On the contrary,

one could say there are \$61,256 reasons why the City should award to Superb instead of the Protester.

City staff finds the Protest wholly meritless and intends to reject it in its entirety. The City will consider award of this contract at its meeting on July 26, 2023. City staff intends to recommend rejection of the Protest as meritless and award of the contract to the lowest responsible bidder submitting a responsive bid, Superb Engineering.



Maritza Martinez
Public Works Director

CONTRACTOR AGREEMENT

This Contract for Construction (“Contract”), is made and entered into this 26th day of June, 2023, by and between City of Coachella, a municipal corporation, organized under the laws of the State of California, with its principal place of business at 53462 Enterprise Way, Coachella, California 92236, sometimes hereinafter called the “City” and Superb Engineering, with its principal place of business at 1052 Oregon Trail, Banning, CA 92220, sometimes hereinafter called “Contractor.”

WITNESSETH: That the parties hereto have mutually covenanted and agreed, and by these presents do covenant and agree with each other as follows:

ARTICLE 1. SCOPE OF WORK.

The Contractor shall perform all Work within the time stipulated in the Contract, and shall provide all labor, materials, equipment, tools, utility services, and transportation to complete all of the Work required in strict compliance with the Contract Documents as specified in Article 5, below, for the following Project:

**Las Lunas & Calle Bouganvillea Retention Basin Landscape Improvement
CITY PROJECT NO. LL-01 & LL-05**

Contractor is an independent contractor and not an agent of the City. The Contractor and its surety shall be liable to the City for any damages arising as a result of the Contractor’s failure to comply with this obligation.

ARTICLE 2. TERM.

The term of this Agreement shall commence on the 1st day of August 2023, and shall terminate by the 30th day of November 2023, unless terminated earlier as set forth herein. The full project shall be completed within **30 Working Days** from the date specified in the Notice to Proceed.

Contractor and City agree that time is of the essence regarding the performance of this Agreement. All work called for under this Agreement will require the Contractor submit and City approve a Project Schedule for completion of work requested.

ARTICLE 3. CONTRACT PRICE.

The City shall pay to the Contractor as full compensation for the performance of the Contract, subject to any additions or deductions as provided in the Contract Documents, and including all applicable taxes and costs, the not to exceed sum of **One Hundred Seventy-Seven Thousand Thirty Nine Dollars and No Cents (\$177,039.00)**. Payment shall be made as set forth in the General Conditions. The City will pay to Contractor compensation based upon the prices set forth in the Proposal Schedule.

ARTICLE 4. LIQUIDATED DAMAGES.

Contractor acknowledges that the City will sustain actual damages for each and every Working Day completion of the Project is delayed beyond the Contract Time (per approved Project Schedule). Because of the nature of the Project, it would be impracticable or extremely difficult to determine the City’s actual damages. Accordingly, in accordance with Government Code section

53069.85, it is agreed that the Contractor will pay the City the sum of **\$500.00** for each and every Working Day of delay beyond the time prescribed in the Contract Documents. In the event this is not paid, the Contractor agrees the City may deduct that amount from any money due or that may become due the Contractor under the Contract. This Section does not exclude recovery of other damages specified in the Contract Documents. Liquidated damages may be deducted from progress payments due Contractor, Project retention or may be collected directly from Contractor, or from Contractor's surety. These provisions for liquidated damages shall not prevent the City, in case of Contractor's default, from terminating the Contractor.

ARTICLE 5. COMPONENT PARTS OF THE CONTRACT.

The "Contract Documents" include the following:

- Notice Inviting Bids
- Instructions to Proposers
- ProposalForms
- ProposalAcknowledgement
- ProposalSchedule
- ProposalGuarantee
- Designation of Subcontractors
- Information Required of Proposers
- Non-Collusion Declaration Form
- Iran Contracting Act Certification
- Drug-Free Workplace Certification
- Asbestos-Free Material Certification
- Recycled Content Certification
- Public Works Contractor DIR Registration Certification
- Performance Bond
- Payment (Labor and Materials) Bond
- Contract for Construction
- General Conditions
- Special Conditions
- Technical Specifications
- Addenda
- Construction Plans and Drawings
- City of Coachella Standard Specifications and Procedures (June 2007)
- City of Coachella Standard Infrastructure Drawings (2007 Edition) including Surface Improvement Standards and Water Standards
- Standard Specifications for Public Works Construction "Greenbook" (2018), Except Sections 1-9
- Standard Plans for Public Works Construction "Greenbook" (2018)
- Caltrans Standard Specifications (2018), except Division 1
- Caltrans Standard Plans (2018)
- Applicable Local Agency Standards and Specifications, as last revised
- Reference Specifications
- Approved and fully executed Change Orders
- Permits
- Any other documents contained in or incorporated into the Contract

The Contractor shall complete the Work in strict accordance with all of the Contract Documents.

All of the Contract Documents are intended to be complementary. Work required by one of the Contract Documents and not by others shall be done as if required by all. In the event of conflict, the various Contract Documents will be given effect in the order set forth in the General Conditions. This Contract shall supersede any prior agreement of the parties.

ARTICLE 6. PROVISIONS REQUIRED BY LAW AND CONTRACTOR COMPLIANCE.

Each and every provision of law required to be included in these Contract Documents shall be deemed to be included in these Contract Documents. The Contractor shall comply with all requirements of applicable federal, state and local laws, rules and regulations, including, but not limited to, the provisions of the California Labor Code and California Public Contract Code which are applicable to this Work.

ARTICLE 7. INDEMNIFICATION.

Contractor shall provide indemnification and defense as set forth in the General Conditions.

ARTICLE 8. PREVAILING WAGES.

Contractor shall be required to pay the prevailing rate of wages in accordance with the Labor Code which such rates may be obtained online at <http://www.dir.ca.gov> and which must be posted at the job site.

ARTICLE 9. FALSE CLAIMS.

Contractor acknowledges that if a false claim is submitted to the City, it may be considered fraud and Contractor may be subject to criminal prosecution. Contractor acknowledges that the False Claims Act, California Government Code sections 12650, et seq., provides for civil penalties where a person knowingly submits a false claim to a public entity. These provisions include within their scope false claims made with deliberate ignorance of the false information or in reckless disregard of the truth or falsity of the information. In the event the City seeks to recover penalties pursuant to the False Claims Act, it is entitled to recover its litigation costs, including attorneys' fees. Contractor hereby acknowledges that the filing of a false claim may the Contractor to an administrative debarment proceeding wherein Contractor may be prevented from further bidding on public contracts for a period of up to five (5) years.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, this Contract has been duly executed by the above-named parties, on the day and year above written.

CITY OF COACHELLA

SUPERB ENGINEERING

By: _____
Dr. Gabriel D. Martin
City Manager

By: _____
Its: _____

Printed
Name: _____

ATTEST:

By: _____
City Clerk

By: _____
Its: _____

Printed
Name: _____

APPROVED AS TO FORM:

By: _____
Best Best & Krieger LLP
City Attorney

Contractor's License Number and
Classification

DIR Registration Number



STAFF REPORT
7/26/2023

TO: Honorable Mayor and City Council Members

FROM: Maritza Martinez, Public Works Director

SUBJECT: Authorize award of a professional services agreement to Rhythm Tech Productions LLC, in the amount of \$32,799.81, for the 2023 El Grito event.

STAFF RECOMMENDATION:

Authorize award of a professional services agreement to Rhythm Tech Productions LLC, in the amount of \$32,799.81, for the 2023 El Grito event.

EXECUTIVE SUMMARY:

On May 10, 2023, City Council approved a Cooperative Agreement between the City of Coachella and the following partners to develop and present Fiestas Patrias – El Grito- Event for 2023: KUNA/Telemundo and the Mexican Consulate of San Bernardino. As identified in the Cooperative Agreement the City of Coachella provide for the sound, stage and lighting costs for the event. Staff has solicited informal bids and received the following responses:

- | | |
|---------------------------------|-------------|
| 1) Rhythm Tech Productions LLC. | \$32,799.81 |
| 2) SDC Sound | \$42,638.00 |
| 3) Props AV | \$50,000.00 |

Based on the responses received staff requests authorization to award a professional services agreement to Rhythm Tech Productions LLC, in the amount of \$32,799.81, for the 2023 Fiestas Patrias-El Grito Event sound, stage and lighting services.

FISCAL IMPACT:

Approval of the recommended action is budgeted for in the approved FY 23/24 budget.

Attachment:

Agreement

CITY OF COACHELLA

PROFESSIONAL SERVICES AGREEMENT

1. PARTIES AND DATE.

This Agreement is made and entered into this 26th day of July, 2023, by and between the City of Coachella, a municipal organization organized under the laws of the State of California with its principal place of business at 53-990 Enterprise, Coachella, California 92236 (“City”) and Rhythm Tech Productions, LLC, a limited liability company with its principal place of business at 264 N Pennsylvania Ave, Colton, California 92324 (“Consultant”). City and Consultant are sometimes individually referred to as “Party” and collectively as “Parties.”

2. RECITALS.

2.1 City. City is a municipal corporation organized under the laws of the State of California, with power to contract for services necessary to achieve its purpose.

2.2 Consultant. Consultant desires to perform and assume responsibility for the provision of certain professional services required by the City on the terms and conditions set forth in this Agreement. Consultant represents that it is experienced in providing professional sound, stage, lighting, and video services to public clients, is licensed in the State of California, and is familiar with the plans of City.

2.3 Project. City desires to engage Consultant to render such services for the 2022 Fiestas Patrias “El Grito” project (“Project”) as set forth in this Agreement.

3. TERMS.

3.1 Scope of Services and Term.

3.1.1 General Scope of Services. Consultant promises and agrees to furnish to the City all labor, materials, tools, equipment, services, and incidental and customary work necessary to fully and adequately supply the professional sound, stage, lighting, and video consulting services necessary for the Project (“Services”). The Services are more particularly described in Exhibit “A” attached hereto and incorporated herein by reference. All Services shall be subject to, and performed in accordance with, this Agreement, the exhibits attached hereto and incorporated herein by reference, and all applicable local, state and federal laws, rules and regulations.

3.1.2 Term. The term of this Agreement shall be from September 16, 2023 to September 17, 2023 unless earlier terminated as provided herein. Consultant shall complete the Services within the term of this Agreement, and shall meet any other established schedules and deadlines.

3.2 Responsibilities of Consultant.

3.2.1 Control and Payment of Subordinates; Independent Contractor. The Services shall be performed by Consultant or under its supervision. Consultant will determine the means, methods and details of performing the Services subject to the requirements of this Agreement. City retains Consultant on an independent contractor basis and not as an employee. Consultant retains the right to perform similar or different services for others during the term of this Agreement. Any additional personnel performing the Services under this Agreement on behalf of Consultant shall also not be employees of City and shall at all times be under Consultant's exclusive direction and control. Consultant shall pay all wages, salaries, and other amounts due such personnel in connection with their performance of Services under this Agreement and as required by law. Consultant shall be responsible for all reports and obligations respecting such additional personnel, including, but not limited to: social security taxes, income tax withholding, unemployment insurance, disability insurance, and workers' compensation insurance.

3.2.2 Schedule of Services. Consultant shall perform the Services expeditiously, within the term of this Agreement, and in accordance with the Schedule of Services set forth in Exhibit "B" attached hereto and incorporated herein by reference. Consultant represents that it has the professional and technical personnel required to perform the Services in conformance with such conditions. In order to facilitate Consultant's conformance with the Schedule, City shall respond to Consultant's submittals in a timely manner. Upon request of City, Consultant shall provide a more detailed schedule of anticipated performance to meet the Schedule of Services.

3.2.3 Conformance to Applicable Requirements. All work prepared by Consultant shall be subject to the approval of City.

3.2.4 Substitution of Key Personnel. Consultant has represented to City that certain key personnel will perform and coordinate the Services under this Agreement. Should one or more of such personnel become unavailable, Consultant may substitute other personnel of at least equal competence upon written approval of City. In the event that City and Consultant cannot agree as to the substitution of key personnel, City shall be entitled to terminate this Agreement for cause. As discussed below, any personnel who fail or refuse to perform the Services in a manner acceptable to the City, or who are determined by the City to be uncooperative, incompetent, a threat to the adequate or timely completion of the Project or a threat to the safety of persons or property, shall be promptly removed from the Project by the Consultant at the request of the City. The key personnel for performance of this Agreement are as follows: Tyrone Jackson.

3.2.5 City's Representative. The City hereby designates the City Manager, or his or her designee, to act as its representative for the performance of this Agreement ("City's Representative"). City's Representative shall have the power to act on behalf of the City for all purposes under this Contract. Consultant shall not accept direction or orders from any person other than the City's Representative or his or her designee.

3.2.6 Consultant's Representative. Consultant hereby designates Tyrone Jackson, or his or her designee, to act as its representative for the performance of this Agreement ("Consultant's Representative"). Consultant's Representative shall have full authority to

represent and act on behalf of the Consultant for all purposes under this Agreement. The Consultant's Representative shall supervise and direct the Services, using his best skill and attention, and shall be responsible for all means, methods, techniques, sequences and procedures and for the satisfactory coordination of all portions of the Services under this Agreement.

3.2.7 Coordination of Services. Consultant agrees to work closely with City staff in the performance of Services and shall be available to City's staff, consultants and other staff at all reasonable times.

3.2.8 Standard of Care; Performance of Employees. Consultant shall perform all Services under this Agreement in a skillful and competent manner, consistent with the standards generally recognized as being employed by professionals in the same discipline in the State of California. Consultant represents and maintains that it is skilled in the professional calling necessary to perform the Services. Consultant warrants that all employees and subcontractors shall have sufficient skill and experience to perform the Services assigned to them. Finally, Consultant represents that it, its employees and subcontractors have all licenses, permits, qualifications and approvals of whatever nature that are legally required to perform the Services, including a City Business License, and that such licenses and approvals shall be maintained throughout the term of this Agreement. As provided for in the indemnification provisions of this Agreement, Consultant shall perform, at its own cost and expense and without reimbursement from the City, any services necessary to correct errors or omissions which are caused by the Consultant's failure to comply with the standard of care provided for herein. Any employee of the Consultant or its sub-consultants who is determined by the City to be uncooperative, incompetent, a threat to the adequate or timely completion of the Project, a threat to the safety of persons or property, or any employee who fails or refuses to perform the Services in a manner acceptable to the City, shall be promptly removed from the Project by the Consultant and shall not be re-employed to perform any of the Services or to work on the Project.

3.2.9 Laws and Regulations. Consultant shall keep itself fully informed of and in compliance with all local, state and federal laws, rules and regulations in any manner affecting the performance of the Project or the Services, including all Cal/OSHA requirements, and shall give all notices required by law. Consultant shall be liable for all violations of such laws and regulations in connection with Services. If the Consultant performs any work knowing it to be contrary to such laws, rules and regulations and without giving written notice to the City, Consultant shall be solely responsible for all costs arising therefrom. Consultant shall defend, indemnify and hold City, its officials, directors, officers, employees and agents free and harmless, pursuant to the indemnification provisions of this Agreement, from any claim or liability arising out of any failure or alleged failure to comply with such laws, rules or regulations.

3.2.10 Insurance.

3.2.10.1 Time for Compliance. Consultant shall not commence the Services under this Agreement until it has provided evidence satisfactory to the City that it has secured all insurance required under this section. In addition, Consultant shall not allow any subcontractor to commence work on any subcontract until it has provided evidence satisfactory to the City that the subcontractor has secured all insurance required under this section.

3.2.10.2 Minimum Requirements. Consultant shall, at its expense, procure and maintain for the duration of the Agreement insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the Agreement by the Consultant, its agents, representatives, employees or subcontractors. Consultant shall also require all of its subcontractors to procure and maintain the same insurance for the duration of the Agreement. Such insurance shall meet at least the following minimum levels of coverage:

(A) Minimum Scope of Insurance. Coverage shall be at least as broad as the latest version of the following: (1) *General Liability*: Insurance Services Office Commercial General Liability coverage (occurrence form CG 0001); (2) *Automobile Liability*: Insurance Services Office Business Auto Coverage form number CA 0001, code 1 (any auto); and (3) *Workers' Compensation and Employer's Liability*: Workers' Compensation insurance as required by the State of California and Employer's Liability Insurance.

(B) Minimum Limits of Insurance. Consultant shall maintain limits no less than: (1) *General Liability*: Two Million Dollars (\$2,000,000) per occurrence for bodily injury, personal injury and property damage. If Commercial General Liability Insurance or other form with general aggregate limit is used, either the general aggregate limit shall apply separately to this Agreement/location or the general aggregate limit shall be twice the required occurrence limit; (2) *Automobile Liability*: One Million Dollars (\$1,000,000) per accident for bodily injury and property damage; and (3) *Workers' Compensation and Employer's Liability*: Workers' Compensation limits as required by the Labor Code of the State of California. Employer's Liability limits of One Million Dollars (\$1,000,000) per accident for bodily injury or disease.

3.2.10.3 Professional Liability. Consultant shall procure and maintain, and require its sub-consultants to procure and maintain, for a period of five (5) years following completion of the Services, errors and omissions liability insurance appropriate to their profession. Such insurance shall be in an amount not less than \$2,000,000 per claim, and shall be endorsed to include contractual liability.

3.2.10.4 Insurance Endorsements. The insurance policies shall contain the following provisions, or Consultant shall provide endorsements on forms supplied or approved by the City to add the following provisions to the insurance policies:

(A) General Liability. The general liability policy shall be endorsed to state that: (1) the City, its directors, officials, officers, employees, agents and volunteers shall be covered as additional insureds with respect to the Services or operations performed by or on behalf of the Consultant, including materials, parts or equipment furnished in connection with such work; and (2) the insurance coverage shall be primary insurance as respects the City, its directors, officials, officers, employees, agents and volunteers, or if excess, shall stand in an unbroken chain of coverage excess of the Consultant's scheduled underlying coverage. Any insurance or self-insurance maintained by the City, its directors, officials, officers, employees, agents and volunteers shall be excess of the Consultant's insurance and shall not be called upon to contribute with it in any way.

(B) Automobile Liability. The automobile liability policy shall be endorsed to state that: (1) the City, its directors, officials, officers, employees, agents and volunteers shall be covered as additional insureds with respect to the ownership, operation, maintenance, use, loading or unloading of any auto owned, leased, hired or borrowed by the Consultant or for which the Consultant is responsible; and (2) the insurance coverage shall be primary insurance as respects the City, its directors, officials, officers, employees, agents and volunteers, or if excess, shall stand in an unbroken chain of coverage excess of the Consultant's scheduled underlying coverage. Any insurance or self-insurance maintained by the City, its directors, officials, officers, employees, agents and volunteers shall be excess of the Consultant's insurance and shall not be called upon to contribute with it in any way.

(C) Workers' Compensation and Employers Liability Coverage. The insurer shall agree to waive all rights of subrogation against the City, its directors, officials, officers, employees, agents and volunteers for losses paid under the terms of the insurance policy which arise from work performed by the Consultant.

(D) All Coverages. Each insurance policy required by this Agreement shall be endorsed to state that: (A) coverage shall not be suspended, voided, reduced or canceled except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the City; and (B) any failure to comply with reporting or other provisions of the policies, including breaches of warranties, shall not affect coverage provided to the City, its directors, officials, officers, employees, agents and volunteers.

3.2.10.5 Separation of Insureds; No Special Limitations. All insurance required by this Section shall contain standard separation of insureds provisions. In addition, such insurance shall not contain any special limitations on the scope of protection afforded to the City, its directors, officials, officers, employees, agents and volunteers.

3.2.10.6 Deductibles and Self-Insurance Retentions. Any deductibles or self-insured retentions must be declared to and approved by the City. Consultant shall guarantee that, at the option of the City, either: (1) the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its directors, officials, officers, employees, agents and volunteers; or (2) the Consultant shall procure a bond guaranteeing payment of losses and related investigation costs, claims and administrative and defense expenses.

3.2.10.7 Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best's rating no less than A-:VII, licensed to do business in California, and satisfactory to the City.

3.2.10.8 Verification of Coverage. Consultant shall furnish City with original certificates of insurance and endorsements effecting coverage required by this Agreement on forms satisfactory to the City. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf, and shall be on forms provided by the City if requested. All certificates and endorsements must be received and approved by the City before work commences. The City reserves the right to require complete, certified copies of all required insurance policies, at any time.

3.2.11 Safety. Consultant shall execute and maintain its work so as to avoid injury or damage to any person or property. In carrying out its Services, the Consultant shall at all times be in compliance with all applicable local, state and federal laws, rules and regulations, and shall exercise all necessary precautions for the safety of employees appropriate to the nature of the work and the conditions under which the work is to be performed. Safety precautions as applicable shall include, but shall not be limited to: (A) adequate life protection and life saving equipment and procedures; (B) instructions in accident prevention for all employees and subcontractors, such as safe walkways, scaffolds, fall protection ladders, bridges, gang planks, confined space procedures, trenching and shoring, equipment and other safety devices, equipment and wearing apparel as are necessary or lawfully required to prevent accidents or injuries; and (C) adequate facilities for the proper inspection and maintenance of all safety measures.

3.3 Fees and Payments.

3.3.1 Compensation. Consultant shall receive compensation, including authorized reimbursements, for all Services rendered under this Agreement at the rates set forth in Exhibit "C" attached hereto and incorporated herein by reference. The total compensation shall not exceed **Thirty-Two Thousand Seven Hundred Ninety-Nine Dollars and Eighty-One Cents (\$32,799.81)** without written approval of City's Council. Extra Work may be authorized, as described below; and if authorized, said Extra Work will be compensated at the rates and manner set forth in this Agreement.

3.3.2 Payment of Compensation. Consultant shall submit to City a monthly itemized statement which indicates work completed and hours of Services rendered by Consultant. The statement shall describe the amount of Services and supplies provided since the initial commencement date, or since the start of the subsequent billing periods, as appropriate, through the date of the statement. City shall, within forty-five (45) days of receiving such statement, review the statement and pay all approved charges thereon.

3.3.3 Reimbursement for Expenses. Consultant shall not be reimbursed for any expenses unless authorized in writing by City.

3.3.4 Extra Work. At any time during the term of this Agreement, City may request that Consultant perform Extra Work. As used herein, "Extra Work" means any work which is determined by City to be necessary for the proper completion of the Project, but which the Parties did not reasonably anticipate would be necessary at the execution of this Agreement. Consultant shall not perform, nor be compensated for, Extra Work without written authorization from City's Representative.

3.3.5 Prevailing Wages. Consultant is aware of the requirements of California Labor Code Sections 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on certain "public works" and "maintenance" projects. If the Services are being performed as part of an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and if the total compensation is One Thousand Dollars (\$1,000) or more, Consultant agrees to fully comply

with such Prevailing Wage Laws. City shall provide Consultant with a copy of the prevailing rates of per diem wages in effect at the commencement of this Agreement. Consultant shall make copies of the prevailing rates of per diem wages for each craft, classification or type of worker needed to execute the Services available to interested parties upon request, and shall post copies at the Consultant's principal place of business and at the project site. Consultant shall defend, indemnify and hold the City, its elected officials, officers, employees, volunteers and agents free and harmless from any claims, liabilities, costs, penalties or interest arising out of any failure or alleged failure to comply with the Prevailing Wage Laws.

3.4 Accounting Records.

3.4.1 Maintenance and Inspection. Consultant shall maintain complete and accurate records with respect to all costs and expenses incurred under this Agreement. All such records shall be clearly identifiable. Consultant shall allow a representative of City during normal business hours to examine, audit, and make transcripts or copies of such records and any other documents created pursuant to this Agreement. Consultant shall allow inspection of all work, data, documents, proceedings, and activities related to the Agreement for a period of three (3) years from the date of final payment under this Agreement.

3.5 General Provisions.

3.5.1 Termination of Agreement.

3.5.1.1 Grounds for Termination. City may, by written notice to Consultant, terminate the whole or any part of this Agreement at any time and without cause by giving written notice to Consultant of such termination, and specifying the effective date thereof, at least seven (7) days before the effective date of such termination. Upon termination, Consultant shall be compensated only for those services which have been adequately rendered to City, and Consultant shall be entitled to no further compensation. Consultant may not terminate this Agreement except for cause.

3.5.1.2 Effect of Termination. If this Agreement is terminated as provided herein, City may require Consultant to provide all finished or unfinished Documents and Data and other information of any kind prepared by Consultant in connection with the performance of Services under this Agreement. Consultant shall be required to provide such documents and other information within fifteen (15) days of the request.

3.5.1.3 Additional Services. In the event this Agreement is terminated in whole or in part as provided herein, City may procure, upon such terms and in such manner as it may determine appropriate, services similar to those terminated.

3.5.2 Delivery of Notices. All notices permitted or required under this Agreement shall be given to the respective Parties at the following address, or at such other address as the respective parties may provide in writing for this purpose:

City

City of Coachella
 53462 Enterprise Way
 Coachella, CA 92236
 Attn: Maritza Martinez

Consultant

Rhythm Tech Productions, LLC
 264 N. Pennsylvania Ave
 Colton, CA 92324
 Attn: Tyrone Jackson

Such notice shall be deemed made when personally delivered or when mailed, forty-eight (48) hours after deposit in the U.S. Mail, first class postage prepaid and addressed to the Party at its applicable address. Actual notice shall be deemed adequate notice on the date actual notice occurred, regardless of the method of service.

3.5.3 Ownership of Materials and Confidentiality.

3.5.3.1 Documents & Data; Licensing of Intellectual Property. This Agreement creates a non-exclusive and perpetual license for City to copy, use, modify, reuse, or sublicense any and all copyrights, designs, and other intellectual property embodied in plans, specifications, studies, drawings, estimates, and other documents or works of authorship fixed in any tangible medium of expression, including but not limited to, physical drawings or data magnetically or otherwise recorded on computer diskettes, which are prepared or caused to be prepared by Consultant under this Agreement ("Documents & Data"). Consultant shall require all subcontractors to agree in writing that City is granted a non-exclusive and perpetual license for any Documents & Data the subcontractor prepares under this Agreement. Consultant represents and warrants that Consultant has the legal right to license any and all Documents & Data. Consultant makes no such representation and warranty in regard to Documents & Data which were prepared by design professionals other than Consultant or provided to Consultant by the City. City shall not be limited in any way in its use of the Documents & Data at any time, provided that any such use not within the purposes intended by this Agreement shall be at City's sole risk.

3.5.3.2 Confidentiality. All ideas, memoranda, specifications, plans, procedures, drawings, descriptions, computer program data, input record data, written information, and other Documents and Data either created by or provided to Consultant in connection with the performance of this Agreement shall be held confidential by Consultant. Such materials shall not, without the prior written consent of City, be used by Consultant for any purposes other than the performance of the Services. Nor shall such materials be disclosed to any person or entity not connected with the performance of the Services or the Project. Nothing furnished to Consultant which is otherwise known to Consultant or is generally known, or has become known, to the related industry shall be deemed confidential. Consultant shall not use City's name or insignia, photographs of the Project, or any publicity pertaining to the Services or the Project in any magazine, trade paper, newspaper, television or radio production or other similar medium without the prior written consent of City.

3.5.4 Cooperation; Further Acts. The Parties shall fully cooperate with one another, and shall take any additional acts or sign any additional documents as may be necessary, appropriate or convenient to attain the purposes of this Agreement.

3.5.5 Attorney's Fees. If either Party commences an action against the other Party, either legal, administrative or otherwise, arising out of or in connection with this Agreement, the prevailing party in such litigation shall be entitled to have and recover from the losing party reasonable attorney's fees and all other costs of such action.

3.5.6 Indemnification. Consultant shall defend, indemnify and hold the City, its officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury, in law or equity, to property or persons, including wrongful death, in any manner arising out of or incident to any negligent acts or omissions or willful misconduct of Consultant, its officials, officers, employees, agents, consultants and contractors arising out of or in connection with the performance of the Services, the Project or this Agreement, including without limitation the payment of all consequential damages and attorneys fees and other related costs and expenses. Consultant shall defend, at Consultant's own cost, expense and risk, any and all such aforesaid suits, actions or other legal proceedings of every kind that may be brought or instituted against City, its directors, officials, officers, employees, agents or volunteers. Consultant shall pay and satisfy any such judgment, award or decree that may be rendered against City or its directors, officials, officers, employees, agents or volunteers, in any such suit, action or other legal proceeding. Consultant shall reimburse City and its directors, officials, officers, employees, agents and/or volunteers, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Consultant's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by the City, its directors, officials, officers, employees, agents or volunteers.

3.5.7 Entire Agreement. This Agreement contains the entire Agreement of the Parties with respect to the subject matter hereof, and supersedes all prior negotiations, understandings or agreements. This Agreement may only be modified by a writing signed by both Parties.

3.5.8 Governing Law. This Agreement shall be governed by the laws of the State of California. Venue shall be in Riverside County.

3.5.9 Time of Essence. Time is of the essence for each and every provision of this Agreement.

3.5.10 City's Right to Employ Other Consultants. City reserves right to employ other consultants in connection with this Project.

3.5.11 Successors and Assigns. This Agreement shall be binding on the successors and assigns of the Parties.

3.5.12 Assignment or Transfer. Consultant shall not assign, hypothecate, or transfer, either directly or by operation of law, this Agreement or any interest herein without the prior written consent of the City. Any attempt to do so shall be null and void, and any assignees, hypothecates or transferees shall acquire no right or interest by reason of such attempted assignment, hypothecation or transfer.

3.5.13 Construction; References; Captions. Since the Parties or their agents have participated fully in the preparation of this Agreement, the language of this Agreement shall be construed simply, according to its fair meaning, and not strictly for or against any Party. Any term referencing time, days or period for performance shall be deemed calendar days and not work days. All references to Consultant include all personnel, employees, agents, and subcontractors of Consultant, except as otherwise specified in this Agreement. All references to City include its elected officials, officers, employees, agents, and volunteers except as otherwise specified in this Agreement. The captions of the various articles and paragraphs are for convenience and ease of reference only, and do not define, limit, augment, or describe the scope, content, or intent of this Agreement.

3.5.14 Amendment; Modification. No supplement, modification, or amendment of this Agreement shall be binding unless executed in writing and signed by both Parties.

3.5.15 Waiver. No waiver of any default shall constitute a waiver of any other default or breach, whether of the same or other covenant or condition. No waiver, benefit, privilege, or service voluntarily given or performed by a Party shall give the other Party any contractual rights by custom, estoppel, or otherwise.

3.5.16 No Third Party Beneficiaries. There are no intended third party beneficiaries of any right or obligation assumed by the Parties.

3.5.17 Invalidity; Severability. If any portion of this Agreement is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

3.5.18 Prohibited Interests. Consultant maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure this Agreement. Further, Consultant warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

3.5.19 Equal Opportunity Employment. Consultant represents that it is an equal opportunity employer and it shall not discriminate against any subcontractor, employee or applicant for employment because of race, religion, color, national origin, handicap, ancestry, sex or age. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination. Consultant shall also comply with all relevant provisions of any City's Minority Business Enterprise program, Affirmative Action Plan or other related programs or guidelines currently in effect or hereinafter enacted.

3.5.20 Labor Certification. By its signature hereunder, Consultant certifies that it is aware of the provisions of Section 3700 of the California Labor Code which require every employer to be insured against liability for Workers' Compensation or to undertake self-insurance in accordance with the provisions of that Code, and agrees to comply with such provisions before commencing the performance of the Services.

3.5.21 Authority to Enter Agreement. Consultant has all requisite power and authority to conduct its business and to execute, deliver, and perform the Agreement. Each Party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and bind each respective Party.

3.5.22 Counterparts. This Agreement may be signed in counterparts, each of which shall constitute an original.

3.6 Subcontracting.

3.6.1 Prior Approval Required. Consultant shall not subcontract any portion of the work required by this Agreement, except as expressly stated herein, without prior written approval of City. Subcontracts, if any, shall contain a provision making them subject to all provisions stipulated in this Agreement.

[SIGNATURES ON FOLLOWING PAGE.]

CITY OF COACHELLA

Rhythm Tech Productions, LLC

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

By: _____
Tyrone Jackson

Attest:

By: _____
City Clerk

Approved as to Form:

****Approved Form****
Best Best & Krieger LLP
City Attorney

EXHIBIT "A"
SCOPE OF SERVICES

Rhythm Tech Productions, LLC.

264 N. Pennsylvania Ave.

Colton, CA 92324 US

760-898-5692

accounts@rhythmttechproductions.net



Estimate

ADDRESS

City Of Coachella
53-462 Enterprise Way
Coachella, CA 92236

SHIP TO

City Of Coachella
Rancho Las Flores Park
Coachella, CA 92236

ESTIMATE # 1445

DATE 05/09/2023

SHIP DATE

09/16/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		2023 Coachella Fiestas Patrias			
	Set Up Date/Times	SET UP DATE: 9/15/23 EVENT DATE/TIME: 9/16/23 LOAD IN TIME: 8am LOAD OUT DATE/TIME: 9/17/23 8am	1	0.00	0.00
		AUDIO			
	Concert PA (FESTIVAL SOUND SYSTEM)	1- Midas M32-L Audio Console (FOH MIX) 1 - Midas M32 Audio Console (Monitor MIX) 16 - FBT Muse 210LA V 1200 Watt Linearray Speake (8 per. side) 8 - FBT MITUS 218SA Subwoofer 6 - FBT MITUS 206 LA Front Fill 6 - FBT Ventis 115MA Stage Monitor 1 - Audio Work Box (8 - Di Boxes, 75 - XLR Cables) 3 - 8CH. Audio Drop Snake 1 - DL32 Audio Splitter Snake 32ch.	1	6,500.00	6,500.00
		BACKLINE			
	Pearl BRX Drum Kit	Pearl BRX Drum Kit. Birch wood w/die-cast hoops 22"x18" Bass Drum 10"x8" OptiMount Tom 12"x9" OptiMount Tom 14"x11" OptiMount Tom 16"x14" OptiMount Tom	1	250.00	250.00

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Ampeg Bass Amp head	Ampeg SVT-4pro Bass AMP Head	2	65.00	130.00
	Ampeg Bass Cab	Ampeg Bass Cab. SVT-410	1	65.00	65.00
	Guitar AMP	Fender Twin Reverb Guitar AMP	2	120.00	240.00T
		LIGHTING			
	Elation six par Moving Head Hybrid	Elation Six PAR 300 LED wash light	12	75.00	900.00
	moving head 5R	Elations Smarty Hybrid. 280W Beam, Spot, Wash and Zoom	12	175.00	2,100.00
	Road Hog 4	Elations 5R Beam Extreme Moving Head Light	12	150.00	1,800.00
		Road Hog 4 lighting console	1	350.00	350.00
		VIDEO			
	video wall	2 - 16:9 Video Wall. HD LED Video Wall	60	115.00	6,900.00
	Video Wall Processor VX4S	NovaStar VX4S LED Video Processor	2	225.00	450.00
		STAGE			
	STAGE	40'x28'x5' Stage. 4X4 or 4X8 stage decks with adjustable legs. (price per Sq. Ft.)	1,120	3.50	3,920.00T
	Cross Braces	Double bracing for stage higher than 48".	1	1,200.00	1,200.00T
	Stage wings	8'w X 12'd Sound Wings Stage	1	600.00	600.00
	Stage Drum Riser	8'x8'x2' Drum Riser built with 4X4 or 4X8 stage decks with fixed legs.	1	292.00	292.00
	STAGE	Front Of House Platform. 16'x12'x4'stage. 4X4 or 4X8 stage decks with adjustable legs. (price per Sq. Ft.)	1	680.00	680.00T
		TRUSS			
	12" Truss Towers	12"x12" Box Truss Towers 25'h With Out Riggers, Roll Blocks and Head Block	6	1,200.00	7,200.00
	20.5 X 10' Box Truss - rigging	10' X 20.5 Box Truss	14	75.00	1,050.00
		Rigging kit for truss system. Includes Burlap, Steel Cables, Spansets and Shackles	1	250.00	250.00
		LABOR			
	Labor Audio Tech	sound engineer to operate audio for event. Price per Tech 10hr day	2	450.00	900.00T
	Labor Light Tech	lighting tech on site to control lights from a light controller. Price per Tech 10hr day	1	550.00	550.00T
	Labor Video	video tech on site for video wall. Price per	1	400.00	400.00T

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Tech	Tech 10hr day			
	Labor Stage Hands	Labor: Stage hand labor for load in. Price per Stage Hand	10	350.00	3,500.00T
	Labor Stage Hands	Labor: Stage hand labor for load out. Price per Stage Hand	10	350.00	3,500.00T
	security	Over night security to watch over Rhythm Tech Productions equipment. Priced per Tech per 10 hour shift.	4	420.00	1,680.00T
	Terms Power	Customer or venue agrees to provide sufficient clean power at no cost to RTP. If RTP needs to provide power it will be billed on a separate invoice. Any additional items will be billed separate.	1	0.00	0.00
		Customer agrees to provide security for all equipment on site. Customer agrees to pay for any damages or loss due to insufficient security or customers improper use of equipment.			
	Rental Terms & Conditions	Rental Agreement. Customer is 100% responsible for any damages to equipment. Equipment must come back the same way it went out. Customer will be billed separately for any damages to or last of any equipment. Customer will be billed separately for any cleaning of tape, paint, mud etc. Customer agrees to be responsible for any damages due to weather.	1	0.00	0.00
		<p>RENTALS CANCELLATION POLICY</p> <p>Cancellation Day of Load In, Delivery or Pick Up - 100% of the total invoice is due.</p> <p>Cancellation Less Than 48 Hours Notice (to day of Load In, Delivery or Pick Up) - 50% of the total equipment invoice is due (except Special Order items*) Cancellation Two Days Notice - No fee*</p>			
		<p>TERMS AND CONDITIONS</p> <p>Quote is confirmed upon receipt of signed contract and/or deposit obligations.</p> <p>Quoted prices are valid for 30 days from original quote. See quote terms for required deposits and payments. The deposit becomes non-refundable 48 hours prior to Load In, Delivery or Pick Up.</p> <p>Balance of Invoice is due based upon "Quote Terms".In a situation where the event is rescheduled, the deposit will be applied towards the rescheduled event (if held within six months at same location).</p> <p>equipment invoice is due (except Special</p>			

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		Order items*) Cancellation Two Days Notice - No fee* SPECIAL ORDER ITEMS (required equipment that Rhythm Tech Productions does not own) - 100% of the total rental invoice			
	SIGNATURE REQUIRED	Please Sign and Return this Estimate/Invoice or the Terms & Conditions attached, confirming acceptance that Rhythm Tech Productions, LLC. allows for creativity when it comes to an event. Some equipment may be listed, but true event needs may be different once we begin set-up. You are also confirming acceptance of event date, cost & payment requirements, security of equipment requirements and Terms & Conditions. SIGN: _____ DATE: _____	1	0.00	0.00T

In order to reserve the event date a signed copy of this estimate or PO must be received. Thank you and we look forward to assisting with your event.

SUBTOTAL	45,407.00
DISCOUNT 30%	-13,622.10
TAX	1,014.91
TOTAL	\$32,799.81

Accepted By

Accepted Date

EXHIBIT "B"

SCHEDULE OF SERVICES

September 16, 2023 – September 17, 2023

EXHIBIT "C"

COMPENSATION

Total Compensation is not to exceed \$32,799.81



STAFF REPORT
7/26/2023

TO: Honorable Mayor and City Council Members

FROM: Maritza Martinez, Public Works Director

SUBJECT: Authorize execution of Rideshare Services Agreement with Latino Equity Advocacy Policy Institute and authorize the City Manager to sign the Master Lease Equity Agreement with Enterprise Fleet Management, Inc. for the purchase of seventeen (17) Model Y Teslas, in the amount of \$1,029,010.

STAFF RECOMMENDATION:

Authorize execution of Rideshare Services Agreement with Latino Equity Advocacy Policy Institute and authorize the City Manager to sign the Master Lease Equity Agreement with Enterprise Fleet Management, Inc. for the purchase of seventeen (17) Model Y Teslas, in the amount of \$1,029,010.

EXECUTIVE SUMMARY:

In 2020, the City received an Affordable Housing and Sustainable Communities (“AHSC”) Program grant from the California Department of Housing and Community Development (“HCD”). One of the programmatic commitments the City identified in the grant was that the City would provide rideshare services in partnership with the Latino Equity Advocacy and Policy Institute (LEAP Institute). The LEAP Institute’s proposal identified it would provide the rideshare programmatic services by utilizing Model Y Tesla vehicles purchased with the grant funding awarded.

To meet the grant requirements staff is requesting the City Manager be authorized to sign the attached Master Lease Equity Agreement with Enterprise Fleet Management Inc. for the purchase of seventeen (17) Model Y Tesla units, which will be used to provide the rideshare services. The cost of each Tesla unit is \$60,530 and the total cost for seventeen (17) units is \$1,029,010.

Staff is also requesting authorization for the City Manager to sign the attached Rideshare Services Agreement between the City of Coachella and LEAP. The Rideshare Services Agreement outlines the rideshare services the LEAP Institute will provide locally and also transfers title/maintenance/liability for the seventeen (17) Tesla units, after they are procured, to the LEAP Institute. The ridesharing program will provide for trips throughout the community for a variety of uses including employment, doctor visits, commute to school and will be managed by the LEAP Institute. LEAP will designate a Program Manager who will serve as the City’s primary point of contact; rideshare services will be available from an on-demand application. The Program

Manager will also appoint members to the Program Team to handle operations, dispatch, driver onboarding, driver management, fleet maintenance, marketing, and data analytics.

FISCAL IMPACT:

Affordable Housing and Sustainable Communities (“AHSC”) Program grant funds will be used to purchase the seventeen (17) Teslas; the recommended action does not have a fiscal impact.

Attachments:

Master Lease Equity Agreement with Enterprise Fleet Management, Inc.

Rideshare Services Agreement

**CITY OF COACHELLA
RIDESHARE SERVICES AGREEMENT**

This Rideshare Services Agreement (“Agreement”) is made and entered into this 26th day of July, 2023 (“Effective Date”) by and between the City of Coachella, a municipal corporation organized under the laws of the State of California with its principal place of business at 53990 Enterprise Way, Coachella, California 92236, County of Riverside, State of California (“City”) and The Latino Equity Advocacy and Policy Institute, with its principal place of business at 1515 E. Divisadero Street, Suite 108, Fresno, California 93721 (“LEAP”). City and LEAP are sometimes referred to herein individually as “Party” and collectively as “Parties.”

RECITALS

WHEREAS, the City received an Affordable Housing and Sustainable Communities (“AHSC”) Program grant award from the California Department of Housing and Community Development (“HCD”) to, among other things, purchase 40 vans for the use by CalVans to provide vanpool services throughout Riverside County and memorialized in Standard Agreement Number 19-AHSC-12800 (the “Standard Agreement”) and the Affordable Housing and Sustainable Communities Program Disbursement Agreement dated September 21, 2020 (the “Disbursement Agreement”). Copies of the Standard Agreement and Disbursement Agreement are on file with the City and are incorporated herein by this reference.

WHEREAS, LEAP provided to the City an updated proposal dated August 31, 2022 (“Proposal”) to operate a new rideshare service in lieu of the City purchasing 40 vans for the use by CalVans to provide vanpool services throughout Riverside County. A copy of the Proposal is attached hereto **Exhibit “A”** and incorporated herein by this reference.

WHEREAS, on September 2, 2022, the City requested HCD’s approval to change the scope in the Standard Agreement from the purchase of 40 vans for the use by CalVans to provide vanpool services throughout Riverside County to the purchase of 17 Model Y Teslas (“Teslas”) for use by LEAP to provide car share services throughout Riverside County. HCD approved this request. A formal authorization letter from HCD approving the rideshare program using the Teslas was provided to the City on May 11, 2023.

NOW THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, it is mutually understood and agreed by City and LEAP as follows:

TERMS

1. Incorporation of Recitals. The recitals set forth above are true and correct and are incorporated into this Agreement as though fully set forth herein.
2. Term. This Agreement shall be effective as of the Effective Date and shall continue in effect for eight (8) years (the “Term”), unless terminated earlier in accordance with this Agreement.
3. City Services. City will perform the following services:

3.1 Contingent on City receiving grant funding under the Standard Agreement and Disbursement Agreement, City will purchase the Teslas. City intends to purchase 17 Teslas; however, the number of vehicles ultimately purchased will be dependent on the amount of grant funding received and the price of the vehicles at the time of purchase.

3.2 Following the purchase of the Teslas, City will transfer title of the Teslas to LEAP.

4. Obligations of LEAP. LEAP agrees to perform the following Services during the Term of this Agreement:

4.1 LEAP shall provide Scope of Services listed in **Exhibit “B”** for the Term of the Agreement (the “Services”).

4.2 LEAP shall keep itself fully informed of and in compliance with all local, state, and federal laws, rules, laws, ordinances, and regulations in any manner affecting the performance of this Agreement, including, but not limited to, the Standard Agreement and Disbursement Agreement.

4.3 At the end of the Term, LEAP shall transfer title of the Teslas back to the City and return the Teslas to the City, unless other arrangements are agreed to in writing by the Parties.

4.4 LEAP’s rates are as set forth in **Exhibit “C”** Background and Rates. Should LEAP make any adjustments to the rates identified in Exhibit “C,” LEAP shall provide ten (10) business days’ advance notice of the rate adjustments to the City.

5. Termination.

5.1 City may terminate this Agreement at any time by giving notice to LEAP of such termination (including the effective termination date) at least sixty (60) calendar days before the effective date of such termination. On or prior to the termination date, LEAP shall transfer title of the Teslas back to the City.

5.2 If through any cause LEAP ceases to utilize the Teslas as required by this Agreement prior to end of the Term or fails to abide the obligations in this Agreement, the City may terminate this Agreement for cause. Within thirty (30) days of such termination (including the effective termination date), LEAP shall, at the sole discretion of the City, either return the Teslas to the City, or pay to the City the greater of the fair market value (i.e. Blue Book or similar) of the Teslas on the termination date or the total amount of funds sought from the City by HCD pursuant to the Standard Agreement and Disbursement Agreement.

5.3 City may terminate this Agreement immediately upon written notice to LEAP in the event LEAP makes an assignment for the benefit of creditors (excluding an assignment allowable per the terms of the Assignment clause contained in this Agreement), files an involuntary petition in bankruptcy or is adjudicated bankrupt or insolvent, has a receiver appointed for any portion of its business or property, or has a trustee in bankruptcy or trustee in insolvency appointed for it under federal or state law. In this instance, LEAP will transfer title of the Teslas back to the City within ten (10) calendar days of the City’s notice of immediate termination.

6. Standard of Care; Performance of Employees. LEAP shall perform all Services under this Agreement in a skillful and competent manner, consistent with the standards generally recognized as being employed by professionals in the same discipline in the State of California. LEAP represents and maintains that it is skilled in the professional calling necessary to perform the Services. LEAP warrants that all employees and subcontractors shall have sufficient skill and experience to perform the Services. Finally, LEAP represents that it, its employees, and its subcontractors have all licenses, permits, qualifications and approvals of whatever nature, including criminal background checks that are legally required to perform the Services, including a City business license, and that such licenses and approvals shall be maintained throughout the term of this Agreement.

7. Indemnification. To the fullest extent permitted by law, LEAP shall defend (with counsel of City's choosing), indemnify and hold the City, HCD, their elected officials, appointed officials, officers, employees, volunteers, and agents free and harmless from any and all claims, actions, suits, demands, causes of action, costs, expenses, liability, loss, damage or injury of any kind, in law or equity, to property or persons, including wrongful death, in any manner arising out of, pertaining to, or incident to any acts, errors or omissions, or willful misconduct of LEAP, its officials, officers, employees, subcontractors, consultants or agents in connection with this Agreement or use of the Teslas, including without limitation the payment of all expert witness fees, attorney's fees and other related costs and expenses. LEAP's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by LEAP, the City, HCD, or their officials, officers, employees, agents, or volunteers. This provision shall survive termination of this Agreement.

8. Insurance. LEAP shall take out and maintain:

8.1 Commercial General Liability Insurance, of at least \$2,000,000 per occurrence/\$4,000,000 general aggregate for bodily injury, personal injury and property damage, at least as broad as Insurance Services Office Commercial General Liability most recent Occurrence Form CG 00 01.

8.2 Automobile Liability Insurance for bodily injury and property damage including coverage for owned, non-owned and hired vehicles, of at least \$2,000,000 per occurrence for bodily injury and property damage, at least as broad as most recent Insurance Services Office Form Number CA 00 01 covering automobile liability, Code 1 (any auto).

8.3 Workers' Compensation Insurance in compliance with applicable statutory requirements and Employer's Liability Coverage of at least \$1,000,000 per occurrence.

8.4 Professional Liability (Errors and Omissions) Insurance, if required by the City, that covers the Services to be performed, in the minimum amount of \$1,000,000 per claim and in the aggregate, with conditions and for a term acceptable to the City.

Defense costs shall be payable in addition to the limits. Insurance carriers shall be licensed and authorized to do business in California. Such insurance carrier shall have not less than an "A:VII" rating according to the latest Best Key Rating unless otherwise approved by City. LEAP shall add City, HCD, their officers, officials, employees, agents, and volunteers as additional insureds on

LEAP’s Commercial General Liability and Automobile Liability. All insurance coverage maintained or procured pursuant to this Agreement shall be endorsed to waive subrogation against the City, HCD, and their elected or appointed officers, agents, officials, employees and volunteers, or shall specifically allow LEAP or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Coverage provided by LEAP shall be primary and any insurance or self-insurance procured or maintained by City shall not be required to contribute with it.

9. Records/Documents. LEAP shall keep such ledgers, books of accounts, invoices, vouchers, canceled checks, reports, studies, or other documents relating to this Agreement (“Books and Records”) for three (3) years following completion of the Agreement. Any and all such Books and Records shall be maintained in accordance with generally accepted accounting principles and shall be complete and detailed. The City shall have full and free access to such Books and Records at all times during normal business hours, including the right to inspect, copy, audit, and make records and transcripts from such Books and Records. In addition, on a monthly basis, LEAP shall provide data generated by the Program to the City, pursuant to Exhibit “A” Scope of Services, attached hereto and incorporated herewith. City will retain the right to request Program data after the Term of this Agreement expires.

10. Written Notices. All notices permitted or required under this Agreement shall be given to the respective parties at the following address, or at such other address as the respective parties may provide in writing for this purpose:

CITY:

City of Coachella
53990 Enterprise Way
Coachella, CA 92236
Attn: City Manager

LEAP:

LEAP Institute
1515 E. Divisadero Street, Suite 108
Fresno, CA 93721
Attn: Executive Director

Such notice shall be deemed made when personally delivered or when mailed, forty-eight (48) hours after deposit in the U.S. Mail, first class postage prepaid and addressed to the party at its applicable address. Actual notice shall be deemed adequate notice on the date actual notice occurred, regardless of the method of service.

11. California Law. This Agreement shall be interpreted, construed, and governed both as to validity and to performance of the Parties in accordance with the laws of the State of California. Legal actions concerning any dispute, claim, or matter arising out of or in relation to this Agreement shall be instituted in the Superior Court of the County of Riverside, State of California, or any other appropriate court in such county, and the Parties covenant and agree to submit to the personal jurisdiction of such court in the event of such action.

12. Independent Contractor. The Parties agree and intend that City and LEAP are independent entities and do not intend by this Agreement to create any partnership, joint venture, or similar business arrangement, relationship or association between them, except as may be agreed to

expressly by this Agreement. Each Party shall perform their services hereunder in an independent capacity and not as an employee or agent of the other Party.

13. Amendments. This Agreement may be amended at any time by the mutual consent of the Parties by an instrument in writing.

14. Assignment. Neither Party may assign or transfer its respective rights or obligations under this Agreement without the express written consent of the other Party. Any purported assignment or transfer by one Party without the express written consent of the other Party shall be null and void and of no force or effect.

15. Waiver. No delay or omission in the exercise of any right or remedy of a non-defaulting Party on any default shall impair such right or remedy or be construed as a waiver. No consent or approval of either Party shall be deemed to waive or render unnecessary such Party's consent to or approval of any subsequent act of the other Party. Any waiver by either Party of any default must be in writing and shall not be a waiver of any other default concerning the same or any other provision of this Agreement.

16. Severability. In the event that any one or more of the phrases, sentences, clauses, paragraphs, or sections contained in this Agreement shall be declared invalid or unenforceable by valid judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability shall not affect any of the remaining phrases, sentences, clauses, paragraphs, or sections of this Agreement, which shall be interpreted to carry out the intent of the parties hereunder.

17. Survival. All rights and obligations hereunder that by their nature are to continue after any expiration or termination of this Agreement, shall survive any such expiration or termination.

18. Third Party Beneficiaries. There are no third-party beneficiaries to this Agreement.

19. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed to be an original, and such counterparts shall constitute one and the same instrument.

20. Entire Agreement. This Agreement contains the entire agreement of the Parties relating to the subject matter hereof and supersedes all prior negotiations, agreements or understandings.

[SIGNATURES ON FOLLOWING PAGE]

**SIGNATURE PAGE TO RIDESHARE SERVICES AGREEMENT
BETWEEN THE CITY OF COACHELLA AND LEAP**

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the date first herein above written.

CITY OF COACHELLA

THE LEAP INSTITUTE

Approved By:

Dr. Gabriel D. Martin
City Manager

By: _____
Reynaldo Leon
Executive Director

Approved as to Form:

Best Best & Krieger LLP
City Attorney

Attested By:

City Clerk

EXHIBIT “A”
PROPOSAL

Purchase of 17 Model Y Teslas for use by The LEAP Institute to provide rideshare services

Address: Throughout Riverside County

Total GHG Reductions: 8,942.69

Budget: \$1,160,000

Service offering: Ridesharing trips throughout the community for a variety of uses including employment, doctor visits, commute to school, etc. Services are available from on-demand application.

EXHIBIT “B”

SCOPE OF SERVICES

The Services include, but are not limited to, the terms in the Proposal and the following:

1. General Scope. LEAP will design, launch, operate, market, and maintain a rideshare program that will operate throughout Riverside County (“Program”).
2. Program Management. LEAP will take responsibility for Program management on a continuous basis during the Term. LEAP will designate a Program Manager who will serve as the City’s primary point of contact. The Program Manager will appoint members to the Program Team to handle operations, dispatch, driver onboarding, driver management, fleet maintenance, marketing, and data analytics.
3. Service Parameters.
 - 3.1 Scheduling: LEAP will develop a rideshare system and schedule that will include numerous systems for different types of rides including “Van-pool” for work, rideshare for education (college or university), non-emergency medical (NEM), pharmacy, other health related, social services, groceries, and recreation. The schedule will be influenced by riders’ needs as they will, essentially, “dial-a-ride” unless they are using a pre-schedule periodic “Van-Pool” service for workforce, recreation or education.
 - 3.2 Service Days/Hours: Rideshare services will operate from _____ to _____, seven days a week.
 - 3.3 Ride pricing. Rates are described in Exhibit “C” attached to and incorporated with this Agreement.
 - 3.4 Maintenance: LEAP will be solely responsible for all maintenance of the Teslas, including obtaining and maintaining insurance on all of the Teslas.
4. Customer and Driver Support. LEAP shall provide high-quality customer service to Program customers and drivers during the Term. If an issue arises for a customer or driver before, during, or after a ride, these parties will be able to reach LEAP staff by text message in real time, or by submitting an email ticket, which will be replied to promptly by LEAP staff. Upon request by the City, LEAP shall create for the City a periodic reporting system of customer service events.
5. Marketing & Promotions. LEAP shall work closely with the City, other local partners, institutions, agencies, and leaders to create a unified marketing and promotional program that increases community awareness of the Program and maximizes its success. The City will cooperate with LEAP in all respects and support LEAP’s team by providing useful local insights, and leveraging existing marketing platforms to amplify the Program. More specifically, LEAP will distribute flyers, posters and brochures and will conduct various earned media hits through publications, radio and television. Social media apps and tools will be utilized as well as mailings to the over 500 residents engaged during the process of the Coachella and Mecca Transportation

Needs Assessment. LEAP will work closely with its communications and marketing consultants, Tzunu Solutions, who will help with the above-mentioned marketing and promotional activities and a launch event.

6. Primary and Backup Drivers. LEAP will recruit, train, and certify numerous ‘Green Raiteros,’ most likely retired farmworkers, students (21+) and under-employed adults. LEAP will strive to have at least two drivers certified per vehicle.

7. Tesla Overnight Parking. LEAP will park the Teslas overnight at a publicly-owned property that is gated, well lit and has potential for the installation of EV Chargers. LEAP will work with partner corporations to acquire and install Level 2 EV Chargers. LEAP will also help recruit Coachella area residents to participate in its California Energy Commission sponsored EV Charger Maintenance and Installation Certification Courses.

8. Park and Ride and Transit Hub Information. In coordination with the City and with input from residents, LEAP will identify the best locations for safe group pick-ups and drop offs. LEAP will provide instructions to drivers about the importance of safe pickups and drop-offs that comply with all applicable traffic laws. LEAP may also provide door-to-door services for the more vulnerable participants in the community.

9. Data Sharing & Reporting.

Each month, LEAP shall share with the City a collection of data generated by the Program so that City can use to monitor and test the benefits and efficacy of the Program. No personal identifiable information shall be provided to the City. This data will include:

- Individual ride data (anonymized)
 - Requested Origin
 - Requested Destination
 - Number of passengers
 - Time and length of ride
 - Fare paid
- Aggregated service data (for a given period):
 - Completed Rides
 - Active Drivers
 - Driver Hours
 - Utilization (rides per vehicle per hour)
 - Average trip duration (minutes)
- Performance standards (for a given period):
 - Average ETA to pick-up
 - % of on-time rides
 - % completed rides
 - Rider satisfaction metrics
 - Historical trends (over longer periods)
 - Overall ride volume/growth
 - Top requested origins and destinations
 - Demand ‘heat maps’

This data shall be made available in formatted numerical and graphical reports.

EXHIBIT "C"
LEAP BACKGROUND AND RATES

Membership Monthly Rates:

\$100 at \$0.25 per mile

\$50 at \$0.50 per mile

\$10 at \$2.00 per mile

All non-emergency medical through LEAP's partner, American Logistics, is free to the clients.

Prepared For: City of Coachella
Martinez, Maritza

Date 07/18/2023
AE/AM RRM/am

Unit #

Year 2023 **Make** Tesla **Model** Model Y
Series Long Range 4dr All-Wheel Drive Sport Utility

Vehicle Order Type Ordered **Term** 12 **State** CA **Customer#** 588084

\$ 60,530.00	Capitalized Price of Vehicle ¹
\$ 0.00 *	Sales Tax <u>0.0000%</u> State <u>CA</u>
\$ 787.69 *	Initial License Fee
\$ 0.00 *	Registration Fee
\$ 400.00	Other: (See Page 2)
\$ 60,929.00 *	Capitalized Price Reduction
\$ 5,331.29 *	Tax on Capitalized Price Reduction
\$ 0.00	Gain Applied From Prior Unit
\$ 0.00 *	Tax on Gain On Prior
\$ 0.00 *	Security Deposit
\$ 0.00 *	Tax on Incentive (Taxable Incentive Total : \$0.00)

All language and acknowledgments contained in the signed quote apply to all vehicles that are ordered under this signed quote.

Order Information

Driver Name	pool driver
Exterior Color	(0 P) Pearl White Multi-Coat
Interior Color	(0 I) Black w/Vegan Leather Seat Trim
Lic. Plate Type	Unknown
GVWR	0

\$ 1.00	Total Capitalized Amount (Delivered Price)
\$ 0.08	Depreciation Reserve @ <u>8.0000%</u>
\$ 60.93	Monthly Lease Charge (Based on Interest Rate - Subject to a Floor) ²
\$ 61.01	Total Monthly Rental Excluding Additional Services

Additional Fleet Management

\$ 0.00	Master Policy Enrollment Fees
\$ 0.00	Commercial Automobile Liability Enrollment
	Liability Limit <u>\$0.00</u>
\$ 0.00	Physical Damage Management
\$ 0.00	Full Maintenance Program ³ Contract Miles <u>7,500</u>
	Incl: # Brake Sets (1 set = 1 Axle) <u>0</u>

Comp/Coll Deductible	<u>0 / 0</u>
OverMileage Charge	<u>\$ 0.0500</u> Per Mile
# Tires <u>0</u>	Loaner Vehicle Not Included

Additional Services SubTotal

\$ 5.34	Sales Tax <u>8.7500%</u>	State <u>CA</u>
---------	--------------------------	------------------------

Total Monthly Rental Including Additional Services

\$ 0.04	Reduced Book Value at <u>12</u> Months
\$ 0.00	Service Charge Due at Lease Termination

Quote based on estimated annual mileage of 7,500
(Current market and vehicle conditions may also affect value of vehicle)
(Quote is Subject to Customer's Credit Approval)

Notes

Enterprise FM Trust will be the owner of the vehicle covered by this Quote. Enterprise FM Trust (not Enterprise Fleet Management) will be the Lessor of such vehicle under the Master Open - End (Equity) Lease Agreement and shall have all rights and obligations of the Lessor under the Master Open - End (Equity) Lease Agreement with respect to such vehicle. Lessee must maintain insurance coverage on the vehicle as set forth in Section 11 of the Master Open-End (Equity) Lease Agreement until the vehicle is sold.

ALL TAX AND LICENSE FEES TO BE BILLED TO LESSEE AS THEY OCCUR.

Lessee hereby authorizes this vehicle order, agrees to lease the vehicle on the terms set forth herein and in the Master Equity Lease Agreement and agrees that Lessor shall have the right to collect damages in the event Lessee fails or refuses to accept delivery of the ordered vehicle. Lessee certifies that it intends that more than 50% of the use of the vehicle is to be in a trade or business of the Lessee.

LESSEE City of Coachella

BY _____ **TITLE** _____ **DATE** _____

* INDICATES ITEMS TO BE BILLED ON DELIVERY.

¹ Capitalized Price of Vehicle May be Adjusted to Reflect Final Manufacturer's Invoice. Lessee Hereby Assigns to Lessor any Manufacturer Rebates And/Or Manufacturer Incentives Intended for the Lessee, Which Rebates And/Or Incentives Have Been Used By Lessor to Reduce the Capitalized Price of the Vehicle.

² Monthly Lease Charge Will Be Adjusted to Reflect the Interest Rate on the Delivery Date (Subject to a Floor).

³ The inclusion herein of references to maintenance fees/services are solely for the administrative convenience of Lessee. Notwithstanding the inclusion of such references in this [Invoice/Schedule/Quote], all such maintenance services are to be performed by Enterprise Fleet Management, Inc., and all such maintenance fees are payable by Lessee solely for the account of Enterprise Fleet Management, Inc., pursuant to that certain separate [Maintenance Agreement] entered into by and between Lessee and Enterprise Fleet Management, Inc. that such maintenance fees are being billed by Enterprise FM Trust, and are payable at the direction of Enterprise FM Trust, solely as an authorized agent for collection on behalf of Enterprise Fleet Management, Inc.

Other Totals

Description	(B)illed or (C)apped	Price
Pricing Plan Delivery Charge	C	\$ 125.00
Courtesy Delivery Fee	C	\$ 275.00
Total Other Charges Billed		\$ 0.00
Total Other Charges Capitalized		\$ 400.00
Other Charges Total		\$ 400.00

VEHICLE INFORMATION:

2023 Tesla Model Y Long Range 4dr All-Wheel Drive Sport Utility - US

Series ID: MODELYLRL

Pricing Summary:

	INVOICE	MSRP
Base Vehicle	\$50,490	\$50,490.00
Total Options	\$4,250.00	\$4,250.00
Destination Charge	\$1,390.00	\$1,390.00
Total Price	\$56,130.00	\$56,130.00

SELECTED COLOR:

Exterior: PPSW-(0 P) Pearl White Multi-Coat
 Interior: BLK-(0 I) Black w/Vegan Leather Seat Trim

SELECTED OPTIONS:

CODE	DESCRIPTION	INVOICE	MSRP
7SEAT	7 Seat Interior	\$4,000.00	\$4,000.00
BLK_02	(0 I) Black w/Vegan Leather Seat Trim	NC	NC
DLR	MF Adjustment	\$-1,000.00	\$-1,000.00
FEE	Non-Refundable Order Fee	\$250.00	\$250.00
PAINT	Monotone Paint	STD	STD
PPSW_01	(0 P) Pearl White Multi-Coat	NC	NC
STDAX	9.0 Axle Ratio	STD	STD
STDEN	Dual Motor: Fr AC Induction/Rr AC Permanent Magnet	STD	STD
STDGV	GVWR: 5,712 lbs	STD	STD
STDRD	Radio: Premium Audio System	STD	STD
STDTM	Vegan Leather Seat Trim	STD	STD
STDTN	Transmission: 1-Speed Automatic	STD	STD
STDTR	Tires: 255/45R19	STD	STD
STDWL	Wheels: 19" x 9.5" Gemini	STD	STD
TOW	Tow Hitch	\$1,000.00	\$1,000.00

CONFIGURED FEATURES:

Item 15.

Body Exterior Features:

Number Of Doors: 4
Driver And Passenger Mirror: auto dimming power remote heated power folding side-view door mirrors with tilt down
Skid Plates: skid plates
Door Handles: black
Front And Rear Bumpers: body-coloured front and rear bumpers
Body Material: galvanized steel/aluminum body material
: class II trailering with harness, hitch
Fender Flares: black fender flares
Grille: black grille

Convenience Features:

Air Conditioning: automatic dual-zone front air conditioning
Air Filter: air filter
Console Ducts: console ducts
Steering Wheel A/C Controls: steering-wheel mounted A/C controls
Power Sunroof: front and rear fixed laminated glass sunroof
Seat Memory: 5 driver memory seat settings (includes door mirrors, steering wheel, audio, HVAC,)
Cruise Control: cruise control with steering wheel controls, Traffic-Aware Cruise Control distance pacing
Trunk/Hatch/Door Remote Release: power cargo access remote release
Power Windows: power windows with front and rear 1-touch down
1/4 Vent Rear Windows: power rearmost windows
Remote Keyless Entry: smart device-as-key remote keyless entry
Illuminated Entry: illuminated entry
Integrated Key Remote: integrated key/remote
Auto Locking: auto-locking doors
Passive Entry: proximity key
Valet Key: valet function
Trunk FOB Controls: keyfob trunk/hatch/door release
Window FOB Controls: remote window controls
Steering Wheel: heated steering wheel with power tilting, power telescoping, auto tilt-away
Day-Night Rearview Mirror: day-night rearview mirror
Auto-dimming Rearview Mirror: auto-dimming rearview mirror
Driver and Passenger Vanity Mirror: illuminated auxiliary driver and passenger-side visor mirrors
Navigation System: navigation system with voice activation
Front Cupholder: front and rear cupholders
Floor Console: full floor console with covered box
Glove Box: illuminated locking glove box
Driver Door Bin: driver and passenger door bins
Rear Door Bins: rear door bins
Seatback Storage Pockets: 2 seatback storage pockets
IP Storage: covered bin instrument-panel storage
Driver Footrest: driver's footrest
Retained Accessory Power: retained accessory power
Power Accessory Outlet: 1 12V DC power outlet

Entertainment Features:

radio FM/HD with seek-scan
Radio Data System: radio data system
Amplifier: amplifier
Voice Activated Radio: voice activated radio
Steering Wheel Radio Controls: steering-wheel mounted audio controls
Speakers: 14 speakers
Internet Access: internet access
1st Row LCD: 1 1st row LCD monitor
Wireless Connectivity: wireless phone connectivity
Antenna: window grid antenna

Lighting, Visibility and Instrumentation Features:

Headlamp Type: delay-off aero-composite LED low/high beam headlamps
 Auto-levelling Headlights: auto-leveling headlights
 Auto-Dimming Headlights: auto high-beam headlights
 Front Fog Lights: front fog lights
 Front Wipers: variable intermittent rain detecting wipers wipers with heating wiper park
 Rear Window Defroster: rear window defroster
 Tinted Windows: deep-tinted windows
 Dome Light: dome light with fade
 Front Reading Lights: front and rear reading lights
 Door Curb/Courtesy Lights: 4 door curb/courtesy lights
 Variable IP Lighting: variable instrument panel lighting
 Display Type: digital appearance
 Compass: compass
 Exterior Temp: outside-temperature display
 Low Tire Pressure Warning: tire specific low-tire-pressure warning
 Park Distance Control: front and rear parking sensors
 Trip Computer: trip computer
 Trip Odometer: trip odometer
 Lane Departure Warning: lane departure
 Blind Spot Sensor: blind spot
 Front Pedestrian Braking: front pedestrian detection
 Following Distance Indicator: following distance alert
 Forward Collision Alert: forward collision
 Clock: in-dash clock
 Systems Monitor: driver information centre
 Rear Vision Camera: rear vision camera
 Battery Warning: battery warning
 Lights On Warning: lights-on warning
 Key in Ignition Warning: key-in-ignition warning
 Door Ajar Warning: door-ajar warning
 Trunk Ajar Warning: trunk-ajar warning
 Brake Fluid Warning: brake-fluid warning

Safety And Security:

ABS four-wheel ABS brakes
 Number of ABS Channels: 4 ABS channels
 Brake Assistance: brake assist
 Brake Type: four-wheel disc brakes
 Vented Disc Brakes: front and rear ventilated disc brakes
 Daytime Running Lights: daytime running lights
 Driver Front Impact Airbag: driver and passenger front-impact airbags
 Driver Side Airbag: seat-mounted driver and passenger side-impact airbags
 Overhead Airbag: curtain 1st and 2nd row overhead airbag
 Knee Airbag: knee airbag
 Occupancy Sensor: front passenger airbag occupancy sensor
 Height Adjustable Seatbelts: height adjustable front seatbelts
 Seatbelt Pretensioners: front and rear seatbelt pre-tensioners
 3Point Rear Centre Seatbelt: 3 point rear centre seatbelt
 Side Impact Bars: side-impact bars
 Perimeter Under Vehicle Lights: perimeter/approach lights
 Tailgate/Rear Door Lock Type: tailgate/rear door lock included with power door locks
 Rear Child Safety Locks: rear child safety locks
 Ignition Disable: immobilizer
 Security System: security system Sentry Mode with video recording
 Tracker System: tracker system
 Electronic Stability: electronic stability
 Traction Control: ABS and driveline traction control
 Front and Rear Headrests: fixed front head restraints
 Rear Headrest Control: 3 rear head restraints
 3rd Row Headrests: 2 manual adjustable third row head restraints

Break Resistant Glass: break resistant glass

Seats And Trim:

Seating Capacity max. seating capacity of 7

Front Bucket Seats: front bucket seats

Front Heated Cushion: driver and passenger heated-cushions

Front Heated Seatback: driver and passenger heated-seatbacks

Heated Rear Seat: heated rear seat

Heated 3rdRow Seat: heated third row seat

Number of Driver Seat Adjustments: 8-way driver and passenger seat adjustments

Reclining Driver Seat: power reclining driver and passenger seats

Driver Lumbar: power 4-way driver and passenger lumbar support

Driver Height Adjustment: power height-adjustable driver and passenger seats

Driver Fore/Aft: power driver and passenger fore/aft adjustment

Driver Cushion Tilt: power driver and passenger cushion tilt

Front Centre Armrest Storage: front centre armrest

Rear Seat Type: rear manual reclining 40-20-40 split-bench seat

Rear Seat Fore/Aft: manual rear seat fore/aft adjustment

Rear Folding Position: rear seat fold-forward seatback

Rear Seat Armrest: rear seat centre armrest

3rd Row Seat Type: fixed third row 50-50 split-bench seat

Leather Upholstery: leatherette front and rear seat upholstery

Door Trim Insert: simulated suede door panel trim

Headliner Material: full cloth headliner

Floor Covering: full carpet floor covering

Dashboard Console Insert, Door Panel Insert Combination: aluminum/genuine wood instrument panel insert, door panel insert, console insert

LeatherSteeringWheel: leatherette steering wheel

Floor Mats: carpet front and rear floor mats

Interior Accents: metal-look interior accents

Cargo Space Trim: carpet cargo space

Trunk Lid: plastic trunk lid/rear cargo door

Cargo Tie Downs: cargo tie-downs

Cargo Light: cargo light

Concealed Cargo Storage: concealed cargo storage

Standard Engine:

Engine 425-hp, (electric)

Standard Transmission:

Transmission 1-speed automatic

Item 15.

AMENDMENT TO MASTER EQUITY LEASE AGREEMENT

THIS AMENDMENT TO MASTER EQUITY LEASE AGREEMENT (this "Amendment") is made and entered into as of the , by and between Enterprise FM Trust, a Delaware statutory trust ("Lessor") and City of Coachella ("Lessee").

WITNESSETH:

WHEREAS, Lessor and Lessee are parties to certain Master Equity Lease Agreement dated 12th day of Feb, 2020, as amended (the "Agreement"; all capitalized terms used and not otherwise defined in this Amendment shall have the respective meanings ascribed to them in the Agreement as amended by this Amendment); and

WHEREAS, Lessor and Lessee desire to amend the Agreement in the manner hereinafter set forth;

NOW, THEREFORE, in consideration of the premises and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee hereby agree as follows:

1. Notwithstanding the second to last sentence of Section 1 of the Agreement, Lessor and Lessee hereby agree that, solely for federal, state and local income tax purposes, the lease by Lessor to Lessee under the Agreement of following Vehicles (the "Specified Vehicles") will be treated as a conditional sale rather than a true lease and that Lessee will be treated as the owner of the Vehicle solely for such income tax purposes:

<u>Year</u>	<u>Make</u>	<u>Model</u>	<u>Quote #</u>
2023	Tesla	Model Y	7308990

The Agreement and this Amendment have the specific intent of creating a conditional sale rather than a true lease with respect to the vehicles listed above, and by design, give appropriate consideration to tax statutes, Regulations, Court decisions, and IRS rulings and positions. In recognition of that intent, each of Lessor and Lessee hereby further agrees that it will not take any action or file any return or other document inconsistent with such tax treatment or with the ownership of the Specified Vehicles by Lessee solely for such income tax purposes.

Notwithstanding the foregoing, or anything else in this Amendment, the Agreement or any Schedule to the contrary, and given the inherent uncertainty that exists with respect to any advertised tax result or outcome, Lessee hereby acknowledges and agrees that Lessor makes no representation, warranty or covenant that any tax authority will not assert a contrary position or assert that (a) the lease of the Specified Vehicles by Lessor to Lessee is a true lease for tax purposes, (b) Lessee is not the owner of the Specified Vehicles for tax purposes and/or (c) Lessee is not entitled to claim any depreciation or recovery deduction for tax purposes with respect to the Specified Vehicles. Lessee shall be solely liable for any and all costs and expenses, including, without limitation, any and all attorneys' fees, incurred in contesting any such treatment of the lease of the Specified Vehicles as other than a conditional sale and shall keep Lessor informed, in writing, of any dispute with any tax authority as to the tax treatment of the lease of the Specified Vehicles.

2. All references in the Agreement and in the various Schedules and addenda to the Agreement and any other references of similar import shall henceforth mean the Agreement as amended by this Amendment. Except to the extent specifically amended by this Amendment, all of the terms, provisions, conditions, covenants, representations and warranties contained in the Agreement shall be and remain in full force and effect and the same are hereby ratified and confirmed.

IN WITNESS WHEREOF, Lessor and Lessee have executed this Amendment to Master Equity Lease Agreement as of the

Enterprise FM Trust (Lessor)

City of Coachella ("Lessee")

By: Enterprise Fleet Management, Inc., its attorney in fact

By Tom Dolan Digitally signed by Tom Dolan

By _____

Title: Fleet Management AVP

Title: _____



STAFF REPORT
7/26/2023

TO: Honorable Mayor and City Council Members

FROM: William B. Pattison, Finance Director

SUBJECT: Coachella Valley 1 Apartments– Subordination Agreement

STAFF RECOMMENDATION:

Staff recommends that the City authorize the City Manager to execute any Subordination Agreements necessary for the subordination of the City Loan (as defined below), subject to changes recommended by the City Attorney, and other documents required for the closing of the permanent financing.

BACKGROUND:

In 2022, the City entered into an Affordable Housing Loan Agreement and Agreement to Prepay Tax Obligations for CFD 2005-1. The City loan was in the amount of \$3,794,000 (the “City Loan”) for the development of an 56-unit affordable apartment complex in the City (the “Project”). The City Loan was evidenced by a promissory note and secured by a deed of trust that was recorded against the Project property (together, the “City Loan Documents”).

As a condition to closing on the permanent financing the City must subordinate the lien of the City Loan to the lender. The City is also receiving from the Owner of the Project an Affordable Housing Regulatory Agreement to evidence the City’s ongoing affordability requirements to restrict 49% of the units to affordable, just like Riverside County.

DISCUSSION/ANALYSIS:

The subordination of the lien of the City Loan to the lien of the permanent lender pursuant to the Subordination Agreement is required by the rules and regulations of such lender

The City Attorney will review the draft Subordination Agreement provided by Borrower that is attached hereto. The City Manager will execute once City Attorney has approved of the language and any suggested revisions.

The City has an interest in supporting the continued operation of the Project, and the request for subordination is a typical and noncontroversial request in connection with the permanent financing.

FISCAL IMPACT

None – The Subordination Agreement does not impact the economic benefits anticipated by the City.

ATTACHMENTS:

1. Subordination Agreement
2. Affordable Housing Regulatory Agreement

FREE RECORDING IN ACCORDANCE
WITH CALIFORNIA GOVERNMENT
CODE SECTIONS 6103 AND 27383

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City of Coachella
53-990 Enterprise Way
Coachella, CA 92236
Attn: City Manager

AFFORDABLE HOUSING REGULATORY AGREEMENT

This Affordable Housing Regulatory Agreement (the “**Regulatory Agreement**”) dated August 1, 2023, for reference purposes only, by CVDH LP, a California limited partnership (“**Owner**”), hereby given to and on behalf of the City of Coachella (the “**City**”).

RECITALS

This Regulatory Agreement affects that certain real property located at 84908, 84910, 84912, and 84914 Bagdad Avenue in the City of Coachella, County of Riverside, State of California, as more particularly described in the Legal Description attached hereto as **Exhibit “A”** and incorporated herein by this reference (the “**Property**”) and is entered into based on the following facts and understandings:

1. Pursuant to the terms of the Affordable Housing Loan Agreement dated as of April 26, 2022 (the “**Loan Agreement**”), the City agreed to provide Owner with a loan (the “**Loan**”) in an amount not to exceed \$3,794,000. The Loan Agreement requires Owner to use the Loan to prepay the special assessments to be imposed upon a 56-unit affordable housing development (the “**Affordable Housing Development**”) to be constructed on the Property for the next fifty-five (55) years, all as specified in the Loan Agreement.
2. To ensure the operation and maintenance of the property as affordable housing for the purposes of the City, Owner agreed to enter into this Regulatory Agreement to set forth the restrictions on occupancy, rents, and use applicable to the Affordable Housing Development as approved by the City.

3. The term "Owner" as used in this Regulatory Agreement shall include all successors, assigns and transferees of any or all of the Owner's interest in the Affordable Housing Development and the Property.

NOW, THEREFORE, Owner, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Owner hereby covenants, agrees and declares that the Property shall be owned, held, used, maintained, and transferred pursuant to the following restrictive covenants (the "**Covenants**") and that such Covenants shall be binding upon all of Owner's successors, assigns and transferees to the Property, and all leases, tenants, contractors, agents, and all persons claiming an interest in the Property, or claiming an interest by and through any of the foregoing.

COVENANTS

1. **Affordability Restrictions.** Owner, for itself and for any successors-in-interest to and transferees or assigns of the Property, hereby declares and covenants that the Property is restricted to the development and use of the Affordable Housing Development as set forth herein. The Affordable Housing Development shall be comprised of, at the minimum, the number of units and have such affordability restrictions and such other characteristics as are described in **Exhibit B, "Affordable Housing Development Description,"** attached hereto and incorporated herein by this reference.

2. **Repair and Maintenance of the Property and other Building or Improvements of the Affordable Housing Development.** Owner agrees:

- a. To keep the Property in a decent, safe, sanitary, rentable, tenantable condition and repair, and permit no waste thereof;
- b. Not to commit or suffer to be done or exist on or about the Property any condition causing the Property to become less valuable;
- c. Not to construct any buildings or improvements on the Property, other than the buildings and improvements contemplated as part of the Affordable Housing Development or add to, remove, demolish or structurally alter any buildings and improvements now or hereinafter located on the Property;
- d. To repair, restore or rebuild promptly any buildings or improvements on the Property that may become damaged or be destroyed while subject to this Covenant;
- e. To comply with all applicable laws, ordinances and governmental regulations affecting the Property or requiring any alteration or improvement thereof, and not to suffer or permit any violations of any such law, ordinance or governmental regulation, nor of any covenant, condition or restriction affecting the Property;
- f. Not to initiate or acquiesce in any change in any zoning or other land use or legal classification which affects any of the Property without the City's prior written consent; and

- g. Not to alter the use of all or any part of the Property without prior written consent of the City.

3. Restrictions on Sale, Encumbrance, and Other Acts.

- a. Except with the City's prior written approval, which shall not be unreasonably withheld, Owner shall not make any sale, encumbrance, hypothecation, assignment, refinancing, pledge, conveyance, or transfer in any other form of the Property or the Affordable Housing Development or of any of its interest in either of them.
- b. The City may grant its approval for a sale, transfer or conveyance of the Property or the Affordable Housing Development subject to such terms and conditions as may be necessary to preserve or establish the fiscal integrity of the Property or the Affordable Housing Development
- c. Notwithstanding anything to the contrary herein, City consent is not required for (i) a transfer of general partner interest in the event that the investor limited partner removes the general partner in accordance with Owner's limited partnership agreement or (ii) a transfer of the property or an interest in the property to an affiliate of Owner in accordance with the investor limited partner's exit at the end of the initial low income housing tax credit compliance period.

4. Charges; Liens. Owner shall pay all taxes, assessments and other charges, fines and impositions attributable to the Property or to the Affordable Housing Development, if any, by Owner making payment, when due, directly to the payee thereof. Owner shall promptly furnish to City all notices of amounts due under this paragraph, and in the event Owner shall make payment directly, Owner shall promptly furnish to City receipts evidencing such payments. Owner shall pay when due all encumbrances, charges, and liens, on the Property or to the Affordable Housing Development, any portion thereof and payments on notes or other obligations secured by an interest in the Property or Affordable Housing Development, any portion thereof, with interest in accordance with the terms thereof. Owner shall have the right to contest in good faith any claim or lien, or payment due thereunder, provided that Owner does so diligently and without prejudice to City.

5. Hazard and Liability Insurance and Condemnation.

- a. The Owner shall at all times keep the Property and the Affordable Housing Development insured against loss by fire and such other hazards, casualties, liabilities and contingencies, and in such amounts and for such periods as required by the City. All insurance policies and renewals thereof shall be issued by a carrier and in form acceptable to the City.
- b. In the event of any fire or other casualty to the Property or Affordable Housing Development or eminent domain proceedings resulting in condemnation of the Property or Affordable Housing Development or any part thereof, Owner shall have the right to rebuild the Property or the Affordable Housing Development, and, subject to the rights of senior lenders, to use all available insurance or

condemnation proceeds therefore, provided that, as determined by the City in its sole discretion, (a) such proceeds are sufficient to rebuild the Property or Affordable Housing Development in a manner that ensures continued operation of the Affordable Housing Development and as consideration for the Loan, (b) the City shall have the right to approve plans and specifications for any major rebuilding and the right to approve disbursements of insurance or condemnation proceeds for rebuilding under a construction escrow or similar arrangement, and (c) no material breach or default then exists under the Loan. If the casualty or condemnation affects only part of the Property or Affordable Housing Development and total rebuilding is infeasible, then, subject to the rights of senior lenders, proceeds may be used for partial rebuilding and/or partial repayment of the Loan.

6. Covenants Run with the Land. The Property is held and hereafter shall be held, conveyed, hypothecated, encumbered, leased, rented, used and occupied subject to these Covenants. All of the Covenants are intended to constitute both equitable servitudes and covenants running with the land. Owner expressly acknowledges and agrees that the Covenants are reasonable restraints on Owner's right to own, use, maintain, and transfer the Property and any estate or interest therein and are not and shall not be construed to be an unreasonable restraint on alienation. Each and every contract, deed or other instrument hereafter executed covering or conveying the Property or any portion thereof, shall be held conclusively to have been executed, delivered and accepted subject to such covenants and restrictions, regardless of whether the Covenants are set forth in such contract, deed or other instrument.

7. Binding Effect. Any purchaser of the Property or of any portion of or interest in the Property, by the acceptance of a deed therefor, whether from Owner or from any subsequent owner of the Property, or by the signing of a contract or agreement to purchase the Property, shall by the acceptance of such deed or by the signing of such contract or agreement be deemed to have consented to and accepted the Covenants set forth in this Regulatory Agreement.

8. Term of Regulatory Agreement. The Covenants in this Regulatory Agreement shall be binding, effective and enforceable commencing upon the execution of this Regulatory Agreement and shall continue in full force and effect for a period of fifty-five (55) years after a certificate of occupancy or its equivalent has been issued for the Affordable Housing Development by the local jurisdiction or, if no such certificate is issued, from the date of initial occupancy of the Affordable Housing Development.

9. Building Permits. Owner agrees not to apply for or accept any permits for the construction of improvements on the Property inconsistent with the Affordable Housing Development as described in **Exhibit B** hereto.

10. Default. Any failure to perform the Covenants under this Regulatory Agreement, which remains uncured for sixty (60) days following written notice to Owner thereof, shall constitute a default of this Regulatory Agreement and shall entitle the City to all of the remedies contained herein.

11. Remedies. The City and its successors and assigns may use any or all of the following provisions in the event of a default of this Regulatory Agreement. The failure by the City to exercise any specific right or remedy shall not preclude the City from exercising any other right or remedy, or from maintaining any action to which it may otherwise be entitled at law or in equity:

- a. **Specific Performance.** The development, use and maintenance of the Property as an Affordable Housing Development in accordance with **Exhibit B** attached to this Regulatory Agreement is of a special and unique kind and character, so that a breach of any material provision of this Regulatory Agreement by Owner, its successors, assigns or transferees, would not have an adequate remedy at law. Therefore, the City's rights in the affordable housing provisions may be enforced by an action for specific performance and such other equitable relief as is provided by the laws of the State of California.
- b. **Injunctive Relief.** In pursuing specific performance of the Covenants, the City shall be entitled to petition the court for injunctive relief to preserve the City's interests in the Property and its rights under this Regulatory Agreement. Such injunctive relief may include, but is not limited to, an order of the court restraining any development of the Property inconsistent with the Covenants made herein.

12. City Monitoring and Compliance Review.

- a. At any time during the term of this Regulatory Agreement and upon prior written notice of at least three business days, the City or its designee may enter and inspect the Property and inspect all accounting records pertaining to compliance with this Regulatory Agreement. Upon request by the City, the Owner shall notify occupants of upcoming inspections of their units in accordance with state law.
- b. At the City's request, the Owner shall provide, at Owner's expense, a special audit of the Affordable Housing Development certified by an independent certified public accountant.
- c. The City may request any other information that it deems necessary to monitor compliance with the Covenants set forth in this Regulatory Agreement. The Owner shall provide such information within 14 days from the City's written request for such information.
- d. The Owner agrees to regular monitoring of the housing development by the City or such designee the City may name at any time during the term of this Regulatory Agreement, to verify compliance with the requirements of this Regulatory Agreement. The Owner, or designee, shall submit annual reports as required by the City on forms approved or provided by the City, detailing components of the ongoing operations of the Affordable Housing Development, as noted in this subsection. The components of annual operations for which reporting is required, which the City retains the right to inspect, or cause to be inspected, include, and are not limited to:

- (1) The Affordable Housing Development, including interior of units, common areas, and exterior of the development;
- (2) Tenant files, demonstrating compliance with affordability standards under this Regulatory Agreement;
- (3) Financial records, including the right to request a certified financial audit of the revenue, expenses, and operations of the housing development; and
- (4) Insurance records to ensure continuous insurance coverage in accordance with City and Program requirements.

13. Owner Representations. Owner represents and warrants to the City that: (1) Owner has sufficient interest in the Property to own, develop, construct and operate the Affordable Housing Development in accordance with this Regulatory Agreement, (2) to Owner's actual knowledge and belief, there are no agreements, contracts, covenants, conditions or exclusions to which Owner (or its predecessor in interest) is a party which would, if enforced, prohibit or restrict the use of the Property in accordance with the terms of this Regulatory Agreement, (3) Owner has the full right and authority to enter into this Regulatory Agreement, (4) this Regulatory Agreement constitutes a valid and legally binding obligation on Owner, enforceable in accordance with its terms, and (5) Owner is duly organized and authorized to do business in the State of California.

14. Governing Law. This Regulatory Agreement shall be interpreted and be governed by the laws of the State of California.

15. Severability. Every provision of this Regulatory Agreement is intended to be severable. If any provision of this Regulatory Agreement is held invalid, illegal, or unenforceable by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining provisions shall not be affected or impaired.

IN WITNESS WHEREOF, the Owner has caused this Regulatory Agreement to be signed by its duly authorized representative, as of the day and year first written above.

OWNER:

CVDH LP,
a California limited partnership

By: SHOC2 LLC,
a California limited liability company,
its General Partner

By: Community Housing Opportunities Corporation,
a California nonprofit public benefit corporation,
its sole member and manager

By _____
Name _____
Title _____

All signatures must be acknowledged.

ADD NOTARY ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF _____

On _____, 20__ before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Seal)

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

Real property in the City of Coachella, County of Riverside, State of California, described as follows:

PARCEL A:

PARCEL 1 OF PARCEL MAP NO. 37833 AS SHOWN BY MAP RECORDED DECEMBER 30, 2020 IN BOOK 250, PAGES 52-54 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY.

PARCEL A1:

A RECIPROCAL ACCESS EASEMENT FOR INGRESS AND EGRESS PURPOSES AND INGRESS AND EGRESS OF SERVICE AND EMERGENCY VEHICLES, AND PUBLIC UTILITIES AS SHOWN BY PARCEL MAP NO. 37833 RECORDED DECEMBER 30, 2020 IN BOOK 250, PAGES 52-54 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY AND AS SET FORTH IN TEMPORARY ACCESS AND UTILITY EASEMENT RECORDED ON APRIL 19, 2022 AS INSTRUMENT NO. 2022-183739, RIVERSIDE COUNTY OFFICIAL RECORDS.

PARCEL A2:

A PRIVATE WATER SERVICES EASEMENT, AS SHOWN BY PARCEL MAP NO. 37833 RECORDED DECEMBER 30, 2020 IN BOOK 250, PAGES 52-54 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY.

A.P.N.: 768-210-040 and 768-210-042

EXHIBIT “B”

AFFORDABLE HOUSING DEVELOPMENT

Description of Units

APNs 768-210-040 and 768-210-042		84-908, 84-910, 84-912, and 84-914 Bagdad Avenue, Coachella, CA	
Enter the number of units and income level.			
# of Units	Restricted (ARPA)	Income Limit	(% of AMI)
20	8	60%	
23	8	50%	
12	11	30%	
1	--	manager	
Total 56	Total 27		

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Riverside County
Housing and Workforce Solutions
3403 10th Street, Suite 300
Riverside, CA 92501
Attention: Juan Garcia

No fee for recording pursuant to
Government Code Section 27383 and 27388.1

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

SUBORDINATION AGREEMENT

(County – City – Coachella Valley I Apartments, n/k/a Placita Dolores Huerta)

NOTICE: THIS SUBORDINATION AGREEMENT RESULTS IN YOUR SECURITY INTEREST IN THE PROPERTY BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN SOME OTHER RESTRICTIVE COVENANT.

THIS SUBORDINATION AGREEMENT (the "Agreement") is made as of August 1, 2023, by and among CVDH LP, a California limited partnership ("Borrower"), the County of Riverside, a political subdivision of the State of California (the "County"), and the City of Coachella, a California municipal corporation (the "City").

RECITALS

A. Borrower and the County previously entered into that certain Loan Agreement for the Use HOME Program Funds (Coachella Valley I Apartments) (the "County HOME Loan Agreement") dated April 26, 2022, recorded in the Official Records of Riverside County ("Official Records") as Document Number 2022-0200899, pursuant to which the County agreed to provide a loan to Borrower in the amount of One Million Dollars (\$1,000,000) (the "County HOME Loan") to partially finance Borrower's construction of fifty-five (55) units of affordable rental housing and one (1) manager's unit on certain real property located in the City of Coachella, County of Riverside, State of California, as more particularly described in Exhibit A (the "Property"). The County HOME Loan is evidenced by a Promissory Note in the amount of the County HOME Loan (the "County HOME Note") dated as of April 26, 2022, and secured by a Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of April 26, 2022, naming Borrower as trustor, the County as beneficiary and First American Title Company, as trustee (the "County HOME Deed of Trust"), recorded in the Official Records as Document Number 2022-02011994. In connection with the County Loan, the County and Borrower also executed a Covenant Agreement (Coachella Valley I Apartments) (the "County HOME Covenant") dated as of April 26, 2022 and recorded in the Official Records as Document Number 2022-0200238. The County HOME Loan Agreement, the County HOME Deed of Trust,

and the County HOME Covenant Agreement collectively constitute the "County HOME Loan Documents."

B. Borrower and the County entered into that certain Loan Agreement for the Use of American Rescue Plan Act (ARPA) Funds (Coachella Valley I Apartments, n/k/a Placita Dolores Huerta) (the "County ARPA Loan Agreement") dated August 1, 2023, pursuant to which the County agreed to provide a loan to Borrower in the amount of Three Million Five Hundred Thousand Dollars (\$3,500,000) (the "County ARPA Loan"). The County ARPA Loan will be used to supplement the construction financing for the Property.

C. The County ARPA Loan is evidenced by a Promissory Note in the amount of the County ARPA Loan (the "County Note") dated as of August 1, 2023, and secured by a Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of August 1, 2023 naming Borrower as trustor, the County as beneficiary and First American Title Company, as trustee (the "County ARPA Deed of Trust"). In connection with the County Loan, the County and Borrower also executed a Covenant Agreement (Coachella Valley I Apartments, n/k/a Placita Dolores Huerta) (the "County ARPA Covenant") dated as of August 1, 2023. The County ARPA Loan Agreement, the County ARPA Deed of Trust, and the County ARPA Covenant Agreement will be recorded against the Property in the Official Records concurrently herewith. Collectively, the County ARPA Loan Agreement, the County ARPA Deed of Trust, the County ARPA Note, and the County ARPA Covenant collectively constitute the "County ARPA Loan Documents."

D. Pursuant to that certain Affordable Housing Loan Agreement (Coachella Valley Apartments) dated as of April 26, 2022, by and between Borrower and the City ("City Loan Agreement"), and evidenced by that certain Promissory Note Secured by Deed of Trust dated as of April 26, 2022, and made by Borrower to the order of the City (the "City Note"), the City made a loan to Borrower in the original principal amount of Three Million Seven Hundred Ninety-Four Thousand Dollars (\$3,794,000) (the "City Loan"). The City Loan is secured by that certain Deed of Trust Securing Affordable Housing Loan Agreement and Promissory Note dated as of April 26, 2022, and made by Borrower, as trustor, in favor of the City (the "City Deed of Trust") and recorded in the Official Records on April 29, 2022, as Document Number 2022-0201995. In connection with the City Loan, Borrower and the City also executed that certain Agreement to Prepay Tax Obligation for City of Coachella Community Facilities District 2005-1 ("Agreement to Prepay") recorded in the Official Records on April 29, 2022, as Document Number 2022-0201996. The City Loan Agreement, City Note, City Deed of Trust, and the Agreement to Prepay collectively constitute the "City Loan Documents."

E. The City and the Borrower entered into an Affordable Housing Regulatory Agreement (the "City Regulatory Agreement") dated August 1, 2023, which the City is recording in the Official Records concurrently herewith.

F. Borrower, the City, and the County hereby acknowledge and agree that the following County ARPA Loan Documents and the City Regulatory Agreement shall be recorded in the Official Records as follows:

1. County ARPA Covenant
2. City Regulatory Agreement
3. County ARPA Loan Agreement
4. County ARPA Deed of Trust

G. As a condition to funding the County ARPA Loan, the County requires that the City and Borrower execute and deliver this Agreement, that the City provide the County notice of defaults and the right to cure defaults under the City Loan Documents, that the County ARPA Covenant have priority over the City Loan Documents.

H. As a condition to City's approval of the Borrower obtaining the County ARPA Loan and securing it against the Property, the City requires that the County and Borrower execute and deliver this Agreement, that the County provide the City notice of defaults and the right to cure defaults under the County ARPA Loan Documents, and that the City Regulatory Agreement have priority over the County HOME Deed of Trust, the County ARPA Loan Agreement, and the County ARPA Deed of Trust.

NOW THEREFORE, for valuable consideration the parties agree as follows:

1. Borrower and the City each acknowledge and agree for the benefit of the County that the County ARPA Covenant and any modifications, renewals, or extensions thereof approved in writing by the City, shall unconditionally be and at all times remain a lien or charge on the Property prior and superior to the rights of the City under the City Loan Documents. The City intentionally and unconditionally subordinates all of the City's right, title and interest in and to the City Loan Documents and the City Regulatory Agreement to the lien or charge of the County ARPA Covenant.

2. Except for the County ARPA Covenant as stated in Section 1, above, Borrower and the County each acknowledge and agree for the benefit of the City that the City Loan Documents and any modifications, renewals, or extensions thereof approved in writing by the County, shall unconditionally be and at all times remain a lien or charge on the Property prior and superior to the rights of the County under the County ARPA Loan Documents. The County intentionally and unconditionally subordinates all of the County's right, title and interest in and to the County ARPA Loan Agreement and County ARPA Deed of Trust to the lien or charge of the City Loan Documents. The County also intentionally and unconditionally subordinates all of the County's right, title and interest in and to the County HOME Loan Agreement and the County HOME Deed of Trust to the lien or charge of the City Regulatory Agreement.

3. The County agrees that, upon the occurrence of an event of default under the County ARPA Loan Documents, the County shall:

(a) concurrently with notifying Borrower of the occurrence of an event of default, notify the City of the occurrence of such event of default by delivering a notice to the City, at its address set forth in the City Loan Agreement;

(b) permit the City to cure or correct (provided that such event of default is curable) any such event of default within ninety (90) calendar days after receipt of such notice;

(c) accept all payments and all acts done by the City on behalf of Borrower within the cure period specified in Paragraph 3(b) above as though the same had been timely done and performed by Borrower, so that such acts and payments shall fully and totally cure and correct all such defaults, breaches, failures or refusals for all purposes; and

(d) have the continuing right to record a notice of default, obtain a court appointed receiver and otherwise exercise the County's rights and remedies under the County ARPA Loan Documents during the above-mentioned cure period.

4. The City agrees that, upon the occurrence of an event of default under the City Loan Documents or the City Regulatory Agreement, the City shall:

(a) concurrently with notifying Borrower of the occurrence of an event of default, notify the County of the occurrence of such event of default by delivering a notice to the County, at its address set forth in the County ARPA Loan Agreement;

(b) permit the County to cure or correct (provided that such event of default is curable) any such event of default within ninety (90) calendar days after receipt of such notice;

(c) accept all payments and all acts done by the County on behalf of Borrower within the cure period specified in Paragraph 4(b) above as though the same had been timely done and performed by Borrower, so that such acts and payments shall fully and totally cure and correct all such defaults, breaches, failures or refusals for all purposes; and

(d) have the continuing right to record a notice of default, obtain a court appointed receiver and otherwise exercise the City's rights and remedies under the City Loan Documents and the City Regulatory Agreement during the above-mentioned cure period.

5. The parties hereto agree to cooperate with each other and perform any acts and execute, acknowledge and deliver any additional agreements, documents, or instruments that may be reasonably necessary or desirable to carry out the provisions or to effectuate the purpose of this Agreement.

6. This Agreement represents the entire agreement among the parties on the subject matter hereof, and except as expressly provided herein, shall not be affected by reference to any other documents. Neither this Agreement nor any provision hereof may be changed, waived, discharged, or terminated orally, but such may be accomplished only by an instrument in writing signed by the party against whom enforcement of the change, waiver, discharge, or termination is sought.

7. If any of the provisions or terms of this Agreement shall for any reason be held invalid or unenforceable, such invalidity or unenforceability shall not affect any other of the

terms hereof, and this Agreement shall be construed as if such unenforceable term had never been contained herein.

8. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original and all of which together shall constitute and be construed as one and the same instrument.

Exhibit A is attached hereto and incorporated herein by this reference.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties have entered into this Agreement, as of the date first written above.

BORROWER:

CVDH LP,
a California limited partnership

By: SCHOC2 LLC,
a California limited liability company,
its managing general partner

By: Community Housing Opportunities Corporation,
a California nonprofit public benefit corporation,
its sole member and manager

By: _____
Manuela Silva,
Chief Executive Officer

COUNTY:

COUNTY OF RIVERSIDE, a political subdivision
of the State of California

By: _____
Heidi Marshall
Director

APPROVED AS TO FORM:
Minh C. Tran, County Counsel

Amrit P. Dhillon
Deputy County Counsel

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

CITY:

CITY OF COAHCELLA, a California municipal corporation

By: _____

Name: _____

Title: _____

APPROVED AS TO FORM:

By: _____

Name: _____

Title: _____

[SIGNATURES MUST BE NOTARIZED]

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF _____)

On _____, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Name: _____
Notary Public

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF _____)

On _____, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Name: _____
Notary Public

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF _____)

On _____, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Name: _____
Notary Public

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY



STAFF REPORT
7/26/2023

TO: Honorable Mayor and City Council Members

FROM: Delia Granados, Deputy City Clerk

SUBJECT: Designation of Voting Delegate and Alternates to the League of California Cities Annual Conference & Expo.

STAFF RECOMMENDATION:

Staff recommends that the City Council designate a voting member and two alternates to attend the Friday, September 22, 2023, League of California Cities Annual Business Meeting. The voting delegate is required to register and attend the League Conference.

BACKGROUND:

The League of California Cities is one of the primary lobbying organizations for municipalities at the State level. A number of key policy decisions are made in order to support cities and represent municipal interests to the Assembly and the Governor. In order to ensure that the views of the City of Coachella are represented to the League in formulating their policies, the Council must designate a delegate to represent the City at the League Conference and the Annual Business Meeting.

DISCUSSION/ANALYSIS:

The League's 2023 Annual Conference & Expo is scheduled for September 20-22, 2023, in Sacramento, California. An important part of the Annual Conference is the Annual Business Meeting (during General Assembly). The General Assembly will be held on Friday, September 22. At this meeting, the League membership considers and takes action on resolutions that establish League policy.

The City of Coachella must designate a voting delegate to represent the City at the Annual Business Meeting. Staff is requesting the Council also appoint up to two alternate voting delegates. One of these delegates may represent the City in the event that the designated voting delegate is unable to attend the conference.

The designation of a voting delegate and alternates must be done by City Council action and a copy of the Council action reflecting the Council's selection must be forwarded to the League no

later than August 28, 2023. The voting delegate and alternates must be registered to attend the conference. They need not register for the entire conference; they may register for Friday only.

ALTERNATIVES:

The only alternative action is for the Council to choose not to designate a representative for the City at the Annual Conference and Business Meeting of the League of California Cities.

FISCAL IMPACT:

The voting delegate is required to register and attend the League Conference. The City will incur any expenses necessary for this registration for the delegate to attend the conference during this period.

Attachment: Annual Conference Voting Procedures and Schedule

Council Action Advised by August 28, 2023

DATE: Wednesday, June 21, 2023

TO: Mayors, Council Members, City Clerks, and City Managers

**RE: DESIGNATION OF VOTING DELEGATES AND ALTERNATES
League of California Cities Annual Conference and Expo, Sept. 20-22, 2023,
Sacramento SAFE Credit Union Convention Center**

Every year, the League of California Cities convenes a member-driven General Assembly at the [Cal Cities Annual Conference and Expo](#). The General Assembly is an important opportunity where city officials can directly participate in the development of Cal Cities policy.

Taking place on Sept. 22, the General Assembly is comprised of voting delegates appointed by each member city; every city has one voting delegate. Your appointed voting delegate plays an important role during the General Assembly by representing your city and voting on resolutions.

To cast a vote during the General Assembly, your city must designate a voting delegate and up to two alternate voting delegates, one of whom may vote if the designated voting delegate is unable to serve in that capacity. Voting delegates may either be an elected or appointed official.

Please complete the attached voting delegate form and email it to Cal Cities office no later than Monday, August 28.

New this year, we will host a pre-conference information session for voting delegates to explain their role. Submitting your voting delegate form by the deadline will allow us time to establish voting delegate/alternate records prior to the conference and provide pre-conference communications with voting delegates.

Please view Cal Cities' [event and meeting policy](#) in advance of the conference.

Action by Council Required. Consistent with Cal Cities bylaws, a city's voting delegate and up to two alternates must be designated by the city council. When completing the attached Voting Delegate form, please attach either a copy of the council resolution that reflects the council action taken or have your city clerk or mayor sign the form affirming that the names provided are those selected by the city council.

Please note that designating the voting delegate and alternates **must** be done by city council action and cannot be accomplished by individual action of the mayor or city manager alone.

Conference Registration Required. The voting delegate and alternates must be registered to attend the conference. They need not register for the entire conference; they may register for Friday only. Conference registration is open on the [Cal Cities](#) website.

For a city to cast a vote, one voter must be present at the General Assembly and in possession of the voting delegate card and voting tool. Voting delegates and alternates need to pick up their conference badges before signing in and picking up the voting delegate card at the voting delegate desk. This will enable them to receive the special sticker on their name badges that will admit the voting delegate into the voting area during the General Assembly.

Transferring Voting Card to Non-Designated Individuals Not Allowed. The voting delegate card may be transferred freely between the voting delegate and alternates, but *only* between the voting delegate and alternates. If the voting delegate and alternates find themselves unable to attend the General Assembly, they may *not* transfer the voting card to another city official.

Seating Protocol during General Assembly. At the General Assembly, individuals with a voting card will sit in a designated area. Admission to the voting area will be limited to the individual in possession of the voting card and with a special sticker on their name badge identifying them as a voting delegate.

The voting delegate desk, located in the conference registration area of the SAFE Credit Union Convention Center in Sacramento, will be open at the following times: Wednesday, Sept. 20, 8:00 a.m.- 6:00 p.m. and Thursday, Sept. 21, 7:30 a.m.- 4:00 p.m. On Friday, Sept. 22, the voting delegate desk will be open at the General Assembly, starting at 7:30 a.m., but will be closed during roll calls and voting.

The voting procedures that will be used at the conference are attached to this memo. Please share these procedures and this memo with your council and especially with the individuals that your council designates as your city's voting delegate and alternates.

Once again, thank you for completing the voting delegate and alternate form and returning it to Cal Cities office by Monday, Aug. 28. If you have questions, please contact Zach Seals at zseals@calcities.org.

Attachments:

- General Assembly Voting Guidelines
- Voting Delegate/Alternate Form
- Information Sheet: Cal Cities Resolutions and the General Assembly



General Assembly Voting Guidelines

1. **One City One Vote.** Each member city has a right to cast one vote on matters pertaining to Cal Cities policy.
2. **Designating a City Voting Representative.** Prior to the Cal Cities Annual Conference and Expo, each city council may designate a voting delegate and up to two alternates; these individuals are identified on the voting delegate form provided to the Cal Cities Credentials Committee.
3. **Registering with the Credentials Committee.** The voting delegate, or alternates, may pick up the city's voting card at the voting delegate desk in the conference registration area. Voting delegates and alternates must sign in at the voting delegate desk. Here they will receive a special sticker on their name badge and thus be admitted to the voting area at the General Assembly.
4. **Signing Initiated Resolution Petitions.** Only those individuals who are voting delegates (or alternates), and who have picked up their city's voting card by providing a signature to the credentials committee at the voting delegate desk, may sign petitions to initiate a resolution.
5. **Voting.** To cast the city's vote, a city official must have in their possession the city's voting card and voting tool; and be registered with the credentials committee. The voting card may be transferred freely between the voting delegate and alternates but may not be transferred to another city official who is neither a voting delegate nor alternate.
6. **Voting Area at General Assembly.** At the General Assembly, individuals with a voting card will sit in a designated area. Admission to the voting area will be limited to the individual in possession of the voting card and with a special sticker on their name badge identifying them as a voting delegate.
7. **Resolving Disputes.** In case of dispute, the credentials committee will determine the validity of signatures on petitioned resolutions and the right of a city official to vote at the General Assembly.



CITY: _____ Item 17.

**2023 ANNUAL CONFERENCE
VOTING DELEGATE/ALTERNATE FORM**

Please complete this form and return it to Cal Cities office by Monday, August 28, 2023. Forms not sent by this deadline may be submitted to the Voting Delegate Desk located in the Annual Conference Registration Area. Your city council may designate one voting delegate and up to two alternates.

To vote at the General Assembly, voting delegates and alternates must be designated by your city council. Please attach the council resolution as proof of designation. As an alternative, the Mayor or City Clerk may sign this form, affirming that the designation reflects the action taken by the council.

Please note: Voting delegates and alternates will be seated in a separate area at the General Assembly. Admission to this designated area will be limited to individuals (voting delegates and alternates) who are identified with a special sticker on their conference badge. This sticker can be obtained only at the voting delegate desk.

1. VOTING DELEGATE

Name: _____ Email: _____

Title: _____

2. VOTING DELEGATE - ALTERNATE

Name: _____

Title: _____

Email: _____

3. VOTING DELEGATE - ALTERNATE

Name: _____

Title: _____

Email: _____

ATTACH COUNCIL RESOLUTION DESIGNATING VOTING DELEGATE AND ALTERNATES OR

ATTEST: I affirm that the information provided reflects action by the city council to designate the voting delegate and alternate(s).

Name: _____ Email: _____

Mayor or City Clerk: _____ Date: _____ Phone: _____
(circle one) (signature)

Please complete and email this form to votingdelegates@calcities.org by Monday, August 28, 2023.

Developing League of California Cities policy is a dynamic process that engages a wide range of members to ensure that we are representing California cities with one voice. These policies directly guide Cal Cities advocacy to promote local decision-making, and lobby against statewide policy that erodes local control.

The resolutions process and General Assembly is one way that city officials can directly participate in the development of Cal Cities policy. If a resolution is approved at the General Assembly, it becomes official Cal Cities policy. Here's how Resolutions and the General Assembly works.

Prior to the Annual Conference and Expo

General Resolutions



Sixty days before the Annual Conference and Expo, Cal Cities members may submit policy proposals on issues of importance to cities. The resolution must have the concurrence of at least five additional member cities or individual members.



Policy Committees



The Cal Cities President assigns general resolutions to policy committees where members review, debate, and recommend positions for each policy proposal. Recommendations are forwarded to the Resolutions Committee.



During the Annual Conference and Expo

Petitioned Resolutions



The petitioned resolution is an alternate method to introduce policy proposals during the annual conference. The petition must be signed by



voting delegates from 10% of member cities, and submitted to the Cal Cities President at least 24 hours before the beginning of the General Assembly.

Resolutions Committee



The Resolutions Committee considers all resolutions. General Resolutions approved¹ by either a policy committee or the Resolutions Committee are next considered by the General Assembly. General resolutions not approved, or referred for further study by both a policy committee and the Resolutions Committee do not go the General Assembly. All Petitioned Resolutions are considered by the General Assembly, unless disqualified.²



General Assembly



During the General Assembly, voting delegates debate and consider general and petitioned resolutions forwarded by the Resolutions Committee. Potential Cal Cities bylaws amendments are also considered at this meeting.

Who's who

Cal Cities policy development is a member-informed process, grounded in the voices and experiences of city officials throughout the state.

The **Resolutions Committee** includes representatives from each Cal Cities diversity caucus, regional division, municipal department, policy committee, as well as individuals appointed by the Cal Cities president.

Voting delegates are appointed by each member city; every city has one voting delegate.

The **General Assembly** is a meeting of the collective body of all voting delegates — one from every member city.

Seven **Policy Committees** meet throughout the year to review and recommend positions to take on bills and regulatory proposals. Policy committees include members from each Cal Cities diversity caucus, regional division, municipal department, as well as individuals appointed by the Cal Cities president.

What's new in 2023?



- Voting delegates will receive increased communications to prepare them for their role during the General Assembly.
- The General Assembly will take place earlier to allow more time for debate and discussion.
- Improvements to the General Assembly process will make it easier for voting delegates to discuss and debate resolutions.

¹ The Resolution Committee can amend a general resolution prior to sending it to the General Assembly.

² Petitioned Resolutions may be disqualified by the Resolutions Committee under Cal Cities Bylaws Article VI. Sec. 5(f).



STAFF REPORT
7/26/2023

TO: Honorable Mayor and City Council Members

FROM: Dr. Gabriel Martin, City Manager
William Pattison, Interim Finance Director
Maritza Martinez, Public Works Director
Sandy Krause, Human Resources Manager

SUBJECT: Resolution No. 2023-30 Approving the Ratification of a Four Year Memorandum of Understanding Agreement between the City of Coachella and Teamsters Local 1932, representing the Confidential Mid-Management Employees Bargaining Unit

STAFF RECOMMENDATION:

Staff recommends that the City Council approve Resolution No. 2023-30 approving the ratification of a four year Memorandum of Understanding Agreement between the City of Coachella and Teamsters Local 1932, representing the Confidential Mid-Management Employees bargaining unit; authorize the City Manager to execute said MOU; and authorize the City Attorney to make non-substantive changes.

BACKGROUND:

In September 2021, the City of Coachella and the Confidential Mid-Management Employees bargaining unit entered into a Memorandum of Understanding (MOU) setting forth rates of pay, hours of work, and other specific terms and conditions of employment. The term of the MOU was for two years commencing on July 1, 2021 and ending June 30, 2023.

DISCUSSION/ANALYSIS:

Since April 20, 2023, the City and the Confidential Mid-Management Employees unit held five meet and confer meetings to reach agreement on a successor MOU. On May 30, 2023, the City and the Confidential Mid-Management Employees unit reached tentative agreement on terms and conditions for a new four year MOU ending June 30, 2027. On July 20, 2023, the Confidential Mid-Management Employees unit overwhelmingly ratified the tentative agreement. A summary of the new terms are outlined below and included in the attached proposed MOU.

1. Base Salary and Class Titles (Article 3, Section 1)
Language updated to reflect new contract date. Employees will receive a 7% COLA effective 7/1/23; a 5% COLA effective 7/1/24; a 3% COLA effective 7/1/25; and a 2% COLA effective 7/1/26.
2. Administrative Leave (Article 4, Section 1)
Updated language. Employees whose trackable hours show they have worked 100 hours or more above their normal work schedule during the fiscal year will receive one hour of additional administrative leave returned to their bank for every hour worked in excess of 100 hours.
3. Bilingual Pay (Article 4, Section 5)
Updated language. Employees who use conversational Spanish skills when interacting with the public on a more limited basis will receive \$50.00 per pay period. Employees will have two opportunities per calendar year to pass the City designated bilingual test.

New language. In circumstances where it can be shown that classifications whose primary responsibilities require the ability to speak Spanish, an employee may submit a written request for bilingual compensation in the amount of five percent (5%) to their supervisor or Director. The request should include an outline of the duties that may qualify them for bilingual compensation. Requests are subject to the approval of both the supervisor or Director and the City Manager. If the employee's request is denied, the City shall provide the reason for the denial in writing.
4. Longevity Pay (Article 4, Section 6)
Updated language. Employees with 20 years of service shall be eligible for 4% longevity pay.
5. Employee Insurance (Article 5, Section 1)
Updated language. Employees with duplicate health coverage may choose to cash in \$725.00.
6. Retirement (Article 5, Section 3)
Updated language. PEPRAs rate increases to 7.75% effective 7/1/23. Effective 7/1/25, employees will no longer pay an additional 1% of the City's share of their CalPERS pension contribution. Effective 7/1/26, employees will no longer pay an additional 1% of the City's share of their CalPERS pension contribution.
7. Holidays (Article 5, Section 7)
Indigenous Peoples' Day (October 9) added to the paid holiday schedule.
8. Vacation (Article 5, Section 9)
Updated language. Employees with 16 years or more of service may cash in up to one hundred sixty (160) hours of vacation annually (based on a fiscal year: July 1–June 30).
9. Salary and Manpower Study for Utilities (Article 10)
Language removed. Item addressed in 2021-2023 MOU.

10. Temporary Employees (Article 12)

Updated language. Temporary employees shall not be employed in excess of 60 consecutive working days within any 12-month calendar period. Exceptions – when City is actively recruiting for an open position, extended workers’ compensation leaves, and FMLA leaves. City to provide union a list of all temporary employees monthly. The City shall not employ temporary workers during the December holiday closure.

11. Effective Dates (Article 16, Section 1)

Term of Agreement will be July 1, 2023 through June 30, 2027.

ALTERNATIVES:

Do not approve the action the ratification of the Memorandum of Understanding between the City of Coachella and the Confidential Mid-Management Employees bargaining unit.

FISCAL IMPACT:

The total fiscal impact for all funds for FY 23/24 is \$107,710, which is already allocated for in the current budget.

Attachments:

Resolution No. 2023-30

Proposed MOU

RESOLUTION NO. 2023-30

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF COACHELLA, CALIFORNIA, APPROVING THE RATIFICATION
OF A FOUR YEAR MEMORANDUM OF UNDERSTANDING AGREEMENT
BETWEEN THE CITY OF COACHELLA AND TEAMSTERS LOCAL 1932,
REPRESENTING THE CONFIDENTIAL MID-MANAGEMENT BARGAINING UNIT**

WHEREAS, in September 2021, the City of Coachella and the Confidential Mid-Management Employees bargaining unit entered into a Memorandum of Understanding (MOU) setting forth rates of pay, hours of work, and other specific terms and conditions of employment. The term of the MOU was for two years commencing on July 1, 2021 and ending June 30, 2023.

WHEREAS, since April 20, 2023, the City and the Confidential Mid-Management Employees unit have held five (5) meet and confer meetings to reach agreement on a successor MOU. On May 30, 2023, the City and the Confidential Mid-Management Employees unit reached tentative agreement on terms and conditions for a new four year MOU beginning July 1, 2023 and ending June 30, 2027. On July 20, 2023, the Confidential Mid-Management Employees unit overwhelmingly ratified the tentative agreement. A summary of the new terms are outlined below:

1. Base Salary and Class Titles (Article 3, Section 1)

Language updated to reflect new contract date. Employees will receive a 7% COLA effective 7/1/23; a 5% COLA effective 7/1/24; a 3% COLA effective 7/1/25; and a 2% COLA effective 7/1/26.

2. Administrative Leave (Article 4, Section 1)

Employees whose trackable hours show they have worked 100 hours or more above their normal work schedule during the fiscal year will receive one hour of additional administrative leave returned to their bank for every hour worked in excess of 100 hours.

3. Bilingual Pay (Article 4, Section 5)

Updated language. Employees who use conversational Spanish skills when interacting with public on a more limited basis will receive \$50.00 per pay period. Employees will have two opportunities per calendar year to pass the City designated bilingual test.

New language. In circumstances where it can be shown that classifications whose primary responsibilities require the ability to speak Spanish, an employee may submit a written request for bilingual compensation in the amount of five percent (5%) to their supervisor or Director. The request should include an outline of duties that may qualify them for bilingual compensation. Requests are subject to the approval of both the supervisor or Director and the City Manager. If the employee's request is denied, the City shall provide the reason for the denial in writing.

4. Longevity Pay (Article 4, Section 6)

Updated language. Employees with 20 years of service shall be eligible for 4% longevity pay.

5. Employee Insurance (Article 5, Section 1)

Updated language. Employees with duplicate health coverage may choose to cash in \$725.00.

6. Retirement (Article 5, Section 3)
Updated language. PEPRA rate increases to 7.75% effective 7/1/23. Effective 7/1/25, employees will no longer pay an additional 1% of the City's share of their CalPERS pension contribution. Effective 7/1/26, employees will no longer pay an additional 1% of the City's share of their CalPERS pension contribution.
7. Holidays (Article 5, Section 7)
Indigenous Peoples' Day (October 9) added to the paid holiday schedule.
8. Vacation (Article 5, Section 9)
Updated language. Employees with 16 years or more of service may cash in up to one hundred sixty (160) hours of vacation annually (based on a fiscal year: July 1–June 30).
9. Salary and Manpower Study for Utilities (Article 10)
Language removed. Item addressed in 2021-2023 MOU.
10. Temporary Employees (Article 12)
Updated language. Temporary employees shall not be employed in excess of 60 consecutive working days within any 12-month calendar period. Exceptions – when City is actively recruiting for an open position, extended workers' compensation leaves, and FMLA leaves. City to provide union a list of all temporary employees monthly. The City shall not employ temporary workers during the December holiday closure.
11. Effective Dates (Article 13, Section 1)
Term of Agreement will be July 1, 2023 through June 30, 2027.

1. **NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by the City Council of the City of Coachella, as follows:

Section 1. Incorporation of Recitals. The City Council hereby finds and determines that the foregoing Recitals of this Resolution are true and correct and hereby incorporated into this Resolution as though fully set forth herein.

Section 2. Title. Adopt Resolution No. 2023-30, a Resolution of the City Council of Coachella, California, Approving the Ratification of a Four Year Memorandum of Understanding Agreement between the City of Coachella and Teamsters Local 1932, representing the Confidential Mid-Management Employees Unit.

PASSED, APPROVED and ADOPTED this 26th day of July, 2023.

Steven A. Hernandez
Mayor

ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

Carlos Campos
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. 2023-30 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 26th day of July, 2023, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Delia Granados
Deputy City Clerk



**MEMORANDUM OF UNDERSTANDING
BETWEEN THE CITY OF COACHELLA
AND
TEAMSTERS LOCAL 1932
CONFIDENTIAL MID-MANAGEMENT EMPLOYEES**

~~**JULY 1, 2021 TO JUNE 30, 2023**~~

~~**JULY 1, 2023 TO JUNE 30, 2027**~~

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**TEAMSTERS LOCAL 1932
CONFIDENTIAL MID-MANAGEMENT EMPLOYEES
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ARTICLE 1 – PREAMBLE

SECTION 1. INTENT

It is the intent and purpose of the City of Coachella and Teamsters Local 1932, representing the employees of the Confidential Mid-Management group, that this Memorandum of Understanding (“Agreement”) shall set forth rules of pay, hours of work, and other terms and conditions of employment to be observed by both parties. This Agreement has been developed in the interest of promoting and improving employee relations between the City of Coachella, California, hereinafter referred to as the City, and Teamsters Local 1932, hereinafter referred to as “the Union or Union”. Each section of this Agreement shall be considered in its entirety and subsections shall be considered only in the context of sections as a whole.

SECTION 2. RECOGNITION OF UNION

The City of Coachella acknowledges Teamsters Local 1932 (“Teamsters Local 1932”) as the sole and exclusive bargaining representative for the following unit:

1. INCLUDED: All permanent full-time and probationary employees in the classified service of the City, including but not limited to those classifications listed in Appendix A to this Memorandum of Understanding (“MOU”) as well as all permanent full-time employees who are not within the classified service performing work within the scope of the job descriptions of employees in the classified service of the City.
2. EXCLUDED: All temporary employees as defined in and limited by Article 10 of this Agreement, part-time employees, and all management personnel.
3. When the City creates a new job classification, the City shall give written notice (letter, email, FAX) to Teamsters Local 1932 of the bargaining unit assignment, if any, of such classification and the pay range of the classification. Teamsters Local 1932 shall have ten (10) calendar days after mailing of such notice to contest the City’s assignment of the newly created classification to another bargaining unit or to non-bargaining unit status. If Teamsters Local 1932 timely contests the assignment of the newly created classification, the parties shall meet to make an effort to reach agreement within ten (10) calendar days on the bargaining unit

assignment for the classification. If no agreement within the prescribed timeframe, the City's determination will be final.

ARTICLE 2 - MANAGEMENT RIGHTS

Teamsters Local 1932 recognizes that the City has the authority to manage and direct, on behalf of the public, all operations and activities of the City to the full extent authorized by law.

1. The City retains the exclusive right to manage and direct City services, the performance of and the work force performing such services. The City retains all of its exclusive management rights, which include, but are not limited to:
 - a. determine the mission of its constituent departments, commission, boards and issues of public policy;
 - b. set standards and levels of service;
 - c. determine the procedures and standards of selection for employment and promotions;
 - d. direct its employees;
 - e. establish and enforce dress and grooming standards;
 - f. determine the methods and means to relieve its employees from duty because of lack of work or other lawful reasons;
 - g. maintain the efficiency of governmental operations;
 - h. determine the methods, means and numbers of kinds of personnel by which government operations are to be conducted;
 - i. determine the content and intent of job classifications;
 - j. determine methods of financing;
 - k. determine style and/or type of City-issued wearing apparel, equipment or technology to be used;
 - l. determine and/or change the facilities, methods, technology, means, organization structure and site and composition of the work force and allocate and assign work by which the City operations are to be conducted;
 - m. determine and change the number of locations, relocations and types of operations, processes and materials to be used in carrying out all City functions

including, but not limited to, the right to contract for or subcontract any work or operations of the City;

- n. assign work to and schedule employees in accordance with requirements as determined by the City and to establish and change work schedules and assignments upon reasonable notice;
 - o. establish and modify productivity and performance programs and standards;
 - p. for good cause, to discharge, suspend, demote, reprimand, withhold salary and benefits or otherwise discipline employees in accordance with applicable law;
 - q. establish employee performance standards including, but not limited to, quality and quantity standards and to require compliance therewith; take all necessary actions to carry out its mission in emergencies;
 - r. exercise complete control and discretion over its organization and the technology or performing its work; and
 - s. establish reasonable work and safety rules and regulations in order to maintain the efficiency of City services.
2. The exercise by the City through its Council and management representatives, City Manager, Department Directors and Executives, of its management rights shall not in any way, directly or indirectly, be subject to the grievance procedure.

ARTICLE 3 – SALARIES

SECTION 1. BASE SALARY AND CLASS TITLES

The pay for employees covered by this Agreement for the period of July 1, ~~2021~~ 2023 to June 30, ~~2023~~ 2027 is set forth in Appendix A.

- Appendix A reflects a ~~three and one half percent (3.5%)~~ seven percent (7%) cost of living adjustment effective July 1, ~~2021~~ 2023.
- Appendix B reflects a ~~three and one half percent (3.5%)~~ five percent (5%) cost of living adjustment effective July 1, ~~2022~~ 2024.
- Appendix C reflects a three percent (3%) cost of living adjustment effective July 1, 2025.
- Appendix D reflects a two percent (2%) cost of living adjustment effective July 1, 2026.

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~~If cannabis tax revenue increases at least \$800,000 during the fiscal year 2021/2022, the City agrees to an economic re-opener for enhancements only.~~

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SECTION 2. SALARY ADVANCEMENTS WITHIN BASE PAY RANGE

Salary ranges are established to provide fair compensation to each position covered by this Agreement. Initial appointments shall be made at the minimum step within the approved pay range. The City Manager may approve a higher starting step if the best interests of the City so require.

SECTION 3. STEP ADVANCEMENT

- A. Salary advancement within each class shall not be automatic, but shall be based upon merit and fitness. All salary increases shall be recommended by the Department Head and approved by the City Manager. Merit increases shall be effective on the employee's anniversary date.
- B. Upon successful and satisfactory completion of six (6) months of service, an eligible employee may be advanced one step within his/her range and yearly thereafter until the maximum pay rate within the range is reached.
- C. Merit increases will be provided for eligible employees based on performance evaluation conducted on employee's service anniversary date and as outlined in this MOU.
- D. The City implemented a performance step recognizing outstanding performance on January 1, 2012. An employee's advancement to the performance step is based on his/her achievement, over the course of the performance appraisal period following his/her anniversary date, of the goals and objectives established and agreed upon between the employee and his/her supervisor and approved by the Director and City Manager. The Labor/Management Committee adopted the appraisal tool criteria for what constitutes outstanding service and goals and objectives in order to be eligible for the performance step on April 1, 2012.

SECTION 4. PROMOTION

- A. An employee who is promoted to a position in a class with a higher salary rate shall be entitled to be placed on the lowest step in the new range which exceeds the employee's present rate of pay by at least five percent (5%);

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CONFIDENTIAL MID-MANAGEMENT MOU ~~2021-2023~~ 2023-2027

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- B. Upon successful completion of six (6) months of service in the new class, an employee placed in Step A of the salary schedule may be advanced one step within his/her range and yearly thereafter until the maximum pay rate within the range is reached.
- C. Any employee appointed by the City Manager or department head to an acting higher position on a temporary or interim basis shall receive pay pursuant to Section 4.A. of this Article.

SECTION 5. RECLASSIFICATION

An employee who is reclassified to a position in a class with a higher salary range shall be entitled to the lowest step in the higher salary range which exceeds the employee's present rate of pay by a minimum of five percent (5%) of the employee's base rate of pay.

SECTION 6. DEMOTION

When an employee is demoted, the employee's base pay rate shall be set at the step in the lower pay range which provides the smallest decrease in pay if the action is not for cause. If the demotion is for cause the employee's pay rate shall be set at any appropriate step rate in the lower range that is less than the employee's existing salary as determined by the City Manager.

SECTION 7. METHODS OF COMPENSATION

Compensation shall be determined on a monthly basis. Employees shall be paid on a biweekly basis unless otherwise specified in the Coachella Municipal Code.

SECTION 8. PROBATIONARY PERIOD

- A. The probationary period shall be regarded as part of the testing process and shall be utilized for closely observing the employee's work, for securing the most effective adjustment of a new employee to his or her position assignment, and for the evaluation of continued employment of the probationary employee.
Probationary employees remain "at will" and may be terminated without cause, right of appeal, or other so-called Skelly rights until the successful completion of the probationary period.
- B. Appointments, including promotional appointments, shall be tentative and subject to a probationary period beginning with the employee's appointment to a regular

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CONFIDENTIAL MID-MANAGEMENT MOU ~~2021-2023~~ 2023-2027

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position. The probationary period shall be for a six (6) month period of actual service. The City may, at its discretion, extend the probationary period an additional six (6) months. Probationary employees who missed regularly assigned work may have the probationary period extended by the equivalent amount of time of the employee's absence.

- C. If the service of the probationary employee has been deemed satisfactory, the Department Head shall complete a performance evaluation no more than thirty (30) days prior to the expiration of an employee's probationary period recommending regular status. All actions changing an employee's status from probationary to regular shall not be made nor become effective until approved by Human Resources.
- D. Each probationary employee shall have his or her performance evaluated prior to the end of the probationary period of service or at more frequent intervals when deemed necessary by the City. Such evaluations shall be reported in writing and in a form approved by Human Resources. Upon successful completion of the probationary period the employee may pass by receiving a satisfactory rating or higher. Failure to obtain a satisfactory rating typically results in dismissal of the employee; however, the City may extend probation at its discretion. Dismissal as to a promoted position means dismissal only from the promoted position; following said dismissal, the employee shall be reassigned back to the position assigned prior to promotion.
- E. During the probationary period, an employee may be suspended, demoted, or dismissed at any time and for any reason by the City. Notification of suspension, demotion, or dismissal in writing shall be served on the probationary employee and a copy filed with Human Resources.
- F. The City will notify Teamsters Local 1932 within five (5) working days of any extension of a probationary period.

ARTICLE 4 – MISCELLANEOUS PROVISIONS

SECTION 1. ADMINISTRATIVE LEAVE

Employees shall be granted ten (10) days administrative leave per year on July 1. Employees hired between July 2 – June 30 of any fiscal year shall accrue 3.85 hours bi-weekly of administrative

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leave for the fiscal year they were hired. Use of administrative leave is subject to department head and/or City Manager approval. Unused administrative leave may be accrued up to a maximum of two hundred fifty (250) hours. Upon request, employees shall be paid for up to one half (1/2) of their accrued administrative leave. Payment for accrued administrative leave shall be made once a year. Payment shall be made at the employee's regular rate of pay at the time the accrued administrative leave is redeemed. Employees whose trackable hours show that they have worked 100 hours or more above their normal work schedule during the fiscal year will receive one hour of additional administrative leave returned to their bank for every hour worked in excess of 100 hours.

SECTION 2. CITY VEHICLE

Employees may be provided City vehicles for use in the performance of their job duties. Employees who are required to use their automobiles on official City business shall be reimbursed at the current Internal Revenue Service standard mileage rate.

SECTION 3. PERSONNEL RULES

Employees covered by this Agreement are subject to the City's Personnel Rules and Regulations. In the event of a conflict between this Agreement and the Personnel Rules and Regulations the terms of this Agreement shall prevail.

SECTION 4. WORK SCHEDULE

- A. The City converted to a 4/10 work schedule on July 1, 2012, whereby employees work ten (10) hours per day Monday through Thursday, between the hours of 5:00 a.m. and 6:00 p.m.
- B. Holidays, floating holidays and vacation hours will be computed at the rate of ten (10) hours per day.
- C. Departments may require alternative work schedules for some employees to meet the demands of operations, including weekends and evenings. Change in work schedule requires a fourteen (14) day notice. Affected employees have the right to waive the fourteen (14) day notice requirement.

SECTION 5. BILINGUAL PAY

Additional compensation in the amount of ~~twenty five dollars (\$25.00)~~ fifty dollars (\$50.00) per

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pay period for employees who use their conversational Spanish skills when interacting with the public on a more limited basis. To be eligible to receive bilingual pay, an employee must be serving in an eligible classification as listed on Appendix A (Salary Schedule) and be certified by the City to receive such pay. The City may periodically require evaluation of incumbents receiving bilingual pay. ~~An employee shall have two opportunities per calendar year to pass the City designated bilingual test.~~

~~In circumstances where it can be shown that classifications whose primary responsibilities require the ability to speak Spanish, an employee may submit a written request for bilingual compensation in the amount of five percent (5%) to their supervisor or Director. The request should include an outline of the duties that may qualify them for bilingual compensation. Requests are subject to the approval of both the supervisor or Director and the City Manager. If the employee's request is denied, the City shall provide the reason for the denial in writing.~~

SECTION 6. LONGEVITY PAY

City Mid-Management employees shall be eligible for longevity pay above the base rate of pay, as indicated below, based on total hours of completed continuous* service with the City. Longevity pay shall be paid on all paid hours up to an employee's standard hours and shall not be considered when determining the appropriate rate of pay for a promotion or demotion.

~~Longevity payments will be effective July 1, 2022.~~

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TOTAL COMPLETED SERVICE	COMPENSATION
31,200 Continuous Service Hours (15 years)	2%
41,600 Continuous Service Hours (20 years)	4%

*For purposes of this section, continuous service hours includes periods of service from the initial date of hire through an employee's severance with the City in specific instances when the City initiates lay-off actions for economic reasons and the employee was subsequently re-hired. Additionally, part-time service hours are excluded from the calculation of continuous service hours.

ARTICLE 5 – EMPLOYEE BENEFITS

SECTION 1. EMPLOYEE INSURANCE

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A. Health and Medical Insurance

1. For employees choosing coverage, the City will pay up to the median cost of the CalPERS medical premium for single, two-party, and family coverage for employees, spouses, domestic partners and dependents.
2. Employees with duplicate health coverage may choose to cash in ~~five hundred twenty five dollars (\$525.00)~~ seven hundred twenty five dollars (\$725.00). An employee must submit a written request for payment and annual evidence of duplicate coverage.

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B. Optical and Dental

1. The City will pay full premiums for both optical and dental benefits for employees and dependents.
2. Employees may decline vision coverage, thereby waiving such coverage and shall receive in cash the fees which would have been paid in the form of such insurance premiums.

C. Life Insurance

The City will provide a one-hundred fifty thousand (\$150,000) policy for each employee.

D. Long Term and Short Term Disability Insurance

The City shall pay the premiums to cover employees under a long and short term disability insurance plan.

SECTION 2. MEDICAL BENEFITS REOPENER

If the Union can provide a comparable Medical Benefits plan at a lesser cost to the employees and the City, the City agrees to meet with the Union to discuss the benefits and cost of said plan.

SECTION 3. RETIREMENT

- A. The City contracts with the California Public Employees Retirement System (CalPERS). Effective October 20, 2012, the City adopted a two-tier retirement plan:

- Employees hired prior to October 20, 2012 are covered under the 3% @60 CalPERS Plan (First Level) and will be on the "One Year Final Compensation" benefit plan. Employees under the 3% @60 CalPERS Plan

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currently pay an 8% member contribution. This amount is set by CalPERS.

- Employees hired on or after October 20, 2012 are covered under the 2% @60 CalPERS Plan (Second Level) and will be on the “Three Year Final Compensation” benefit plan. Employees under the 2% @60 CalPERS Plan currently pay a 7% member contribution. This amount is set by CalPERS.
- Effective January 1, 2013, new employees are covered under the 2% @62 CalPERS Plan (PEPRA) and will be on the “Three Year Final Compensation” benefit plan. Employees under the 2% @62 CalPERS Plan currently pay a 6.75% member contribution which increases to 7.75% on July 1, 2023. This amount is set by CalPERS.

B. Effective July 1, 2019, employees under the 3% @60, 2% @60, and 2% @62 CalPERS Plans agreed to pay an additional one percent (1%) of the City’s share of their CalPERS pension contribution. Effective July 1, 2025, employees will no longer pay an additional 1% of the City’s share of their CalPERS pension contribution.

Effective July 1, 2020, employees under the 3% @60, 2% @60, and 2% @62 CalPERS Plans agreed to pay an additional one percent (1%) of the City’s share of their CalPERS pension contribution. Effective July 1, 2026, employees will no longer pay an additional 1% of the City’s share of their CalPERS pension contribution.

C. The City agrees to pay two dollars (\$2.00) per month per employee for their participation in the 1959 PERS Survivor’s Benefit Program (Government Code sections 21570 et seq.)

D. The City currently contributes the following amount towards an eligible retiree’s CalPERS medical premium:

~~2021 - \$256.50 per month~~

~~2022 - \$270.00 per month~~

2023-~~2027~~ - \$270.00 per month

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SECTION 4. SICK LEAVE

- A. Sick leave shall be earned at the rate of ten (10) hours per month.
- B. The maximum accrual of sick leave shall be two hundred (200) days, two thousand (2,000) hours.
- C. Cash Out: Termination of Employment
1. Retirement: fifty percent (50%) accrued sick leave
 2. Layoff: fifty percent (50%) accrued sick leave
 3. Death: fifty percent (50%) of accrued sick leave
 4. Discharged: None
- D. Cash Out: Annual
- Employees have the option of accruing all of their yearly sick leave or being paid for it in accordance with the following provisions:
1. Provisions for the payment of unused sick leave shall be based on a fiscal year basis (July 1 to June 30).
 2. Employees may cash in or convert to vacation one half (1/2) of their annual unused sick leave hours at the end of each fiscal year. If neither of these options is exercised, the unused sick leave will be accrued.
 3. The cash in of sick leave shall be based on an employee's hourly rate as of June 30 except for retirement or layoff.
- E. Use of Sick Leave
- Sick leave shall be used only in case of sickness or disability of an employee or for an illness in the employee's immediate family. Misuse of sick leave shall be grounds for disciplinary action.
- F. Notification of Sickness
1. To receive compensation while absent on sick leave an employee must notify his/her immediate supervisor in the manner provided for in departmental rules and regulations or as otherwise allowed by law.
 2. When an employee requests sick leave, the City shall follow the guidelines outlined in SB 579 and all other applicable laws to determine whether a doctor's note will be required.
- G. Return From Sick Leave

Upon return from sick leave an employee may be required by his/her department head to report for an examination by a City selected medical examiner to determine his/her fitness for duty.

H. Family Sick Leave

1. In case of illness of a member of the employee's immediate family, the employee, upon proper notice, may take up to one-half of his/her annual sick leave accrual per year for family sick leave.
2. Immediate family for the purpose of this section shall be defined as spouse, mother, mother-in-law, father, father-in-law, sister, sister-in-law brother, brother-in-law, child, stepchild or guardian, stepfather, stepmother, registered domestic partner, grandparents or grandchildren.
3. Family sick leave shall be deducted from the employee's accumulated sick leave.

SECTION 5. BEREAVEMENT LEAVE

1. In case of a death in the employee's immediate family the employee, upon submission of proper notice, may take up to three (3) consecutive work days of bereavement leave.
2. Immediate family for the purpose of this section shall be defined as spouse, mother, mother-in-law, father, father-in-law, sister, sister-in-law brother, brother-in-law, child, stepchild or guardian, stepfather, stepmother, registered domestic partner, grandparents or grandchildren.

SECTION 6. STATE DISABILITY INSURANCE

Members of the Mid-Management Unit shall be covered by State Disability Insurance and the required amount shall be withheld from each employee's paychecks to pay this benefit as required by state law.

SECTION 7. HOLIDAYS

- A. The following days shall be considered holidays with pay.
1. New Year's Eve
 2. New Year's Day
 3. Martin Luther King's Birthday

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4. Presidents' Day
5. Cesar Chavez's Birthday
6. Memorial Day
7. Juneteenth
8. Independence Day
9. Indigenous Peoples' Day
10. Labor Day
11. Veterans' Day
12. Thanksgiving Day
13. Christmas Eve
14. Christmas Day

B. If a holiday falls on a Friday or Saturday, it will be observed on the preceding Thursday. If a holiday falls on a Sunday, it will be observed on the following Monday.

C. Floating Holidays

In lieu of three (3) former holidays (Lincoln's Birthday, Admission Day and Day After Thanksgiving), three (3) floating holidays will accrue to employees on July 1 each year. Floating holidays earned in a fiscal year and unused as of June 30 shall either be cashed out or converted to vacation and carried over to the next fiscal year at the employee's option.

SECTION 8. JURY DUTY

An employee who is summoned for attendance to any court for jury duty during his/her normal working hours shall be deemed to be on duty and there shall be no loss of salary. Any jury fees received by an employee shall be submitted to the Finance Department. Compensation for mileage or subsistence allowances while serving on a jury are not considered as a fee and shall be retained by the employee.

Any employee who is called as a witness arising out of and in the course of his/her City employment shall be deemed to be on duty and there shall be no loss of salary. Any witness fees received by an employee shall be submitted to the Finance Department, together with any mileage received by the employee if he/she uses City transportation. An employee absent as a witness in a private matter shall not be entitled to be paid during such absence.

Nothing herein shall be deemed to affect the right of the City Manager to discuss with an employee the possibility and practicability of seeking an exemption or excuse from jury duty or as a witness as may legally be available, when absence by the employee would create undue hardship for the employee or his/her department, or would materially affect required service to the public.

SECTION 9. VACATION

- A. Vacation shall be earned as follows:
1. 1st year through 3rd year of service – eleven (11) days per year.
 2. 4th year through 10th year of service – sixteen (16) days per year.
 3. 11th year through 15th year of service – twenty (20) days per year.
 4. 16th year through 20th year of service – twenty-five (25) days per year.
 5. Over twenty (20) years of service – thirty (30) days per year.
- B. Vacation schedules must be submitted to the Department head for approval.
- C. Vacation may be accrued up to the amount earned over the preceding twenty-four (24) months provided; however, that vacation accrued in excess of three hundred twenty (320) hours is subject to the approval of the City Manager.
- Once this two year maximum amount has been accrued the employee shall accrue no further vacation until the accrued level has been reduced to below the maximum. The employee will then again begin accruing but at no time shall the employee's level of accrued vacation exceed the amount of vacation that the employee accrues in two years.
- D. Subject to filing an official request, an employee may cash in up to eighty (80) hours of vacation annually (based on a fiscal year: July 1-June 30). Employees with 16 years or more of service may cash in up to one hundred sixty (160) hours of vacation annually (based on a fiscal year: July 1-June 30).
- E. Prior to an employee taking of vacation time, he/she may request and, upon such approval, shall receive a payroll check for the wages which normally would be earned during the duration of the employee's vacation.

SECTION 10. EDUCATION REIMBURSEMENT

The City will reimburse employees fifty percent (50%) of tuition for continuing education in non-job related courses and one hundred percent (100%) of tuition for classes in a job related courses. Payment is predicated on an employee receiving a 2.0 grade or better, and is based upon a fiscal year. The City will also reimburse employees one hundred percent (100%) of the cost of job-related: college preparatory classes, certifications, professional licensure preparatory classes, vehicle or equipment certification and/or Class A or B license fees, and renewal fees on such certifications and/or licenses. The cost to the City for the reimbursements shall not exceed five thousand (\$5,000) per employee for a twelve (12) month period. Requests for reimbursements must be submitted and approved prior to enrolling in a course or applying for a certificate, license or renewal. Newly hired employees serving a probationary period are not eligible for this benefit.

SECTION 11. SAFETY EQUIPMENT

Employees covered by this Agreement whose duties require them to perform work which exposes their feet to potential harm or danger shall be required to wear safety shoes during working hours. The City will determine the specifications for the shoes and will contribute up to five hundred (\$500.00) dollars, plus sales tax, towards the purchase. If an employee chooses a shoe whose cost is above what the City contributes, it shall be the responsibility of the employee to pay the difference. The City shall provide two pairs of shoes every July, based upon the employee's demonstration to their supervisor that the shoes they wish to replace need to be replaced. Should an employee's work render the shoes ineffective for purposes of foot safety in a period of less than twelve (12) months, that employee must demonstrate to their supervisor or Department Head that the shoes need to be replaced before a second pair will be provided.

SECTION 12. MEDICAL FLEX PLAN

The City will provide and administer an "employee benefits plan" for medical expenses pursuant to section 125 of the Internal Revenue Service Code. Participation in the plan is voluntary. The annual deduction is determined by the Internal Revenue Service.

ARTICLE 6 – GENERAL PROVISIONS

SECTION 1. NONDISCRIMINATION AND EQUAL OPPORTUNITY

- A. The City and Teamsters Local 1932 agree that both parties have a crucial role in the development and implementation of equal employment opportunities. Both parties mutually accept responsibility for carrying out these provisions.

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- B. The parties agree to cooperate actively and positively supporting the concept of equal opportunity to achieve the highest potential and productivity in employment situations. The City agrees to provide encouragement and assistance opportunities so that all employees may utilize their abilities to the fullest extent.
- C. The City will exert every effort possible to encourage upward mobility of employees now at lower grade levels so that they may work at their fullest potential.
- D. The provisions of this Agreement shall be applied equally to all employees subject to the Agreement without regard to sex (including pregnancy, gender identity, gender expression, and sexual orientation), marital status, race, color, religion, national origin, mental disability, physical disability, age (40 and above), medical condition (cancer or genetic characteristic), or any other protected class under applicable law.

SECTION 2. LAYOFFS & REDUCTIONS IN FORCE

- A. Purpose for Layoffs
For reasons of economy, efficiency, or in the interest or mandate of the public, reductions of City services may be required. Whenever, in the judgment of the City Council, it becomes necessary, the City Council may eliminate positions, and the employees holding such positions may be laid off.
- B. Seniority and Order of Layoff
 - 1. Seniority shall be by date of first employment in the employee's current classification. Layoffs shall be in reverse seniority order in the affected classification, with junior employees being laid off before senior employees. No full-time permanent employee may be laid off while any temporary, probationary or part-time employees, or any employees with less seniority, are retained in the affected classification. A senior employee who is to be laid off shall have the right to bump a junior employee in a lower paying classification provided that the senior employee shall have previously established permanent status in the position into which she/he wishes to bump.

2. If an employee exercises bumping rights to a lower classification, said employee shall have the right to be the next person promoted to the classification from which he or she was laid off for a period of 24 months from the effective date of the lay-off action.
- C. The duties performed by an employee laid off may be reassigned to other employees already working who hold positions in appropriate classes.
- D. Reinstatement List and Recall Rights
1. Full-time permanent employees of the City who are laid off from the competitive service in good standing shall have their names placed on a recall list for a period not to exceed two (2) years from date of layoff, and shall be eligible for recall for any vacancies within the same position classification held by the employee, provided that the employee meets the minimum qualifications and is able to perform the duties of the job. Laid off employees applying for vacancies in other position classifications shall be given preference provided they meet the minimum qualifications for the position and are able to perform the duties of the job.
 2. Once recalled, reinstated employees will be restored to the same seniority rights and benefits in effect for the employee at time of layoff, unless subsequent changes in the MOU have been made in the intervening time regarding a particular benefit, in which case the newer MOU language regarding benefit entitlement will take precedent.
 3. After expiration of the two (2) year recall list, laid off employees will be treated the same as internal candidates for employment recruitment purposes only in accordance with the "Recruiting, Hiring and Promotions of Classified Employees" policy for a period of twelve (12) months after approval of this MOU.
- E. Payment for Accumulated Leave
- The laid-off employee shall have the option of receiving payment for any accumulated vacation leave, compensatory time, or "frozen" sick leave with a cash value in accordance with the provisions of the MOU and respective City

policies, at any time during the layoff period. Payment shall be made in one (1) full payment. An employee electing to defer automatic payment of these leave balances by the City must notify the Human Resources Department in writing of their choice. If payment is not selected at the end of the two (2) year period the City will automatically pay the employee the amount to which he or she is entitled. Once an employee elects payment of any balances, the payment will be subject to the provisions applicable for those programs in effect at the time of reinstatement.

F. Severance Pay

The laid-off employee will be provided four (4) weeks of severance pay.

ARTICLE 7 – SECURITY PROVISIONS

SECTION 1. DUES CHECKOFF

Teamsters Local 1932 is authorized to use payroll deductions for collecting employee organizational dues on a monthly basis.

SECTION 2. MAINTENANCE OF MEMBERSHIP

The Union shall have the sole and exclusive right to have membership dues deducted by the City for employees covered under this Agreement, upon appropriate written authorization submitted by such employees to Teamsters Local 1932. Teamsters Local 1932 shall advise the City in writing of the membership dues to be deducted for each member. The City shall make remittance to the Union within fifteen (15) working days of the deduction of such sums. Teamsters Local 1932 shall notify the City in writing of any change in dues thirty (30) days prior to the effective date of such change. The Union shall, as soon as possible, notify the City in writing if any member of the bargaining unit revokes a membership dues authorization.

Teamsters Local 1932 shall notify the City in writing of any employee who hereinafter comes into the bargaining unit and who has provided appropriate written authorization to Teamsters Local 1932. The City shall deduct the approved bi-weekly membership dues within the first pay period upon receiving written notification from Teamsters Local 1932.

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The City shall forward a monthly report to the Union and the Assigned Business Agent, which will include any all personnel actions (new hires, terminations, transfers, promotions, home address changes, etc.) within the Unit.

SECTION 3. CHANGES IN COMPENSATION AND BENEFITS

In the event any other bargaining unit or non-bargaining unit member receives any economic benefit (i.e., salary, insurance, etc.) during the term of this agreement, unit members represented by Teamsters Local 1932 shall receive the equivalent increase. In the event any other bargaining unit or non-bargaining unit member receives any economic benefit and the benefit does not exist in this contract, unit members shall receive the equivalent amount toward the benefit of their choice.

ARTICLE 8 – D.R.I.V.E. VOLUNTARY CONTRIBUTIONS

The City agrees to deduct from the paycheck of all employees covered by this Agreement voluntary contributions to DRIVE. DRIVE shall notify the City in writing of the amounts designated by each contributing employee that are to be deducted from his/her paycheck on a biweekly basis for all weeks worked. The phrase “weeks worked” excludes any week other than a week in which the employee earned a wage.

The City shall transmit to DRIVE National Headquarters on a biweekly basis, in one (1) check, the total amount deducted along with the name of each employee on whose behalf a deduction is made, the employee’s social security number and the amount deducted from the employee’s paycheck. The International Brotherhood of Teamsters shall reimburse the City annually for the City’s actual cost for the expense incurred in administering the biweekly payroll deduction plan.

DRIVE shall, as soon as possible, notify the City in writing if any member of the bargaining unit revokes a DRIVE contribution authorization.

ARTICLE 9 – EMPLOYEE/EMPLOYER RELATIONS

SECTION 1. LABOR/MANAGEMENT COOPERATION COMMITTEE

A Labor/Management Committee shall be established for the following purposes:

- A. To improve communication between representatives of Labor and Management;
- B. To study and explore ways of eliminating potential problems between the City and its employees;

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- C. This Committee is not intended to circumvent, replace or modify the grievance procedure.
- D. The City and Teamsters Local 1932 agree to create a subcommittee to meet and confer as necessary on revisions to City's Personnel Rules.

SECTION 2. STEWARDS

The Teamsters Local 1932 may be represented by two (2) Stewards. Teamsters Local 1932 shall notify the City in writing of the employees selected to act as Stewards, as well as to provide notice if employee representation changes during the term of this Memorandum of Understanding. Stewards shall, unless performing steward duties, be and remain at their regular place of work. Not more than one (1) of the designated steward representatives may participate in any special meeting to resolve a problem within the scope of bargaining or grievance hearing at one time, unless authorized by the City Manager.

The City will provide Teamsters Local 1932 one-hundred (100) hours per fiscal year, for both stewards, for all steward meetings, trainings, and executive board meetings during working hours. Any unused hours remaining at the end of the fiscal year will not carry over. This release time shall be paid City time. Stewards are required to inform their immediate supervisor of such meetings, trainings, and executive board meetings a minimum of five (5) business days in advance. Supervisors have the discretion to deny attendance to ensure that work locations are adequately covered if necessary. Stewards will record the date and amount of time spent on such activities using the City's online timekeeping system.

In accordance with SB 1085, Teamsters Local 1932 agrees to reimburse the City for all compensation and benefits paid to a steward for additional release time requested by Teamsters Local 1932 that fall outside normal steward duties, as listed above. Stewards will record the date and amount of time spent on additional release time using the City's online timekeeping system. The City will submit a request for reimbursement to Teamsters Local 1932 on a monthly basis and Teamsters Local 1932 will reimburse the City within thirty (30) days of receipt of said request.

SECTION 3. BULLETIN BOARD

The City will furnish a reasonable portion of existing bulletin board space for notices of Teamsters. Only areas designated by the appropriate authority may be used for posting of notices. Bulletin boards shall only be used for the following notices:

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- A. Scheduled Teamsters meetings, agendas and minutes.
- B. Information on Teamsters elections and the results.
- C. Information regarding Teamsters social, recreational and related news bulletins.
- D. Reports of official business of Teamsters, including reports of committees or the Board of Directors.

SECTION 4. TRAINING CENTER

The City will send notification of Mid-Management Unit job openings to Teamsters for posting at their Training Center.

SECTION 5. GRIEVANCES

A grievance is a job-related complaint by an employee regarding the terms and conditions of employment which arise out of a specific fact, situation, or transaction, other than discipline, that results in an alleged violation of existing City administered Personnel Rules and Regulations, policies, or this MOU.

The most effective accomplishment of the work of the City requires prompt consideration and equitable adjustment of employee grievances. It is the desire of the City to adjust grievances informally, and both supervisors and employees are expected to make every effort to resolve problems as they arise. However, it is recognized that there will be grievances which will be resolved only after a formal appeal and review. Accordingly, the following procedure is established.

SECTION 6. GRIEVANCE PROCEDURE

- A. A grievance must be presented to the direct supervisor within seven (7) working days of the event giving rise to the grievance or the grievance will be deemed untimely. The direct supervisor shall make inquiry into the facts and circumstances of the complaint and shall attempt to resolve the matter promptly and fairly. The direct supervisor shall provide response to employee within seven (7) working days of receipt of the grievance.
- B. An employee, if dissatisfied with the decision of the direct supervisor, may submit the grievance in writing to the Department Head. The Department Head shall make a separate investigation and inform the employee in writing of his/her decision and the reason therefore within seven (7) working days after receipt of the employee's

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grievance. If the direct supervisor is the Department Head, then the employee will proceed to Step 3.

- C. If the employee is dissatisfied with the Department Head's/direct supervisor's decision, he/she may request in writing a review by the City Manager within seven (7) working days following the receipt of the decision of the Department Head/direct supervisor. The City Manager shall make an investigation and conduct such hearings as he/she deems necessary and shall within fifteen (15) working days after the receipt of the employee's request for review, inform the employee in writing of his/her findings and decision.
- D. If the grievance is not resolved at the City Manager level, within 15 days after the receipt of the City Manager's decision, the employee or representative may submit the written grievance to mediation for an advisory decision. The impartial mediation will be handled by the California State Mediation and Conciliation Service or by another mediation service agreed to by both parties. If this step in the grievance process is requested, it will be at no cost to the City. The outcome of the mediation will be considered advisory to the City Manager. After considering the outcome of the mediation, the City Manager shall inform the employee in writing of his findings within 15 working days. The decision of the City Manager shall be final.

The City shall make available to the employee or the employee representative a standard grievance form.

~~ARTICLE 10 SALARY AND MAN POWER STUDY FOR UTILITIES~~

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~~The City agrees to conduct a Salary Study for utility plant operation classifications within 6 months of completing the manpower study described below. Study is to be job description based and not classification based. Study comparative entities to include an equal mix of stand alone utilities (not City owned/operated) and City utilities.~~

~~The City further agrees to conduct a manpower study for utility plant operation classifications to be completed within 1 year of contract ratification.~~

~~Study to include:~~

- ~~• Workload needs:

 - ~~○ Number of hours to complete assigned jobs~~~~

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- ~~Ex: 10 hours to treat wastewater, per day.~~
- ~~Number of personnel required to complete assigned jobs~~
- ~~Job assignments needed to meet baseline utility operations requirements~~
 - ~~Ex: a valve turning program is not currently implemented, but is a baseline requirement of a water utility. The assignment should be included in workload needs.~~
- ~~Examples of jobs to be studied:~~
 - ~~Duties required to operate a sanitary and water district~~

Utility plant operation classifications include the following positions:

- ~~Treatment Plant Operator (all levels)~~
- ~~Chief Treatment/Collections System Operator~~
- ~~Sanitary Superintendent~~
- ~~Water Superintendent~~
- ~~Water Service Worker (all levels)~~
- ~~Senior Water Service Worker (all levels)~~
- ~~Other positions directly related to utility plant (water and wastewater operations) identified as necessary in the manpower study.~~

Note: these positions specifically exclude all clerical, administrative and management positions of the Water Authority and Sanitary District that overlap with other City positions (based on duties performed) to prevent different salary levels within other City operations. In no event will a utility position for which there is an equivalent or similar position elsewhere in the City be considered under a separate salary study.

The results of this salary study will be incorporated into the next City wide salary study without update provided a City wide salary study is conducted within two years of the report date of this salary study.

City agrees to include employees and their job knowledge/experience of the Utilities in this study.

Upon conclusion of the salary and manpower studies, the City will meet and confer with the Union regarding implementation of and position and/or salary recommendations based on both studies.

ARTICLE 11-10 – CONTRACTING

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In the event the City determines a service and/or program will be contracted out, City agrees that any Request for a Proposal for contracting out a service and/or program will not displace any current employee. The City will agree to meet and confer with Teamsters Local 1932 and give notice as required by law.

ARTICLE 12 11- TEMPORARY EMPLOYEES

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The City shall have the right to hire temporary employees (casuals) at the appropriate classification as outlined in this MOU as determined by the Department Head. Such employees shall not be covered by this MOU and shall not be employed in excess of ~~one hundred twenty (120)~~ sixty (60) consecutive working days within any twelve (12) month calendar ~~year~~ period. The City shall provide a list of all temporary employees each month with names, start date, department and assigned duties of each temporary employee. The union or the City may request a meeting to discuss the implementation of extending the length of service for a temporary employee not to exceed one hundred twenty (120) total days. The exceptions would be when the City is actively recruiting for an open position, extended workers' compensation leaves, and FMLA (Family Medical Leave Act) leaves. In no way is this language intended to fill a position with a temporary employee. If a temporary employee is employed in excess of one hundred twenty (120) consecutive working days in a calendar year, then that temporary employee will be covered by the MOU and become a regular employee. The City shall not employ any temporary workers during the December holiday closure.

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ARTICLE 13 12- EFFECTIVE DATES

SECTION 1. EFFECTIVE DATE

The provisions of this Agreement shall be effective commencing July 1, ~~2021-2023~~, except as otherwise specified in this Agreement, and shall remain in effect until June 30, ~~2023~~ 2027, or until superseded by another Agreement.

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SECTION 2. SEPARABILITY

If any section, subsection, sentence, or clause or phrase of this Agreement is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Agreement. The City and Teamsters Local 1932 hereby declare that they would have enacted this Agreement and each

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section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

Signed this _____ day of _____, ~~2021-2023~~.

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CITY OF COACHELLA

TEAMSTERS LOCAL 1932

Dr. Gabriel Martin
City Manager

~~Natalie Harts~~ Rich Smith
Teamsters Local 1932
Representative

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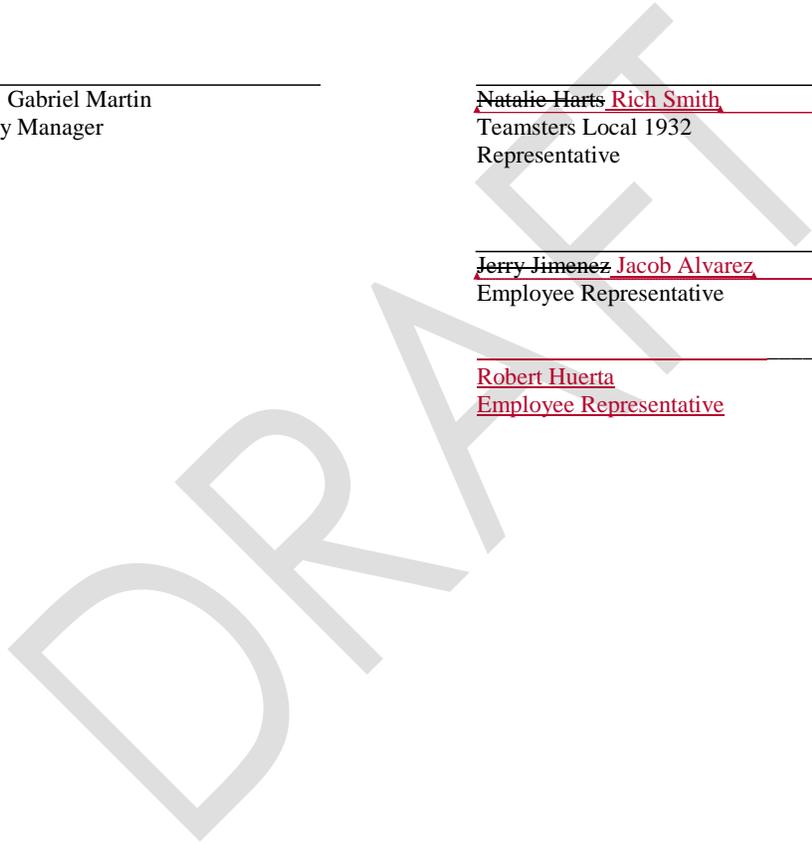
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~~Jerry Jimenez~~ Jacob Alvarez
Employee Representative

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Robert Huerta
Employee Representative



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City of Coachella - Salary Schedule
Confidential Mid-Management Employees
July 1, 2023 - June 30, 2024 (7% COLA Effective July 1, 2023)
(Revised by Council 07/26/23, Resolution No. 2023-30)

	Step	A	B	C	D	E	Performance Step (5%) "O"
Accounting Manager	h	57.00	59.85	62.84	65.99	69.28	72.75
	m	9,880.08	10,374.08	10,892.79	11,437.43	12,009.30	12,609.76
	a	118,560.94	124,488.99	130,713.44	137,249.11	144,111.56	151,317.14
<i>Grade 37</i>							
Administrative Assistant	h	34.49	36.21	38.02	39.92	41.92	44.01
	m	5,977.57	6,276.45	6,590.27	6,919.79	7,265.78	7,629.07
	a	71,730.87	75,317.41	79,083.28	83,037.44	87,189.32	91,548.78
<i>Grade 10</i>							
Assistant to the City Manager	h	56.83	59.68	62.66	65.79	69.08	72.54
	a	9,851.28	10,343.85	10,861.04	11,404.09	11,974.30	12,573.01
	m	118,215.41	124,126.19	130,332.49	136,849.12	143,691.58	150,876.15
<i>Grade 36</i>							
Associate Planner	h	44.21	46.42	48.74	51.18	53.74	56.42
	m	7,662.96	8,046.11	8,448.42	8,870.84	9,314.38	9,780.10
	a	91,955.56	96,553.34	101,381.01	106,450.06	111,772.56	117,361.19
<i>Grade 32</i>							
Building Official	h	56.32	59.14	62.10	65.20	68.46	71.89
	m	9,762.98	10,251.13	10,763.69	11,301.87	11,866.97	12,460.32
	a	117,155.81	123,013.60	129,164.28	135,622.49	142,403.62	149,523.80
<i>Grade 25</i>							
Chief Treatment/Collections System Operator	h	45.79	48.08	50.49	53.01	55.66	58.44
	m	7,937.46	8,334.34	8,751.05	9,188.61	9,648.04	10,130.44
	a	95,249.56	100,012.04	105,012.64	110,263.27	115,776.44	121,565.26
<i>Grade 29</i>							
Civil Engineering Associate	h	43.58	45.76	48.04	50.45	52.97	55.62
	m	7,553.55	7,931.22	8,327.79	8,744.18	9,181.38	9,640.45
	a	90,642.57	95,174.70	99,933.43	104,930.10	110,176.61	115,685.44
<i>Grade 31</i>							
Code Compliance Manager	h	56.32	59.14	62.10	65.20	68.46	71.89
	m	9,762.98	10,251.13	10,763.69	11,301.87	11,866.97	12,460.32
	a	117,155.81	123,013.60	129,164.28	135,622.49	142,403.62	149,523.80
<i>Grade 25</i>							
Development Services Technician	h	38.06	39.97	41.96	44.06	46.27	48.58
	m	6,597.60	6,927.48	7,273.85	7,637.54	8,019.42	8,420.39
	a	79,171.16	83,129.72	87,286.20	91,650.51	96,233.04	101,044.69
<i>Grade 17</i>							
Community Services Coordinator	h	34.49	36.21	38.02	39.92	41.92	44.01
	m	5,977.57	6,276.45	6,590.27	6,919.79	7,265.78	7,629.07
	a	71,730.87	75,317.41	79,083.28	83,037.44	87,189.32	91,548.78
<i>Grade 10</i>							
Customer Service Supervisor	h	42.94	45.08	47.34	49.70	52.19	54.80
	m	7,442.21	7,814.32	8,205.04	8,615.29	9,046.05	9,498.36
	a	89,306.54	93,771.87	98,460.46	103,383.48	108,552.66	113,980.29
<i>Grade 34</i>							
Deputy City Clerk	h	42.94	45.08	47.34	49.70	52.19	54.80
	m	7,442.21	7,814.32	8,205.04	8,615.29	9,046.05	9,498.36
	a	89,306.54	93,771.87	98,460.46	103,383.48	108,552.66	113,980.29
<i>Grade 22</i>							

City of Coachella - Salary Schedule
Confidential Mid-Management Employees
July 1, 2023 - June 30, 2024 (7% COLA Effective July 1, 2023)
(Revised by Council 07/26/23, Resolution No. 2023-30)

	Step	A	B	C	D	E	Performance Step (5%) "O"
Economic Development Manager <i>Grade 38</i>	h	57.28	60.14	63.15	66.31	69.62	73.10
	m	9,928.07	10,424.47	10,945.69	11,492.98	12,067.63	12,671.01
	a	119,136.81	125,093.65	131,348.34	137,915.75	144,811.54	152,052.12
Environmental/Special Programs Manager <i>Grade 32</i>	h	44.21	46.42	48.74	51.18	53.74	56.42
	m	7,662.96	8,046.11	8,448.42	8,870.84	9,314.38	9,780.10
	a	91,955.56	96,553.34	101,381.01	106,450.06	111,772.56	117,361.19
Executive Assistant <i>Grade 17</i>	h	38.06	39.97	41.96	44.06	46.27	48.58
	m	6,597.60	6,927.48	7,273.85	7,637.54	8,019.42	8,420.39
	a	79,171.16	83,129.72	87,286.20	91,650.51	96,233.04	101,044.69
Finance Manager <i>Grade 37</i>	h	57.00	59.85	62.84	65.99	69.28	72.75
	m	9,880.08	10,374.08	10,892.79	11,437.43	12,009.30	12,609.76
	a	118,560.94	124,488.99	130,713.44	137,249.11	144,111.56	151,317.14
Finance Services Supervisor <i>Grade 34</i>	h	42.94	45.08	47.34	49.70	52.19	54.80
	m	7,442.21	7,814.32	8,205.04	8,615.29	9,046.05	9,498.36
	a	89,306.54	93,771.87	98,460.46	103,383.48	108,552.66	113,980.29
Grants Manager <i>Grade 24</i>	h	52.02	54.62	57.35	60.22	63.23	66.39
	m	9,016.27	9,467.08	9,940.43	10,437.46	10,959.33	11,507.30
	a	108,195.21	113,604.97	119,285.22	125,249.48	131,511.95	138,087.55
Information Technology Manager <i>Grade 40</i>	h	63.98	67.18	70.54	74.06	77.76	81.65
	m	11,089.41	11,643.88	12,226.08	12,837.38	13,479.25	14,153.21
	a	133,072.96	139,726.61	146,712.94	154,048.59	161,751.02	169,838.57
Management Analyst <i>Grade 14</i>	h	42.28	44.39	46.61	48.94	51.39	53.96
	m	7,328.54	7,694.97	8,079.71	8,483.70	8,907.88	9,353.28
	a	87,942.47	92,339.59	96,956.57	101,804.40	106,894.62	112,239.35
Parks and Recreation Services Manager <i>Grade 24</i>	h	52.02	54.62	57.35	60.22	63.23	66.39
	m	9,016.27	9,467.08	9,940.43	10,437.46	10,959.33	11,507.30
	a	108,195.21	113,604.97	119,285.22	125,249.48	131,511.95	138,087.55
Parks Supervisor <i>Grade 34</i>	h	42.94	45.08	47.34	49.70	52.19	54.80
	m	7,442.21	7,814.32	8,205.04	8,615.29	9,046.05	9,498.36
	a	89,306.54	93,771.87	98,460.46	103,383.48	108,552.66	113,980.29
Permit Technician <i>Grade 12</i>	h	35.31	37.07	38.92	40.87	42.91	45.06
	m	6,119.62	6,425.60	6,746.88	7,084.23	7,438.44	7,810.36
	a	73,435.45	77,107.23	80,962.59	85,010.72	89,261.25	93,724.31
Planning Manager <i>Grade 41</i>	h	68.44	71.86	75.46	79.23	83.19	87.35
	m	11,863.00	12,456.15	13,078.96	13,732.91	14,419.56	15,140.53
	a	142,356.05	149,473.86	156,947.55	164,794.93	173,034.67	181,686.41

City of Coachella - Salary Schedule
Confidential Mid-Management Employees
July 1, 2023 - June 30, 2024 (7% COLA Effective July 1, 2023)
(Revised by Council 07/26/23, Resolution No. 2023-30)

	Step	A	B	C	D	E	Performance Step (5%) "O"
Principal Planner <i>Grade 39</i>	h	56.32	59.14	62.10	65.20	68.46	71.89
	m	9,762.98	10,251.13	10,763.69	11,301.87	11,866.97	12,460.32
	a	117,155.81	123,013.60	129,164.28	135,622.49	142,403.62	149,523.80
Sanitary Superintendent <i>Grade 24</i>	h	52.02	54.62	57.35	60.22	63.23	66.39
	m	9,016.27	9,467.08	9,940.43	10,437.46	10,959.33	11,507.30
	a	108,195.21	113,604.97	119,285.22	125,249.48	131,511.95	138,087.55
Senior Civil Engineer <i>Grade 25</i>	h	56.32	59.14	62.10	65.20	68.46	71.89
	m	9,762.98	10,251.13	10,763.69	11,301.87	11,866.97	12,460.32
	a	117,155.81	123,013.60	129,164.28	135,622.49	142,403.62	149,523.80
Senior Management Analyst <i>Grade 24</i>	h	52.02	54.62	57.35	60.22	63.23	66.39
	m	9,016.27	9,467.08	9,940.43	10,437.46	10,959.33	11,507.30
	a	108,195.21	113,604.97	119,285.22	125,249.48	131,511.95	138,087.55
Senior Planner <i>Grade 23</i>	h	48.78	51.22	53.78	56.47	59.30	62.26
	m	8,455.75	8,878.54	9,322.46	9,788.59	10,278.02	10,791.92
	a	101,469.00	106,542.45	111,869.57	117,463.05	123,336.20	129,503.01
Streets Supervisor <i>Grade 34</i>	h	42.94	45.08	47.34	49.70	52.19	54.80
	m	7,442.21	7,814.32	8,205.04	8,615.29	9,046.05	9,498.36
	a	89,306.54	93,771.87	98,460.46	103,383.48	108,552.66	113,980.29
Streets Superintendent/ Emergency Services Coordinator <i>Grade 33</i>	h	49.05	51.50	54.08	56.78	59.62	62.60
	m	8,501.82	8,926.91	9,373.26	9,841.92	10,334.02	10,850.72
	a	102,021.84	107,122.93	112,479.08	118,103.03	124,008.18	130,208.59
Water Superintendent <i>Grade 24</i>	h	52.02	54.62	57.35	60.22	63.23	66.39
	m	9,016.27	9,467.08	9,940.43	10,437.46	10,959.33	11,507.30
	a	108,195.21	113,604.97	119,285.22	125,249.48	131,511.95	138,087.55

City of Coachella - Salary Schedule
Confidential Mid-Management Employees
July 1, 2024 - June 30, 2025 (5% COLA Effective July 1, 2024)
(Revised by Council 07/26/23, Resolution No. 2023-30)

	Step	A	B	C	D	E	Performance Step (5%) "O"
Accounting Manager	h	59.85	62.84	65.99	69.28	72.75	76.39
	m	10,374.08	10,892.79	11,437.43	12,009.30	12,609.76	13,240.25
	a	124,488.99	130,713.44	137,249.11	144,111.56	151,317.14	158,883.00
<i>Grade 37</i>							
Administrative Assistant	h	36.21	38.02	39.92	41.92	44.01	46.21
	m	6,276.45	6,590.27	6,919.79	7,265.78	7,629.07	8,010.52
	a	75,317.41	79,083.28	83,037.44	87,189.32	91,548.78	96,126.22
<i>Grade 10</i>							
Assistant to the City Manager	h	59.68	62.66	65.79	69.08	72.54	76.16
	a	10,343.85	10,861.04	11,404.09	11,974.30	12,573.01	13,201.66
	m	124,126.19	130,332.49	136,849.12	143,691.58	150,876.15	158,419.96
<i>Grade 36</i>							
Associate Planner	h	46.42	48.74	51.18	53.74	56.42	59.24
	m	8,046.11	8,448.42	8,870.84	9,314.38	9,780.10	10,269.10
	a	96,553.34	101,381.01	106,450.06	111,772.56	117,361.19	123,229.25
<i>Grade 32</i>							
Building Official	h	59.14	62.10	65.20	68.46	71.89	75.48
	m	10,251.13	10,763.69	11,301.87	11,866.97	12,460.32	13,083.33
	a	123,013.60	129,164.28	135,622.49	142,403.62	149,523.80	156,999.99
<i>Grade 25</i>							
Chief Treatment/Collections System Operator	h	48.08	50.49	53.01	55.66	58.44	61.37
	m	8,334.34	8,751.05	9,188.61	9,648.04	10,130.44	10,636.96
	a	100,012.04	105,012.64	110,263.27	115,776.44	121,565.26	127,643.52
<i>Grade 29</i>							
Civil Engineering Associate	h	45.76	48.04	50.45	52.97	55.62	58.40
	m	7,931.22	8,327.79	8,744.18	9,181.38	9,640.45	10,122.48
	a	95,174.70	99,933.43	104,930.10	110,176.61	115,685.44	121,469.71
<i>Grade 31</i>							
Code Compliance Manager	h	59.14	62.10	65.20	68.46	71.89	75.48
	m	10,251.13	10,763.69	11,301.87	11,866.97	12,460.32	13,083.33
	a	123,013.60	129,164.28	135,622.49	142,403.62	149,523.80	156,999.99
<i>Grade 25</i>							
Development Services Technician	h	39.97	41.96	44.06	46.27	48.58	51.01
	m	6,927.48	7,273.85	7,637.54	8,019.42	8,420.39	8,841.41
	a	83,129.72	87,286.20	91,650.51	96,233.04	101,044.69	106,096.92
<i>Grade 17</i>							
Community Services Coordinator	h	36.21	38.02	39.92	41.92	44.01	46.21
	m	6,276.45	6,590.27	6,919.79	7,265.78	7,629.07	8,010.52
	a	75,317.41	79,083.28	83,037.44	87,189.32	91,548.78	96,126.22
<i>Grade 10</i>							
Customer Service Supervisor	h	45.08	47.34	49.70	52.19	54.80	57.54
	m	7,814.32	8,205.04	8,615.29	9,046.05	9,498.36	9,973.28
	a	93,771.87	98,460.46	103,383.48	108,552.66	113,980.29	119,679.30
<i>Grade 34</i>							
Deputy City Clerk	h	45.08	47.34	49.70	52.19	54.80	57.54
	m	7,814.32	8,205.04	8,615.29	9,046.05	9,498.36	9,973.28
	a	93,771.87	98,460.46	103,383.48	108,552.66	113,980.29	119,679.30
<i>Grade 22</i>							

City of Coachella - Salary Schedule
Confidential Mid-Management Employees
July 1, 2024 - June 30, 2025 (5% COLA Effective July 1, 2024)
(Revised by Council 07/26/23, Resolution No. 2023-30)

	Step	A	B	C	D	E	Performance "0" Step (5%)
Economic Development Manager <i>Grade 38</i>	h	60.14	63.15	66.31	69.62	73.10	76.76
	m	10,424.47	10,945.69	11,492.98	12,067.63	12,671.01	13,304.56
	a	125,093.65	131,348.34	137,915.75	144,811.54	152,052.12	159,654.72
Environmental/ Special Programs Manager <i>Grade 32</i>	h	46.42	48.74	51.18	53.74	56.42	59.24
	m	8,046.11	8,448.42	8,870.84	9,314.38	9,780.10	10,269.10
	a	96,553.34	101,381.01	106,450.06	111,772.56	117,361.19	123,229.25
Executive Assistant <i>Grade 17</i>	h	39.97	41.96	44.06	46.27	48.58	51.01
	m	6,927.48	7,273.85	7,637.54	8,019.42	8,420.39	8,841.41
	a	83,129.72	87,286.20	91,650.51	96,233.04	101,044.69	106,096.92
Finance Manager <i>Grade 37</i>	h	59.85	62.84	65.99	69.28	72.75	76.39
	m	10,374.08	10,892.79	11,437.43	12,009.30	12,609.76	13,240.25
	a	124,488.99	130,713.44	137,249.11	144,111.56	151,317.14	158,883.00
Finance Services Supervisor <i>Grade 34</i>	h	45.08	47.34	49.70	52.19	54.80	57.54
	m	7,814.32	8,205.04	8,615.29	9,046.05	9,498.36	9,973.28
	a	93,771.87	98,460.46	103,383.48	108,552.66	113,980.29	119,679.30
Grants Manager <i>Grade 24</i>	h	54.62	57.35	60.22	63.23	66.39	69.71
	m	9,467.08	9,940.43	10,437.46	10,959.33	11,507.30	12,082.66
	a	113,604.97	119,285.22	125,249.48	131,511.95	138,087.55	144,991.93
Information Technology Manager <i>Grade 40</i>	h	67.18	70.54	74.06	77.76	81.65	85.74
	m	11,643.88	12,226.08	12,837.38	13,479.25	14,153.21	14,860.87
	a	139,726.61	146,712.94	154,048.59	161,751.02	169,838.57	178,330.50
Management Analyst <i>Grade 14</i>	h	44.39	46.61	48.94	51.39	53.96	56.66
	m	7,694.97	8,079.71	8,483.70	8,907.88	9,353.28	9,820.94
	a	92,339.59	96,956.57	101,804.40	106,894.62	112,239.35	117,851.31
Parks and Recreation Services Manager <i>Grade 24</i>	h	54.62	57.35	60.22	63.23	66.39	69.71
	m	9,467.08	9,940.43	10,437.46	10,959.33	11,507.30	12,082.66
	a	113,604.97	119,285.22	125,249.48	131,511.95	138,087.55	144,991.93
Parks Supervisor <i>Grade 34</i>	h	45.08	47.34	49.70	52.19	54.80	57.54
	m	7,814.32	8,205.04	8,615.29	9,046.05	9,498.36	9,973.28
	a	93,771.87	98,460.46	103,383.48	108,552.66	113,980.29	119,679.30
Permit Technician <i>Grade 12</i>	h	37.07	38.92	40.87	42.91	45.06	47.31
	m	6,425.60	6,746.88	7,084.23	7,438.44	7,810.36	8,200.88
	a	77,107.23	80,962.59	85,010.72	89,261.25	93,724.31	98,410.53
Planning Manager <i>Grade 41</i>	h	71.86	75.46	79.23	83.19	87.35	91.72
	m	12,456.15	13,078.96	13,732.91	14,419.56	15,140.53	15,897.56
	a	149,473.86	156,947.55	164,794.93	173,034.67	181,686.41	190,770.73

City of Coachella - Salary Schedule
Confidential Mid-Management Employees
July 1, 2024 - June 30, 2025 (5% COLA Effective July 1, 2024)
(Revised by Council 07/26/23, Resolution No. 2023-30)

	Step	A	B	C	D	E	Performance Step (5%) "O"
Principal Planner	h	59.14	62.10	65.20	68.46	71.89	75.48
	m	10,251.13	10,763.69	11,301.87	11,866.97	12,460.32	13,083.33
	a	123,013.60	129,164.28	135,622.49	142,403.62	149,523.80	156,999.99
<i>Grade 39</i>							
Sanitary Superintendent	h	54.62	57.35	60.22	63.23	66.39	69.71
	m	9,467.08	9,940.43	10,437.46	10,959.33	11,507.30	12,082.66
	a	113,604.97	119,285.22	125,249.48	131,511.95	138,087.55	144,991.93
<i>Grade 24</i>							
Senior Civil Engineer	h	59.14	62.10	65.20	68.46	71.89	75.48
	m	10,251.13	10,763.69	11,301.87	11,866.97	12,460.32	13,083.33
	a	123,013.60	129,164.28	135,622.49	142,403.62	149,523.80	156,999.99
<i>Grade 25</i>							
Senior Management Analyst	h	54.62	57.35	60.22	63.23	66.39	69.71
	m	9,467.08	9,940.43	10,437.46	10,959.33	11,507.30	12,082.66
	a	113,604.97	119,285.22	125,249.48	131,511.95	138,087.55	144,991.93
<i>Grade 24</i>							
Senior Planner	h	51.22	53.78	56.47	59.30	62.26	65.37
	m	8,878.54	9,322.46	9,788.59	10,278.02	10,791.92	11,331.51
	a	106,542.45	111,869.57	117,463.05	123,336.20	129,503.01	135,978.16
<i>Grade 23</i>							
Streets Supervisor	h	45.08	47.34	49.70	52.19	54.80	57.54
	m	7,814.32	8,205.04	8,615.29	9,046.05	9,498.36	9,973.28
	a	93,771.87	98,460.46	103,383.48	108,552.66	113,980.29	119,679.30
<i>Grade 34</i>							
Streets Superintendent/ Emergency Services Coordinator	h	51.50	54.08	56.78	59.62	62.60	65.73
	m	8,926.91	9,373.26	9,841.92	10,334.02	10,850.72	11,393.25
	a	107,122.93	112,479.08	118,103.03	124,008.18	130,208.59	136,719.02
<i>Grade 33</i>							
Water Superintendent	h	54.62	57.35	60.22	63.23	66.39	69.71
	m	9,467.08	9,940.43	10,437.46	10,959.33	11,507.30	12,082.66
	a	113,604.97	119,285.22	125,249.48	131,511.95	138,087.55	144,991.93
<i>Grade 24</i>							

City of Coachella - Salary Schedule
Confidential Mid-Management Employees
July 1, 2025 - June 30, 2025 (3% COLA Effective July 1, 2025)
(Revised by Council 07/26/23, Resolution No. 2023-30)

	Step	A	B	C	D	E	Performance Step (5%) "O"
Accounting Manager	h	61.65	64.73	67.96	71.36	74.93	78.68
	m	10,685.30	11,219.57	11,780.55	12,369.58	12,988.05	13,637.46
	a	128,223.66	134,634.84	141,366.58	148,434.91	155,856.65	163,649.49
<i>Grade 37</i>							
Administrative Assistant	h	37.30	39.16	41.12	43.18	45.33	47.60
	m	6,464.74	6,787.98	7,127.38	7,483.75	7,857.94	8,250.83
	a	77,576.93	81,455.78	85,528.57	89,804.99	94,295.24	99,010.01
<i>Grade 10</i>							
Assistant to the City Manager	h	61.47	64.54	67.77	71.15	74.71	78.45
	a	10,654.16	11,186.87	11,746.22	12,333.53	12,950.20	13,597.71
	m	127,849.97	134,242.47	140,954.59	148,002.32	155,402.44	163,172.56
<i>Grade 36</i>							
Associate Planner	h	47.81	50.20	52.71	55.35	58.12	61.02
	m	8,287.49	8,701.87	9,136.96	9,593.81	10,073.50	10,577.18
	a	99,449.94	104,422.44	109,643.56	115,125.74	120,882.02	126,926.12
<i>Grade 32</i>							
Building Official	h	60.92	63.96	67.16	70.52	74.04	77.75
	m	10,558.67	11,086.60	11,640.93	12,222.98	12,834.13	13,475.83
	a	126,704.00	133,039.21	139,691.17	146,675.72	154,009.51	161,709.99
<i>Grade 25</i>							
Chief Treatment/Collections System Operator	h	49.53	52.00	54.60	57.33	60.20	63.21
	m	8,584.37	9,013.58	9,464.26	9,937.48	10,434.35	10,956.07
	a	103,012.40	108,163.02	113,571.17	119,249.73	125,212.21	131,472.83
<i>Grade 29</i>							
Civil Engineering Associate	h	47.13	49.49	51.96	54.56	57.29	60.15
	m	8,169.16	8,577.62	9,006.50	9,456.83	9,929.67	10,426.15
	a	98,029.94	102,931.43	108,078.01	113,481.91	119,156.00	125,113.80
<i>Grade 31</i>							
Code Compliance Manager	h	60.92	63.96	67.16	70.52	74.04	77.75
	m	10,558.67	11,086.60	11,640.93	12,222.98	12,834.13	13,475.83
	a	126,704.00	133,039.21	139,691.17	146,675.72	154,009.51	161,709.99
<i>Grade 25</i>							
Development Services Technician	h	41.17	43.22	45.38	47.65	50.04	52.54
	m	7,135.30	7,492.07	7,866.67	8,260.00	8,673.00	9,106.65
	a	85,623.61	89,904.79	94,400.03	99,120.03	104,076.03	109,279.83
<i>Grade 17</i>							
Community Services Coordinator	h	37.30	39.16	41.12	43.18	45.33	47.60
	m	6,464.74	6,787.98	7,127.38	7,483.75	7,857.94	8,250.83
	a	77,576.93	81,455.78	85,528.57	89,804.99	94,295.24	99,010.01
<i>Grade 10</i>							
Customer Service Supervisor	h	46.44	48.76	51.19	53.75	56.44	59.26
	m	8,048.75	8,451.19	8,873.75	9,317.44	9,783.31	10,272.47
	a	96,585.02	101,414.27	106,484.99	111,809.24	117,399.70	123,269.68
<i>Grade 34</i>							
Deputy City Clerk	h	46.44	48.76	51.19	53.75	56.44	59.26
	m	8,048.75	8,451.19	8,873.75	9,317.44	9,783.31	10,272.47
	a	96,585.02	101,414.27	106,484.99	111,809.24	117,399.70	123,269.68
<i>Grade 22</i>							

City of Coachella - Salary Schedule
Confidential Mid-Management Employees
July 1, 2025 - June 30, 2025 (3% COLA Effective July 1, 2025)
(Revised by Council 07/26/23, Resolution No. 2023-30)

	Step	A	B	C	D	E	Performance Step (5%) "O"
Economic Development Manager <i>Grade 38</i>	h	61.95	65.04	68.29	71.71	75.30	79.06
	m	10,737.21	11,274.07	11,837.77	12,429.66	13,051.14	13,703.70
	a	128,846.46	135,288.79	142,053.23	149,155.89	156,613.68	164,444.37
Environmental/Special Programs Manager <i>Grade 32</i>	h	47.81	50.20	52.71	55.35	58.12	61.02
	m	8,287.49	8,701.87	9,136.96	9,593.81	10,073.50	10,577.18
	a	99,449.94	104,422.44	109,643.56	115,125.74	120,882.02	126,926.12
Executive Assistant <i>Grade 17</i>	h	41.17	43.22	45.38	47.65	50.04	52.54
	m	7,135.30	7,492.07	7,866.67	8,260.00	8,673.00	9,106.65
	a	85,623.61	89,904.79	94,400.03	99,120.03	104,076.03	109,279.83
Finance Manager <i>Grade 37</i>	h	61.65	64.73	67.96	71.36	74.93	78.68
	m	10,685.30	11,219.57	11,780.55	12,369.58	12,988.05	13,637.46
	a	128,223.66	134,634.84	141,366.58	148,434.91	155,856.65	163,649.49
Finance Services Supervisor <i>Grade 34</i>	h	46.44	48.76	51.19	53.75	56.44	59.26
	m	8,048.75	8,451.19	8,873.75	9,317.44	9,783.31	10,272.47
	a	96,585.02	101,414.27	106,484.99	111,809.24	117,399.70	123,269.68
Grants Manager <i>Grade 24</i>	h	56.26	59.07	62.02	65.12	68.38	71.80
	m	9,751.09	10,238.65	10,750.58	11,288.11	11,852.51	12,445.14
	a	117,013.12	122,863.77	129,006.96	135,457.31	142,230.17	149,341.68
Information Technology Manager <i>Grade 40</i>	h	69.19	72.65	76.28	80.10	84.10	88.31
	m	11,993.20	12,592.86	13,222.50	13,883.63	14,577.81	15,306.70
	a	143,918.41	151,114.33	158,670.05	166,603.55	174,933.73	183,680.41
Management Analyst <i>Grade 14</i>	h	45.73	48.01	50.41	52.93	55.58	58.36
	m	7,925.81	8,322.11	8,738.21	9,175.12	9,633.88	10,115.57
	a	95,109.78	99,865.27	104,858.53	110,101.45	115,606.53	121,386.85
Parks and Recreation Services Manager <i>Grade 24</i>	h	56.26	59.07	62.02	65.12	68.38	71.80
	m	9,751.09	10,238.65	10,750.58	11,288.11	11,852.51	12,445.14
	a	117,013.12	122,863.77	129,006.96	135,457.31	142,230.17	149,341.68
Parks Supervisor <i>Grade 34</i>	h	46.44	48.76	51.19	53.75	56.44	59.26
	m	8,048.75	8,451.19	8,873.75	9,317.44	9,783.31	10,272.47
	a	96,585.02	101,414.27	106,484.99	111,809.24	117,399.70	123,269.68
Permit Technician <i>Grade 12</i>	h	38.18	40.09	42.10	44.20	46.41	48.73
	m	6,618.37	6,949.29	7,296.75	7,661.59	8,044.67	8,446.90
	a	79,420.44	83,391.46	87,561.04	91,939.09	96,536.04	101,362.85
Planning Manager <i>Grade 41</i>	h	74.02	77.72	81.61	85.69	89.97	94.47
	m	12,829.84	13,471.33	14,144.90	14,852.14	15,594.75	16,374.49
	a	153,958.07	161,655.97	169,738.77	178,225.71	187,137.00	196,493.85

City of Coachella - Salary Schedule
Confidential Mid-Management Employees
July 1, 2025 - June 30, 2025 (3% COLA Effective July 1, 2025)
(Revised by Council 07/26/23, Resolution No. 2023-30)

	Step	A	B	C	D	E	Performance Step (5%) "O"
Principal Planner <i>Grade 39</i>	h	60.92	63.96	67.16	70.52	74.04	77.75
	m	10,558.67	11,086.60	11,640.93	12,222.98	12,834.13	13,475.83
	a	126,704.00	133,039.21	139,691.17	146,675.72	154,009.51	161,709.99
Sanitary Superintendent <i>Grade 24</i>	h	56.26	59.07	62.02	65.12	68.38	71.80
	m	9,751.09	10,238.65	10,750.58	11,288.11	11,852.51	12,445.14
	a	117,013.12	122,863.77	129,006.96	135,457.31	142,230.17	149,341.68
Senior Civil Engineer <i>Grade 25</i>	h	60.92	63.96	67.16	70.52	74.04	77.75
	m	10,558.67	11,086.60	11,640.93	12,222.98	12,834.13	13,475.83
	a	126,704.00	133,039.21	139,691.17	146,675.72	154,009.51	161,709.99
Senior Management Analyst <i>Grade 24</i>	h	56.26	59.07	62.02	65.12	68.38	71.80
	m	9,751.09	10,238.65	10,750.58	11,288.11	11,852.51	12,445.14
	a	117,013.12	122,863.77	129,006.96	135,457.31	142,230.17	149,341.68
Senior Planner <i>Grade 23</i>	h	52.76	55.40	58.17	61.08	64.13	67.34
	m	9,144.89	9,602.14	10,082.25	10,586.36	11,115.68	11,671.46
	a	109,738.72	115,225.66	120,986.94	127,036.29	133,388.10	140,057.51
Streets Supervisor <i>Grade 34</i>	h	46.44	48.76	51.19	53.75	56.44	59.26
	m	8,048.75	8,451.19	8,873.75	9,317.44	9,783.31	10,272.47
	a	96,585.02	101,414.27	106,484.99	111,809.24	117,399.70	123,269.68
Streets Superintendent/ Emergency Services Coordinator <i>Grade 33</i>	h	53.05	55.70	58.48	61.41	64.48	67.70
	m	9,194.72	9,654.45	10,137.18	10,644.04	11,176.24	11,735.05
	a	110,336.62	115,853.45	121,646.12	127,728.43	134,114.85	140,820.59
Water Superintendent <i>Grade 24</i>	h	56.26	59.07	62.02	65.12	68.38	71.80
	m	9,751.09	10,238.65	10,750.58	11,288.11	11,852.51	12,445.14
	a	117,013.12	122,863.77	129,006.96	135,457.31	142,230.17	149,341.68

City of Coachella - Salary Schedule
Confidential Mid-Management Employees
July 1, 2026 - June 30, 2027 (2% COLA Effective July 1, 2026)
(Revised by Council 07/26/23, Resolution No. 2023-30)

		Step	A	B	C	D	E	Performance "0" Step (5%)
Accounting Manager	h		62.88	66.02	69.32	72.79	76.43	80.25
	m		10,899.01	11,443.96	12,016.16	12,616.97	13,247.82	13,910.21
	a	<i>Grade 37</i>	130,788.13	137,327.54	144,193.91	151,403.61	158,973.79	166,922.48
Administrative Assistant	h		38.04	39.94	41.94	44.04	46.24	48.55
	m		6,594.04	6,923.74	7,269.93	7,633.42	8,015.10	8,415.85
	a	<i>Grade 10</i>	79,128.47	83,084.89	87,239.14	91,601.09	96,181.15	100,990.21
Assistant to the City Manager	h		62.70	65.83	69.12	72.58	76.21	80.02
	a		10,867.25	11,410.61	11,981.14	12,580.20	13,209.21	13,869.67
	m	<i>Grade 36</i>	130,406.97	136,927.32	143,773.68	150,962.37	158,510.49	166,436.01
Associate Planner	h		48.77	51.21	53.77	56.46	59.28	62.24
	m		8,453.24	8,875.91	9,319.70	9,785.69	10,274.97	10,788.72
	a	<i>Grade 32</i>	101,438.94	106,510.88	111,836.43	117,428.25	123,299.66	129,464.65
Building Official	h		62.13	65.24	68.50	71.93	75.52	79.30
	m		10,769.84	11,308.33	11,873.75	12,467.44	13,090.81	13,745.35
	a	<i>Grade 25</i>	129,238.08	135,699.99	142,484.99	149,609.24	157,089.70	164,944.18
Chief Treatment/Collections System Operator	h		50.52	53.04	55.69	58.48	61.40	64.47
	m		8,756.05	9,193.86	9,653.55	10,136.23	10,643.04	11,175.19
	a	<i>Grade 29</i>	105,072.65	110,326.28	115,842.59	121,634.72	127,716.46	134,102.28
Civil Engineering Associate	h		48.07	50.48	53.00	55.65	58.43	61.35
	m		8,332.54	8,749.17	9,186.63	9,645.96	10,128.26	10,634.67
	a	<i>Grade 31</i>	99,990.54	104,990.06	110,239.57	115,751.54	121,539.12	127,616.08
Code Compliance Manager	h		62.13	65.24	68.50	71.93	75.52	79.30
	m		10,769.84	11,308.33	11,873.75	12,467.44	13,090.81	13,745.35
	a	<i>Grade 25</i>	129,238.08	135,699.99	142,484.99	149,609.24	157,089.70	164,944.18
Development Services Technician	h		41.99	44.09	46.29	48.61	51.04	53.59
	m		7,278.01	7,641.91	8,024.00	8,425.20	8,846.46	9,288.79
	a	<i>Grade 17</i>	87,336.08	91,702.88	96,288.03	101,102.43	106,157.55	111,465.43
Community Services Coordinator	h		38.04	39.94	41.94	44.04	46.24	48.55
	m		6,594.04	6,923.74	7,269.93	7,633.42	8,015.10	8,415.85
	a	<i>Grade 10</i>	79,128.47	83,084.89	87,239.14	91,601.09	96,181.15	100,990.21
Customer Service Supervisor	h		47.36	49.73	52.22	54.83	57.57	60.45
	m		8,209.73	8,620.21	9,051.22	9,503.79	9,978.97	10,477.92
	a	<i>Grade 34</i>	98,516.72	103,442.56	108,614.69	114,045.42	119,747.69	125,735.08
Deputy City Clerk	h		47.36	49.73	52.22	54.83	57.57	60.45
	m		8,209.73	8,620.21	9,051.22	9,503.79	9,978.97	10,477.92
	a	<i>Grade 22</i>	98,516.72	103,442.56	108,614.69	114,045.42	119,747.69	125,735.08

City of Coachella - Salary Schedule
Confidential Mid-Management Employees
July 1, 2026 - June 30, 2027 (2% COLA Effective July 1, 2026)
(Revised by Council 07/26/23, Resolution No. 2023-30)

	Step	A	B	C	D	E	Performance Step (5%) "O"
Economic Development Manager <i>Grade 38</i>	h	63.18	66.34	69.66	73.14	76.80	80.64
	m	10,951.95	11,499.55	12,074.52	12,678.25	13,312.16	13,977.77
	a	131,423.39	137,994.56	144,894.29	152,139.00	159,745.96	167,733.25
Environmental/Special Programs Manager <i>Grade 32</i>	h	48.77	51.21	53.77	56.46	59.28	62.24
	m	8,453.24	8,875.91	9,319.70	9,785.69	10,274.97	10,788.72
	a	101,438.94	106,510.88	111,836.43	117,428.25	123,299.66	129,464.65
Executive Assistant <i>Grade 17</i>	h	41.99	44.09	46.29	48.61	51.04	53.59
	m	7,278.01	7,641.91	8,024.00	8,425.20	8,846.46	9,288.79
	a	87,336.08	91,702.88	96,288.03	101,102.43	106,157.55	111,465.43
Finance Manager <i>Grade 37</i>	h	62.88	66.02	69.32	72.79	76.43	80.25
	m	10,899.01	11,443.96	12,016.16	12,616.97	13,247.82	13,910.21
	a	130,788.13	137,327.54	144,193.91	151,403.61	158,973.79	166,922.48
Finance Services Supervisor <i>Grade 34</i>	h	47.36	49.73	52.22	54.83	57.57	60.45
	m	8,209.73	8,620.21	9,051.22	9,503.79	9,978.97	10,477.92
	a	98,516.72	103,442.56	108,614.69	114,045.42	119,747.69	125,735.08
Grants Manager <i>Grade 24</i>	h	57.38	60.25	63.26	66.43	69.75	73.23
	m	9,946.11	10,443.42	10,965.59	11,513.87	12,089.56	12,694.04
	a	119,353.38	125,321.05	131,587.10	138,166.46	145,074.78	152,328.52
Information Technology Manager <i>Grade 40</i>	h	70.58	74.10	77.81	81.70	85.78	90.07
	m	12,233.06	12,844.72	13,486.95	14,161.30	14,869.37	15,612.84
	a	146,796.78	154,136.62	161,843.45	169,935.62	178,432.40	187,354.02
Management Analyst <i>Grade 14</i>	h	46.64	48.97	51.42	53.99	56.69	59.53
	m	8,084.33	8,488.55	8,912.97	9,358.62	9,826.55	10,317.88
	a	97,011.97	101,862.57	106,955.70	112,303.48	117,918.66	123,814.59
Parks and Recreation Services Manager <i>Grade 24</i>	h	57.38	60.25	63.26	66.43	69.75	73.23
	m	9,946.11	10,443.42	10,965.59	11,513.87	12,089.56	12,694.04
	a	119,353.38	125,321.05	131,587.10	138,166.46	145,074.78	152,328.52
Parks Supervisor <i>Grade 34</i>	h	47.36	49.73	52.22	54.83	57.57	60.45
	m	8,209.73	8,620.21	9,051.22	9,503.79	9,978.97	10,477.92
	a	98,516.72	103,442.56	108,614.69	114,045.42	119,747.69	125,735.08
Permit Technician <i>Grade 12</i>	h	38.95	40.89	42.94	45.09	47.34	49.71
	m	6,750.74	7,088.27	7,442.69	7,814.82	8,205.56	8,615.84
	a	81,008.85	85,059.29	89,312.26	93,777.87	98,466.76	103,390.10
Planning Manager <i>Grade 41</i>	h	75.50	79.27	83.24	87.40	91.77	96.36
	m	13,086.44	13,740.76	14,427.80	15,149.19	15,906.64	16,701.98
	a	157,037.23	164,889.09	173,133.55	181,790.23	190,879.74	200,423.72

City of Coachella - Salary Schedule
Confidential Mid-Management Employees
July 1, 2026 - June 30, 2027 (2% COLA Effective July 1, 2026)
(Revised by Council 07/26/23, Resolution No. 2023-30)

	Step	A	B	C	D	E	Performance Step (5%) "O"
Principal Planner <i>Grade 39</i>	h	62.13	65.24	68.50	71.93	75.52	79.30
	m	10,769.84	11,308.33	11,873.75	12,467.44	13,090.81	13,745.35
	a	129,238.08	135,699.99	142,484.99	149,609.24	157,089.70	164,944.18
Sanitary Superintendent <i>Grade 24</i>	h	57.38	60.25	63.26	66.43	69.75	73.23
	m	9,946.11	10,443.42	10,965.59	11,513.87	12,089.56	12,694.04
	a	119,353.38	125,321.05	131,587.10	138,166.46	145,074.78	152,328.52
Senior Civil Engineer <i>Grade 25</i>	h	62.13	65.24	68.50	71.93	75.52	79.30
	m	10,769.84	11,308.33	11,873.75	12,467.44	13,090.81	13,745.35
	a	129,238.08	135,699.99	142,484.99	149,609.24	157,089.70	164,944.18
Senior Management Analyst <i>Grade 24</i>	h	57.38	60.25	63.26	66.43	69.75	73.23
	m	9,946.11	10,443.42	10,965.59	11,513.87	12,089.56	12,694.04
	a	119,353.38	125,321.05	131,587.10	138,166.46	145,074.78	152,328.52
Senior Planner <i>Grade 23</i>	h	53.81	56.50	59.33	62.30	65.41	68.68
	m	9,327.79	9,794.18	10,283.89	10,798.08	11,337.99	11,904.89
	a	111,933.50	117,530.17	123,406.68	129,577.01	136,055.86	142,858.66
Streets Supervisor <i>Grade 34</i>	h	47.36	49.73	52.22	54.83	57.57	60.45
	m	8,209.73	8,620.21	9,051.22	9,503.79	9,978.97	10,477.92
	a	98,516.72	103,442.56	108,614.69	114,045.42	119,747.69	125,735.08
Streets Superintendent/ Emergency Services Coordinator <i>Grade 33</i>	h	54.11	56.81	59.65	62.64	65.77	69.06
	m	9,378.61	9,847.54	10,339.92	10,856.92	11,399.76	11,969.75
	a	112,543.35	118,170.52	124,079.04	130,283.00	136,797.15	143,637.00
Water Superintendent <i>Grade 24</i>	h	57.38	60.25	63.26	66.43	69.75	73.23
	m	9,946.11	10,443.42	10,965.59	11,513.87	12,089.56	12,694.04
	a	119,353.38	125,321.05	131,587.10	138,166.46	145,074.78	152,328.52



STAFF REPORT
7/26/2023

TO: Honorable Mayor and City Council Members

FROM: Celina Jimenez, Economic Development Director

SUBJECT: Appointments to the Cultural and Arts Commission

STAFF RECOMMENDATION:

Appoint to the City of Coachella Cultural and Arts Commission, five new Commissioners and one Alternate Commissioner.

BACKGROUND:

The Cultural and Arts Commission was established on February 10, 2021 by Ordinance No. 1173 with the purpose of enacting a Cultural and Arts Commission that would in an advisory capacity, advise the City Council on matters pertaining to enrichment of the community through the fine arts, visual arts, performing arts, arts education, historic preservation and cultural issues; to serve as an advocate for cultural activities and programs within the city; to implement the city's Art in Public Places program, and to encourage the integration of cultural affairs into the social and economic fabric of the city to improve the quality of life for city residents.

DISCUSSION/ANALYSIS:

The City invited applications and closed the application submission period on February 3, 2023 and was extended to allow for more applicants. Six Coachella residents submitted applications for the identified vacancies:

1. Armando Lerma
2. Clara Nieblas
3. Irene N. Rodriguez
4. Javier Figueroa
5. Juan Ponce Ramos
6. Oralia Ortiz

Council may at this time direct selection of Commissioners as follows:

1) Vote to elect the applicants currently on file (attached hereto); 2) Choose to establish a new application period to invite additional applicants to apply for the vacant Commissioner and Alternate Commissioner positions; and/or 3) Provide alternate direction.

FISCAL IMPACT

None of the recommended actions have a direct fiscal impact on the adopted budget.

ATTACHMENTS:

1. Applications received (6)



CITY OF COACHELLA

COMMISSION APPLICATION

Application deadline is 6:00 p.m. on Friday, February 3, 2023
Application must be received by the deadline in order to be considered

NAME: Armando Lerma

ADDRESS: 83983 Fiesta Rd. Coachella, Ca. 92236

TELEPHONE: 760-799-8623 E-MAIL: chiefssigns@gmail.com

COMMISSION: Planning Cultural and Arts Parks and Recreation UUT
(Please Circle One)

To be eligible for appointment to the Commission you must be a resident of the City of Coachella. Members may only serve on one commission/committee.

Note: In the event a member of the commission has three (3) consecutive unexcused absences from meetings of the Commission, the City Council may declare the office of such member vacant.

.....
PLEASE FURNISH BRIEF RESPONSES TO THE QUESTIONS BELOW:

1. Why do you think you should be appointed? What is there specifically in your background, training, education and interests that qualifies you as a candidate?

I have been a pr.
I am an artist with more than 20 years
experience, and I have a B.A. in Fine Arts.
I spear headed the Coachella Walls mural project.

2. What do you see as the goals and objectives of the Commission? How would you help achieve these objectives and goals?

The goals of the commission should be to
elevate art and culture in the community.

3. What special qualities can you bring to the Commission?

I know a lot of talented artists and I
am familiar with the art world.

4. Do you have any questions or comments about the Commission's structure or functions?

Not at this time.

5. Other comments and/or ideas as to how you as a member of the Commission could benefit the City of Coachella.

I had hope to continue to make art and culture a part of the city of Coachella's identity.


Signature

March 13, 23
Date

.....
Note: Members of commissions shall be appointed for four year terms or less. The term of each commission member shall continue for the term of the nominating council member and automatically terminate when the council member's term ends. If a council member is reelected, that council member is entitled to make all new nominations or may choose to re-nominate the council member's previous nominee.

PLEASE RETURN THIS COMPLETED APPLICATION TO:

City of Coachella
53-462 Enterprise Way
Coachella, CA 92236

cityclerk@coachella.org



CITY OF COACHELLA

COMMISSION APPLICATION

Application **deadline** is: Friday, April 7, 2023
Application must be received by the deadline in order to be considered

Clara Nieblas

NAME: _____

ADDRESS: 1381 4th st apt 6 Coachella CA _____

TELEPHONE: 4423068956 _____ **E-MAIL:** Clara.nieblas101@gmail.com _____

- To be eligible for appointment to the Commission you must be a resident of the City of Coachella. Members may only serve on one commission/committee.
- Members of commissions shall be appointed for four-year terms or less. The term of each commission member shall continue for the term of the nominating council member and automatically terminate when the council member’s term ends. If a council member is reelected, that council member is entitled to make all new nominations or may choose to re-nominate the council member’s previous nominee.
- In the event a member of the commission has three (3) consecutive unexcused absences from meetings of the Commission, the City Council may declare the office of such member vacant.

**** PLEASE SELECT THE COMMISSION YOU ARE APPLYING FOR ****

- Cultural and Arts**
- Parks and Recreation**
- Utility Users Tax Citizens Oversight**
- Youth Advisory (you must be enrolled in High School)**
Please provide the name of the High School you attend: _____

PLEASE FURNISH BRIEF RESPONSES TO THE QUESTIONS BELOW:

1. Why do you think you should be appointed? What is there specifically in your background, training, education and interests that qualifies you as a candidate?

I think I should be appointed because of my passion for community engagement in the arts. I have been a member of Raíces Culturas since I was a freshman in high school and am now the Program implementation and outreach specialist at Raices 11 years later. Throughout my time in this organization I have been involved with the planning of the cities Dia de los muertos events, experience in building large art installations, creating murals, arts and culture programming for youth, cultivated partnerships with other organizations and much more. I also have a Bachelors degree in Art Education therefore I have deep knowledge and understanding of curriculum building and implementation in multiple educational settings. On top of all of this I also have experience hosting art workshops at the Palm Springs art museum, Raíces Culturas and other organizations like C.O.F.E.M and the Migrant Education program at our school district. I believe in the power of the arts to bring people together and foster a sense of belonging and understanding among community members. I would love to continue being a part of this journey through this position.

2. What do you see as the goals and objectives of the Commission? How would you help achieve these objectives and goals?

I see some of the goals of the arts commission as, promoting citywide appreciation and access to the arts. Develop initiatives that encourage youth involvement in the arts. Create and support opportunities for professional artists and arts organizations. Advocate for the inclusion of the arts in public spaces and the public sphere. Generate economic opportunities and support economic growth in the arts and simply just help make arts and culture more accessible to all residents. I would help achieve these objectives and goals by making sure that we have as much community involvement as possible in the decision making processes. Making sure that funds are being allocated fairly

3. What special qualities can you bring to the Commission?

My passion for the arts, creativity, and community organizing are some of my greatest assets that I can bring to an Arts Commission. I have excellent communication skills and highly enjoy working with a team to bring a collaborative vision to life. Above all, I am dedicated to the pursuit of knowledge, and finding innovative ways to bring artistic and cultural enrichment to our local community.

4. Do you have any questions or comments about the Commission's structure or functions?

How much authority does the commission have towards the overall decision making within city structure? How often are objectives changed or modified if they are at all? How much control does the commission have over funding?

5. Other comments and/or ideas as to how you as a member of the Commission could benefit the City of Coachella.

I would just like to comment that I grew up in downtown Coachella and I love all of our murals but I would love to see where I can help more local artists get these opportunities.

Signature:

eSigned via SeamlessDocs.com
Clara Nieblas

Key: 59cde8b-a311-409c-a09f-5f21d1acc98e

Date:

04-07-2023

THIS ELECTRONIC DOCUMENT WILL AUTOMATICALLY ROUTE TO THE CITY CLERK'S OFFICE ONCE COMPLETED.



CITY OF COACHELLA

COMMISSION APPLICATION

Application **deadline** is: Friday, April 7, 2023
Application must be received by the deadline in order to be considered

NAME: Irene N Rodríguez _____

ADDRESS: 48912 Playa del Amor, Coachella, CA 92236 _____

TELEPHONE: 626-422-9898 _____ **E-MAIL:** inrodriguez85@gmail.com _____

- To be eligible for appointment to the Commission you must be a resident of the City of Coachella. Members may only serve on one commission/committee.
- Members of commissions shall be appointed for four-year terms or less. The term of each commission member shall continue for the term of the nominating council member and automatically terminate when the council member's term ends. If a council member is reelected, that council member is entitled to make all new nominations or may choose to re-nominate the council member's previous nominee.
- In the event a member of the commission has three (3) consecutive unexcused absences from meetings of the Commission, the City Council may declare the office of such member vacant.

**** PLEASE SELECT THE COMMISSION YOU ARE APPLYING FOR ****

- Cultural and Arts**
- Parks and Recreation**
- Utility Users Tax Citizens Oversight**
- Youth Advisory (you must be enrolled in High School)**
Please provide the name of the High School you attend: _____

PLEASE FURNISH BRIEF RESPONSES TO THE QUESTIONS BELOW:

1. Why do you think you should be appointed? What is there specifically in your background, training, education and interests that qualifies you as a candidate?

I've worked for over 15 years in the arts to engage the community with artworks and facilitate programs for families and children to learn more about art and to be comfortable around it.

In addition, I am one of the co-director of the student exhibition county-wide, Fine Arts Spectacular, which is sponsored by the Riverside County Office of Education. With my other colleague, we review the submissions, select the jurors, and determine the theme of the student exhibition.

I have a B.A. in Arts History and Business Economics and a M.A. in Museum Studies.

2. What do you see as the goals and objectives of the Commission? How would you help achieve these objectives and goals?

The Commission's goals and objectives are to bring art to the city created by emerging and well-known artists. These artists need to be contacted and or identified 1) from the city of Coachella; 2) from Coachella Valley; and then, 3) from outside the area. Through my various contacts, I can begin the process of identifying artists to bring more art in various forms to Coachella. At the moment, Coachella has beautiful murals and sculptures. It will be interesting what other media of art we can bring into the city.

3. What special qualities can you bring to the Commission?

I was raised Coachella and upon finishing my education, I have made my Coachella my home since 2004. I have seen its growth and would like to be part of it in bring the arts and cultural aspect to the community. Throughout my work experience, one key element is always connecting with the community. This one quality I will bring to the Commission.

4. Do you have any questions or comments about the Commission's structure or functions?

Some questions:

1. Who develops the agenda for the meeting?
2. Does the Commission have a staff liaison?
3. Does the Commission meet at any point with the City Council members and the Mayor?
4. What is the budget for the Commission?
5. How many times does the Commission meet and for how long?

5. Other comments and/or ideas as to how you as a member of the Commission could benefit the City of Coachella.

Thank you for this opportunity to apply for the Arts and Cultural Commission.

Signature:

eSigned via SeamlessDocs.com
Irene M Rodriguez
Key: 59cde9b-a311-409c-a09f-5f21d1acc98e

Date:

04-07-2023

THIS ELECTRONIC DOCUMENT WILL AUTOMATICALLY ROUTE TO THE CITY CLERK'S OFFICE ONCE COMPLETED.



CITY OF COACHELLA

COMMISSION APPLICATION

Application deadline is 6:00 p.m. on Friday, February 3, 2023

Application must be received by the deadline in order to be considered

NAME: JAVIER FIGUEROA _____

ADDRESS: 49974 AVENIDA DEL PARQUE _____

TELEPHONE: 760-834-5165 _____ E-MAIL: 760javier@gmail.com _____

(PLEASE CIRCLE THE COMMITTEE YOU ARE APPLYING FOR TO AVOID APPLICATION DELAY OR REJECTION)

PLANNING COMMISSION COMMITTEE

CULTURAL & ARTS COMMITTEE

PARKS AND RECREATION COMMITTEE **

UTILITY USERS TAX CITIZENS OVERSIGHT COMMITTEE

To be eligible for appointment to the Commission you must be a resident of the City of Coachella. Members may only serve on one commission/committee.

Note: In the event a member of the commission has three (3) consecutive unexcused absences from meetings of the Commission, the City Council may declare the office of such member vacant.

PLEASE FURNISH BRIEF RESPONSES TO THE QUESTIONS BELOW:

1. Why do you think you should be appointed? What is there specifically in your background, training, education and interests that qualifies you as a candidate?

I have been a commissioner for a few years and I am familiar with the process. _____

2. What do you see as the goals and objectives of the Commission? How would you help achieve these objectives and goals?

The Commission works for the citizens of Coachella and I am a citizen that is familiar with the issues in our city.

3. What special qualities can you bring to the Commission?

I feel I have a listening quality and am bilingual in fluent Spanish and English.

4. Do you have any questions or comments about the Commission's structure or functions?

Na

5. Other comments and/or ideas as to how you as a member of the Commission could benefit the City of Coachella.

Na

Javier Figueroa
Signature

Date 3-1-23

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PLEASE RETURN THIS COMPLETED APPLICATION TO:

City of Coachella
53-462 Enterprise Way
Coachella, CA 92236

cityclerk@coachella.org



CITY OF COACHELLA

COMMISSION APPLICATION

Application deadline is 6:00 p.m. on Friday, February 3, 2023
Application must be received by the deadline in order to be considered

NAME: Juan Ponce-Ramos

ADDRESS: 86119 PALMERAS CIR COACHELLA, CA 92236

TELEPHONE: (530)-230-7894 E-MAIL: juanponce89@gmail.com

COMMISSION: Planning Cultural and Arts Parks and Recreation UUT
(Please Circle One)

To be eligible for appointment to the Commission you must be a resident of the City of Coachella. Members may only serve on one commission/committee.

Note: In the event a member of the commission has three (3) consecutive unexcused absences from meetings of the Commission, the City Council may declare the office of such member vacant.

.....

PLEASE FURNISH BRIEF RESPONSES TO THE QUESTIONS BELOW:

- 1. Why do you think you should be appointed? What is there specifically in your background, training, education and interests that qualifies you as a candidate?

I am looking to participate more in my community and help it grow.
After leaving away for college, I came to the realization of how much I care for this
Valley that I call my home. I would like to see it grow and prosper even more than it
already is, and to be a part of that growth in a more "hands-on" role.

- 2. What do you see as the goals and objectives of the Commission? How would you help achieve these objectives and goals?

The goals and objectives of the commission are to ensure that we are providing our community
with well maintained parks and open spaces as well as inclusive and innovative recreational
and community service programs for all individuals. I want to help achieve these goals by
helping the community become more aware of these programs and engaged in them.

- 3. What special qualities can you bring to the Commission?

Critical thinking and problem solvings skills. I am able to think outside the box whenever it's
needed and I am able to be receptive when receiving feedback or hearing other's thoughts.

4. Do you have any questions or comments about the Commission's structure or functions?

No questions at this time.

5. Other comments and/or ideas as to how you as a member of the Commission could benefit the City of Coachella.

I think I would be a great addition to the committee. I bring new perspective and ideas as well a mindset that believes in being neutral and coming to an agreement. I am looking forward to helping my community grow in any way possible.

Signature Juan Ponce

03-31-2023
Date

.....
Note: Members of commissions shall be appointed for four year terms or less. The term of each commission member shall continue for the term of the nominating council member and automatically terminate when the council member's term ends. If a council member is reelected, that council member is entitled to make all new nominations or may choose to re-nominate the council member's previous nominee.

PLEASE RETURN THIS COMPLETED APPLICATION TO:

City of Coachella
53-462 Enterprise Way
Coachella, CA 92236

cityclerk@coachella.org



CITY OF COACHELLA

CULTURAL AND ARTS COMMISSION APPLICATION

Application **deadline** is **6:00 p.m.** on **Monday, April 12, 2021**
Application must be received by the deadline in order to be considered

NAME: Oralia "Yaya" Ortiz

ADDRESS: 85092 Damascus Ave Coachella, CA 92236

TELEPHONE: 760-984-2365 E-MAIL: culturascoachellavalley@gmail.com

To be eligible for appointment to the Commission you must be a resident of the City of Coachella. Members may only serve on one commission/committee.

Note: In the event a member of the commission has three (3) consecutive unexcused absences from meetings of the Commission, the City Council may declare the office of such member vacant.

.....
PLEASE FURNISH BRIEF RESPONSES TO THE QUESTIONS BELOW:

1. Why do you think you should be appointed? What is there specifically in your background, training, education and interests that qualifies you as a candidate?

Since 2009 I have worked dilengenly to bring art programs & venues to the community of Coachella.

Beginning with the Shadly Lane Mural, Synergy Music & Arts Festival, Women Rising, Arte De Barrio etc.

Currently, a art & music center that would benefit at-risk youth and the community at large.

2. What do you see as the goals and objectives of the Commission? How would you help achieve these objectives and goals?

Goals & Objectives of an Arts Commission should always have the community in mind, to be objective and fair

to every artist that submit RFP's and ideas. Art installations should also reflect the

community it's serving .

3. What special qualities can you bring to the Commission?

I believe art in an intergal part of every community. It brings vitality, socail engagement,

inspires local culture of creative thinkers. I will continue that these values are instilled

in every potential art project that is submitted.

4. Do you have any questions or comments about the Commission's structure or functions?

I would like to see the arts commission to include funding for programs and venues.

5. Other comments and/or ideas as to how you as a member of the Cultural and Arts Commission could benefit the City of Coachella.

I will strive for fairness to assure every artist has an opportunity to submit art work that reflects our community.

That funds be distributed fairly so everyone has an opportunity to showcase their art work.

Oralia Ortiz
Signature

2/16/2023
Date

.....
Note: Members of commissions shall be appointed for four year terms or less. The term of each commission member shall continue for the term of the nominating council member and automatically terminate when the council member's term ends. If a council member is reelected, that council member is entitled to make all new nominations or may choose to re-nominate the council member's previous nominee.

PLEASE RETURN THIS COMPLETED APPLICATION TO:

Andrea Carranza, Deputy City Clerk
City of Coachella
53-462 Enterprise Way
Coachella, CA 92236

acarranza@coachella.org

(Revised 02-10-2021)



STAFF REPORT
7/26/2023

TO: Honorable Mayor and City Council Members

FROM: Dr. Gabriel D. Martin, City Manager

SUBJECT: MAKING FINDINGS ON AN ENERGY SERVICES CONTRACT AND FACILITY FINANCING FOR AN ENERGY EFFICIENCY PROJECT REQUIRED UNDER CALIFORNIA GOVERNMENT CODE SECTION 4217.10 ET SEQ. AND AUTHORIZING AN ENERGY SERVICES CONTRACT

STAFF RECOMMENDATION:

Staff recommends that the City Council for the City of Coachella (“City”) adopt the following two resolutions that will do the following:

- Adopt the Resolution No. 2023-53 attached hereto as **Attachment 2** (“Findings & Energy Contract Resolution”) that will:
 - Make the required findings under Government Code section 4217.10, *et seq.* enabling the City to enter into an energy services contract with Alliance Building Solutions, Inc. (“ABS”); and
 - Authorize the City Manager to execute the Contract for Design and Construction of Energy Conservation Measures in the form attached as **Exhibit C** to the Findings & Energy Contract Resolution (“Energy Services Contract”) with ABS in the amount of **\$15,429,458** for the City-wide design and construction of certain energy conservation facilities and measures, subject to revisions recommended and approved by the City Attorney, and contingent on finalizing and obtaining financing for the project.

BACKGROUND:

The City has identified various capital improvement projects and facility needs that involve energy efficiency upgrades and improvements throughout various City facilities, including water and wastewater infrastructure upgrades at related sites, as further described in **Attachment 1** (“Energy Improvements”).

With the City facing future utility rates increases and 10% of the budget currently spent on energy costs, a proactive approach towards reducing City-wide energy consumption is needed. City staff

engaged with multiple firms to walk facilities, complete audits, develop a scope of work, and provide a proposal for various energy efficiency projects.

ABS is a licensed contractor capable of constructing the Energy Improvements. ABS completed a comprehensive City-wide audit to provide a preliminary list of energy conservation measures and energy conservation facilities that the City could install at several City sites to conserve energy and reduce the City's energy costs, that included the following: LED lighting upgrades, street lighting retrofits, controls upgrades, HVAC upgrades, solar photovoltaic ("PV") installation, water/wastewater infrastructure upgrades, and indoor air quality measures.

ABS provided an energy savings analysis attached to the Findings & Energy Contract Resolution as **Exhibit B** ("Energy Analysis") demonstrating the energy savings of **\$37,248,749** the City would generate from the installation of the Energy Improvements. ABS agreed to design and construct the Energy Improvements for an amount not-to-exceed **\$15,429,458** and City staff worked with the City Attorney to negotiate the Energy Services Contract.

The Energy Improvements will provide significant savings to the City from reduced energy costs. Implementing LED lighting retrofits offers energy savings, and improved visual quality, while reducing maintenance costs. HVAC upgrades will realize energy savings, improve facility occupancy comfort, and reduce maintenance and repair costs. PV systems serve as an effective energy solution for offsetting utility costs. The water/wastewater upgrades will heavily increase system efficiency and overall operational effectiveness within the City's water treatment process. Lastly the indoor air quality scope will provide an effective virus mitigation dynamic for any current and/or future related risks. Future costs that would have been applied to upgrades in this project, can now be allocated to other budgetary obligations.

City staff worked with the City Attorney's office to structure the procurement of the Energy Services Contract to satisfy Government Code section 4217.10, *et seq.* After working with the City Attorney, staff now desire to authorize the execution of the Energy Services Contract, subject to revisions recommended by the City Attorney's office, and conditioned on the City obtaining financing for the project.

DISCUSSION:

Government Code section 4217.10, *et seq.* permits the City to enter into agreements to finance, design, and construct energy conservation facilities and/or energy conservation measures without any competitive solicitation or bidding process.

Government Code section 4217.12 ("Section 4217.12") permits the City to enter directly into an energy services contract to design and construct energy conservation facilities, if the City Council finds at a regularly scheduled public hearing noticed at least two weeks in advance that "the anticipated cost to the public agency for thermal or electrical energy or conservation services provided by the energy conservation facility under the contract will be less than the anticipated marginal cost to the public agency of thermal, electrical, or other energy that would have been consumed by the public agency in the absence of those purchases."

ABS provided the Energy Analysis that reasonably demonstrates that the City will achieve savings in an amount sufficient to satisfy the required finding under Section 4217.12 through the construction of the Energy Improvements under the Energy Services Contract.

As a result, City staff requests that the City Council make the required findings under Section 4217.12 enabling the City to enter into the Energy Services Contract, and authorize the City Manager to enter into the contract on the conditions set forth in the resolution.

ALTERNATIVES:

1. Not approve this item and direct Staff to conduct a Request for Qualifications/Proposals (RFQ/RFP) to solicit other energy saving firms.
2. Continue the item and provide staff with direction
3. Take no action

FISCAL IMPACT:

The total estimated project cost is **\$15,429,458**, plus any costs associated with financing the project. The City's total cumulative gross savings through this project are estimated at **\$37,248,749**.

ATTACHMENTS(S):

Attachment 1 (Energy Improvements)

Attachment 2 (Resolution No. 2023-53) - Findings & Energy Contract Resolution

ATTACHMENT 1
ENERGY IMPROVEMENTS

Site	Address	Energy Improvements
Bagdouma Park (“ Site 1 ”)	51251 Douma Street Coachella, CA 92236	Interior Lighting Exterior Lighting Pumps
Rancho Las Flores Park (“ Site 2 ”)	48400 Van Buren Street Coachella, CA 92236	Exterior Lighting
Public Works Building (“ Site 3 ”)	53462 Enterprise Way Coachella, CA 92236	Interior Lighting Exterior Lighting HVAC Controls
Wastewater Treatment Plant (“ Site 4 ”)	87075 Avenue 54 Coachella, CA 92236	Solar – 516.8 kW Process Optimization
Civic Center (“ Site 5 ”)	53990 Enterprise Way Coachella, CA 92236	HVAC HVAC Controls Solar – 72.2 kW 2x2 – Charging Stations (4 cars)
City-Wide (“ Site 6 ”)		Street Lights 130 units of Protect 900 Decorative Lights
Bagdouma Park Community Center (“ Site 7 ”)	51251 Douma Street Coachella, CA 92236	Interior HVAC Controls

ATTACHMENT 2

RESOLUTION NO. 2023-53: FINDING & ENERGY CONTRACT

[Begins on the Following Page]

RESOLUTION NO. 2023-53**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA MAKING FINDINGS ON AN ENERGY SERVICES CONTRACT AND FACILITY FINANCING CONTRACT FOR AN ENERGY EFFICIENCY PROJECT REQUIRED UNDER CALIFORNIA GOVERNMENT CODE SECTION 4217.10 ET SEQ. AND AUTHORIZING AN ENERGY SERVICES CONTRACT**

WHEREAS, it is the policy of the State of California and the intent of the State Legislature to promote all feasible means of energy conservation and all feasible uses of alternative energy supply sources, and the City of Coachella (“City”) desires to reduce the City’s energy costs and energy consumption through the installation of energy efficiency measures throughout the City; and

WHEREAS, Government Code section 4217.12 (“Section 4217.12”) permits the City to enter directly into an energy services contract to design and construct energy conservation facilities if the City Council finds at a regularly scheduled public hearing noticed at least two weeks in advance that “the anticipated cost to the public agency for thermal or electrical energy or conservation services provided by the energy conservation facility under the contract will be less than the anticipated marginal cost to the public agency of thermal, electrical, or other energy that would have been consumed by the public agency in the absence of those purchases;” and

WHEREAS, after discussions with several firms that provide design and construction services for the installation of energy conservation facilities and energy conservation facilities, Alliance Building Solutions, Inc. (“ABS”) offered to design and construct certain energy conservation facilities and City-wide energy conservation measures as further described in **Exhibit A** attached hereto and incorporated herein by reference (“Energy Improvements” or “Project”);

WHEREAS, ABS provided the City with analysis showing the benefits of implementing the Energy Improvements, and ABS’ analysis is attached hereto as **Exhibit B** and incorporated herein by this reference (“Energy Analysis”); and

WHEREAS, the Energy Analysis includes data showing that the anticipated cost to the City for the electrical energy and conservation services provided by the Project will be less than the anticipated marginal cost to the City of electrical and other energy that would have been consumed by the City in the absence of such measures; and

WHEREAS, the City proposes to enter into (i) the Design and Construction of Energy Conservation Measures with ABS in the form attached hereto as **Exhibit C** and incorporated herein by reference (“Energy Services Contract”), which provides that ABS will design and construct the Energy Improvements in return for compensation not to exceed **\$15,429,458**; and (ii) the Monitoring and Verification Agreement with ABS in the form attached to the Energy Services Contract as Exhibit G thereto (“MV Agreement”); and

WHEREAS, the City Council desires to enter into the Energy Services Contract and MV Agreement with ABS, substantially in the forms presented at this meeting, subject to any changes, insertions or omissions as the City Manager in consultation with the City Attorney reasonably

deems necessary following the City Council's adoption of this Resolution, and so long as the effectiveness of the Energy Services Contract and MV Agreement with ABS is conditioned upon the City obtaining financing for the Project; and

WHEREAS, in accordance with Government Code section 4217.10 *et seq.*, not less than fourteen (14) days before the meeting where this Resolution was considered, the City posted notice of a public hearing at which the City Council would consider this Resolution.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Coachella, resolve, declare, determine and order as follows:

Section 1. Incorporation of Recitals

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

Section 2. Notice of Public Hearing (Gov. Code, § 4217.10, *et seq.*)

This Resolution is adopted following a public hearing at a regularly scheduled City Council meeting for which a minimum of two weeks' public notice has been duly given.

Section 3. Best Interests Finding

The terms of the Energy Services Contract and MV Agreement, all in the forms presented to this meeting, are in the best interests of the City.

Section 4. Energy Savings Finding (Gov. Code, § 4217.12)

In accordance with Section 4217.12, and based on data provided by the Energy Analysis, the City Council finds that the anticipated cost to the City for electrical energy and conservation services provided by the Energy Improvements will be less than the anticipated marginal cost to the City of electrical and other energy that would have been consumed by the City in the absence of the Energy Improvements.

Section 5. Approval of Energy Services Contract

Subject to the revisions and financing contingency described in Section 7 below, the City Council hereby authorizes the City Manager or designee to enter into the Energy Services Contract and MV Agreement with ABS, in accordance with Section 4217.12, which shall only be binding upon execution by the City Manager or designee; provided that such approval is conditioned upon the City obtaining financing for the Project.

Section 6. Revision and Financing Contingency

The City Manager in consultation with the City Attorney is hereby authorized and directed, to the extent necessary, to negotiate any further changes, insertions and omissions to the Energy Services Contract and MV Agreement the City Attorney reasonably deems necessary, and shall only execute each agreement upon approval by the City attorney. The City Council's authorization

to enter into the Energy Services Contract and MV Agreement, in accordance with Section 4217.12, is fully contingency on the City obtaining financing for the Project and the City Attorney's final approval. The City Manager is further authorized and directed to execute and deliver any and all papers, instruments, opinions, certificates, affidavits and other documents and to do or cause to be done any and all other acts and things necessary or proper for carrying out this resolution and said agreements.

Section 7. Immediate Effect

This Resolution shall take effect immediately upon its passage.

PASSED, APPROVED and ADOPTED this 26th day of July 2023.

Steven A. Hernandez
Mayor

ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

Carlos Campos
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. 2023-53 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 26th day of July 2023, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Delia Granados
Deputy City Clerk

EXHIBIT A
ENERGY IMPROVEMENTS

Site	Address	Energy Improvements
Bagdouma Park (“ Site 1 ”)	51251 Douma Street Coachella, CA 92236	Interior Lighting Exterior Lighting Pumps
Rancho Las Flores Park (“ Site 2 ”)	48400 Van Buren Street Coachella, CA 92236	Exterior Lighting
Public Works Building (“ Site 3 ”)	53462 Enterprise Way Coachella, CA 92236	Interior Lighting Exterior Lighting HVAC Controls
Wastewater Treatment Plant (“ Site 4 ”)	87075 Avenue 54 Coachella, CA 92236	Solar – 516.8 kW Process Optimization
Civic Center (“ Site 5 ”)	53990 Enterprise Way Coachella, CA 92236	HVAC HVAC Controls Solar – 72.2 kW 2x2 – Charging Stations (4 cars)
City-Wide (“ Site 6 ”)		Street Lights 130 units of Protect 900 Decorative Lights
Bagdouma Park Community Center (“ Site 7 ”)	51251 Douma Street Coachella, CA 92236	Interior HVAC Controls

EXHIBIT B

ENERGY ANALYSIS

[Document Begins on the Following Page]

EXHIBIT C

ENERGY SERVICES CONTRACT

[Document Begins on the Following Page]

Cash Flow
City of Coachella

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Years 21 to 25	Years 26 to 30	Totals
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044 to 2048	2049 to 2053	
Energy Efficiency Savings	\$56,726	\$283,631	\$297,812	\$312,703	\$328,338	\$344,755	\$361,993	\$380,092	\$399,097	\$419,052	\$440,004	\$462,005	\$485,105	\$509,360	\$534,828	\$561,569	\$366,894	\$385,238	\$404,500	\$424,725	\$445,962	\$2,587,430	\$0	\$10,791,818
O&M Savings	\$132,390	\$661,950	\$681,809	\$702,263	\$723,331	\$745,031	\$767,381	\$790,403	\$814,115	\$838,538	\$863,695	\$889,605	\$916,294	\$943,782	\$972,096	\$1,001,259	\$394,711	\$406,552	\$418,749	\$431,311	\$444,251	\$0	\$0	\$14,539,516
New Renewable Savings		\$162,180	\$169,437	\$177,019	\$184,941	\$193,217	\$201,864	\$210,897	\$220,335	\$230,195	\$240,496	\$251,258	\$262,502	\$274,249	\$286,521	\$299,343	\$312,739	\$326,734	\$341,355	\$356,631	\$372,590	\$2,128,485	\$2,649,308	\$9,852,295
Solar Direct Pay ITC		\$839,971																				\$0	\$0	\$839,971
Capital Cost Avoidance	\$1,225,150																					\$0	\$0	\$1,225,150
Total Program Savings	\$1,414,266	\$1,947,731	\$1,149,058	\$1,191,985	\$1,236,610	\$1,283,003	\$1,331,238	\$1,381,392	\$1,433,547	\$1,487,785	\$1,544,195	\$1,602,868	\$1,663,900	\$1,727,391	\$1,793,445	\$1,862,171	\$1,074,344	\$1,118,525	\$1,164,605	\$1,212,668	\$1,262,802	\$4,715,915	\$2,649,308	\$37,248,749
Total Project Amount -	\$15,429,458																							
Annual Lease Payment		\$987,760	\$1,029,058	\$1,071,986	\$1,116,610	\$1,163,002	\$1,211,238	\$1,261,392	\$1,313,546	\$1,367,784	\$1,424,194	\$1,482,868	\$1,543,900	\$1,607,392	\$1,673,446	\$1,742,172	\$954,344	\$998,524	\$1,044,604	\$1,092,668	\$1,039,621	\$0	\$0	\$25,126,109
Total Program Payments		\$987,760	\$1,029,058	\$1,071,986	\$1,116,610	\$1,163,002	\$1,211,238	\$1,261,392	\$1,313,546	\$1,367,784	\$1,424,194	\$1,482,868	\$1,543,900	\$1,607,392	\$1,673,446	\$1,742,172	\$954,344	\$998,524	\$1,044,604	\$1,092,668	\$1,039,621	\$0	\$0	\$25,126,109
Net Annual Cash Flow	\$1,414,266	\$959,971	\$120,000	\$119,999	\$120,000	\$120,001	\$120,000	\$120,000	\$120,001	\$120,001	\$120,001	\$120,000	\$120,000	\$119,999	\$119,999	\$119,999	\$120,000	\$120,001	\$120,001	\$120,000	\$223,181	\$4,715,915	\$2,649,308	\$12,122,640
Net Cumulative Cash Flow	\$1,414,266	\$2,374,237	\$2,494,237	\$2,614,236	\$2,734,235	\$2,854,236	\$2,974,236	\$3,094,236	\$3,214,237	\$3,334,237	\$3,454,238	\$3,574,238	\$3,694,238	\$3,814,238	\$3,934,237	\$4,054,236	\$4,174,236	\$4,294,236	\$4,414,237	\$4,534,237	\$4,757,418	\$9,473,332	\$12,122,640	

**CONTRACT FOR DESIGN AND CONSTRUCTION OF
ENERGY CONSERVATION MEASURES– LUMP SUM (GOV. CODE, § 4217, ET. SEQ.)
(MULTI-SITE ENERGY IMPROVEMENT PROJECT)**

This CONTRACT FOR DESIGN AND CONSTRUCTION (“**Contract**”) is entered into and effective on _____, 2023 (“**Effective Date**”), by and between **City of Coachella**, a California municipal corporation (“**City**”), and **Alliance Building Solutions, Inc.**, a corporation organized under the laws of the State of California (“**Designer/Builder**”). City and Designer/Builder may be referred to herein individually as a “**Party**” or collectively as the “**Parties**”.

RECITALS

WHEREAS, City owns and/or operates certain public facilities specifically described in **Exhibit A** attached hereto and incorporated herein by reference (each may be referred to individually as a “**Site**” or collectively as the “**Sites**”), and City wants to reduce the Sites’ energy costs and improve the Sites’ energy quality/reliability by installing energy conservation measures and/or energy facilities at the Sites as further defined and described in **Exhibit A** (collectively, “**Energy Improvements(s)**”); and

WHEREAS, the scope of the Project is to design, engineer, procure, install, construct, interconnect, commission, and operate and maintain the Energy Improvements at multiple City Sites titled “**Multi-Site Energy Improvement Project**,” as more particularly described in the Contract Documents (as defined below) (“**Project**”); and

WHEREAS, Government Code section 4217.12, subdivision (a) provides, in relevant part, that City may enter into an energy service contract on terms that the City Council (“**Council**”) determines are in the best interests of City, if at a regularly scheduled public hearing, notice of which is given at least two (2) weeks in advance, and that the Council determines that the anticipated cost to City for electrical energy or conservation services provided by the energy conservation facility under the proposed contract will be less than the anticipated marginal cost to City for electrical energy that would have been consumed by City in the absence of those purchases under the proposed contract; and

WHEREAS, following a duly noticed public hearing required by Government Code section 4217.12, subdivision (a) the Council found that the anticipated cost to City for electrical energy or conservation services provided by the Energy Improvements under this Contract will be less than the anticipated marginal cost to City for electrical energy that would have been consumed by City in the absence of those Energy Improvements; and

WHEREAS, Designer/Builder represents that it is able to provide appropriately licensed contracting and engineering services to design and construct the Project based on detailed design and construction documents prepared by Designer/Builder, as approved by authorities having jurisdiction over the Project (“**AHJ(s)**”) and City; and

WHEREAS, the Council authorized City to enter into a design-build contract for the Energy Improvements and City desires that Designer/Builder design and construct, and Designer/Builder desires to design and construct, the Project consistent with the requirements of the Contract Documents (“**Services**”) for the Contract Price (as defined below) and Contract Time (as defined below), and authorized City to finance the Project under a separate agreement with Alliance Funding Solutions, Inc. (“**AFS**”), which is attached hereto as **Exhibit H** and incorporated herein by reference (“**Financing Agreement**”) in order to fund the progress payments on the terms set forth in this Contract; and

WHEREAS, Designer/Builder certifies and warrants that it has the experience, expertise, capability, training, and any certification(s) and/or license(s) necessary to design and construct the Project for the Contract Price (as defined below) and within the Contract Time (as defined below), and that, if it is not sufficiently licensed to design any portion of the Services as required by applicable law, Designer/Builder shall directly hire a consultant with sufficient licensure to design that portion of the Services.

NOW THEREFORE, for and in consideration of the mutual covenants herein contained, the Parties hereto agree as follows:

AGREEMENT

1. **Incorporation of Recitals and Exhibits.** The above recitals and all exhibits attached to the Contract are incorporated herein by reference as though fully set forth herein.

2. **Defined Terms.** This Contract shall be read in conjunction with all provisions of the Contract Documents (as defined below). Any capitalized term, title or phrase used in this Contract shall have the meaning provided in the Contract Documents, unless a specific meaning is contained in this Contract.
3. **Contract Documents**
- 3.1. **Intent.** The Contract Documents (as defined below) are complementary, intended to be read cooperatively, and what is required by one shall be as binding as if required by all. Designer/Builder shall be required to perform any work to the extent consistent with, and reasonably inferable from, the Contract Documents.
- 3.2. **Contract Documents and Interpretation (Order of Precedence).** The Contract includes only the documents listed below, which are incorporated herein by this reference (“**Contract Documents**”). By signing this Contract, Designer/Builder agrees to comply with all Contract Documents. The Contract Documents are listed below in order of precedence and if there is a conflict between terms of the Contract Documents, that order of precedence shall apply:
- 3.2.1. Authorized changes to the Contract, the most recent taking priority, including, without limitation, amendments and Change Orders (as defined in the Terms and Conditions);
- 3.2.2. Approved Construction Documents for each Energy Improvement as indicated in an executed Notice of Approval in form attached hereto as **Exhibit F** (“NOA”), in the following order:
- 3.2.2.1. Division 1 Specifications
- 3.2.2.2. Technical Specifications
- 3.2.2.3. Drawings
- 3.2.3. Contract
- 3.2.4. **Exhibit H** (Financing Agreement)
- 3.2.5. Terms and Conditions to Contract (“**Terms and Conditions**”)
- 3.2.6. **Exhibit B** (Design Services), except for the exclusions, which shall prevail over all other Contract Documents, except authorized changes, as set forth in **Exhibit B**
- 3.2.7. **Exhibit A** (Description of Project & Scope of Work)
- 3.2.8. **Exhibit G** (Measurement & Verification Services Provisions)
- 3.2.9. **Exhibit K** (EV Charging Support Services Provisions)
- 3.2.10. All remaining Contract Documents (in no particular order)
- 3.2.10.1. **Exhibit C** (Project Schedule)
- 3.2.10.2. **Exhibit D** (Schedule of Values)
- 3.2.10.3. **Exhibit E** (City’s Rules and Regulations)
- 3.2.10.4. Noncollusion Declaration
- 3.2.10.5. Prevailing Wage Certification
- 3.2.10.6. Workers’ Compensation Certification
- 3.2.10.7. Criminal Background Investigation Certification
- 3.2.10.8. Drug-Free Workplace / Tobacco-Free Environment Certification
- 3.2.10.9. Asbestos & Other Hazardous Materials Certification
- 3.2.10.10. Lead-Product(s) Certification
- 3.2.10.11. Conflict of Interest Certification
- 3.2.10.12. Iran Contracting Act Certification
- 3.2.10.13. Performance Bond (City’s Form)

3.2.10.14. Payment Bond (City's Form)

3.2.10.15. Insurance Certificates and Endorsements

3.3. **Technical Specifications and Drawings.** With respect to the Technical Specifications and Drawings, the most recent, City-accepted shall take priority; provided, however, that the Construction Documents shall take priority over all other Drawings and Specifications.

3.4. **No Order Indicated / Conflict.** Where no order of precedence is stated, or in cases of conflict, the greater quantity and/or higher standard of workmanship shall apply unless City expressly accepts in writing a lesser quantity or lower quality of workmanship and the Contract Price is adjusted accordingly. The decision of City in the matter shall be final subject to Contractor's right to pursue a claim pursuant to Section 40 of the Terms and Conditions to Contract.

3.5. **Interpretive Provisions.**

3.5.1. Unless otherwise stated in the Contract Documents, technical words and abbreviations are used in accordance with commonly understood design/engineering and construction industry meanings. Non-technical words and abbreviations are used in accordance with their commonly understood meanings.

3.5.2. The Contract Documents may omit modifying words such as "all" and "any" and articles such as "the" and "an" but the fact that a modifier or an article is absent from one statement and appears in another is not intended to affect the interpretation of either statement. The use of the word "including" when following any general statement, shall not be construed to limit such statement to specific items or matters set forth immediately following such word or to similar items or matters, whether or not non-limiting language (such as "without limitation", "but not limited to", or words of similar import) is used, but shall instead be read as including non-limiting language and be deemed to refer to all other items or matters that could reasonably fall within the broadest possible scope of that general statement.

3.5.3. The terms "shall", "will", or "must" are mandatory and "may" is permissive.

3.5.4. Whenever the context so requires, the use of the singular number shall be deemed to include the plural and vice versa. The captions and headings of the various subdivisions of the Contract Documents are intended only for reference and convenience and in no way define, limit, or prescribe the scope or intent of the Contract Documents or any subdivision thereof.

3.6. **Integration/ Modification.** The Contract Documents and any documents specifically incorporated by reference are completely integrated as the complete and exclusive statement of the terms of this Contract. This Contract supersedes all previous contracts, agreements, and/or communications, both oral and written, and constitutes the entire understanding of City and Designer/Builder. No extrinsic evidence whatsoever shall be admissible or used to explain or supplement the terms of this Contract, Contract Documents, or any items incorporated by reference. No changes, amendments or alterations shall be effective unless in writing, signed by both Parties, and unless provided otherwise by the Contract Documents.

4. **Contract Price.** Designer/Builder shall furnish the Services as further described in the Contract Documents to City for a total price of **Fifteen Million Four Hundred Twenty-Nine Thousand Four Hundred Fifty-Eight Dollars (\$15,429,458.00)**. Designer/Builder acknowledges and agrees that this is a fixed-fee Contract and Designer/Builder shall not be entitled to any additional compensation unless expressly authorized by the Contract Documents. The Contract Price **does not** include fees for Additional Services (as defined below). The ongoing fees for Additional Services are set forth in the applicable exhibit. The Contract Price shall be paid to Contractor in accordance with Terms and Conditions and the Schedule of Values (**Exhibit D**).

Stage	Description	Total of Stage
Initial Invoicing	As provided in Section 4.2.1	\$2,469,185.00
Design Stage	This amount is a set fee for all Design Stage Services set forth in Exhibit B	\$1,587,594.83

Construction Stage	This is a not-to-exceed amount that Designer/Builder is not entitled to unless and until City issues a NTP for Construction Stage Services.	\$11,372,678.17
	Total Contract Price	\$15,429,458.00

4.1. **Financing.** The Designer/Builder is aware that the City will be financing the Services under this Project through the Financing Agreement with a third party in the form attached hereto as **Exhibit H**. Designer/Builder is not in anyway bound by the Financing Agreement. Notwithstanding, Designer/Builder warrants that by entering into this Contract, Designer/Builder has had a full opportunity to review and become acquainted with the financing arrangement secured by the City. Designer/Builder is aware that the funding from the financing agreement will be placed in an escrow account and that City will not have full custody and control over the funds. As a result, being fully aware of this structure, Designer/Builder waives any claim for damages against the City caused not by the City but rather by the financing structure in the Financing Agreement, including, without limitation, untimely or delayed payment.

4.2. **Payment.**

4.2.1. **Initial Invoicing.**

4.2.1.1. As of the Effective Date (which date shall be no later than the day after the Council has authorized the City to enter into this Contract, as referenced in the Recitals above), Designer/Builder shall be entitled to invoice City for the following line items in the Schedule of Values (**Exhibit D**) (as defined in the Terms and Conditions to Contract):

4.2.1.1.1. Week 1: Line items 34, 35 and 36 (\$332,898.00);

4.2.1.1.2. Week 2: Line items 37 and 38 (\$802,789.00);

4.2.1.1.3. Week 3: Line item 39, 40, 41 and 42 (\$536,660.00); and

4.2.1.1.4. Week 4: Line item 43 (\$796,838.00).

4.2.1.2. The amount invoiced for each line item shall not exceed the amount indicated in the Schedule of Values.

4.2.1.3. Each invoice shall comply with all provisions in the Contract Documents for submittal of invoices and shall include adequate substantiation to support the costs actually incurred by Designer/Builder. The City shall pay each invoice submitted by Designer/Builder based on the provisions of the Terms and Conditions of Contract.

4.2.2. **Remaining Payments.** The City shall make payment to Designer/Builder for the remainder of the Contract Price based on Services satisfactorily performed as set forth the in the Terms and Conditions.

5. **The Services.** Payment of the above Contract Price shall be Designer/Builder's total compensation to perform all Services for the Project pursuant to the requirements of the Contract Documents, which are part of the Project to engineer, design, procure, demolish, construct, install, program, field test and commission the Energy Improvements at the Sites, and to train City staff, generally described as follows:

5.1. **Energy Improvements.** This Project includes Services related to Energy Improvements at the Sites as indicated in **Exhibit A**.

5.2. **Design.**

5.2.1. **Definitions.**

5.2.1.1. The term "**Drawings**" shall mean the graphic and pictorial portions of the Energy Improvements showing the design, location, and dimensions of the Work, generally including, without limitation, plans, elevations, sections, details, schedules, and diagrams. The Drawings

are included in the Construction Documents and prepared by Designer/Builder and approved by City.

- 5.2.1.2. The term “**Specifications**” shall mean the written requirements that complement the Drawings for materials, equipment, systems, standards, execution, and workmanship for the Construction Stage Services and performance of related services. The Specifications include both the “**Technical Specifications**” (Divisions 2-49) and the “**Division 1 Specifications**” (General Requirements). The Specifications are included in the Construction Documents and prepared by Designer/Builder and approved by City.
- 5.2.1.3. The term “**Construction Documents**” (or “**Plans and Specifications**” or “**CD(s)**”) shall mean the final, permitted Drawings and Specifications, as well as shop drawings, reports, schedules, diagrams, and samples, fully completed by Designer/Builder that Designer/Builder shall utilize to perform Construction Stage Services, and that: (i) comply with all requirements of the Contract Documents; (ii) are approved by Designer/Builder’s engineer(s) and/or architect of record and other applicable subconsultants (as applicable); (iii) are accepted by City (as applicable); and (iv) have received all required approvals and permits from authorities having jurisdiction over the Project (as applicable). The applicable Construction Documents shall be the Drawings and Specifications approved by City through its issuance of a notice of acceptance of Drawings and Specifications in the form attached hereto as **Exhibit F**, and upon issuance shall incorporate the approved Construction Documents into this Contract.
- 5.2.2. **General Description of Services.** Designer/Builder shall prepare comprehensive plan to install and field test, if applicable, the Energy Improvements at the Sites identified in **Exhibit A**, consistent with the requirements of the Contract Documents, including, without limitation, **Exhibit B** and the Terms and Conditions. The Design Development Stage, 50% Construction Documents Stage and 100% Construction Documents Stage as further described in **Exhibit B** shall be referred to collectively as “**Design Stage Services**” or the “**Design Stage**”.
- 5.2.3. **Approval of Design.**
- 5.2.3.1. **Generally.** Prior to the performance of Construction Stage Services at any of the Site(s), Designer/Builder shall submit final Construction Documents for the City’s review and approval, which the the City may approve or reject in its sole and absolute discretion. The approval shall be given in the form of **Exhibit F**. If the City does not approve the Construction Documents, the City may either (i) direct Designer/Builder to perform additional Design Services such that the design is consistent with the Contract Documents; or (ii) delete the Services from the Contract. If the City deletes such Work, Designer//Builder shall be entitled to payment for Services actually and satisfactorily performed based on the termination for convenience provisions of the Terms and Conditions.
- 5.2.3.2. **Limited Design.** The design of the following types of Energy Improvements at the Sites shall **ONLY** be subject to final Construction Document approval as indicated above, and not intermittent approvals specified in **Exhibit B**:

5.2.3.2.1. Lighting, Pumping, Controls, Mechanical and Street Lights.

5.3. **Construction.** Designer Builder shall be responsible for the construction, programming, field testing and commissioning of the Energy Improvements at the Sites, including incorporating and ensuring compatibility of all appurtenant and necessary components for a complete and fully operational system(s), and training City staff on components of the Energy Improvements. All the work of the Project shall be based on the Construction Documents that are to be reviewed by City and, if required, approved by AHJs. This portion of the Services may be referred to as the “**Construction Stage**” and/or “**Construction Stage Services**”.

5.4. **Additional Services.** After Completion (as defined below) of Construction Stage Services, Designer/Builder shall provide the following additional Services to City (“**Additional Services**”):

5.4.1. **Measurement & Verification Services.** Measurement and verification as set forth in **Exhibit G**.

6. Contract Time (Project Schedule) & Liquidated Damages.

- 6.1. **Contract Time. Services** for the Project shall be completed within the time specified in **Exhibit C** attached hereto (“**Project Schedule**”) from the date specified in City’s Notice(s) to Proceed (as defined below), as applicable to the Project. The time for the performance of the Services shall be the “**Contract Time,**” which shall only be adjusted consistent with the terms of the Contract Documents.
- 6.2. **Liquidated Damages.** Time is of the essence for all Services to be performed. It is hereby understood and agreed that it is and will be difficult and/or impossible to ascertain and determine the actual damage that City will sustain in the event of and by reason of Designer/Builder’s delay; therefore, pursuant to Government Code section 53069.85 and Public Contract Code section 7203, Designer/Builder shall forfeit and pay to City the following sum(s) as liquidated damages (“**Liquidated Damages**”):
- 6.2.1. **Two Hundred Fifty Dollars (\$250)** per day as Liquidated Damages for each and every day of delay beyond the Contract Time, as adjusted in accordance with the terms of the Contract Documents, for Completion (as defined in Section 22.4 of the Terms and Conditions to Contract) of all the Services at **EACH** Site, as applicable. The time for Completion of Services for each Site and for the entire Project shall be as indicated in **Exhibit C**, as may be adjusted as set forth in the Contract Documents.
- 6.2.2. If there are different deadlines for Completion of Work at the various Sites as set forth in the Project Schedule, City may assess liquidated damages cumulatively as set forth below, as applicable per Site, if Designer/Builder fails to complete the Services at the Site(s) consistent with the Project Schedule.
- 6.2.3. Each portion of the Liquidated Damages shall be calculated cumulatively. For example, if Designer/Builder is late in completing two Sites and the entire Project, Designer/Builder will forfeit and pay three separate Liquidated Damages amounts.
- 6.2.4. It is hereby understood and agreed that neither the total cumulative Liquidated Damages amount nor any portion of the Liquidated Damage amount are penalties. Liquidated Damages are City’s sole remedy for a delay in the Completion of the Project; provided, however, the assessment of Liquidated Damages shall not curtail City’s right to recover any other damages unrelated to delay under the Contract.
- 6.2.5. City may deduct Liquidated Damages from money due or that may become due Designer/Builder under this Contract. Designer/Builder’s forfeiture of Liquidated Damages to City, and City’s right to retain Liquidated Damages, are as indicated in Government Code section 53069.85 and as indicated herein and in the General Conditions.
- 6.2.6. Liquidated Damages are automatically and without notice of any kind forfeited and payable by Designer/Builder upon the accrual of each day of delay. Neither City’s failure nor delay in deducting Liquidated Damages from payments otherwise due Designer/Builder, nor City’s failure or delay in notifying Designer/Builder of the forfeiture and payment of Liquidated Damages, shall be deemed a waiver of City’s right to Liquidated Damages and/or City’s right to withhold Liquidated Damages from any amounts that would otherwise be payable to Designer/Builder.
- 6.2.7. Designer/Builder and its surety shall be liable for and pay to City the entire amount of Liquidated Damages including any portion that exceeds the amount of the Contract Price then held, retained or controlled by City.
- 6.2.8. Liquidated Damages shall be in addition, and not in lieu of, City’s right to charge Designer/Builder for City’s cost of completing or correcting items of the Services.

Initials: City _____ Designer/Builder _____

7. **Notice(s) to Proceed (NTP(s)).** City will issue one notice to proceed (“**Notice to Proceed**” or “**NTP**”) with the Work, at which time Designer/Builder shall proceed with the Services. The NTP shall not be limited to an individual Site, but rather shall authorize Designer/Builder to proceed with the Services at any or all Sites; provided, however, that no construction activity shall commence at a Site until the City has given its approval of the Construction Drawings (in the form of **Exhibit F**) and a permit, if required, has issued for the construction activity at the Site.
8. **Insurance/Bonds.** Designer/Builder shall not commence any Services under this Contract until Designer/Builder has submitted and City has approved the endorsement(s) of insurance required under the Terms and Conditions to this Contract and City has issued a Notice to Proceed. Designer/Builder shall not

perform any Construction Stage Services until Designer/Builder has submitted and City has approved the performance and payment (labor and material) bonds.

9. **CEQA.** City and Designer/Builder recognize that the Project activities contemplated by this Contract are subject to environmental review under the California Environmental Quality Act (“CEQA”), and that City, as a lead agency for the Project and its future use, must comply with the CEQA requirements as set forth in CEQA and in 14 California Code of Regulations sections 15000, et seq. (“CEQA Guidelines”). Pursuant to CEQA Guidelines Section 15004(b)(2)(A), the Parties acknowledge that (i) approval and execution of this Contract by the Parties does not constitute City authorizing, approving, or awarding a “project” as defined by CEQA, and (ii) the Designer/Builder shall not proceed with construction activity at a designated Site until it has received a NTP approval of the Construction Drawings, if applicable, from the City for that Site. In the event City does not issue such a Notice to Proceed authorizing construction activity and instead issues a notice of suspension or notice of termination, City will pay for Designer/Builder’s undisputed and documented design and/or planning services rendered to the date of that notice.
10. **Other City Representatives.** Designer/Builder hereby acknowledges that City reserves the right to retain the services of a Project inspector (“Inspector” or “IOR”) and/or a construction manager (“Construction Manager”).
 - 10.1. **Inspector.** To the extent applicable to the scope of work, the Project Inspector, if any, shall have authority to approve and/or stop Services if Designer/Builder’s Services does not comply with the requirements of the Contract, Title 24 of the California Code of Regulations, or all applicable laws. Designer/Builder shall be liable for any delay caused and extra work required by its noncompliant Services. Designer/Builder shall not be liable for delay to the extent caused by City or its agents or separate contractors. City reserves the right to designate a different Inspector at any time. City shall provide forty-eight (48) hours’ notice to Designer/Builder if City designates a different Inspector.
 - 10.2. **Construction Manager.** The Construction Manager, if any, shall be authorized to give Designer/Builder authorizations, issue written approvals, and issue the Notice to Proceed on behalf of City. Any task, including, but not limited to, reviews or approvals that City may perform pursuant to this Contract may be performed by the Construction Manager, unless that task indicates it shall be performed by the Council. City reserves the right to designate a different Construction Manager at any time. City shall provide forty-eight (48) hours’ notice to Designer/Builder if City designates a different Construction Manager.
11. **Inspection of Services.** Inspection and acceptance of the Services shall be performed by:
 - 11.1. The director of construction for City and/or designee (“City Representative”);
 - 11.2. To the extent applicable, the Inspector and/or Construction Manager; and/or
 - 11.3. To the extent applicable, City’s program architect (“Architect”).
12. **Key Personnel.** The following individuals are Designer/Builder’s key personnel, none of whom can be replaced unless approved by City as provided herein (such approval not to be unreasonably withheld or delayed):

Tim Gray	CFO/COO
Robby Bloss	Project Manager
Chase White	Project Manager
Jerry Gallego	Project Manager
Scott Noh	Solar Division
Nida Abuan	Controller
ManizhaNejati	Director of Accounting

13. **Guarantee.** Unless otherwise indicated herein for a longer period of time, Designer/Builder shall guarantee all labor and material used in the performance of this Contract for a period of one (1) year from the date of Completion of the Services (as defined in Section 22.4 of the Terms and Conditions to Contract).
14. **Savings Guarantee.** Designer/Builder shall provide the energy savings guarantee to City as further described in Exhibit G (“Saving Guarantee”).

- 15. **Classification of Designer/Builder’s License.** Designer/Builder hereby acknowledges that it currently holds a valid Type B General Contractor’s license issued by the State of California, Contractor’s State License Board, in accordance with Division 3, Chapter 9, of the Business and Professions Code and in the classification called for in the Contract Documents.
- 16. **Authority of Designer/Builder’s Representative.** Designer/Builder hereby certifies that its legal representative(s) on the Project and the person(s) it employs on the Project at or above the level of project superintendent, each have the authority to act on behalf of and bind Designer/Builder; provided, however, that such employees have no authority whatsoever to bind Designer/Builder by way of oral agreement.
- 17. **Certification.** By signing the Contract, the Parties certify, under penalty of perjury, that all the information provided in the Contract is true, complete, and correct, to the best of its knowledge at the time it signs the Contract. If, at any time after signing the Contract, it becomes known that the information provided in the Contract is no longer true, complete, and correct, each Party shall have a duty to provide the updated or differing information.
- 18. **Contractor’s Claim Notice.** CONTRACTORS ARE REQUIRED BY LAW TO BE LICENSED AND REGULATED BY THE CONTRACTORS’ STATE LICENSE BOARD WHICH HAS JURISDICTION TO INVESTIGATE COMPLAINTS AGAINST CONTRACTORS IF A COMPLAINT REGARDING A PATENT ACT OR OMISSION IS FILED WITHIN FOUR (4) YEARS OF THE DATE OF THE ALLEGED VIOLATION. A COMPLAINT REGARDING A LATENT ACT OR OMISSION PERTAINING TO STRUCTURAL DEFECTS MUST BE FILED WITHIN TEN (10) YEARS OF THE DATE OF THE ALLEGED VIOLATION. ANY QUESTIONS CONCERNING A CONTRACTOR MAY BE REFERRED TO THE REGISTRAR, CONTRACTORS’ STATE LICENSE BOARD, P.O. BOX 26000, SACRAMENTO, CALIFORNIA 95826.
- 19. **Notice.** Any notice required or permitted to be given under this Contract shall be deemed to have been given, served, and received if given in writing and either personally delivered or sent by overnight delivery service addressed as follows:

CITY
 City of Coachella
 [Insert Address]
 [City, State, ZIP]
 ATTN: [Insert Name], [Insert Title]

DESIGNER/BUILDER
 Alliance Building Solutions, Inc.
 12520 High Bluff Drive, Suite 345
 San Diego, CA 92130
 ATTN: Brad Chapman, President

Any notice personally given shall be effective upon receipt. Any notice sent by overnight delivery service shall be effective the business day next following delivery thereof to the overnight delivery service.

20. **Information regarding Designer/Builder.**

Type of Business Entity:
 Individual
 Sole Proprietorship
 Partnership
 Limited Partnership
 Corporation
 Limited Liability Company
 Other: _____

<p>Employer Identification and/or Social Security Number</p> <p>NOTE: United States Code, title 26, sections 6041 and 6109 require non-corporate recipients of \$600.00 or more to furnish their taxpayer identification number to the payer. The United States Code also provides that a penalty may be imposed for failure to furnish the taxpayer identification number. In order to comply with these rules, City requires your federal tax identification number or Social Security number, whichever is applicable.</p>
--

[SIGNATURES ON THE FOLLOWING PAGE]

ACCEPTED AND AGREED on the date indicated below:

Dated: _____, 2023

Dated: _____, 2023

City of Coachella

Alliance Building Solutions, Inc.

Signature: _____

Signature: _____

Print Name: _____

Print Name: _____

Print Title: _____

Print Title: _____

Address: _____

Contractor License No.: 1008135

DIR Registration No.: 1000032275_

Telephone: _____

Designer/Builder Local Representative:

E-Mail: _____

Name: _____

Address: _____

Telephone: _____

E-Mail: _____

Subcontractor/Subconsultant License Information

Information & Energy Services, Inc.

Engineer

License: M 30454
CSLB 867847

PO Box 500278
San Diego, CA 92120

Mike Rogers, PE, CEM O: 858.592.8688
M: 760.908.6321
E: mrogers@iesenergy.com

TKJ Structural Engineering

Structural Engineer

License: S-4845

9820 Willow Creek Rd Suite 490
San Diego CA 92131

Gilbert Garcia O: 858.649.1172
M: 562.396.1438
E: gilbert@tkjse.com

Dudek

Engineer Process Optimization

License: C87516

1630 San Pablo Avenue, Suite 300
Oakland, CA 94612

Phil Giori, PE O: 510.601.2528
M: 442.325.4645

TERMS AND CONDITIONS TO CONTRACT

1. **SITE EXAMINATION:** Designer/Builder has examined the Sites by diligent physical inspection without any destructive or invasive action and certifies that it accepts all measurements, specifications and conditions affecting the Services to be performed at the Site that are reasonably discoverable through such examination. Designer/Builder warrants that it has made all non-invasive Site examination(s) that it deems necessary as to the condition of the Sites, their accessibility for materials, workers and utilities, and Designer/Builder's ability to protect existing surface and subsurface improvements. No claim for allowance of time or money will be allowed as to any other undiscovered condition on the Sites that could and should have been discovered through reasonable non-invasive investigation. If there are any variations to the scope of Services resulting from conditions not determinable from such investigations, Designer/Builder shall submit to City a PCO based on those conditions. Notwithstanding the aforementioned, should Designer/Builder discover any latent or unknown conditions or hazardous conditions (including asbestos-containing materials), which will materially affect the performance of the Work, Designer/Builder shall immediately inform City of such fact in writing and shall not proceed until written instructions are received from City.
2. **OVERALL PROGRESSION OF THE WORK:**
 - 2.1. **Design Stage:**
 - 2.1.1. Prior to the commencement of Construction Stage Services, Designer/Builder shall prepare Drawings and Specifications, as needed per Energy Improvement, consistent with the requirements of the Contract Documents, including, without limitation **Exhibit A** and **Exhibit B**.
 - 2.1.2. Designer/Builder, its designers, contractors, and inspectors shall determine if any of the Services requires AHJ approval and, if applicable, provide documentation for all approvals required by AHJs.
 - 2.2. **Construction Stage:**
 - 2.2.1. Designer/Builder shall install and construct the Services at the Site(s). The Services shall be installed and constructed to conform with the Construction Documents, applicable law and, where applicable, and all applicable building codes. Designer/Builder's Services shall include meetings and discussions as needed with all AHJs and others as needed to achieve Project approval.
 - 2.2.2. Construction Stage Services shall commence only upon City's issuance of a Notice to Proceed for Construction Stage Services. City may issue more than one Notice to Proceed for Construction Stage Services depending on the phasing of those Services.
 - 2.2.3. Designer Builder's performance of Services for Construction Stage Services shall comply with all requirements of the Contract Documents and all laws applicable to the Project.
 - 2.2.4. In addition to all other requirements herein, Designer/Builder shall comply with all requirements of the Plans and Specifications incorporated into this Contract through City's issuance of a NOA.
 - 2.2.5. Designer/Builder shall notify City and City's Project Inspector(s) of required inspections and shall provide reasonable access and accommodations for inspections.
 - 2.3. **Additional Services:** After Completion of the above Work, Designer/Builder shall perform the Additional Services consistent with the requirements of the Contract Documents.
3. **EQUIPMENT AND LABOR:** Designer/Builder shall furnish all tools, equipment, apparatus, facilities, transportation, labor, and material necessary to furnish the Services herein described, the Services to be performed at such times and places as directed by and subject to the approval of the authorized City representative.
4. **SUBCONTRACTORS:**
 - 4.1. All subcontractors will be afforded the protections of State law, and all Services is subject to applicable prevailing wage laws.

- 4.2. Subcontractors, if any, engaged by Designer/Builder for any Service or Services under this Contract shall be subject to the approval of City, which shall not be unreasonably withheld.
- 4.3. Designer/Builder agrees to bind every subcontractor by the terms of the Contract as far as such terms are applicable to subcontractor's work, including, without limitation, all indemnification, insurance, bond, and warranty requirements.
- 4.4. Designer/Builder shall be responsible for all Services performed under this Contract. All persons engaged in the Services of the Project are the responsibility and under the control of Designer/Builder. Designer/Builder shall give personal attention to fulfillment of this Contract and shall keep the Services under Designer/Builder's control. In no event shall Designer/Builder refer City to any subcontractor or consultant of Designer/Builder for response or resolution of any matters related to this Contract, the Services or any obligations of Designer/Builder hereunder. If Designer/Builder shall subcontract any part of this Contract, Designer/Builder shall be fully responsible to City for acts and omissions of subcontractors and of persons either directly or indirectly employed by Designer/Builder.
- 4.5. Nothing contained in the Contract shall create any contractual relations between any subcontractor and City. Designer/Builder expressly acknowledges that its subcontractors are not third-party beneficiaries of this Contract.

5. TERMINATION:

- 5.1. If Designer/Builder fails to perform Designer/Builder's duties as required by this Contract, or if Designer/Builder fails to fulfill in a timely and professional manner Designer/Builder's material obligations under this Contract, or if Designer/Builder shall violate any of the material terms or provisions of this Contract and any such failure or violation is not excused by the terms of this Contract, City shall have the right to terminate this Contract, in whole or in part, unless such failures and violations are caused by City, effective immediately upon City giving fifteen (15) business days prior written notice thereof to Designer/Builder, during which time Designer/Builder may attempt to correct such failures and violations to City's reasonable satisfaction. In the event of a termination pursuant to this subdivision, Designer/Builder may invoice City for all Services performed until the date of termination, but City shall have the right to withhold payment and deduct any amounts equal to City's costs because of Designer/Builder's negligent actions, errors, or omissions that caused City to terminate Designer/Builder. City may, at its discretion, provide Designer/Builder additional time to cure its default or breach.
- 5.2. City shall have the right in its sole discretion to terminate the Contract for its own convenience with fourteen (14) days prior written notice. In the event of a termination for convenience, Designer/Builder may invoice City and City shall pay all undisputed invoice(s) for Services performed and all costs actually incurred before the date of termination and actually and necessarily caused by the termination, as reasonably substantiated by the Designer/Builder including but not limited to the actual cost of demobilization, actual charges incurred for specially fabricated materials and equipment, and such charges actually incurred by Designer/Builder's subcontractors/suppliers that Designer/Builder is contractually bound to compensate the subcontractor/supplier for, from City's Notice to Proceed until the date of termination.
- 5.3. Except as indicated in this Article, termination shall have no effect upon any of the rights and obligations of the Parties arising out of any transaction occurring prior to the effective date of termination.
- 5.4. Designer/Builder has the right to terminate this Contract if City does not fulfill its material obligations under this Contract. Termination shall be effective upon fourteen (14) days prior written notice to City. Designer/Builder may invoice City and City shall pay all undisputed invoice(s) for Services performed and costs incurred, as set forth in the section concerning termination for convenience, until the date of termination.
- 5.5. If City suspends the Project for more than ninety (90) consecutive days, Designer/Builder shall be compensated for Services performed prior to the notice of suspension plus the reasonable costs of demobilization. When the Project is resumed, the Project Schedule and Contract Time shall be adjusted and Designer/Builder's compensation shall be equitably adjusted to provide for expenses incurred

resuming Work, including any material price escalations if Designer/Builder establishes: (i) the materials were scheduled to be procured during the suspension; (ii) Designer/Builder was unable with reasonable diligence to procure materials prior to the suspension; **and** (iii) Designer/Builder was not a cause of its own failure to procure any materials prior to suspension. If City suspends the Project for more than one (1) year, Designer/Builder may terminate this Contract by giving written notice and shall receive compensation as if City terminated the Contract for its own convenience as described above. If City suspends this Contract because City does not have sufficient funds to pay for the Services resulting from City's budget for the succeeding fiscal year being reduced, and/or the State reducing funding to City, then Designer/Builder may elect to either: (i) after ninety (90) consecutive days of suspension, terminate the Contract; or (ii) after one hundred twenty (120) consecutive days of suspension, elect to maintain the Contract and demobilize from the Site(s) until City gives written notice to Designer/Builder to recommence the Services. In either event, Designer/Builder may invoice City for all costs actually incurred by Designer/Builder directly caused by the suspension. Designer/Builder shall provide documentation, to City's reasonable satisfaction, substantiating that all claimed costs were incurred during and caused by the suspension. Designer/Builder shall make all reasonable efforts to mitigate any costs before invoicing City for such costs. If Designer/Builder elects to terminate the Contract, Designer/Builder may only invoice City from the date of suspension up to and until the date of termination; provided, however, Designer/Builder shall not be entitled to invoice City for costs incurred after one hundred twenty (120) consecutive days. If Designer/Builder elects to maintain the Contract, Designer/Builder shall be entitled to invoice City for costs caused by the suspension from the date of the notice of suspension up to and until the date City provides written notice to Designer/Builder to recommence the Services. In either event, Designer/Builder shall not be entitled to any delay costs, but may invoice City for the reasonable costs of demobilization and mobilization actually incurred by Designer/Builder exclusive of any consequential or economic damages. Any adjustment to the Contract Price hereunder shall be adjusted pursuant to a written Change Order. If the Parties disagree as to the cost owed to Designer/Builder, if any, City reserves the right to issue a Unilateral Change Order, and Designer/Builder may proceed as if any unpaid sums constitute a Claim. Notwithstanding the foregoing, Designer/Builder shall be entitled to compensation for Services actually performed to City's reasonable satisfaction prior to the date of any suspension and to an adjustment of the Contract Time.

6. SAFETY AND SECURITY:

- 6.1. Designer/Builder is responsible for maintaining safety in its performance of this Contract. Designer/Builder shall be responsible to ascertain from City the rules and regulations pertaining to safety, security, and driving on City grounds, as per the requirements of **Exhibit E ("City's Rules and Regulations")** to the extent applicable. Designer/Builder shall coordinate with City regarding the applicability of City's Rules and Regulations. In the event City's Rules and Regulations conflict with any other terms of this Contract, the terms of this Contract shall prevail.
- 6.2. The Sites have above-grade and below-grade structures, utility lines, and other installations that are known or believed to exist in the area of the Services. Designer/Builder shall locate these existing installations before proceeding with demolition and other operations that could damage same; maintain them in service, where appropriate; and repair damage to them caused by the performance of the Services. Should Designer/Builder cause damage to these existing installations, then the costs of repair shall be at Designer/Builder's expense and made to City's satisfaction.
- 6.3. Designer/Builder shall be alert to the possibility of the existence of additional structures and utilities. If Designer/Builder encounters additional structures and utilities, Designer/Builder will immediately report to City for disposition of same as indicated in the Terms and Conditions to Contract.
- 6.4. To the extent that Designer/Builder's work involves undergrounding power lines, Designer/Builder shall conduct an engineering evaluation to determine whether any undergrounding power lines will create the potential for electrolytic corrosion of any other underground utilities near such power lines. Where the potential for electrolytic corrosion exists, Designer/Builder shall also design and install a cathodic protection system to protect such utilities.
- 6.5. Specific measures include:

- 6.5.1. Written Designer/Builder Safety Plans, signs and temporary fencing as needed.
- 6.5.2. Written Designer/Builder Quality Management Plan.
- 6.5.3. Engineering and stamped drawings for City, and AHJ approval (to the extent applicable).
- 6.5.4. To the extent applicable, Layout drawings for Fire Department review.
- 6.5.5. To the extent applicable, Single line and electrical drawings for applicable utility companies.
- 6.5.6. Layout drawings for City Technology Department review.

7. INFECTIOUS DISEASE

- 7.1. **Compliance with Orders.** Designer/Builder and its Subcontractors, agents and employees thereof, are responsible for complying with all applicable and existing federal, State, and/or local statutes, orders, rules, regulations, ordinances, and/or directives in any way relating to construction site safety, the Work, the Project, and Site(s), in connection with any infectious and communicable disease in any form, whether bacterial or viral, including, without limitation, MSRA, influenza, COVID-19, and/or any similar virus or derivative strain (“**Infectious Disease**”). Designer/Builder’s obligations hereunder shall include, without limitation providing personal protective equipment (“**PPE**”) to its employees and to ensure that its Subcontractors provide PPE to its employees to prevent the spread of an Infectious Disease at the Site(s).
- 7.2. **Infectious Disease and Increases to the Contract Price and Contract Time.**
 - 7.2.1. Designer/Builder agrees that the Contract Price and the Contract Time are based on Designer/Builder’s full compliance with all applicable and existing federal, state, and/or local statutes, orders, rules, regulations, ordinances, and/or directives relating to construction site safety, the Work, the Project, and the Site(s) in relating to construction site safety, the Work, the Project, and the Site(s) in connection with an Infectious Disease. Therefore, any additional costs to Designer/Builder associated with an Infectious Disease, or any federal, state, or local order relating thereto, shall not be considered compensable unless:
 - 7.2.1.1. It occurred after the date of the award of the Project to Designer/Builder;
 - 7.2.1.2. It materially increases the Contract Price or the Contract Time by imposing different, additional or more stringent requirements; and
 - 7.2.1.3. Designer/Builder notifies City within fourteen (14) Days of notice of any new public health order(s), including the anticipated increase to the Contract Price or Contract Time due to the new public health order(s), and Designer/Builder substantiates those costs with detailed supporting documentation as required in these General Conditions, including, without limitation, comply with the Proposed Change Orders and, to the extent applicable, Claims provisions.
 - 7.2.2. Any dispute concerning the Contract Time in connection with any delay associated with an Infectious Disease shall be resolved pursuant to the Claims procedures in these Terms and Conditions.
 - 7.2.3. If, during the Work, the applicable and existing federal, state, and/or local statutes, orders, rules, regulations, ordinances, and/or directives relating to construction site safety, the Work, the Project, and/or the Site(s) in connection with an Infectious Disease, are changed or rescinded (e.g., by the reduction of potential exposure or risk due to vaccinations), the parties agree to reduce the Contract Price and the Contract Time due to the removal, if any, of the required efforts. If the parties cannot mutually agree on the appropriate reduction, City may issue a Unilateral Change Order for an amount of time and money it determines to be both reasonable and appropriate. Any dispute concerning the application of this procedure shall be resolved pursuant to the Claims procedures in these Terms and Conditions.
- 7.3. **Infectious Disease Release.** Designer/Builder acknowledges that it is voluntarily and freely entering into the Contract for this Project and deciding to perform the Services which will require Designer/Builder to enter upon and into the Site and that Designer/Builder use of the Site includes the

- possible exposure to and illness from an Infectious Disease. Designer/Builder further acknowledges the dangers involved and with full knowledge of these dangers, voluntarily agrees to assume all risks of bodily injury, death, or property damage, whether those risks are known or unknown. Designer/Builder hereby releases City, its agents, representatives, officers, consultants, employees, trustees, and volunteers from any and all liabilities, causes of action, lawsuits, claims, demands, or damages of any kind whatsoever that Designer/Builder, its staff, participants, relatives, children, spouse, partner, household members, family members, employees, guests, invitees, volunteers, agents, consultants, Subcontractors, and any other person tracing exposure or illness to Designer/Builder, now have, or may have in the future, for injury, trauma, illness, loss, unwanted contact, harassment, disability, death or property damages related to being exposed to or contracting an Infectious Disease while using the Site for the performance of the Services. Designer/Builder shall include this paragraph in all subcontracts with Subcontractors.
- 7.4. Designer/Builder shall ensure it has supervisor employees onsite that are trained and knowledgeable of all of these requirements to ensure full compliance on Site(s).
- 7.5. Any cost to comply with these “**Infectious Disease**” provisions shall be at Designer/Builder’s sole expense, but may be included in the Contract Price.
8. **PROJECT SCHEDULE:**
- 8.1. **General Requirements:** In addition to the Project Schedule in **Exhibit C** that sets forth the schedule for Completion of the Project, Designer/Builder shall prepare a detailed Project Schedule setting forth the critical path of the Project from the Notice to Proceed to Completion of the Project.
- 8.2. **Time for Detailed Project Schedule:** Designer/Builder shall provide the detailed Project Schedule to City within thirty (30) days of the execution of the Contract for review and approval.
- 8.3. **Minimum Requirements for Detailed Project Schedule:** At a minimum, the detailed Project Schedule shall:
- 8.3.1. Include all applicable milestones in **Exhibit C**;
- 8.3.2. Be in a format accessible by City;
- 8.3.3. Include all applicable review times by Review Agencies;
- 8.3.4. Include the then current date for Completion of the Project; and
- 8.3.5. For the Construction Stage **ONLY**, logical ties and “fragnets” of activities setting forth the critical path of the Project.
- 8.4. **Updated detailed Project Schedule:** No later than the fifth (5th) day of each month, Designer/Builder shall submit an updated detailed Project Schedule that complies with the requirements herein.
9. **CHANGE IN SCOPE OF WORK:**
- 9.1. Any change in the scope of the Work, method of performance, nature of materials or price thereof, or any other matter materially affecting the performance or nature of the Services shall not be paid for or accepted unless such change, addition, or deletion is approved in advance and in writing by a valid, City authorized Change Order or amendment executed by the Parties.
- 9.2. **Proposed Change Order:**
- 9.2.1. **Definition of Proposed Change Order:** A “**Proposed Change Order**” or “**PCO**” is a written request prepared by Designer/Builder requesting that City issue a Change Order based upon a proposed change to the Services.
- 9.2.2. **Definition of Change Order:** A “**Change Order**” or “**CO**” shall be a written authorization agreed to by City approving a PCO that indicates an increase to the Contract Price and/or Contract Time. No Change Order is valid unless approved by City. City reserves a right to issue a unilateral Change Order if the Parties do not agree to an increase or decrease in the Contract Price or Contract Time indicated in a PCO.

- 9.2.3. **Time to Submit PCO:** Designer/Builder shall submit its PCO within twenty (20) days of the date Designer/Builder discovers, or reasonably should discover, the circumstances giving rise to the PCO, unless additional time to submit a PCO order is granted in writing by City. If additional time is necessary to estimate and prepare a PCO, then Designer/Builder shall submit to City within ten (10) days a written explanation of the reasons with a request for a specified extension to submit the PCO; provided, however, that any such request may be granted or denied in City's reasonable discretion. If the extension does not provide enough time for Designer/Builder to adequately price or determine the precise scope for any PCO, Designer/Builder shall submit a placeholder PCO which sets forth a description of the Services and the price based on information available to Designer/Builder at that time. Within five (5) days that Designer/Builder knows the scope and price of the PCO, Designer/Builder shall submit a final PCO fully compliant with the Contract Documents. Time is of the essence in Designer/Builder's written notice pursuant to the preceding sentence so that City can promptly investigate and consider alternative measures to address the basis for the PCO. Accordingly, Designer/Builder acknowledges that its failure, for any reason, to give written notice (with Supporting Documentation to permit City's review and evaluation) within this time frame shall be deemed Designer/Builder's waiver, release, discharge and relinquishment of any right to assert or claim any entitlement to an adjustment of the Contract Time or the Contract Price on account of the circumstances giving rise to the PCO.
- 9.2.4. **Changes in Contract Price:** A PCO shall include breakdowns pursuant to the revisions herein to validate any change in Contract Price.
- 9.2.5. **Changes in Contract Time:** A PCO shall also include any changes in time required to complete the Project. Any additional time requested shall not be the number of days to make the proposed change, but must be based upon the impact to the Project Schedule as defined in the Contract Documents. If Designer/Builder fails to request a time extension in a PCO, then Designer/Builder is thereafter precluded from requesting time and/or claiming a delay.
- 9.2.6. **Conditions Precedent for a Change Order:** As used herein, "**Additional Work**" means new or unforeseen Services or additional cost that City determines is not covered by the Contract Documents. Designer/Builder may only request changes to the Contract Price or Contract Time for Additional Services or delays to completion of the Project that (i) are not in any way caused by Designer/Builder; (ii) was not Services that either Party could have reasonably anticipated performing as of the effective date, including, without limitation, caused by the acts, errors, or omissions of City, or its agents or employees, or caused by Unforeseen Site Conditions, or Force Majeure if, and only if, Designer/Builder follows the procedures specified in this section.
- 9.2.7. **Unknown and/or Unforeseen Conditions:** If Designer/Builder encounters conditions at the Project Sites that are (1) subsurface or otherwise concealed physical conditions that differ materially from those indicated in the Contract Documents or (2) unknown physical conditions of an unusual nature, that differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the Contract Documents ("**Unforeseen Site Conditions**"), Designer/Builder shall promptly provide notice to City before conditions are disturbed and in no event later than five (5) working days after first observance of the conditions. City will promptly investigate the conditions and, if City reasonably determines that they differ materially and cause an increase or decrease in Designer/Builder's cost of, or time required for, performance of any part of the Work, Designer/Builder shall be entitled to an equitable adjustment in the Contract Price or Contract Time, or both. If City reasonably determines that the conditions at the Project Sites are not materially different from those indicated in the Contract Documents and that no change in the terms of the Contract is justified, City shall promptly notify Designer/Builder in writing, stating the reasons. If Designer/Builder disputes City's determination, Designer/Builder shall perform the Services without any increase in Contract Price and/or Contract Time and may proceed under a reservation of rights and may seek compensation pursuant to the Claims Resolution provisions in the Contract.

- 9.2.8. **Utility Work:** City expressly understands and agrees that Excusable Delays may occur due to Interconnection Facilities Services that may need to be performed by the local electric utility (“**Utility(ies)**”) under and interconnection agreement (“**Utility Work**”) in order for Designer/Builder to fully complete and commission the Project. “**Interconnection Facilities**” means any distribution or transmission lines and other facilities and associated approvals and permits that may be required to connect equipment supplied under this Contract to an electrical distribution/transmission system owned and maintained by the utility. If Designer/Builder seeks Excusable Delay in a Change Order for delay caused by Utility Work, Designer/Builder must establish such an entitlement consistent with the Contract Documents.
- 9.2.9. **Format for Proposed Change Order:** The following format shall be used as applicable by City and Designer/Builder (e.g. Change Orders, PCO’s) to communicate proposed additions and deductions to the Contract, attaching documentation substantiating the change.

	<u>SUBCONTRACTOR PERFORMED WORK</u>	ADD	DEDUCT
(a)	<u>Material</u> (attach itemized quantity and unit cost plus sales tax)		
(b)	<u>Add Labor</u> (attach itemized hours and rates, fully encumbered)		
(c)	<u>Add Equipment</u> (attach suppliers’ invoice)		
(d)	<u>SUBTOTAL</u>		
(e)	<u>Add Subcontractor’s overhead and profit</u> , fifteen percent (15%) of item (d)		
(f)	<u>SUBTOTAL</u>		
(g)	<u>Add Designer/Builder’s fee, overhead, profit & general conditions</u> , twenty percent (20%) of the sum of item (f)		
(h)	<u>SUBTOTAL</u>		
(i)	<u>Add Bond and Insurance</u> , two percent (2.0%) of Item (h)		
(j)	<u>TOTAL</u>		
(k)	<u>Time</u>		<u>Days</u>

	<u>DESIGNER/BUILDER PERFORMED WORK</u>	ADD	DEDUCT
(a)	<u>Material</u> (attach itemized quantity and unit cost plus sales tax)		
(b)	<u>Add Labor</u> (attach itemized hours and rates, fully encumbered)		
(c)	<u>Add Equipment</u> (attach suppliers’ invoice)		
(d)	<u>SUBTOTAL</u>		
(e)	<u>Add Designer/Builder’s fee, overhead, profit & general conditions</u> , shall be twenty percent (20%) multiplied against the sum of item (d)		
(f)	<u>SUBTOTAL</u>		
(i)	<u>Add Bond and Insurance, two percent (2.0%) of item (f)</u>		
(j)	<u>TOTAL</u>		
(k)	<u>Time</u>		<u>Days</u>

- 9.2.10. **Requirement to Substantiate:** PCOs must include documentation reasonably necessary to substantiate all material, labor, and equipment included in Designer/Builder’s request for an increase or decrease to the Contract Price. If City believes that Designer/Builder failed to adequately substantiate the PCO, City may require Designer/Builder to provide additional reasonable substantiation for the PCO. Designer/Builder’s failure to respond to City’s request for additional substantiation within a reasonable time shall constitute a waiver of Designer/Builder’s claim for additional compensation for the work included in the PCO.
- 9.2.11. **Deleted Work:** All deductive COs must be prepared pursuant to the provisions herein. Where a portion of the Services is deleted from the Contract, the reasonable value of the deleted work shall be considered the appropriate deduction. The value submitted on the Schedule of

Values shall be used to calculate the credit. If the deleted work was to be performed by Designer/Builder, the deduction shall include a minimum of ten (10) percent for the total profit and overhead to be deducted with the value of the work. If the deleted work was to be performed by Designer/Builder's subcontractors, the deduction shall include a minimum of five (5) percent for the total profit and overhead to be deducted with the value of the work.

9.2.12. **Delay:** Any request for an extension to the Contract Price or Contract Time relating to any alleged delay shall be included in a PCO and conform to the following requirements:

9.2.12.1. **Designer/Builder's Notice of Delay:**

9.2.12.1.1. In addition to the requirements indicated in this subsection, Designer/Builder shall submit any request for an adjustment of the Contract Price or the Contract Time through the Change Order provisions.

9.2.12.1.2. Designer/Builder shall, within **FOURTEEN (14)** calendar days of any delay impacting the critical path in completing the Work, notify City in writing of the causes of the delay including documentation and facts explaining the delay.

9.2.12.1.3. Any request by Designer/Builder for an adjustment of the Contract Price or the Contract Time for a delay shall be submitted in a PCO. When requesting time, requests must be submitted with full justification and documentation. Such justification must be based on the official approved Project Schedule and any applicable Site Schedule of Services as updated and approved by City at the time of occurrence of the delay or execution of Services related to any changes to the Services.

9.2.12.1.4. Any claim for delay must include the following information as support, without limitation:

9.2.12.1.4.1. **Duration:** The duration of the activity relating to the changes in the Services and the resources (manpower, equipment, material, etc.) required to perform the activities within the stated duration.

9.2.12.1.4.2. **Logical Ties / Fragnets:** Specific logical ties to the Project Schedule for the proposed changes and/or delay showing the activity/activities in the Project Schedule that are affected by the change and/or delay (A portion of any delay of seven (7) days or more must be provided). Include a "fragnet" analysis for the portion of the schedule and the activities Designer/Builder contends are impacted by the delay.

9.2.12.1.4.3. **Updated Project Schedule:** A recovery or updated Project Schedule for all affected Site(s).

9.2.12.1.5. City shall review the facts and extent of any noticed delay and may grant Contract Time extension(s) of time for completing Services when, in City's reasonable judgment, the findings of fact justify an extension.

9.2.12.1.6. Extension(s) of time shall apply only to that portion of Services affected by delay, and shall not apply to other portions of Services not so affected.

9.2.12.1.7. An extension of time may only be granted if Designer/Builder has timely submitted the updated Project Schedule and applicable Site Schedule(s) of Services as required herein.

9.2.12.1.8. Following submission of a notice of delay, City may determine whether the delay is to be considered:

9.2.12.1.8.1. Excusable and Compensable, Excusable and Non-Compensable, or Unexcused;

9.2.12.1.8.2. How long the delay continues; and

9.2.12.1.8.3. To what extent the prosecution and Completion of the Services might be delayed thereby.

9.2.12.2. **Strict Compliance.** Designer/Builder's failure to request adjustment(s) of the Contract Time in strict conformance with applicable provisions herein shall be deemed Designer/Builder's waiver of its right to assert a claim for a delay.

9.2.12.3. **Limitations Upon Adjustment of Contract Time on Account of Delays:** Any adjustment of the Contract Time on account of an Excusable Delay or a Compensable Delay shall be limited as set forth herein. No adjustment of the Contract Time shall be made on account of any Excusable Delays or Compensable Delays unless those delay(s) actually and directly impact Services or Services activities on the critical path of the then current and updated approved Project Schedule as of the date on which a delay first occurs. City shall not be deemed in breach of, or otherwise in default of any obligation hereunder, if City shall deny a request by Designer/Builder for an adjustment of the Contract Time for any delay that does not actually and directly impact Services on the then current and updated approved Project Schedule. In submitting a request for an adjustment of Contract Time, and as a condition precedent to City's review of that request, Designer/Builder shall insert into the then current and updated approved Project Schedule and a "fragnet" analysis representing the event that Designer/Builder claims to result in delay to the critical path as depicted in the updated approved Project Schedule. If an Excusable Delay and a Compensable Delay occur concurrently, the maximum extension of the Contract Time shall be the number of days from the commencement of the first delay to the cessation of the delay that ends last. If an Unexcused Delay occurs concurrently with either an Excusable Delay or a Compensable Delay, the maximum extension of the Contract Time shall be the number of days, if any, which the Excusable Delay or the Compensable Delay exceeds the period of time of the Unexcused Delay.

9.2.13. **Excusable and Compensable Delay(s):**

9.2.13.1. Designer/Builder is **not** entitled to additional compensation for any delay, even a delay caused by an Excusable Delay, unless **all** of the following conditions are met ("**Compensable Delay**"):

9.2.13.1.1. City, the utility, an authority having jurisdiction, or the agents, employees or contractors of any of them acting within the scope of their authority is responsible for the delay;

9.2.13.1.2. The delay is unreasonable under the circumstances involved, impacts the critical path of the Work, and extends the most current date for Completion of the Project and/or Services at a Site(s);

9.2.13.1.3. The delay was not within the contemplation of the Parties, determined based on the events that were included in the Project Schedule or should have reasonably been included therein;

- 9.2.13.1.4. Designer/Builder complies with the Change Order procedures, and if necessary, the Claims procedures of the Contract;
- 9.2.13.1.5. The delay could not have been avoided or reasonably mitigated by Designer/Builder's care, prudence, foresight, and diligence;
- 9.2.13.1.6. The delay extends the most current Completion date (for the Project or any Site of the Project); and
- 9.2.13.1.7. The delay is not concurrent with a Designer/Builder-caused delay or other type of Excusable and Non-Compensable Delay.

9.2.13.2. In accordance with California Public Contract Code section 7102, if Designer/Builder's progress is delayed by the events described in the preceding subsection, Designer/Builder shall not be precluded from the recovery of damages directly and proximately resulting therefrom. In that event, Designer/Builder's damages, if any, shall be limited to direct, actual and unavoidable additional costs of labor, materials or construction equipment directly resulting from that delay, and shall exclude special, indirect or consequential damages. In no event shall Designer/Builder seek costs or damages for delays, interruptions, hindrances or disruptions to the Services for on-Site or off-Site costs or damages based upon formulas, e.g., Eichleay or other formula. Except as expressly provided for herein, Designer/Builder shall not have any other claim, demand or right to adjustment of the Contract Price arising out of delay, interruption, hindrance or disruption to the progress of the Services. Designer/Builder shall only be entitled to the actual costs to Designer/Builder for any Compensable Delay, and Designer/Builder shall not be entitled to calculate those costs by any other formula including, without limitation, jury verdict method, total cost method, or modified total cost method.

9.2.14. Excusable and Non-Compensable Delay(s):

- 9.2.14.1. An "Excusable Delay(s)" shall mean an interruption of the Services beyond the reasonable control of Designer/Builder and that:
 - 9.2.14.1.1. Could have not been avoided by Designer/Builder exercising reasonable care, prudence, foresight, and diligence, and
 - 9.2.14.1.2. Actually extends the most current date for Completion of the Project and/or Services at a Site(s).
- 9.2.14.2. Designer/Builder may be entitled to an extension of the Project Completion date if there is an Excusable Delay, but Designer/Builder shall not be entitled to additional compensation for an Excusable Delay.
- 9.2.14.3. Excusable Delays are limited to interruptions that satisfy the above requirements, or that are acts of God; acts of a public enemy; fires; floods; windstorms; tornadoes; earthquakes; wars; riots; insurrections; epidemics or pandemics; quarantine restrictions; strikes; lockouts; fuel shortages; freight embargoes; supply chain disruptions beyond the contemplation of the Parties as of the Effective Date; unavailability of materials or equipment; and Adverse Weather that satisfies the requirements herein.
 - 9.2.14.3.1. Supply chain disruptions may constitute an interruption that may support Excusable Delay for an Impacted Item **only**, if Designer/Builder demonstrates **all** the following conditions are satisfied:

- 9.2.14.3.1.1. The supply chain disruption causes the procurement of an Impacted Item to exceed the amount of days for the delivery for the Impacted Item as indicated in the **initial** detailed Project Schedule;
- 9.2.14.3.1.2. Designer/Builder has exhausted any Supply Float for that Impacted Item;
- 9.2.14.3.1.3. Delay in the procurement of the Impacted Item materially impacts the progress of the Services by impacting the critical path of the Project; and
- 9.2.14.3.1.4. Designer/Builder in no way causes the delay in the procurement of the Impacted Item. Without in any way limiting the generality of the foregoing, Designer/Builder shall be deemed to “cause” a delay in the procurement of an Impacted Item if: (i) Designer/Builder unreasonably delays ordering the Impacted Item; and/or (ii) Designer/Builder fails to request permission from City to purchase the Impacted Item sufficiently in advance given then-current information regarding lead times for an Impacted Item and to store the Impacted Item on the Site(s) or off-Site(s), with such storage complying with the requirements of the Contract Documents.
- 9.2.14.4. Designer/Builder is aware that AHJs, including, without limitation, gas companies, electrical utility companies, water districts, and other agencies (“**Review Agencies**”) may have to approve Designer/Builder-prepared drawings or approve a proposed installation. Designer/Builder has included in the Contract Price and Contract Time for possible review of its drawings and for reasonable delays and damages that may be caused by such agencies. Designer/Builder is only entitled to an extension to the Contract Time or adjustment to the Contract Price arising from delays caused by review of Designer/Builder’s drawings or other approvals of Review Agencies if any such event materially exceeds the time included in the Project Schedule for such activities, if the time provided in the Project Schedule was reasonable based on the facts known of the Parties pertaining to the Services as of the Effective Date, or if any such event satisfies the conditions applicable to Review Agencies in the “**Force Majeure**” section below.
- 9.2.14.5. Neither the financial resources of Designer/Builder or any person or entity directly or indirectly engaged by Designer/Builder in performance of any portion of the Services shall be deemed conditions beyond the control of Designer/Builder. If an event of Excusable Delay occurs, the Contract Time shall be subject to adjustment hereunder only if Designer/Builder establishes: (i) full compliance with all applicable provisions of the Terms and Conditions relative to the method, manner and time for Designer/Builder’s notice and request for adjustment of the Contract Time; (ii) that the event(s) forming the basis for Designer/Builder’s request to adjust the Contract Time are outside the reasonable control and without any fault or neglect of Designer/Builder or any person or entity directly or indirectly engaged by

Designer/Builder in performance of any portion of the Work; and (iii) that the event(s) forming the basis for Designer/Builder’s request to adjust the Contract Time directly and adversely impacted the critical path of the Services as indicated in the approved Project Schedule or the most recent updated approved Project Schedule relative to the date(s) of the claimed event(s) of Excusable Delay.

9.2.15. **Unexcused Delay(s) – Liquidated Damages:**

9.2.15.1. Unexcused Delays refer to any delay to the progress of the Services caused by events or factors other than those specifically identified in the “**Excusable and Compensable Delay(s)**” or the “**Excusable and Non-Compensable Delay(s)**” sections above. Neither the Contract Price nor the Contract Time shall be adjusted on account of Unexcused Delays.

9.2.15.2. Designer/Builder and City hereby agree that the exact amount of damages for failure to complete the Services within the time specified is extremely difficult or impossible to determine. If the Services is not completed within the time specified in the Contract Documents, it is understood that City will suffer damage. It being impractical and unfeasible to determine the amount of actual damage, it is agreed Designer/Builder shall forfeit and pay to City as fixed and liquidated damages, and not as a penalty, the amount set forth in the Contract for each calendar day of delay in Completion. Designer/Builder and its Surety shall be liable for the amount thereof pursuant to Government Code section 53069.85.

9.2.15.3. Designer/Builder shall not forfeit or pay liquidated damages for an Excusable Delay or an Excusable and Compensable Delay but instead shall be entitled to an extension of the Contract Time for such delay.

9.2.16. **Adverse Weather:** Designer/Builder may obtain an extension of time in the event of Adverse Weather.

9.2.16.1. “**Adverse Weather**” shall mean only weather that satisfies all of the following conditions:

9.2.16.1.1. Unusually severe precipitation, sleet, snow, hail, heat, wind, or cold conditions in excess of the norm for the location and time of year it occurred;

9.2.16.1.2. Unanticipated; and

9.2.16.1.3. At a Project Site.

9.2.16.2. Designer/Builder will only be allowed a time extension for Excusable Delay caused by Adverse Weather if requested by Designer/Builder and only if all the following conditions are met:

9.2.16.2.1. The weather conditions constitute Adverse Weather, as defined herein;

9.2.16.2.2. Designer/Builder can verify that the Adverse Weather caused delays in excess of five hours of the indicated labor required to complete the scheduled tasks of Services on the day affected by the Adverse Weather;

9.2.16.2.3. Designer/Builder’s crew is dismissed as a result of the Adverse Weather; and

9.2.16.2.4. The number of days of delay for the month exceed those indicated in this table:

January	11	July	0
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February	10	August	0
March	10	September	1
April	6	October	4
May	3	November	7
June	1	December	10

A day-for-day extension will only be allowed for those days in excess of those indicated in this table.

- 9.2.16.3. The Contract Time has been determined with consideration given to the average climate weather conditions prevailing in the County in which the Project is located.

10. **TRENCH SHORING:** If this Contract is in excess of \$25,000 and is for the excavation of any trench deeper than five (5) feet, Designer/Builder must submit and obtain City acceptance, in advance of excavation, of a detailed plan showing the design of shoring, bracing, sloping, or other provisions to be made for worker protection from the hazard of caving ground during the excavation of such trench or trenches. If the plan varies from the shoring system standards, the plan shall be prepared by a registered civil or structural engineer.

11. **EXCAVATIONS OVER FOUR FEET:**

- 11.1. If this Contract includes excavations over four (4) feet, Designer/Builder shall in compliance with Public Contract Code section 7104, promptly, and before the following conditions are disturbed, notify City, in writing, of any: (1) Material that Designer/Builder suspects may be hazardous waste, as defined in Section 25117 of the Health and Safety Code, that is required to be removed to a Class I, Class II, or Class III disposal site in accordance with provisions of existing law; (2) Subsurface or latent physical conditions at the Sites that differ from those indicated in the Construction Documents; or (3) Unknown physical conditions at the Sites of any unusual nature, or materially different from conditions ordinarily encountered and generally recognized as inherent in the character of the Services. City shall promptly investigate the conditions, and if it finds that the conditions do materially differ, or involve hazardous waste, and cause a decrease or increase in Designer/Builder's cost of, or the time required for, performance of any part of the Work, City shall issue a CO or amendment as provided herein.
- 11.2. In the event that a dispute arises between City and Designer/Builder regarding whether the conditions materially differ, or involve hazardous waste, or cause a decrease or increase in Designer/Builder's cost of, or time required for, performance of any part of the Work, if possible, Designer/Builder shall proceed with other Services to be performed under the Contract which is not subject to the dispute. Designer/Builder shall retain any and all rights provided either by Contract or by law which pertain to the resolution of disputes and protests between the Parties.
- 11.3. Notwithstanding the above, the Services does not include directly or indirectly performing or arranging for the detection, monitoring, handling, storage, removal, transportation, disposal or treatment of Hazardous Materials, as defined in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, the regulations promulgated thereunder, and other applicable federal, state or local law ("**Hazardous Materials**"). The Services has been contemplated and priced based on the absence of Hazardous Materials at the Sites. Designer/Builder will notify City immediately if it discovers or suspects the presence of any Hazardous Materials, and such discovery shall entitle Designer/Builder to suspend the Services until City can arrange proper remediation and the Parties can negotiate mutually-agreeable terms to complete the rest of the Work, if feasible.

12. **WORKERS:**

- 12.1. Designer/Builder shall at all times enforce strict discipline and good order among its employees and the employees of its subcontractors and shall not employ or work any unfit person or anyone not skilled in work assigned to him or her. Any person in the employ of Designer/Builder or a subcontractor whom City may deem incompetent or unfit shall be dismissed from the Sites and shall not again be employed at the Sites without written consent from City.

- 12.2. **COVID-19:** Designer/Builder shall ensure that all its employees and employees of its subcontractors shall comply with all applicable and existing federal, state, and/or local statutes, orders, rules, regulations, ordinances, and/or directives relating to construction site safety in connection with COVID-19, and/or any similar virus or derivative strain.
13. **CORRECTION OF ERRORS:** Designer/Builder shall perform, at its own cost and expense and without reimbursement from City, any work necessary to correct errors or omissions which are caused by Designer/Builder's failure to comply with the Contract.
14. **SUBSTITUTIONS:** No substitutions of material from those specified in the approved final design shall be made without the prior written approval of City, which shall not be unreasonably withheld.
15. **DESIGNER/BUILDER SUPERVISION:** Designer/Builder shall provide competent, full-time on-site supervision of personnel employed on the Sites, use of equipment, and quality of workmanship.
16. **CLEAN UP:** Debris from the Services shall be removed from the Sites by Designer/Builder. The Sites shall be in order at all times when Services is not being performed and shall at all times be maintained in a reasonably clean condition.
17. **ACCESS TO WORK:** City shall provide Designer/Builder with the required Site access. City representatives shall at all times have access to the Services. Designer/Builder shall provide safe and proper facilities for City's access. City representatives shall wear appropriate PPE and follow all safety rules and regulations while at Sites where construction is being performed.
18. **PROTECTION OF WORK AND PROPERTY:** Designer/Builder shall erect and properly maintain all necessary safeguards, signs, barriers, lights, and security persons for protection of workers, the public and the Services and shall post clear and conspicuous notice warning of any hazards created by the Services. In an emergency affecting life, safety, Work, or adjoining property, Designer/Builder, without special instruction or authorization from City, is permitted to take any action Designer/Builder thinks necessary to prevent such threatened loss or injury.
19. **OTHER CONTRACTS/CONTRACTORS:** Designer/Builder acknowledges that it shall not have exclusive occupancy of the Sites or of the Project. City reserves the right to let other contracts, and/or to perform other work with its own forces at the Sites. Designer/Builder shall afford City's contractors reasonable opportunity for introduction and storage of materials and execution of contractor's work at the Sites. If applicable, Designer/Builder shall properly coordinate and connect the Services with the work of City's contractors. In addition to Designer/Builder's obligation to protect its own Work, Designer/Builder shall use its best efforts to protect the work of any other contractor that Designer/Builder encounters while working on the Project. Designer/Builder shall not cause any unnecessary hindrance or delay to the use and/or operation(s) of the Sites and/or to City or any other contractor working on the Project. If simultaneous execution of any contract or operation is likely to cause interference with performance of Designer/Builder's Contract, Designer/Builder shall coordinate with those contractor(s), person(s), and/or entity(s) and shall notify City of the resolution.
20. **ASSIGNMENT OF CONTRACT:** Designer/Builder shall not assign or transfer in any way any or all of its rights, burdens, duties, or obligations under this Contract without the prior written consent of City. This provision shall not limit Designer/Builder's right to subcontract portions of its Services to other entities and assign this Contract and all related contracts without the consent of City (i) to direct affiliate of Designer/Builder; (ii) to an entity that is controlled by, controls, or is under common control with Designer/Builder; or (iii) pursuant to a merger, consolidation, transfer of substantially all its assets, or by operation of law. This Contract will be binding on, enforceable by, and inure to the benefit of, the Parties and their respective successors and permitted assigns. Any assignment made in contravention of this clause shall be void and unenforceable.
21. **COMMISSIONING:**
- 21.1. **Summary**
- 21.1.1. Commissioning is a process for validating and documenting that the facility and its systems are constructed and perform in conformity with the Contract.
- 21.1.2. The objective of the commissioning process is to verify that the performance of the facility and its systems meet or exceed the design intent.

- 21.1.3. Commissioning includes special facility start-up processes used to bring the facility to a fully operational state, free of deficiencies in an efficient and timely manner.
- 21.1.4. Training on related systems and equipment operation and maintenance shall be scheduled to commence only after start-up is complete and systems are verified to be 100% complete and functional.

21.2. **Description**

- 21.2.1. Designer/Builder Startup: prior to City's acceptance of Work, Designer/Builder shall perform a program of activities including starting, testing, inspecting, adjusting balancing, correcting deficiencies and other similar activities.
- 21.2.2. City and if applicable the Project Inspector (IOR) shall be present to observe, inspect, and identify deficiencies in Building Systems Operations.
- 21.2.3. The completion of startup means the entire Project including startup and fine tuning has been performed to the requirements of the Contract and is verified in writing by City and the IOR.
- 21.2.4. Fine Tuning: Fine tuning is the responsibility of Designer/Builder after City occupancy and ending one year after City occupancy. During this time, Designer/Builder is responsible for optimizing systems and correcting deficiencies arising under normal operating conditions.
- 21.2.5. Includes a period after occupancy where systems are optimized under "live" operating conditions and any outstanding construction deficiencies are corrected.
- 21.2.6. Fine Tuning shall extend from date of City occupancy to one year after occupancy.
- 21.2.7. Designer/Builder is to include in its Building Life Cycle Cost Analysis the Commissioning scope of work.

21.3. **Definition of Terms**

- 21.3.1. Designer/Builder's Pre-Commissioning Checklists: Includes installation and start-up items as specified to be completed by the appropriate contractors prior to operational verification through the functional testing process.
- 21.3.2. Installation Verification Process: Includes the on-site inspection and review of related system components for conformance to the Contract. Designer/Builder shall verify systems readiness for functional testing procedures prior to the start of functional testing. Deficiencies will be documented by City and the IOR for future resolution.
- 21.3.3. Functional Performance Testing Process: Includes the documented testing of system parameters, under actual or simulated operating conditions. Final performance commissioning of systems will begin only after the appropriate Designer/Builder certifies that systems are 100% complete and ready for functional testing. The contractors will be required to schedule, coordinate and perform device tests, calibration and functional performance test procedures.
- 21.3.4. Deficiencies and Resolutions List: Includes a list of noted deficiencies discovered as a result of the commissioning process. This list also includes the current disposition of issues, and the date of final resolution as confirmed by City and the IOR. Deficiencies are defined as those issues where products execution or performance does not satisfy the Contract and/or the design intent.

21.4. **Commissioning Duties and Responsibilities**

- 21.4.1. Designer/Builder Duties and Responsibilities:
 - 21.4.1.1. Assure the participation and cooperation of subcontractors and suppliers under their jurisdictions as required to complete the commissioning process.
 - 21.4.1.2. Complete Commissioning Report Forms. Reports are to be completed in a neat easily readable condition.

- 21.4.1.3. Complete the respective start-up and check out procedures and insure readiness of equipment and systems prior to the start of the functional performance testing. Written confirmation of system readiness for performance testing is required.
- 21.4.1.4. Provide qualified representatives for the functional performance commissioning process.
- 21.4.2. Assure that all subcontractors and suppliers include in their respective contracts cost necessary to participate in and complete the commissioning process.
- 21.4.3. Duties and responsibilities of others for Commissioning: The commissioning process requires the active participation of City and the IOR, and any other related Consultants on the project.

22. COMPLETION:

- 22.1. **Design Development Documents:** Designer/Builder shall be complete with this stage upon City's acceptance of final Design Development Documents, as applicable to each Site(s), including, without limitation, the approval of any deliverables required to be provided by Designer/Builder to City.
- 22.2. **50% Construction Documents:** Designer/Builder shall be complete with this stage, as applicable to each Site(s), upon City's acceptance of Construction Documents at 50% of completion, including, without limitation, the approval of any deliverables required to be provided by Designer/Builder to City.
- 22.3. **100% Construction Documents:** Designer/Builder shall be complete with this stage, as applicable to each Site(s), upon City's acceptance of final Construction Documents and Designer/Builder's submittal of those documents to all AHJs, where applicable; and
- 22.4. **Construction:**
 - 22.4.1. Designer/Builder acknowledges that the requirements for "Completion" hereunder apply to Construction Stage Services for each Site of the Project.
 - 22.4.2. **Walk-Through as Prerequisite to Determination of Completion:**
 - 22.4.2.1. Designer/Builder shall notify City when it thinks that the Services is complete except for minor corrective items. Designer/Builder shall provide to City a preliminary list of all minor corrective items that must be corrected. City and Designer/Builder shall then schedule a final walk-through of the Project to be attended by Designer/Builder, City, and the Inspector to determine whether and to what extent the Services is complete. City will schedule the walkthrough within five (5) business days after City's receipt of Design/Builder's preliminary list, except in the event that all parties necessary for the walkthrough are reasonably not available (including, without limitation, the Construction Manager or IOR). Any erroneous claims of completion by Designer/Builder resulting in a premature walk-through shall be at Designer/Builder's sole cost and expense, and City shall be entitled to reduce its payments to Designer/Builder under the Contract by an amount equal to any costs incurred by City due to the erroneous claims by Designer/Builder that the Project is complete.
 - 22.4.2.2. Designer/Builder's preliminary list of all minor corrective items will be used by Designer/Builder to prepare a corrective items list ("**Punch-List**") that shall be identified in the final walk-through of the Project. City shall approve the Punch-List and may add omitted or missing items and provide a copy of an updated Punch-List to Designer/Builder at the conclusion of the walk-through or within a reasonable time thereafter, not to exceed five (5) days.
 - 22.4.2.3. City may, at its sole discretion, accept as complete partial scopes or phases of Services as each is completed prior to completion of the entire Services or Project.

- 22.4.2.4. No later than five (5) business days after the walk through, City shall determine whether the Services is eligible for Completion.
- 22.4.2.5. If Designer/Builder and City (through its City Representative) determine that the Services is eligible for Completion, then the date of that determination shall constitute the final day of the Construction Stage of the Project, or any Site of the Project, when calculating Liquidated Damages (“**Staff Determination**”). Staff Determination of eligibility for Completion shall not be unreasonably withheld, delayed or conditioned; provided, however, that City’s determination, in its sole and reasonable discretion, that any Services is not complete in conformance with all Contract Documents shall not be considered “unreasonable”. Additionally, City shall promptly include the approval and acceptance of the Project and Notice of Completion on the Council’s next available agenda.
- 22.4.2.6. Designer/Builder shall attend a post-construction interview with City and provide a narrative of lessons learned for the Project.
- 22.4.3. **City’s Acceptance of Work:** City may either:
- 22.4.3.1. Accept the Services as complete notwithstanding Punch List items (as distinguished from incomplete Work), if the Services has otherwise been completed to the satisfaction of City and the Inspector; or
- 22.4.3.2. Refrain from accepting the Services as complete until the entire Services and all portions thereof, including all Punch-List items, have been completed to the satisfaction of City and the Inspector; provided however, that completion of Punch List items is not required for City to deem the Services at a Site Complete and cease the accrual or assessment of Liquidated Damages, if **all** other Services is complete.
- 22.4.4. **Completion:** The Services shall be accepted as complete by an action of City’s Council (“**Final Completion**” or “**Complete**”); provided, however, that delay by the City Council in taking such action shall not entitle the City to assess Liquidated Damages if the other conditions of of the “City’ Acceptance of Work” section are satisfied.
- 22.4.5. **Notice of Completion:** Once City accepts the Work, City may thereafter cause a Notice of Completion to be recorded in the County Recorder’s Office.
- 22.4.6. **Designer/Builder’s Failure to Correct Punch-List Items:** If City elects to accept Services with incomplete Punch List items, and Designer/Builder fails to complete the Punch List items within forty-five (45) days of days of Completion of the Project, City shall withhold from the final payment due Designer/Builder an amount equal to one hundred and fifty percent (150%) of the estimated cost, as reasonably determined by City, of each Punch List item and all portions related thereto, until the item is complete.
- 22.4.7. **Time Is of the Essence:** Time is of the essence in the performance of and compliance with each of the provisions and conditions of this Contract.
23. **PARTIAL OCCUPANCY / BENEFICIAL USE:** City may occupy or use any completed or partially completed portion of the Services at any time provided that doing so does not unreasonably interfere with Designer/Builder’s ability to complete any Services at a Site. Neither City’s final acceptance, final payment, any provision in Contract Documents, nor the use or occupancy of the Work, in whole or in part, by City shall constitute acceptance of Services not in accordance with the Contract Documents nor relieve Designer/Builder or Designer/Builder’s Performance Bond Surety from liability with respect to any warranties or responsibility for faulty or defective Services or materials, equipment and workmanship incorporated therein. City and Designer/Builder shall agree in writing to the responsibilities assigned to each of them for payments, security, maintenance, heat, utilities, damage to the Work, insurance, the period for correction of the Work, and the commencement of warranties required by the Contract Documents. Any dispute as to responsibilities or the determination of Completion shall be resolved pursuant to the Claims and Disputes provisions herein, with the

added provision that during the dispute process, City shall have the right to occupy or use any portion of the Services that it needs or desires to use.

24. FORCE MAJEURE CLAUSE:

- 24.1. The term “**Force Majeure**” shall mean those events caused beyond the control of the affected Party and which by the exercise of due diligence the Party could not reasonably avoid and which it has been unable to overcome, including acts of God and public enemy; fire; disease, strike; loss or shortage of transportation facilities; lock-out; commandeering of materials, product, plant, or facilities by the government; relocation or construction of transmission facilities or the shutdown of such facilities for the purpose of necessary repairs; work by local utility directly impacting the Project; flood; earthquake; tornado; severe storm; insurrections; epidemics; pandemics; quarantine restrictions; strikes; civil disobedience; sabotage; supply chain disruptions; general unavailability of materials in the region in which the Services is to be performed beyond the contemplation of the Parties as of the Effective Date; restraint by court order or public authority (whether valid or invalid); which is beyond the control of the affected Party and which by the exercise of due diligence the Party could not reasonably have been expected to avoid and which it has been unable to overcome.
- 24.2. Neither Party shall be considered to be in default in the performance of any material obligation of the Contract during the time and to the extent that the Party is prevented from obtaining delivery or performing by a Force Majeure event. Neither Party shall be relieved of its obligation to perform if its failure is due to causes arising out of the Party’s negligence or due to removable or remediable causes which the Party fails to remove or remedy with the exercise of all best efforts within a reasonable time period. Either Party rendered unable to fulfill its obligations under the Contract by reason of an event of Force Majeure shall give prompt written notice of the fact to the other Party. Notwithstanding a Force Majeure event, the Party claiming a Force Majeure event shall provide the other Party satisfactory evidence that the event caused the delay or lack of performance and was not due to the fault or neglect of the Party claiming a Force Majeure event.
- 24.3. Designer/Builder is aware that Review Agencies may have to approve Designer/Builder-prepared drawings, plans or approve a proposed installation. Designer/Builder shall include in the Project Schedule time for possible review of its drawings, plans, and proposed installation and for reasonable delays or damages that may be caused by the Review Agencies. Designer/Builder shall be entitled to additional time in the Project Schedule for review of Designer/Builder’s drawings, plans or proposed installation or other approvals from the Review Agencies, if all of the following conditions have been satisfied:
- 24.3.1. The time for this review is in excess of the time expressly allocated for this review in the Project Schedule; and
- 24.3.2. Designer/Builder has diligently pursued approval from the Review Agencies; and
- 24.3.3. The delay in Review Agencies’ approval is not related to an uncured defect, error, or omission in Designer/Builder’s drawings, plans, or proposed installation.

25. INDEMNIFICATION / HOLD HARMLESS CLAUSE:

- 25.1. To the furthest extent permitted by California law, Designer/Builder shall defend, indemnify, and hold harmless City, its trustees, members, agents, representatives, officers, consultants, employees, and volunteers (the “**Indemnified Parties**”) from any and all third party demands, losses, liabilities, claims, suits, and actions (the “**Indemnity Claim(s)**”) of any kind, nature, and description, including, but not limited to, reasonable attorneys’ fees and costs, directly or indirectly arising from personal or bodily injuries, death, property damage, or otherwise arising out of, connected with, or resulting from the performance of this Contract to the extent the Indemnity Claims are caused by the negligence, recklessness, or willful misconduct of Designer/Builder. City shall have the right to accept or reject any legal representation that Designer/Builder proposes to defend City. However, such acceptance shall not be unreasonably withheld. This indemnification, defense, and hold harmless obligation includes any failure or alleged failure by Designer/Builder to: (1) comply with any provision of law, and (2) timely and properly fulfill all of its obligations under the Contract, including, without

- limitation, any stop payment notice actions or liens, including liens by the California Department of Labor Standards Enforcement.
- 25.2. Further, Designer/Builder shall be directly liable to the Indemnified Parties for and, to the furthest extent permitted by California law, shall defend, indemnify, and hold harmless the Indemnified Parties from any Indemnity Claims of any kind, nature, and description arising out of, connected with, or resulting from the design component of the Project.
- 25.3. Designer/Builder's duty to defend under either of the above provisions shall begin upon City's notification to Designer/Builder of an Indemnity Claim. At that time, Designer/Builder shall pay for that defense at its sole cost. Designer/Builder's duty to indemnify and defend under this Contract shall apply during the term of this Contract and shall survive any expiration or termination of this Contract until any such Indemnity Claim(s) is barred by the applicable statute of limitations and is in addition to any other rights or remedies that City may have under the law or under this Contract.
26. **PAYMENT:**
- 26.1. **Design Stage Services:**
- 26.1.1. Invoices shall be on a form approved by City and are to be submitted to City via City's authorized representative.
- 26.1.2. Designer/Builder shall submit to City on a monthly basis documentation showing proof that payments were made to its consultant(s).
- 26.1.3. Designer/Builder shall submit to City for approval a copy of Designer/Builder's monthly pay request format.
- 26.1.4. Upon receipt and approval of Designer/Builder's invoices, City agrees to make payments within thirty (30) days of receipt of the invoice.
- 26.2. **Construction Stage Services:**
- 26.2.1. During Construction Stage Services for any Site(s) of the Project, Designer/Builder shall prepare and submit a separate Schedule of Values and separate Application for Payment consistent with the requirements below, as applicable.
- 26.2.2. On a monthly basis, Designer/Builder shall submit an application for payment based upon the estimated value for materials delivered or Services and Services performed under the Contract as of the date of submission ("**Application for Payment**") and consistent with the Project Cost Values set forth in **Exhibit C**, attached hereto. Designer/Builder shall certify each Application for Payment and the Inspector shall verify that the materials, Services, or Services were delivered or performed.
- 26.2.3. **Schedule of Values:** Designer/Builder shall provide an initial Schedule of Values for all of the Work, which must include quantities and prices of items aggregating the Contract Price and must subdivide the Services into component parts in sufficient detail to serve as the basis for determining the cost of construction for the purposes of withholdings as applicable in these Terms and Conditions ("**Schedule of Values**"). Not later than the fifth (5th) day of each month, Designer/Builder shall submit an updated Schedule of Values to City, reflecting the percentage complete of each component of the Services. The initial Schedule of Values is attached as **Exhibit D**. The Schedule of Values shall not be modified or amended by the Designer/Builder without the prior consent and approval of the City, which shall not be unreasonably withheld.
- 26.2.4. Within thirty (30) days after City's receipt of the Application for Payment, Designer/Builder shall be paid a sum equal to **Ninety-Five Percent (95%)** of the value of the Services performed (assuming the value of the Services performed is verified by Inspector and certified by Designer/Builder) up to the last day of the previous month, less the aggregate of previous payments and amounts to be withheld. City shall retain **Five Percent (5%)** from all amounts owing Designer/Builder as retention. Retention shall be paid pursuant to Public Contract Code sections 7107 and 7200.
- 26.2.5. To the extent applicable, with respect to any tax deduction and/or credit the Designer/Builder receives based on the Project per Internal Revenue Code section 179(d), the Designer/Builder

shall issue a credit to the City as an offset to the Designer/Builder's fee equal to the amount of the credit minus any costs incurred by the Designer/Builder in establishing that the Project qualifies for the credit.

26.2.6. **Deduction / Offset.** After prior written notice and thirty (30) days opportunity to cure, City may deduct any amount from the Contract Price reasonably necessary to protect City from loss due to:

26.2.6.1. Liquidated Damages;

26.2.6.2. Any sums expended by City in performing any of Designer/Builder's obligations under the Contract which Designer/Builder has failed to perform or has performed inadequately;

26.2.6.3. Defective Services not remedied;

26.2.6.4. Stop payment notices as allowed by state law;

26.2.6.5. Reasonable doubt that the Services can be completed for the unpaid balance of the Contract Price or by the scheduled Project completion date;

26.2.6.6. Unsatisfactory prosecution of the Services by Designer/Builder;

26.2.6.7. Unauthorized material deviations from the Contract;

26.2.6.8. Failure of Designer/Builder to maintain or submit on a timely basis proper and sufficient documentation as required by the Contract during the performance of the Work;

26.2.6.9. Knowingly false estimates submitted by Designer/Builder of the value of the Services performed;

26.2.6.10. Any sums representing expenses, losses, or damages reasonably incurred by City for which Designer/Builder is liable under the Contract; and

26.2.6.11. Any other sums which City is entitled to recover from Designer/Builder under the terms of the Contract or pursuant to state law, including section 1727 of the California Labor Code. The failure by City to deduct any of these sums from Designer/Builder's progress payment shall not constitute a waiver of City's right to the sums.

26.3. **Payment for Off-Site Stored Materials.** Payment for deposits needed for long-lead material items and for materials stored on or off the Sites shall be allowed at the sole discretion of the City, which will not be unreasonably withheld, upon the submission of proof of that the deposits or material purchases (invoices and checks and/or bills of lading) and appropriate insurance coverage. Designer/Builder shall furnish to City written consent from Designer/Builder's Surety approving the advanced payment for materials stored off Site. The maximum prepayment allowed by City shall be **One Hundred Percent (100%)** of the actual value of the material being considered, less retention. Designer/Builder shall protect stored materials from damage and shall be liable for any damage thereto. Damaged materials, even though paid for, shall not be incorporated into the Services. Designer/Builder shall be responsible to replace any damaged stored materials at its sole cost and expense.

27. **LOGISTIC PLAN:** Designer/Builder shall provide a staging and logistics plan identifying laydown areas, loading and unloading areas, crane locations, fence locations, temporary utility connections, trailer locations, and emergency evacuation meeting area. This Logistics Plan must be approved by City prior to Designer/Builder mobilizing on the Site(s). Designer/Builder's Logistics Plan must be updated and provided to City at each Site and as required by the applicable Notice to Proceed.

28. **PERMITS, APPROVALS, AND LICENSES:**

- 28.1. Designer/Builder and its employees, agents, and subcontractors shall secure and maintain in force, at Designer/Builder’s sole cost and expense, all licenses and permits as are required by law, in connection with the furnishing of materials, supplies or Services.
 - 28.2. Designer/Builder is responsible for obtaining on behalf of City and at Designer/Builder’s expense, local, county and state permits and approvals, required for the building, installation, and start-up of the Services which are required to complete the Project. Notwithstanding the foregoing, City is solely responsible for payment for the Inspector and any special inspections required.
 - 28.3. City will cooperate and assist Designer/Builder in obtaining all permits required by the Contract or to perform the Services.
 - 28.4. City shall be responsible for obtaining any other permits or approvals that may be required, including annual operating permits as applicable, inspections and any special inspections required.
29. **INDEPENDENT CONTRACTOR STATUS:** While performing the Services, Designer/Builder is an independent contractor, and not an officer, employee, agent, partner, or joint venture of City. Designer/Builder shall be solely responsible for its Worker’s Compensation insurance, taxes, and other similar charges or obligations. Designer/Builder shall be liable for its actions, including Designer/Builder’s negligence or gross negligence, and shall be liable for the acts, omissions, or errors of Designer/Builder’s agents or employees.
30. **ANTI-DISCRIMINATION:** It is the policy of City that in connection with any work performed under contract with City, there be no discrimination against any employee engaged in the work because of race, national origin, ancestry, religion, age, physical or mental disability, sex, or sexual orientation of persons. Designer/Builder shall comply, and require compliance by all Designer/Builder subcontractors, with applicable Federal and California laws including, but not limited to, the California Fair Employment and Housing Act, Government Code section 12900 et seq., and Labor Code section 1735.
31. **PAYMENT BOND AND PERFORMANCE BOND:** Designer/Builder shall not commence any Construction Stage Services at any Site until it provides City, in the form provided by City herein, a Payment (Labor and Material) Bond and a Performance Bond, each in an amount equivalent to **One Hundred Percent (100%)** of the Contract Price. The Payment and Performance Bonds must be issued by a surety admitted to issue bonds in the State of California and otherwise acceptable to City.
32. **DESIGNER/BUILDER’S INSURANCE:** During the entire term of the Contract, Designer/Builder shall have and maintain in force, the minimum policy limits indicated in this Article. Designer/Builder shall not commence Work, nor allow any subcontractor, employee, or agent to commence Services until the insurance required of Designer/Builder, subcontractor, or agent has been obtained. Designer/Builder’s policy(ies) shall be primary and any insurance carried by City shall be secondary and supplemental. All policies shall contain waivers of subrogation against City. Excess/Umbrella policies can be used to satisfy the insurance required of Designer/Builder.
- 32.1. All of Designer/Builder’s insurance shall be placed with insurers **ADMITTED** in California with a current A.M. Best’s rating of no less than A— or **A:VII**. Designer/Builder shall provide documentation to City demonstrating this rating.
 - 32.2. The limits of insurance shall not be less than the following amounts:

Commercial Liability	General	Includes: Personal & Advertising Injury, Product Liability and Completed Operations and Third Party Property	\$2,000,000 each occurrence; \$4,000,000 general aggregate Third Party Property: Issued for the value and scope of Services stored off-site.
Automobile Liability – Any Auto		Combined Single Limit	\$2,000,000 per occurrence
Excess Liability (Umbrella)			\$5,000,000 per occurrence; \$5,000,000 aggregate
Workers Compensation			Statutory limits pursuant to

		State law
Employers' Liability		\$2,000,000 each accident, each disease; \$2,000,000 policy limit
Builder's Risk (Course of Construction)		Issued for the value and scope of Services indicated herein.
Professional Liability		\$2,000,000 each occurrence; \$4,000,000 general aggregate

- 32.3. **Commercial General Liability Insurance:** Coverage to be written on an occurrence form. Coverage to be at least as broad as ISO form CG 0001 (04/13). City shall be named as an additional insured on Designer/Builder's Commercial General Liability policy for any liability arising out of the Services.
- 32.4. **Automobile Liability:** Coverage to be written on an occurrence form. City shall be named as an additional insured on Designer/Builder's Automobile Liability policy for any liability arising out of the Services.
- 32.5. **Excess Liability Insurance:** Coverage to be written on an occurrence form. Coverage terms and limits to apply excess of the per occurrence and/or aggregate limits provided for Commercial General Liability, Auto Liability and Professional Liability. Coverage terms and limits to also apply in excess of those required for Employers Liability. City, by way of policy language, shall be an additional insured on Designer/Builder's Excess Liability Insurance which follows the underlying insurance policy.
- 32.6. **Workers Compensation:** Statutory limits.
- 32.7. **Employers' Liability:** As indicated above.
- 32.8. **Builder's Risk Insurance:** Designer/Builder shall procure and maintain a Builder's Risk Insurance Policy in relation to the Project that shall be effective when City issues the Notice to Proceed with the Services which shall: (i) be written on a full replacement cost, "all risk" form, subject to customary sublimit and commercial availability (except that any insurer must be a California Admitted Insurer), (ii) cover the entire Work, including all equipment, materials, machinery, supplies, structures and other items intended to become a permanent part of the Project, and (iii) be maintained until the Commercial Operation Date. This Builder's Risk Insurance Policy shall include the interests of City, Designer/Builder, subcontractors, sub-subcontractors, vendors, and suppliers in the Work, naming each as loss payees.
- 32.9. **Professional Liability Insurance:**
- 32.9.1. Coverage to be written on a claims-made form and shall cover all non-construction Services including, all programming, design, engineering, and architectural Services performed by Designer/Builder.
- 32.9.2. **Subcontractors / Subconsultants:** Subcontractors who perform non-construction services for the Project shall carry professional liability insurance at the same limits required of Designer/Builder to cover that subcontractor's work.
- 32.10. **Waiver of Subrogation:**
- 32.10.1. Designer/Builder waives (to the extent permitted by law) any right to recover against City for damages to the Work, any part thereof, or any and all claims arising by reason of any of the foregoing, but only to the extent that such damages and/or claims are covered by Builder's Risk insurance and only to the extent of such coverage (which shall exclude deductible amounts) by insurance actually carried by City.
- 32.10.2. The provisions of this section are intended to restrict each Party to recovery against insurance carriers only to the extent of such coverage and waive fully and for the benefit of each, any rights and/or claims which might give rise to a right of subrogation in any insurance carrier. City and Designer/Builder shall each obtain in all policies of insurance carried by either of

them, a waiver by the insurance companies thereunder of all rights of recovery by way of subrogation for any damages or claims covered by the insurance.

- 32.11. **Additional Insured Endorsement Requirements:** On those policies described in this section where an additional insured requirement is included, Designer/Builder shall name City, its trustees, members, officers, and employees as additional insureds. Subcontractors shall name Designer/Builder, City, its trustees, members, officers, and employees as additional insureds. The Additional Insured Endorsement included on all such insurance policies shall be an ISO CG 20 10 (04/13), or an ISO CG 20 38 (04/13), or their equivalent as determined by City in its sole discretion, and must state that coverage is afforded the additional insured with respect to claims arising out of operations performed by or on behalf of the insured. If the additional insureds have other insurance which is applicable to the loss, such other insurance shall be on an excess or contingent basis. The insurance provided by Designer/Builder pursuant to this section must be designated in the policy as primary to any insurance obtained by City. The amount of the insurer's liability shall not be reduced by the existence of such other insurance.
33. **SUBCONTRACTOR INSURANCE REQUIREMENTS:** Designer/Builder shall require its Subcontractor(s) to procure and maintain Commercial General Liability Insurance, Automobile Liability Insurance, and Umbrella Liability Insurance with limits equal to the amounts required of Designer/Builder, unless City and Designer/Builder agree otherwise. Designer/Builder shall require its Subcontractor(s) to procure and maintain Commercial General Liability Insurance, Automobile Liability Insurance and Umbrella Liability Insurance.
34. **CERTIFICATES OF INSURANCE AND ENDORSEMENTS:** Designer/Builder shall provide to City certificate(s) of insurance and endorsements satisfactory to City. Designer/Builder shall provide City at least thirty (30) days' prior written notice of the cancellation, or non-renewal of the insurance. Furthermore, Designer/Builder shall indemnify City for any loss suffered by City to the extent that the loss is attributable to Designer/Builder's failure to provide City with thirty (30) days' prior written notice. Excess/Umbrella policies can be used to satisfy the insurance required of Designer/Builder.
35. **WARRANTY/QUALITY:** Except for any longer warranty called for elsewhere in the Contract Designer/Builder, manufacturer, or assigned agents shall guarantee the Services or Services performed against defective workmanship, defects or failures of materials for a period of **ONE (1)** year from date that all components of the Project commissioned and verified by Designer/Builder as being fully functional and operative, or upon Beneficial Use, whichever occurs first. All workmanship and merchandise must be warranted to be in compliance with applicable California energy, conservation, environmental, and educational standards. This warranty shall not apply to (a) equipment that has been repaired or altered by other than Designer/Builder so as to affect the same adversely, or (b) equipment that has been subject to negligence, accident, or damage by circumstances beyond Designer/Builder's control, or improper operation, maintenance or storage, or other than normal use and service. Designer/Builder shall not be responsible for the cost of correcting a **manufacturer's** breach of a warranty or defect otherwise covered by the manufacturer if the **manufacturer** fails to honor or otherwise comply with the manufacturer's warranty because the manufacture: (i) ceases to operate, or (ii) because of insolvency, liquidation, bankruptcy or similar occurrence. Designer/Builder makes no warranties of merchantability or fitness for a particular purpose.
- 35.1. At City's sole option, Designer/Builder shall repair or replace any and all of that Work, together with any other Services that may be displaced in so doing, that may prove defective in workmanship and/or materials within the warranty period described above, without expense whatsoever to City. In the event of failure of Designer/Builder and/or Surety to commence and pursue with diligence said replacements or repairs within **TEN (10)** days after being notified in writing; provided, however, that if Designer/Builder and/or Surety provide a reasonable reason for its inability to commence the replacement or repair within that time, City shall grant a reasonable extension of time, not to exceed **THIRTY (30)** days, Designer/Builder and Surety hereby acknowledge and agree that City is authorized to proceed to have defects repaired and made good at expense of Designer/Builder and/or Surety who hereby agree to pay costs and charges therefore immediately on demand.
- 35.2. If, in the opinion of City, defective work creates a dangerous condition or requires immediate correction or attention to prevent further loss to City or to prevent interruption of operations of City, City will attempt to give the notice required above. If Designer/Builder or Surety cannot be contacted or neither complies with City's request for correction within a reasonable time as determined by City,

City may, notwithstanding the above provision, proceed to make all corrections and/or provide attentions City believes are necessary. The costs of correction or attention shall be charged against Designer/Builder and Surety of the guarantees provided in this Section or elsewhere in the Contract Documents.

- 35.3. The above provisions do not in any way limit the guarantees on any items for which a longer guarantee is specified or on any items for which a manufacturer gives a guarantee for a longer period, but after the expiration of the **one (1)** year Designer/Builder warranty period, City shall look solely to such manufacturer to resolve any warranty issues. Designer/Builder shall furnish to City all appropriate guarantee or warranty certificates as indicated in the Specifications or upon request by City.
- 35.4. Nothing herein shall limit any other rights or remedies available to City.
36. **CONFLICT OF INTEREST:** Designer/Builder understands that its professional responsibility is solely to City. Designer/Builder warrants that it and its employees and/or subcontractors presently have no interest and will not acquire any direct or indirect interest that would conflict with its performance under the Contract, including, without limitation, any direct and/or indirect interest with: (a) entity(ies) performing construction in the same discipline and in competition with any contractor on a City project; (b) entity(ies) connected or related to a trade union or joint labor management committee; or (c) City.
37. **COMPLIANCE WITH LAWS:** Designer/Builder shall give all notices and comply with all laws, ordinance, rules and regulations bearing on conduct of the Services as indicated or specified. If Designer/Builder observes that any of the Services is at variance with any laws, ordinance, rules or regulations, Designer/Builder shall notify City, in writing, and, at City's option, any necessary changes to the scope of the Services shall be made and the Contract shall be appropriately amended in writing, or the Contract shall be terminated effective upon Designer/Builder's receipt of a written notice of termination. If Designer/Builder performs any Services that is in violation of any laws, ordinances, rules or regulations, without first notifying City of the violation, Designer/Builder shall bear all costs or expenses arising therefrom.
38. **STANDARD OF CARE:** Designer/Builder shall perform the Services and Services to the standard of care of an entity performing similar work for California cities in or around the same geographic area of City, as follows:
- 38.1. For all design services, the standard of care of architects or professional engineers; and
- 38.2. For all construction services, the standard of care of licensed contractors.
- 38.3. If Designer/Builder has not met this standard of care, Designer/Builder shall be held liable consistent with the "**Indemnification/Hold Harmless**" section herein.
39. **CITY'S RIGHT TO AUDIT:** City retains the right to review and audit, at City's sole cost and expense, and the reasonable right of access to Designer/Builder's and any sub-consultant's non-confidential and non-proprietary records to review and audit Designer/Builder's compliance with the provisions of the Contract ("**City's Right**"). City's Right includes the right to inspect, photocopy, and to retain copies of any and all non-confidential and non-proprietary Project-related records with appropriate safeguards. City shall keep this information confidential, as allowed by applicable law. City acknowledges and agrees that this is a fixed-fee Contract as provided in Section 4 and that City's Right shall not be interpreted to limit Designer/Builder's compensation to costs it has incurred or to require Designer/Builder to establish or demonstrate its costs of performance as a condition to its right to receive payment for the Services.
- 39.1. City's Right includes the right to examine any and all non-confidential and non-proprietary Project books, records, documents and any other evidence of Project-related procedures and practices that are reasonably necessary to discover and verify that Designer/Builder is in compliance with all requirements of the Contract.
- 39.2. If there is a claim for additional compensation or for extra services or work, City's Right includes the right to examine non-confidential and non-proprietary Project-related books, records, documents, and accounting procedures and practices that are reasonably necessary to discover and verify all Project-related direct and indirect costs, of whatever nature, which are claimed to have been incurred, or anticipated to be incurred.

- 39.3. Designer/Builder shall maintain complete and accurate Project-related records in accordance with generally accepted accounting practices in the industry, and in no event for less than five (5) years after Final Completion. Designer/Builder shall make available to City for review and audit all Project-related accounting records and documents, and any other financial data. Upon City's request and at City's sole expense, Designer/Builder shall submit exact duplicates of originals of all requested records to City.
- 39.4. Designer/Builder shall include these audit provisions in any and all of its subcontracts, and shall ensure that these sections are binding upon all subcontractors.
- 39.5. Designer/Builder shall comply with these provisions within thirty (30) days of City's written request to review and audit any or all of Designer/Builder's Project-related records and information.

40. CLAIMS RESOLUTION:

40.1. **Exclusive Remedy:**

- 40.1.1. Compliance with the claim resolution process and timelines described in this Claims Resolution section as well as the notice provisions of the Contract are express conditions precedent to Designer/Builder's right to commence litigation or arbitration, file a claim under the California Government Code, or commence any other legal action related to the Project ("**Claims Resolution Process**").
- 40.1.2. Designer/Builder acknowledges that its failure, for any reason, to provide written notice and all required supporting documentation to permit City's review and evaluation within the time frame required by this Claims Resolution Process, shall be deemed Designer/Builder's waiver, release, discharge and relinquishment of any right to assert, request, or demand any entitlement to an adjustment of the Contract Time or the Contract Price on account of any instruction, request, Drawings, Specifications, action, condition, omission, default or other situation.
- 40.1.3. To the extent any provision(s) of this Claims Resolution Process conflict with or otherwise impair the timeframes and procedures of Public Contract Code section 9204, the provisions of Section 9204 shall control. If provisions of this Claims Resolution Process are supplementary and/or in addition to the requirements of Section 9204, but do not conflict with or otherwise impair the timeframes and procedures of Section 9204, the provisions of this Claims Resolution Process and the Contract shall control.

40.2. **Performance during Claim Resolution Process:** Designer/Builder shall diligently proceed with Services on the Project at the same time that Claims are addressed under the Claims Resolution Process. It is the intent of City to resolve Claims with Designer/Builder as close to the events giving rise to the Claims as possible, and to avoid stale or late Claims and the late documenting of Claims. Designer/Builder's failure to diligently proceed in accordance with City's instructions or the Contract terms will be considered a material breach of the Contract.

40.3. **Waiver:** If Designer/Builder fails to timely submit any written notices required under the terms of the Contract or in this Claims Resolution section, Designer/Builder waives and releases its rights regarding further review of its Claim, unless Designer/Builder and City mutually agree in writing to other time limits. Nothing herein shall modify or alter Designer/Builder's obligation to comply with statutory notice requirements, including but not limited to, Government Code section 910 *et seq.*

40.4. **Intention:** The Claims Resolution Process required herein is intended to provide a concise mechanism for resolving Claims as they arise during the Project, while requiring accurate documentation related to contested issues as to those Claims that are not contemporaneously resolved.

40.5. **Other Provisions:** If portions of the Contract, other than this Claims Resolution Process, establish a specific process regarding a specific subject, then that process shall govern and control the resolutions of any disagreements thereunder. Otherwise, the provisions in this Claims Resolution Process shall control the resolution of all Claims.

40.6. **Claim Presentation:**

- 40.6.1. **Claim:** A claim is a written demand by Designer/Builder (or by Designer/Builder on behalf of a Subcontractors) that Designer/Builder must submit by **registered mail or certified mail return receipt requested** for (“Claim”):
- 40.6.1.1. An extension to the Contract Time, including relief from damages or penalties assessed by City for delay;
 - 40.6.1.2. Payment of money or damages arising from work done by, or on behalf of, Designer/Builder pursuant to the Contract, or payment that is not otherwise expressly provided for in the Contract Documents or to which Designer/Builder is not otherwise entitled; or
 - 40.6.1.3. Payment that is disputed by City.
- 40.7. **Subcontractors:**
- 40.7.1. Public Contract Code section 9204(d)(5) states that Designer/Builder may present to City a Claim on behalf of a subcontractor or lower tier subcontractor. A subcontractor may request in writing, either on his or her own behalf or on behalf of a lower tier subcontractor, that Designer/Builder present a claim for Services which was performed by the subcontractor or by a lower tier subcontractor on behalf of the subcontractor. The subcontractor requesting that the Claim be presented to City shall furnish reasonable documentation to support the Claim. Within 45 days of receipt of this written request, Designer/Builder shall notify the subcontractor in writing as to whether Designer/Builder presented the claim to City and, if Designer/Builder did not present the Claim, provide the subcontractor with a statement of the reasons for not having done so.
 - 40.7.2. Designer/Builder is responsible for providing this Claims Resolution Process to its subcontractors and for ensuring that all subcontractors or others who may assert Claims by and through subcontractors and/or Designer/Builder are informed of this Claims Resolution Process. No Claim submitted by any party that fails to follow the provisions of this Claims Resolution Process will be considered. Designer/Builder shall indemnify, keep and hold harmless City and its consultants, against all suits, claims, damages, losses, and expenses, including but not limited to attorney’s fees, caused by, arising out of, resulting from, or incidental to, the failure to provide this Claims Resolution Process to its subcontractors or others who may assert Claims by and through subcontractors and/or Designer/Builder.
- 40.8. **Designer/Builder Must Timely Identify, Present and Document Any Claim:**
- 40.8.1. Every Claim shall be stated with specificity in writing and signed by Designer/Builder under penalty of perjury and presented to City within thirty (30) calendar days from the date Designer/Builder discovers or reasonably should discover, that an act, error or omission of City, its agents or employees, or action, condition or other situation has occurred that may entitle Designer/Builder to make a Claim. This shall include Designer/Builder’s actual or constructive knowledge of any instruction, request, Drawings, Specifications, action, condition, omission, default or other situation for which Designer/Builder believes there should an adjustment of the Contract Price or Contract Time. Designer/Builder shall provide this writing even if Designer/Builder has not yet been damaged, delayed, or incurred extra cost when Designer/Builder discovers, or reasonably should discover, the act, error, omission, action, condition or situation giving rise to the incidents giving rise to the Claim. The writing shall:
 - 40.8.1.1. Identify all of the issues, events, conditions, circumstances and/or causes giving rise to the Claim;
 - 40.8.1.2. Identify all pertinent dates and/or durations and all actual and/or anticipated effects on the Contract Price, milestones and/or Contract Time adjustments to the extent that Designer/Builder knows or reasonably should know of such adjustments; and
 - 40.8.1.3. Identify in detail line-item costs if the Claim seeks money.

- 40.8.1.4. If the Claim involves extra work, a detailed cost breakdown of the amounts Designer/Builder is seeking, including actual cost records (including without limitation, payroll records, material and rental invoices and the like) demonstrating that those costs have actually been incurred. To the extent costs have not yet been incurred at the time the Claim is submitted, actual cost records must be submitted on a current basis not less than once every two (2) weeks during any periods costs are incurred. A cost record will be considered current if submitted within ten (10) days of the date the cost reflected in the record is incurred. At the request of City, extra costs may be subject to further verification procedures (such as having an inspector verify the performance of alleged extra work on a daily basis).
- 40.8.1.5. Include an affirmative representation under penalty of perjury by Designer/Builder and any affected Subcontractor and suppliers that the error or omission was not discovered prior to submitting a proposal for the Work, and
- 40.8.1.6. Include a detailed statement demonstrating that the error or omission reasonably should not have been discovered, by Designer/Builder, its Subcontractors and suppliers, prior to submitting a proposal for the Services.
- 40.8.2. Designer/Builder shall **only** be entitled to compensation for escalation of materials costs if Designer/Builder demonstrates to the City's reasonable satisfaction that such cost escalation is the result of unusual market conditions beyond the contemplation of the Parties as of the Effective Date (including, without limitation, COVID-19, scarcity and supply chain disruptions) not the fault of Designer/Builder, and if the full extent of the escalation was not reasonably foreseeable at the time of the award of the Contract. Designer/Builder shall provide evidence to City of the costs included in the Contract for those materials and that those costs were reasonable at the time and that Designer/Builder timely ordered the materials at issue. Any increase to the Contract Price for escalation in the cost of materials shall be documented in a Change Order executed in accordance with the Contract Documents.
- 40.8.3. The writing shall be accompanied by all documents substantiating Designer/Builder's position regarding the Claim.
- 40.8.4. A Claim that asserts an effect on any schedule milestones and/or Contract Time shall include all pertinent scheduling data demonstrating the impact(s) on the critical path(s), milestone(s) and/or Contract Time.
- 40.9. **Certification:** Each copy of the Claim Documentation shall be certified by a responsible officer of Designer/Builder in accordance with the requirements of the Contract Documents. This certification shall be under penalty of perjury and must include the following language immediately above or before Designer/Builder's signature: "***I declare under penalty of perjury under the laws of the State of California that the information provided and statements made in this Claim are true and correct, substantiated and of merit.***" Designer/Builder acknowledges that this requirement is not a mere formality but is intended to ensure that Designer/Builder only submits Claims that it believes are true and correct, substantiated and have merit. Should Designer/Builder fail to submit the foregoing written statement signed under penalty of perjury, Designer/Builder waives and releases its Claim, including all rights and remedies in connection therewith. This certification must include a certification of any portion of the Claim from Subcontractors(s) or others who are asserting Claims by and through Subcontractors and/or Designer/Builder.
- 40.10. **City's Written Statement/Decision on Claim:** City shall issue a written statement/decision regarding the Claim to Designer/Builder within forty-five (45) days of receipt of the written Claim from Designer/Builder, or three (3) days after City's first regular Council meeting after that 45-day period if City's Council does not meet within that first 45-day period. If City fails to timely provide a written statement/decision regarding the Claim, the Claim shall be deemed rejected in its entirety.
- 40.11. **Designer/Builder Must Demand an Informal Meet and Confer Conference if Designer/Builder Pursues Any Claim:**

- 40.11.1. **FAILURE OF A DESIGNER/BUILDER TO TIMELY DEMAND A MEET AND CONFER CONFERENCE IS A WAIVER OF ITS RIGHT TO PURSUE ALL OR A PORTION OF ITS CLAIM.**
- 40.11.2. **Where There Is No Agreement:** If there is no agreement between Designer/Builder and City on a Claim, then within ten (10) calendar days of the date of City's written statement/decision in response to a Claim or PCO, if Designer/Builder pursues that Claim, then Designer/Builder must demand, by **registered mail or certified mail return receipt requested**, a meet and confer conference with City staff. A meet and confer conference with City staff shall be a condition precedent to Designer/Builder seeking any further relief, including a mediation as indicated below.
- 40.11.3. **Where There Is Partial Agreement:** If Designer/Builder and City partially agree on a Claim but do not reach complete agreement, then the Parties shall complete a CO or amendment, if applicable, for the issues and/or amounts agreed to. For those issues not agreed to, if Designer/Builder pursues those issues from that Claim, then Designer/Builder must demand, by **registered mail or certified mail return receipt requested**, a meet and confer conference with City staff regarding those issues. A meet and confer conference with City staff shall be a condition precedent to Designer/Builder seeking any further relief, including a mediation as indicated below, in connection with City's rejection.
- 40.11.4. **Meet and Confer Conference:** City and Designer/Builder shall schedule the meet and confer conference as soon as reasonably possible after Designer/Builder's written demand for a meet and confer conference, but in no case later than thirty (30) days after Designer/Builder's demand.
- 40.11.5. **City's Written Decision:** Within ten (10) **business** days of the meet and confer conference, City shall issue a written decision. If City fails to timely provide a written statement/decision after the meet and confer conference, all Claim issues that were part of the meet and confer conference shall be deemed rejected in their entirety.
- 40.11.5.1. If City's decision completely resolves the Claim, then the Parties shall complete a CO or amendment, if applicable, for the issues and/or amounts agreed to.
- 40.11.5.2. If City rejects Designer/Builder's Claim in whole or in part or does not issue a timely written response, then the parties shall mediate the remaining issues of the Claim.
- 40.11.5.3. Designer/Builder's costs incurred in seeking relief for Claims are not recoverable from City.
- 40.12. **Mediation:**
- 40.12.1. At City's sole discretion, this mediation may be a multiple-party mediation with the Architect, the Construction Manager, the Inspector, and/or other City consultants.
- 40.12.2. City and Designer/Builder shall mutually agree to a mediator within ten (10) **business** days after the disputed portion of the Claim has been identified in writing. If the parties cannot agree upon a mediator, each party shall select a mediator and those mediators shall select a qualified neutral third party to mediate with regard to the disputed portion of the Claim. Each party shall bear the fees and costs charged by its respective mediator in connection with the selection of the neutral mediator.
- 40.13. **Designer/Builder's Obligation to File a Government Code Claim:** Nothing in this Contract, including this Claims Resolution Process, waives, modifies or tolls Designer/Builder's obligation to present a timely claim under Government Code section 910, et seq. Therefore, in addition to complying with this Claims Resolution Process, Designer/Builder is required to present claims to City pursuant to Government Code section 910, et seq. If after the requirements of this Claims Resolution Process are satisfied, and all or a portion of the Claim remains unresolved, and if the Government Code claim is rejected by City, Designer/Builder may proceed under the post-mediation provisions of this Claims Resolution Process.

40.14. **Post Mediation Provisions:**

- 40.14.1. **Claims of \$375,000 or Less:** The provisions of Public Contract Code § 20104.4 shall apply. Pursuant to Public Contract Code § 20104.4(a), within sixty (60) days, but no earlier than thirty (30) days, following the filing of responsive pleadings, the court shall submit the matter to nonbinding mediation unless waived by mutual stipulation of both parties. Pursuant to Public Contract Code § 9204(d)(2)(D), a mediation conducted pursuant to this Claims Resolution Process shall excuse the obligation under Public Contract Code § 20104.4(a) to mediate after litigation has been commenced unless otherwise agreed to by the parties in writing.
- 40.14.2. **Litigation of Claims in Excess of \$375,000:** If, after a mediation as indicated above, the Parties have not resolved the Claim, either Party may commence an action in a court of competent jurisdiction to contest that decision within ninety (90) days following the conclusion of that mediation or one (1) year following the accrual of the cause of action, whichever is later. By mutual agreement, the Parties can agree to instead resolve the Claim through arbitration.
- 40.15. City shall be entitled to remedy any false claims, as defined in California Government Code section 12650 *et seq.*, made to City by Designer/Builder or any subcontractors under the standards set forth in Government Code section 12650 *et seq.* Any Designer/Builder or subcontractors who submits a false claim shall be liable to City for three times the amount of damages that City sustains because of the false claim. A Designer/Builder or subcontractor who submits a false claim shall also be liable to City for (a) the costs, including attorney fees, of a civil action brought to recover any of those penalties or damages, and (b) a civil penalty of up to \$11,000 for each false claim.
- 40.16. **Documentation of Resolution:** If a Claim is resolved, City shall determine if that resolution shall be documented in an Agreement and Release of Any and All Claims form or other document, as appropriate. If City determines that an Agreement and Release of Any and All Claims form or other document is appropriate, Designer/Builder shall cooperate and execute that form and/or other document.
- 40.17. **Claim Resolution Process – Non-Applicability:** The procedures and provisions in this Claims Resolution section shall **not** apply to:
- 40.17.1. City's determination of what Services is or will be constructed;
- 40.17.2. City's rights and obligations as a public entity, such as, but without limitation, the revocation of pre-qualified or qualified status, barring a Designer/Builder from City contracts, the imposition of penalties or forfeitures prescribed by statute or regulation; provided, however, that penalties imposed against a public entity by statutes such as Section 7107 of the Public Contract Code, shall be subject to the mandatory dispute resolution provisions of this Claims Resolution section and the Contract;
- 40.17.3. Personal injury, wrongful death or property damage claims;
- 40.17.4. Latent defect or breach of warranty or guarantee to repair;
- 40.17.5. Stop notices or stop payment notices; or
- 40.17.6. Any other City rights as set forth herein.
- 40.18. City's failure to respond to a Claim from Designer/Builder within the time periods described herein or to otherwise meet the time requirements of Public Contract Code section 9204 shall automatically result in the Claim being deemed rejected in its entirety, with no admission by City as to the merits of the Claim.
- 40.19. If City fails to timely issue payment for any Claim or portion of a Claim as required pursuant to these Claim Resolution Procedures, Designer/Builder is permitted to assess interest indicated in Public Contract Code section 9204. Notwithstanding this provision, and in accordance with California Public Contract Code §7107, City is entitled to withhold up to 150% of disputed amounts and City shall not be liable for payment of interest on such disputed amounts pending final adjudication of such disputes.

41. **LABOR CODE REQUIREMENTS:** Pursuant to sections 1770 et seq. of the California Labor Code, Designer/Builder and all subcontractors under Designer/Builder shall pay all workers on all Services performed pursuant to the Contract not less than the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work as determined by the Director of the State of California Department of Industrial Relations (DIR) for the type of Services performed and the locality in which the Services is to be performed within the boundaries of City. City, as awarding body, shall comply with its obligations under the Labor Code. Copies of the general prevailing rates of per diem wages for each craft, classification, or type of worker needed to execute the Contract, as determined by the DIR, are available from City or on the internet (<http://www.dir.ca.gov>). City shall make such copies available to any interested party upon request.
- 41.1. Designer/Builder shall comply with the registration and compliance monitoring provisions of Labor Code section 1771.4, including furnishing its Certified Payroll Records to the Labor Commissioner of California and complying with any applicable enforcement by the Department of Industrial Relations. Labor Code section 1771.1(a) states the following:
- “A contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, as defined in this chapter, unless currently registered and qualified to perform public work pursuant to Section 1725.5. It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded.”*
- 41.2. Designer/Builder acknowledges that, for purposes of Labor Code section 1725.5, this Services is a public work to which Labor Code section 1771 applies. Designer/Builder shall comply with Labor Code section 1725.5, including without limitation the registration requirements. Additionally, all “subcontractors” (as defined by Labor Code section 1722.1) shall comply with Labor Code section 1725.5 to be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of the Contract. Designer/Builder represents to City that all “subcontractors” (as defined by Labor Code section 1722.1) are registered pursuant to Labor Code section 1725.5.
- 41.3. The Project is subject to compliance monitoring and enforcement by the Department of Industrial Relations. Designer/Builder shall post job site notices, as prescribed by regulation. Designer/Builder shall comply with all requirements of Labor Code section 1771.4, except the requirements that are exempted by the Labor Commissioner for the Project.
42. **ANTI-TRUST CLAIM:** Designer/Builder and its subcontractor(s) agree to assign to City all rights, title, and interest in and to all causes of action they may have under Section 4 of the Clayton Act (15 U.S.C. Sec. 15) or under the Cartwright Act (Chapter 2 (commencing with Section 16700) of Part 2 of Division 7 of the Business and Professions Code), arising from purchases of goods, services, or materials pursuant to the Contract or a subcontract. This assignment shall be made and become effective at the time City tenders final payment to Designer/Builder, without further acknowledgment by the Parties.
43. **GOVERNING LAW:** The Contract shall be governed by and construed in accordance with the laws of the State of California with venue of any action in a County in which City administration office is located.
44. **PROVISIONS REQUIRED BY LAW DEEMED INSERTED:** Each and every provision of law and clause required by law to be inserted in this Contract shall be deemed to be inserted herein and this Contract shall be read and enforced as though it were included therein.
45. **BINDING CONTRACT:** This Contract shall be binding upon the Parties and upon their successors and assigns, and shall inure to the benefit of said parties and their successors and assigns.
46. **WAIVER:** Waiver by either Party of any term, condition, covenant or waiver of a breach of any term, condition or covenant shall not constitute the waiver of any other term, condition or covenant or the waiver of a breach of any other term, condition or covenant.
47. **INVALID TERM:** If any provision of this Contract is declared or determined by any court of competent jurisdiction to be illegal, invalid or unenforceable, the legality, validity or enforceability of the remaining parts,

terms and provisions shall not be affected thereby, and said illegal, unenforceable or invalid part, term or provision will be deemed not to be a part of this Contract.

48. **ENTIRE CONTRACT:** The Contract sets forth the entire Contract between the Parties and fully supersedes any and all prior agreements, understanding, written or oral, between the Parties pertaining to the subject matter herein. The Contract may be modified only by a writing evidencing mutual consent of the Parties.
49. **OWNERSHIP OF CERTAIN PROPRIETARY PROPERTY RIGHTS:** City shall not, by virtue of the Contract, acquire any interest in any formulas, patterns, devices, secret inventions or processes, copyrights, patents, other intellectual or proprietary rights, or similar items of property which are or may be used in connection with the Project. Designer/Builder shall grant to City a perpetual, irrevocable-, non-exclusive royalty-free license for any and all software or other intellectual property rights necessary for City to continue to operate, maintain, and repair all equipment that is part of the Project in a manner consistent with its continued use.
50. **OWNERSHIP OF ANY EXISTING EQUIPMENT:** Ownership of any equipment and materials existing at the Sites at the time the Contract is executed, shall remain the property of City even if it is replaced or its operation made unnecessary by Services performed by Designer/Builder. If applicable, Designer/Builder shall advise City in writing of all equipment and materials that will be replaced at the Sites and City shall, within five (5) business days of Designer/Builder' notice, designate in writing to Designer/Builder which replaced equipment and materials should not be disposed of off-Site by Designer/Builder (the "**Retained Items**"). It is understood and agreed to by both Parties that City shall be responsible for and designate the location and storage for the Retained Items. Designer/Builder shall be responsible for the disposal of replaced equipment and materials, except for the Retained Items. Designer/Builder shall use commercially reasonable efforts to remove the Retained Items in such a manner as to avoid damage thereto, or if it is unreasonable to avoid damage altogether, to minimize any damage.
51. **RESPONSIBILITIES OF CITY:**
- 51.1. City shall examine the documents submitted by Designer/Builder and shall render decisions so as to avoid unreasonable delay in the performance of Services.
- 51.2. City shall verbally and in writing promptly advise Designer/Builder if City becomes aware of any fault or defect in the Project, including any errors, omissions, or inconsistencies in Designer/Builder's documents. Failure to provide such notice shall not relieve Designer/Builder of its responsibility therefore, if any.
- 51.3. In the event Hazardous Materials are present at the Site, and unless City and Designer/Builder agree in writing that a Hazardous Materials consultant shall be a consultant of Designer/Builder, City shall furnish the services of a Hazardous Materials consultant or other consultants when the services are requested in writing by Designer/Builder and deemed necessary by City or are requested by City. These services shall include: asbestos and lead paint survey; abatement documentation; and specifications related to said matters which are to be incorporated into documents prepared by Designer/Builder. If the hazardous materials consultant is furnished by City and not a consultant of Designer/Builder, the specifications shall include a note to the effect that they are included in Designer/Builder's documents for City's convenience and have not been prepared or reviewed by Designer/Builder. The note shall also direct questions about the specifications to its preparer. City shall be responsible for the abatement and certification of identified hazardous materials, as applicable.
- 51.4. City personnel and/or its designated representatives shall coordinate with Designer/Builder as may be requested and desirable for the coordination or management of work related to the Project.
- 51.5. City shall provide Designer/Builder all relevant information in City's possession regarding the Project that Designer/Builder needs to perform its Services. City shall provide this information in a timely manner.
- 51.6. Review Designer/Builder's proposed schedule throughout the project.
- 51.7. Oversee Designer/Builder's quality assurance/control program.
- 51.8. Select and pay for Project Inspector with approval by Designer/Builder.

- 51.9. Review and approve payment applications from Designer/Builder.
- 51.10. Review construction progress and adherence to the schedule (and any recovery schedules).
- 51.11. Assist with the resolution of any disagreements.
- 51.12. Facilitate Project Post-Construction Interview (Lessons Learned/Best Practices).

52. LIABILITY OF CITY:

- 52.1. Other than as provided in the Contract, City's financial obligations under the Contract shall be limited to the payment of the Contract Price, as adjusted pursuant to the provisions of the Contract Documents. In no event shall City be liable, regardless of whether any claim is based on contract or tort, for any special, consequential, indirect or incidental damages, including, but not limited to, lost profits or revenue, arising out of or in connection with the Contract for the Services or Services.
- 52.2. City shall not be responsible for any damage to persons or property as a result of the use, misuse, or failure of any equipment used by Designer/Builder, or by its employees, even though such equipment be furnished or loaned to Designer/Builder by City.

EXHIBIT A

DESCRIPTION OF PROJECT & SCOPE OF WORK

1. **Description of Sites.** The Project includes work at the following Sites:

Site	Address	Energy Improvements
Bagdouma Park (“Site 1”)		Interior Lighting Exterior Lighting Pumps
Rancho Las Flores Park (“Site 2”)		Exterior Lighting
Public Works Building (“Site 3”)		Interior Lighting Exterior Lighting HVAC Controls
Wastewater Treatment Plant (“Site 4”)		Solar – 516.8 kW Process Optimization
Civic Center (“Site 5”)		HVAC HVAC Controls Solar – 72.2 kW 2x2 – Charging Stations (4 cars)
City-Wide (“Site 6”)		Street Lights 130 units of Protect 900 Decorative Lights
Bagdouma Park Community Center (“Site 7”)		Interior HVAC Controls

2. **Description of Project & Energy Improvement Specific Scope of Work at the Sites**

- 2.1. **General Description.** Designer/Builder shall perform all Services to design and construct all Energy Improvements at the Site’s pursuant to the Contract Documents and subject to this **Exhibit A**. This **Exhibit A** shall not be construed to curtail or limit Designer/Builder’s obligation to perform all the Services to design and construct the Project in accordance with the terms of this Contract, except as specifically provided otherwise and excluded by this **Exhibit A**. The terms related to Services exclusions specified in this **Exhibit A** shall take precedence over any conflicting term in any of the Contract Documents, except approved changes to the Contract Documents. All other provisions of this **Exhibit A** shall be interpreted consistent with the order of precedence in the Contract.
- 2.2. **Specific Description.** The description of the Services for the design and construction of Energy Improvements at each Site is as follows:

3. **General Project Exclusions and Clarifications to all Scopes.**

EXHIBIT B
DESIGN SERVICES

1. Design Services

- 1.1. This **Exhibit B** sets forth Designer/Builder's obligations for Design Services for the design of Energy Improvements at each Site, subject to any limitation on approvals for Energy Improvements as set forth in the Contract.
- 1.2. During the Design Stage and Construction Stage of the Project, Designer/Builder will meet with City to review Project specifications, the Project Schedule, conceptual documents, quality assurance plan and the basis of design.
- 1.3. Designer/Builder will meet with City to review equipment, scope of work, and installation plans that relate to the design and construction of the Project.
- 1.4. During the Work, and at least weekly, Designer/Builder will meet with the City so that Designer/Builder may provide reports to City of the general status and progress of the Work, and to review the general status and progress of the Services.
- 1.5. Although the Parties acknowledge that Designer/Builder's Work is not completely severable between design, procurement, installation, construction, commissioning, and training, the following obligations hereunder will be generally referred to as the Design Services that Designer/Builder shall perform during the Design Stage and, when the Design Stage is associated with construction, some of that Services during the Construction Stage of the Project, as applicable based on the Project as indicated in and consistent with the Construction Documents.
- 1.6. **Scope, Responsibilities, and Services of Designer/Builder**
 - 1.6.1. Designer/Builder shall provide Services that shall comply with professional engineering standards, recognized industry standards professional skill and judgment, and applicable requirements of federal, state, and local law. Designer/Builder shall, at its sole cost and expense, perform any Design Services to correct errors and/or omissions in any deliverable submitted to the City, or to perform revisions requested by the City as allowed by the Contract Documents.
 - 1.6.2. Designer/Builder agrees to design and construct the Project, consistent with the Contract Documents, in consideration for City's payment up to the Contract Price, which may only be adjusted pursuant to the provisions of the Contract Documents.
 - 1.6.3. To the extent not already performed by Designer/Builder, Designer/Builder shall utilize building components that provide City the best value based on initial cost, life expectancy, cost of operation and maintenance.
 - 1.6.4. Designer/Builder acknowledges that all California cities are now obligated to develop and implement storm water requirements.
 - 1.6.5. During the course of the Work, upon City's reasonable request, Designer/Builder shall provide reports to City of the general status and progress of the Services appropriate for dissemination to community and end-users. Reports shall cover, without limitation, budget, schedule, scope, quality and communication.
 - 1.6.6. Designer/Builder is responsible to include in its schedule City quality assurance reviews of deliverables prepared during Design Stage Services.
 - 1.6.7. Designer/Builder shall receive Notice to Proceed from City before proceeding with the Services.
 - 1.6.8. Designer/Builder shall contract for or employ at Designer/Builder's expense, design professionals and consultant(s) necessary for completion of its Services on the Project which may include architects, mechanical, electrical, and structural, as necessary, licensed as required by the State of California. Nothing in the foregoing procedure shall create any contractual relationship between City and any consultant employed by Designer/Builder under terms of the Contract.

- 1.6.9. Designer/Builder is responsible for all areas of contract administration, including but not limited to Document Controls, Project Cost Controls, Project Scope control, Schedules, Communication, quality assurance and Control. All documents shall be available to City in .pdf digital format. Designer/Builder shall review the design with City prior to commencement of any Construction Services. Submittals and documents submitted by Designer/Builder shall be in a format accessible by City.
- 1.6.10. City shall provide to Designer/Builder, upon its request, information and documentation that City currently has in its possession related to the Sites, including geotechnical reports, topographic surveys, and related items. If Designer/Builder believes that the information or documentation City provides is insufficient for purposes of design or if Designer/Builder believes it needs additional information, including a topographical survey; geotechnical report; structural, mechanical, and/or chemical tests; tests for air and/or water pollution; test borings; test pits; determinations of soil bearing values; determinations of the location of all subsurface utilities; percolation tests; ground corrosion tests; resistivity tests; tests for hazardous materials; tests for anticipating subsoil conditions; and/or other tests reasonably related to performance of the Project, Designer/Builder shall inform City of that fact and the Parties shall mutually agree on the items required and the process and responsibility to procure those items.
- 1.6.11. Designer/Builder shall coordinate with City personnel and/or its designated representatives as may be requested and desirable, including with other professionals employed by City for the design, coordination, or management of other work on the Sites.
- 1.6.12. Where applicable, Designer/Builder shall identify every AHJ over essential building and design elements and coordinate with and implement the requirements of AHJs or their authorized agents, including, without limitation, state and local fire marshal(s) or departments, county and City health inspectors, and any regulatory office or agency that has authority for review and supervision of the Project or Site(s).
- 1.6.13. As required, Designer/Builder shall provide Services required to obtain the approval of AHJs for off-Site work related to the Project, if applicable.
- 1.6.14. Designer/Builder shall coordinate with the Inspector(s) and/or Construction Manager(s).
- 1.6.15. Designer/Builder shall use reasonable efforts to provide pictures downloaded to computer files, updated as requested by City, that City may use on its website. Pictures shall be limited to Designer/Builder's Project scope.
- 1.6.16. Designer/Builder Deliverables shall include but are not limited to (for each applicable Site(s)):
- 1.6.16.1. **Design Stage Deliverables**
- 1.6.16.1.1. Design Development Documents (as defined below);
- 1.6.16.1.2. Construction Documents (50% and 100%) at time of submittal to the applicable AHJ;
- 1.6.16.1.3. Final, approved Construction Documents; and
- 1.6.16.1.4. Final Project Schedule and, if applicable, phasing plan for Construction Stage.
- 1.6.16.2. **Construction Stage Deliverables**
- 1.6.16.2.1. Project management plan (updated as required)
- 1.6.16.2.2. Safety Plan
- 1.6.16.2.2.1. Safety Site Inspections
- 1.6.16.2.2.2. Site Inspections
- 1.6.16.2.3. Monthly Project status report with progress photos, when reasonably requested by City.

1.6.17. As part of the Services, Designer/Builder is **NOT** responsible for the following, however, it shall coordinate and integrate its Services with any of the following information and/or services provided by City:

1.6.17.1. Ground contamination or hazardous material analysis.

1.6.17.2. Any asbestos and/or lead testing, design or abatement.

1.6.17.3. Compliance with the CEQA.

1.6.17.4. Inspector Fees.

1.6.17.5. Surveys of existing conditions or of portions of the Site on which the Services is not being performed.

1.7. Designer/Builder Staff

1.7.1. Designer/Builder has been selected to perform the Services herein because of its skills and expertise.

1.7.2. Designer/Builder shall not change any of the key personnel without prior written approval by City, unless said personnel cease to be employed by Designer/Builder. In either case, City shall be allowed to interview and approve replacement personnel. Such approval shall not be unreasonably withheld or delayed.

1.7.3. If any designated lead or key person fails to perform to the reasonable satisfaction of City, then upon written notice Designer/Builder shall have five (5) days to remove that person from the Project and replace that person with one reasonably acceptable to City.

1.7.4. Designer/Builder agrees that any Drawings and/or Specifications included in the Services shall be prepared under the supervision of licensed personnel, and that licensed personnel shall be in “responsible charge” of persons who observe the construction.

1.8. Ownership of Data

1.8.1. The Contract creates a non-exclusive and perpetual license for City to use, at its discretion, all plans, including, but not limited to, record drawings, specifications, and estimates that Designer/Builder or its consultants, prepares or causes to be prepared pursuant to this Contract, limited to this Services.

1.8.2. Designer/Builder retains all rights to all copyrights, designs and other intellectual property embodied in the plans, record drawings, specifications, estimates, and other documents that Designer/Builder or its consultants prepares or causes to be prepared pursuant to this Contract.

1.8.3. Designer/Builder shall perform the Services and prepare design documents under the Contract with the assistance of Computer Aided Design Drafting (“CADD”) (e.g., AutoCAD) Technology. Designer/Builder shall deliver the design documents to City, on request, in a “thumb” drive, and/or compact disc format, and compatible with AutoCAD 2020 (not .pdf), or a more recent version if available. As to any drawings that Designer/Builder provides in a CADD file format, City acknowledges that anomalies and errors may be introduced into data when it is transferred or used in a computer environment, and that City should rely on hard copies of all documents.

1.8.4. In order to document exactly what CADD information was given to City, Designer/Builder and City shall each sign a “hard” copy of reproducible documents that depict the information at the time Designer/Builder produces the CADD information. City agrees to release Designer/Builder from all liability, damages, and/or claims that arise due to any changes made to this information by anyone other than Designer/Builder or Consultant(s) subsequent to it being given to City.

1.8.5. Following the termination of the Contract, for any reason whatsoever, Designer/Builder shall promptly deliver to City upon written request the following items (“**Instruments of Service**”) in electronic format (Microsoft Word), assuming City has made all payments to Designer/Builder as required by the termination provisions in this Contract.

1.8.5.1. One set of the Contract, including the bidding requirements, Specifications, and all existing cost estimates for the Project, in hard copy, reproducible format.

1.8.5.2. Where applicable, one set of fixed image CADD files in DXF format of the Drawings that are part of the Contract.

1.8.5.3. All finished or unfinished documents, studies, reports, calculations, Drawings, maps, models, photographs, and reports prepared by Designer/Builder under the Contract.

1.8.6. In the event City changes or uses any fully or partially completed documents without Designer/Builder's knowledge and participation, City agrees to release Designer/Builder of responsibility for such changes, and shall indemnify, defend and hold Designer/Builder harmless from and against any and all claims, liabilities, suits, demands, losses, costs and expenses, including, but not limited to, reasonable attorneys' fees, on account of any damages or losses to property or persons, including injuries or death, or economic losses, arising out of that change or use except to the extent Designer/Builder is found to be liable in a forum of competent jurisdiction. In the event City uses any fully or partially completed documents without Designer/Builder's full involvement, City shall remove all title blocks and other information that might identify Designer/Builder and Designer/Builder's consultants.

1.9. **Certificate of Designer/Builder.** Designer/Builder certifies that Designer/Builder is properly licensed under the laws and regulations of the State of California as a general building contractor (Classification "B"), and that the professional design services it has herein agreed to provide shall be performed by design professionals duly licensed by the State of California in their respective discipline(s).

2. Scope of Design Stage Services

2.1. **THE FOLLOWING SHALL APPLY WHEN DESIGNER/BUILDER PERFORMS DESIGN STAGE SERVICES.**

2.2. **Design Development Stage.** Designer/Builder shall prepare Design Development documents (the "Design Development Stage") consisting of the following for each proposed Site within Designer/Builder's scope of Services:

2.2.1. Architectural

2.2.1.1. Identification of all fixed equipment to be installed in contract.

2.2.1.2. Site plan completely drawing with beginning notes and dimensions.

2.2.1.3. Preliminary development of details.

2.2.1.4. Elevation Drawings of exterior and interior where equipment, material or fixtures are wall mounted.

2.2.1.5. Abbreviations that are specific to the Project.

2.2.1.6. Plans that are consistently formatted, including title block, for all disciplines.

2.2.1.7. Legend showing all symbols used on Drawings.

2.2.1.8. Floor plans identifying new equipment and systems.

2.2.1.9. Further refinement of outline Specification for architectural, structural, mechanical, electrical, low voltage, controls, civil and landscape manuals, systems and equipment.

2.2.1.10. If applicable and required by City, typical reflected ceiling development including ceiling grid and heights for affected ceilings, showing:

2.2.1.10.1. Light fixtures.

2.2.1.10.2. Ceiling registers or diffusers.

2.2.1.10.3. Access Panels.

2.2.2. Structural

2.2.2.1. Structural drawing with all affected members located and sized.

2.2.2.2. Preliminary Specifications.

2.2.3. Mechanical (if applicable to the Work)

- 2.2.3.1. Heating and cooling load calculations as required and major duct or pipe runs sized to interface with structural.
- 2.2.3.2. New mechanical equipment should be scheduled indicating size and capacity.
- 2.2.3.3. New Ductwork and piping should be substantially located and sized.
- 2.2.3.4. New Devices in ceiling should be located.
- 2.2.3.5. Legend showing all symbols used on Drawings.
- 2.2.3.6. More developed Outline Specifications indicating quality level and manufacture.
- 2.2.3.7. Riser diagram should be substantially complete.
- 2.2.3.8. New Control Systems or point of contacts to be identified.
- 2.2.3.9. Confirmation of the load requirements of new equipment and systems.

2.2.4. Electrical

- 2.2.4.1. New electrical equipment should be scheduled indicating size and capacity.
- 2.2.4.2. A single line diagram for new equipment being installed or replaced.
- 2.2.4.3. Legend showing all symbols used on Drawings.
- 2.2.4.4. More developed and detailed Outline Specifications indicating quality level and manufacture.
- 2.2.4.5. Confirmation of the load requirements of all new equipment and systems.

2.2.5. **Equipment and Fixture List.** Designer/Builder shall prepare a detailed list of all fixtures and equipment that it will install for each Energy Improvement (“**Equipment List**”)

2.2.6. Deliverables and Numbers of Copies (“**Design Development Documents**”)

- 2.2.6.1. Two (2) copies of Design Development drawing set from all professional disciplines necessary to deliver the Project;
- 2.2.6.2. Electronic copies of continued proposed revision to Specifications;
- 2.2.6.3. Electronic copies of documents from AHJ that provided any approvals;
- 2.2.6.4. Electronic copies of the Equipment List;
- 2.2.6.5. Electronic copies of Project Schedule;
- 2.2.6.6. The Design Development documents will be reviewed and approved after quality assurance review by City. Designer/Builder to include quality assurance review in its schedule.
- 2.2.6.7. Designer/Builder to maintain both a Risk Management Plan and Issues Log. All risks shall be reviewed by City. Both perceived risks and issues shall be reviewed and approved by City before proceeding to the Construction Documents portion of the Design Stage.

2.2.7. **Meetings.** During the Design Development Stage, Designer/Builder shall attend, take part in, and, when indicated, conduct meetings, site visits, and workshops as indicated below.

2.3. Construction Documents Stage (50% and 100%)

2.3.1. **Construction Documents (50%).** Upon City’s acceptance of Designer/Builder’s Services in the Design Development Stage and assuming City has not delayed or terminated the Contract, Designer/Builder shall prepare a set of 50% Construction Documents for review by City (“**50% Construction Documents Stage**”). Upon approval by City, those Construction Documents shall be completed and then submitted to, as required, local planning or inspection office, or other AHJs over the Project (if applicable). Designer/Builder shall then incorporate any comments or requested revisions (if applicable), or other AHJs, and prepare a set of 100% Construction Documents for the

Project. Designer/Builder shall prepare from the accepted deliverables from the Design Development Stage the Construction Documents for each proposed system within Designer/Builder's scope of Work:

2.3.1.1. **General.** Verify lead times and availability of all Project equipment, materials, supplies, and furnishings and ensure that all of these will be available to the contractor(s) in a timely fashion so as to not delay the Project and/or delay City's Beneficial Use of the Project. Designer/Builder shall also provide other options to City regarding other possible and more available equipment, materials, supplies, or furnishings.

2.3.1.2. **Architectural**

2.3.1.2.1. Completed site plan.

2.3.1.2.2. Completed floor plans, elevations, and sections.

2.3.1.2.3. Architectural details

2.3.1.2.4. To the extent applicable, finish, door, and hardware schedules completed, including details.

2.3.1.2.5. Fixed equipment details and identification completed.

2.3.1.2.6. Completed inter and intra disciplinary coordination between structural, mechanical, electrical and specialties.

2.3.1.3. **Structural**

2.3.1.3.1. Structural plans and sections with detailing completed.

2.3.1.3.2. Structural calculations completed.

2.3.1.3.3. Completed cover sheet with general notes, symbols and legends.

2.3.1.4. **Mechanical (if applicable to the Work)**

2.3.1.4.1. Large scale mechanical details complete.

2.3.1.4.2. Mechanical schedules for equipment completed.

2.3.1.4.3. To the extent applicable, Completed electrical schematic for new environmental cooling and exhaust equipment.

2.3.1.4.4. Complete design of any new Energy Management System ("EMS").

2.3.1.5. **Electrical**

2.3.1.5.1. To the extent applicable, lighting and power plan showing all switching and controls. To the extent applicable, fixture schedule and lighting details complete.

2.3.1.5.2. New electrical equipment schedules completed.

2.3.1.5.3. Applicable system components plans completed.

2.3.1.5.4. To the extent applicable, Electrical load calculations completed.

2.3.1.5.5. Complete design of low voltage system as necessary.

2.3.1.6. **Demolition Plan.** Completed demolition plan, if applicable.

2.3.1.7. **Updated Equipment List.** Designer/Builder shall update and submit a final Equipment List to set forth all fixtures and equipment that Designer/Builder will install for each Energy Improvement ("**Final Equipment List**").

2.3.1.8. **Specifications**

2.3.1.8.1. Complete proposed revisions to the Specifications describing materials, systems and equipment, workmanship, quality and performance criteria required for the construction of the Project.

2.3.1.8.2. No part of the Specifications shall call for a designated material, product, thing, or service by specific brand or trade name unless City has given prior approval.

2.3.1.9. **Quality Assurance Review.** City and/or its designee shall conduct a construction review of the Construction Documents (“**Quality Assurance Review**”). The Quality Assurance Review will include program scope and materials and product verification of sole source materials/equipment. A report shall be given to Designer/Builder who shall make necessary changes along with providing written comments for each item listed in the report. Designer/Builder is responsible to conduct its own quality assurance prior to submission to City.

2.3.1.10. **Deliverables and Numbers of Copies.** Designer/Builder shall provide to City an electronic copy of the following items produced in this stage:

2.3.1.10.1. Two (2) hard copies of final, reproducible working Drawings;

2.3.1.10.2. Electronic copies of proposed revisions to Specifications;

2.3.1.10.3. Electronic copy of Final Equipment List;

2.3.1.10.4. Electronic copies of engineering calculations;

2.3.1.10.5. Electronic copies of statement of requirements for testing and inspection of service for compliance with Contract Documents and applicable codes;

2.3.1.10.6. Electronic copies of Project Schedule; and

2.3.1.10.7. Narrative resolving any/all outstanding quality issues from the Design Development quality assurance review.

2.3.1.11. The deliverable submitted during this portion of the Construction Documents Stage will be reviewed and approved after quality assurance Review by City. Designer/Builder is responsible for code compliance quality assurance review;

2.3.1.12. Designer/Builder shall maintain both a Risk Management Plan and Issues Log. All risks shall be reviewed by City. Both perceived risks and issues shall be reviewed and approved by City.

2.3.2. **Construction Documents (CD) Final Back-Check / 100% Construction Documents (where applicable)**

2.3.2.1. The Construction Documents final back-check phase (“**100% Construction Documents Stage**”) shall be for the purpose of Designer/Builder incorporating all AHJ comments into the Drawings, Specifications, and other documents, including the Construction Documents. All changes made by Designer/Builder during this stage shall be at no additional cost to City.

2.3.2.2. The final Construction Documents delivered to City upon completion of Designer/Builder’s Services shall be the final set and shall consist of the original Drawings with designers’ and engineers’ State license stamp. Upon City approval of Construction Documents for each Energy Improvement for all applicable Sites, it shall issue a NOA in the form included in **Exhibit F**, which shall incorporate the attached Drawings and Specifications into the Contract Documents.

2.3.2.3. Designer/Builder shall attend, take part in, and, conduct meetings and Site visits as required for the Services and Services at no additional cost to City.

2.3.2.4. Designer/Builder shall **NOT** commence applicable Construction Stage Services until City has issued a Notice(s) to Proceed for Construction Stage Services, or those services for any Site, and Designer/Builder has provided all required bonds and insurance to City as required by this Contract.

2.4. **Record Drawings.** During the Construction Stage, Designer/Builder shall incorporate all information on As-Builts, sketches, details, and clarifications, and prepare one set of final Record Drawings for City. The Record Drawings shall incorporate onto one set of electronic Drawings, changes from As-Builts, sketches,

details, and clarifications. Designer/Builder shall deliver the Record Drawings to City at completion of the construction and it shall be a condition precedent to City's approval of Designer/Builder's final payment.

2.5. **O&M Manuals/Warranties.** Designer/Builder shall review equipment, operation and maintenance manuals, and a complete set of warranty documents for all equipment and installed systems, to ensure that they meet the requirements of the Construction Documents. Designer/Builder shall deliver one hard copy sets and electronic .pdf set of the Operations & Maintenance Manuals/Warranties (collectively, "**O&M Documents**") to City at completion of the Services and it shall be a condition precedent to City's approval of Designer/Builder's final payment for the Project.

2.5.1. Training shall be provided for all major equipment installation. Training sessions shall be provided to City in a form, format, and quality that permits City and City staff to adequately understand the training.

2.5.2. All products and equipment will include manufacturer's warranty and labor installation guarantee.

2.5.3. O&M Documents will be in .pdf digital format packaged for the Project with an outline of information included in the package and a schedule of warranty periods for each product or equipment determined at beneficial occupancy or filing of Notice of Completion.

2.6. **Design Errors.** Designer/Builder shall be solely responsible for all design errors and for the correction of same at no additional cost to City, including, but not limited to, errors, inconsistencies or omissions in the Construction Documents, and errors, omissions and inconsistencies that do not conform to the standards established Contract Documents.

EXHIBIT C

PROJECT SCHEDULE

The days indicated below will begin once City issues a Notice to Proceed for the Project. City intends to issue a Notice to Proceed for the Project as set forth below. If the City fails to issue a Notice to Proceed within sixty (60) days of the Effective Date through no fault of Designer/Builder, Designer/Builder shall be entitled to an for the costs actually and necessarily incurred as a result of the delayed issuance and an extension of the Contract Time for the resulting delay, both as demonstrated by Designer/Builder consistent with the terms of the Contract Documents.

Any milestone hereunder shall only be extended consistent with the requirements of the Contract Documents.

Designer/Builder shall have no right to request additional time to perform the Services unless authorized by the Contract Documents.

Milestone	Number of Calendar Days to Complete from Notice to Proceed	Liquidated Damages per Calendar Day
City Issues a Notice to Proceed	With sixty (60) days of the Effective Date	N/A
Completion of Project and Services at <u>EACH</u> Site	750 days	\$250 per Site
As set forth in the Contract, Liquidated Damages shall apply separately and in the aggregate to each Site that the Designer/Builder fails to complete within 750 days of the Notice to Proceed.		

Although Designer/Builder shall control its means and methods of Work, including staffing, Designer/Builder is solely responsible to ensure that the Project achieves Completion as set forth in the Project Schedule; provided, however, that if City directs Designer/Builder to accelerate the Services as a result of Excusable Delay or Compensable Delay to ensure Completion within the Contract Time, Designer/Builder may be entitled to compensation for acceleration if Designer/Builder complies with requirements of the Contract Time for a Change Order and, if necessary, a Claim. Designer/Builder shall prepare a detailed Project Schedule compliant with the Contract Documents that includes the date for planned completion of all Services. The planned completion dates shown in the Project Schedule for each Site may be earlier than the 750 day duration that shall be used for the assessment of Liquidated Damages for each Site.

EXHIBIT D
SCHEDULE OF VALUES

[DOCUMENT BEGINS ON THE FOLLOWING PAGE]

DRAFT - SUBJECT TO REVISIONS

EXHIBIT E

CITY'S RULES AND REGULATIONS

These Rules and Regulations supplement the City's existing ordinances, regulations, rules, and policies adopted and approved by the City Council, and to the extent of any conflict, the City's existing ordinances, regulations, rules, and policies shall prevail.

1. **Access.** Access to City buildings and entry to buildings, restrooms, mechanical rooms, electrical rooms, or other rooms, for construction purposes, must be coordinated with City and onsite City personnel before Services is to start. Unless agreed to otherwise in writing, only a City custodian will be allowed to unlock and lock doors in existing building(s). The custodian will be available only while during normal business hours. If a custodian is required to arrive before 7:00 a.m. or leave after 3:30 p.m. to accommodate Designer/Builder's Work, the overtime wages for the custodian will be paid by Designer/Builder, unless, at the discretion of City, other arrangements are made in advance.
2. **Maintaining Services.** Designer/Builder is advised that Services is to be performed in spaces regularly scheduled for use by the public and City staff. Interruption and/or periods of shutdown of public access, electrical service, water service, lighting, or other utilities may be required in connection with the Project. These shall be only as arranged in advance with City. Designer/Builder shall provide temporary services to all facilities interrupted by Designer/Builder's Services.
3. **Maintaining Utilities.** Designer/Builder shall maintain in operation during duration of Contract, drainage lines, storm drains, sewers, water, gas, electrical, steam, and other utility service lines within working area.
4. **Alcohol & Firearms.** Designer/Builder shall ensure that no alcohol, firearms, weapons, or controlled substances enter or are used at the Site. Designer/Builder shall immediately remove from the Sites and terminate the employment of any employee(s) found in violation of this provision.
5. **Badge Policy For Designer/Builders.** All Designer/Builders doing Services for City will provide their workers with identification badges. These badges will be worn by all members of Designer/Builder's staff who are working in a City facility.
 - 5.1. Badges must be filled out in full and contain the following information:
 - 5.1.1. Name of Designer/Builder
 - 5.1.2. Name of Employee
 - 5.1.3. Designer/Builder's address and phone number
 - 5.2. Badges are to be worn when Designer/Builder or his/her employees are on site and must be visible at all times. Designer/Builders must inform their employees that they are required to allow City employees or the Project Inspector to review the information on the badges upon request.
 - 5.3. Failure to display identification badges as required by this policy may result in the assessment of fines against Designer/Builder.
6. **Language.** Unacceptable and/or loud language will not be tolerated, "cat calls" or other derogatory language toward members of the public or City staff will not be allowed.
7. **Disturbing the Peace (Noise and Lighting).**
 - 7.1. Designer/Builder shall observe the noise ordinance of the Sites at all times including, without limitation, all applicable local, city, and/or state laws, ordinances, and/or regulations regarding noise and allowable noise levels.
 - 7.2. The use of radios, etc., shall be controlled to keep all sound at a level that cannot be heard beyond the immediate area of use. City reserves the right to prohibit the use of radios at the Site, except for handheld communication radios (e.g., Nextel phones or radios).
 - 7.3. If portable lights are used after dark, all light must be located so as not to direct light into neighboring property.

- 7.4. Equipment and impact tools shall have intake and exhaust mufflers.
- 7.5. Designer/Builder shall cooperate with City to minimize and/or seize the use of noisy and vibratory equipment if that equipment becomes objectionable by its longevity.
- 7.6. Designer/Builder acknowledges that adjacent facilities may remain in operation during all or a portion of the Services period, and it shall take all reasonable precautions to minimize noise as required by applicable laws and the Contract Documents.
- 7.7. Notice of proposed noisy operations, including without limitation, operation of pneumatic demolition tools, concrete saws, and other equipment, shall be submitted to City a minimum of forty-eight (48) hours in advance of their performance.
- 7.8. **Utility Shutdowns And Interruptions.**
Designer/Builder shall give City a minimum of three (3) days written notice in advance of any need to shut off existing utility services or to effect equipment interruptions. City will set exact time and duration for shutdown, and will assist Designer/Builder with shutdown. Services required to re-establish utility services shall be performed by Designer/Builder.

8. Traffic.

- 8.1. Driving on the Premises shall be limited to periods when members of the public are not present. If driving or deliveries must be made during the business hours, two (2) or more ground guides shall lead the vehicle across the area of travel. The speed limit on-the Premises shall be five (5) miles per hour (maximum) or less if conditions require.
- 8.2. All paths of travel for deliveries, including without limitation, material, equipment, and supply deliveries, shall be reviewed and approved by City in advance. Any damage will be repaired to the pre-damaged condition by Designer/Builder.
- 8.3. City shall designate a construction entry to the Site. If Designer/Builder requests, City determines it is required, and to the extent possible, City shall designate a staging area so as not to interfere with the normal functioning of City facilities. Location of gates and fencing shall be approved in advance with City and at Designer/Builder's expense.
- 8.4. Parking areas shall be reviewed and approved by City in advance. No parking is to occur under the drip line of trees or in areas that could otherwise be damaged.

9. Barriers and Enclosures.

- 9.1. Designer/Builder shall obtain City's written permission for locations and types of temporary barriers and enclosures, including fire-rated materials proposed for use, prior to their installation.
- 9.2. Designer/Builder shall provide and maintain temporary enclosures to prevent public entry and to protect persons using other buildings and portions of the Sites and/or Premises, the public, and workers. Designer/Builder shall also protect the Services and existing facilities from the elements, and adjacent construction and improvements, persons, and trees and plants from damage and injury from demolition and construction operations.
- 9.3. Designer/Builder shall provide site access to existing facilities for persons using other buildings and portions of the Site, the public, and for deliveries and other services and activities.

10. Tree and Plant Protection.

- 10.1. Designer/Builder shall preserve and protect existing trees and plants on the Premises that are not designated or required to be removed, and those adjacent to the Premises.
- 10.2. Designer/Builder shall provide barriers to a minimum height of 4'-0" around drip line of each tree and plant, around each group of trees and plants, as applicable, in the proximity of demolition and construction operations.
- 10.3. Designer/Builder shall not park trucks, store materials, perform Services or cross over landscaped areas. Designer/Builder shall not dispose of paint thinners, water from cleaning, plastering or concrete operations, or other deleterious materials in landscaped areas, storm drain systems, or sewers. Plant

materials damaged as a result of the performance of the Services shall, at the option of City and at Designer/Builder's expense, either be replaced with new plant materials equal in size to those damaged or by payment of an amount representing the value of the damaged materials as determined by City.

- 10.4. Designer/Builder shall remove soil that has been contaminated during the performance of the Services by oil, solvents, and other materials which could be harmful to trees and plants, and replace with good soil, at Designer/Builder's expense.

11. Excavation around Trees.

- 11.1. Excavation within drip lines of trees shall be done only where absolutely necessary and with written permission from City.
- 11.2. Where trenching for utilities is required within drip lines, tunneling under and around roots shall be by hand digging and shall be approved by City. Main lateral roots and taproots shall not be cut. All roots 2 inches in diameter and larger shall be tunneled under and heavily wrapped with wet burlap so as to prevent scarring or excessive drying. Smaller roots that interfere with installation of new work may be cut with prior approval by City. Roots must first be cut with a Vermeer, or equivalent, root cutter prior to any trenching.
- 11.3. Where excavation for new construction is required within drip line of trees, hand excavation shall be employed to minimize damage to root system. Roots shall be relocated in backfill areas wherever possible. If encountered immediately adjacent to location of new construction, roots shall be cut approximately 6 inches back from new construction.
- 11.4. Approved excavations shall be carefully backfilled with the excavated materials approved for backfilling. Backfill shall conform to adjacent grades without dips, sunken areas, humps, or other surface irregularities. Do not use mechanical equipment to compact backfill. Tamp carefully using hand tools, refilling and tamping until Final Acceptance as necessary to offset settlement.
- 11.5. Exposed roots shall not be allowed to dry out before permanent backfill is placed. Temporary earth cover shall be provided, or roots shall be wrapped with four layers of wet, untreated burlap and temporarily supported and protected from damage until permanently relocated and covered with backfill.
- 11.6. Accidentally broken roots should be sawed cleanly 3 inches behind ragged end.

12. Security.

- 12.1. Designer/Builder shall be responsible for Project security for materials, tools, equipment, supplies, and completed and partially completed Services.

13. Dust and Dirt.

- 13.1. Designer/Builder shall conduct demolition and construction operations to minimize the generation of dust and dirt, and prevent dust and dirt from interfering with the progress of the Services and from accumulating in the Services and adjacent areas including, without limitation, occupied facilities.
- 13.2. Designer/Builder shall periodically water exterior demolition and construction areas to minimize the generation of dust and dirt.
- 13.3. Designer/Builder shall ensure that all hauling equipment and trucks carrying loads of soil and debris shall have their loads sprayed with water or covered with tarpaulins, and as otherwise required by local and state ordinance.
- 13.4. Designer/Builder shall prevent dust and dirt from accumulating on walks, roadways, parking areas, and planting, and from washing into sewer and storm drain lines.

- 14. Job Sign(s):** Signs other than a City-approved Project sign and/or signs required by law, for safety, or for egress, shall not be permitted, unless otherwise approved in advance by City.

- 15. Publicity Releases.** Designer/Builder shall not release any information, story, photograph, plan, or drawing relating information about the Project to anyone, including press and other public communications medium, including, without limitation, on website(s) without City's prior consent.

- 16. Infectious Disease.** Designer/Builder shall comply with all of the “**Infectious Disease**” provisions in the Contract Documents related to Designer/Builder’s staffing requirements and its compliance with all applicable and existing federal, state, and/or local statutes, orders, rules, regulations, ordinances, and/or directives relating to construction site safety in connection with any Infectious Disease.

DRAFT - SUBJECT TO REVISIONS

EXHIBIT F

FORM OF NOTICE OF APPROVAL OF DRAWINGS AND SPECIFICATIONS (CONSTRUCTION DOCUMENTS)

[DOCUMENT BEGINS ON THE FOLLOWING PAGE]

DRAFT - SUBJECT TO REVISIONS

**NOTICE OF APPROVAL OF
DRAWINGS AND SPECIFICATIONS (CONSTRUCTION DOCUMENTS)**

Dated: _____, 20_____

To: Alliance Building Solutions, Inc. (“Designer/Builder”)

From: City of Coachella (“City”)

Re: Multi-Site Energy Improvement Project (“Project”)

1. **Defined Terms from Contract.** This Notice of Approval of Drawings and Specifications (“NOA”) is part of the Contract for Design and Construction of Energy Conservation Measures-Lump Sum (Gov. Code, § 4217, et seq.) between City and Designer/Builder dated _____ for the Project (“Contract”). All capitalized terms not herein defined shall have the same meaning given in the Contract.
2. **Approval of Construction Documents.** Designer/Builder has completed 100% Construction Documents Stage Services related to each Energy Improvement at _____ [Insert Name of Site] (“Final Design Services”) and has submitted the final Construction Documents related to Final Design Services, which are attached hereto as **Schedule 1** and incorporated herein by reference (“Final Construction Documents”). City approves the Final Construction Documents for use during Construction Stage Services and the Final Construction Documents are incorporated by reference into the Contract as “Construction Documents” for the Services depicted therein.
3. **No Waiver.** This NOA shall in no way constitute: (i) approval of the quality of the Final Construction Documents; (ii) a representation that the Final Construction Documents are free of any ambiguity or error; (iii) that Designer/Builder complied with the applicable standard of care; and/or (iv) that Designer/Builder complied with any performance requirements or scope of work in the design, including, without limitation, complying with **Exhibit A** of the Contract. City reserves all rights under the Contract.

DESIGNER/BUILDER SHALL NOT PROCEED WITH CONSTRUCTION STAGE SERVICES FOR WORK DEPICTED IN THE FINAL CONSTRUCTION DOCUMENTS UNTIL CITY ISSUES A NOTICE TO PROCEED FOR CONSTRUCTION STAGE SERVICES FOR THAT WORK.

City of Coachella

SIGNATURE: _____

NAME: _____

TITLE: _____

EXHIBIT G

MEASUREMENT & VERIFICATION SERVICES PROVISIONS

[DOCUMENT BEGINS ON THE FOLLOWING PAGE]

DRAFT - SUBJECT TO REVISIONS

MEASUREMENT AND VERIFICATION AGREEMENT FOR CITY OF COACHELLA

SCOPE OF SERVICES

TERMS AND CONDITIONS

ATTACHMENTS:

Attachment 1 – Guaranteed Savings Measurement & Verification

- Savings Guarantee
- Measurement and Verification Methods
- Selected Measurement and Verification Options
- IPMVP Option A M&V Plan
- IPMVP Option C M&V Plan

Attachment 2 – Utility Baseline Summary

Attachment 3 – Energy Efficiency and Renewable Project Cashflow

MEASUREMENT & VERIFICATION AGREEMENT

This Measurement and Verification (“M&V”) Agreement (“Agreement”) dated / / (“Effective Date”) is made by and between:

City of Coachella

(“Purchaser”) with its principal place of business at
1515 6th Street, Coachella, CA 92236]

and

Alliance Building Solutions, Inc.

(“ABS”) with its principal place of business at
12520 High Bluff Drive, Ste 345, San Diego, CA 92130

SCOPE OF SERVICES

Energy Savings Measurement & Verification Service:

“ABS” will provide measurement and verification services of the energy savings associated with “Purchaser” Energy Retrofit and Renewable Installation, as described in “Scope of Work” attached to the Installation Agreement. Energy Savings M&V reports will be provided to the “Purchaser” on an annual basis for the term specified below.

Term:

This Service Agreement shall commence upon the completion and acceptance of the Purchaser energy retrofit installation project and receipt of final payment for the Contract and shall continue for an initial term of (1) year. The “Purchaser” may elect to enter into further extended terms upon written notice provided to ABS not less than thirty (30) days prior to termination of the initial term. If the “Purchaser” fails to provide ABS with a written notice of extension prior to the end of the initial term or any subsequent extensions, the M&V Agreement shall be considered terminated. Once terminated, the M&V Agreement cannot be renewed. The “Purchaser” may terminate this service agreement at any time with a (30) day written notice. However, termination of this agreement will void any savings guarantee associated with this project.

Charges:

This Agreement shall be billed once per year is due and payable 30-days after “Purchaser’s” receipt of invoice. The annual Service Agreement charge is \$0 for the first year, \$15,000 for the second year, \$20,000 for the third year, \$25,000 for the fourth year and escalated at 4% annually for every subsequent year thereafter. This rate does not include taxes.

TERMS AND CONDITIONS

I. General Provisions:

- I.1 Unless stated otherwise, the services provided under this Agreement shall be provided during "ABS" normal business hours. Normal business hours are Monday through Friday, 7:00AM to 4:00PM, excluding holidays. "ABS" will coordinate with the "Purchaser" so that any variations in these normal business hours necessitated by "Purchaser" Schedules can be accommodated.
- I.2 The "Purchaser" shall provide reasonable means of access to the equipment being measured or verified. "ABS" shall not be responsible for any removal, replacement, or refinishing of the building structure, if required to gain access to the equipment. "ABS" shall be permitted to start and stop all equipment necessary to perform the services herein described as arranged with the "Purchaser's" representative. "ABS" will obtain agreement from the "Purchaser's" representative prior to any starting or stopping of equipment.
- I.3 This Agreement shall supersede any previous Measurement and Verification Agreements accepted and approved by the "Purchaser" and "ABS."
- I.4 This Agreement, when accepted in writing by the "Purchaser" and approved by an authorized "ABS" representative, shall constitute the entire Agreement between the two (2) parties.

II. Charges:

- II.1 For services not covered by this Agreement but performed by "ABS" upon the "Purchaser's" prior written authorization, the "Purchaser" agrees to pay "ABS"'s invoice(s) 30 days after receipt of invoice. Failure to pay the invoice within 30 days after receipt will result in a 10% late payment penalty and failure to pay within 60 days will result in forfeiture of the entire agreement.
- II.2 If emergency service is requested by the "Purchaser" and inspection does not reveal any defect for which "ABS" is liable under this Agreement, the "Purchaser" will be charged at "ABS"'s current emergency charge rates.

III. Limitations of Liability:

- III.1 Neither party shall be liable for any loss, delay, injury, or damage that may be caused by circumstances beyond its control including, but not restricted to; acts of God, war, civil commotion, acts of government, fire, theft, corrosion, floods, lightning strikes, freezes, strikes, lockouts, differences with workmen, riots, explosions, quarantine restrictions, delays in transportation, shortage of vehicles, fuel, labor or materials, or malicious mischief. IN NO EVENT, SHALL EITHER PARTY BE LIABLE FOR BUSINESS INTERRUPTION, LOSSES, CONSEQUENTIAL, INDIRECT, SPECIAL OR SPECULATIVE DAMAGES.
- III.2 "ABS" shall not be required to make safety tests, install new devices, or make modifications to any equipment to comply with recommendations or directives of insurance companies, governmental bodies, or for other reasons.
- III.3 Section removed
- III.4 "ABS" warrants that for equipment furnished and/or installed but NOT manufactured by "ABS", "ABS" will extend the same warranty and terms and conditions, which "ABS" received from the manufacturer of said equipment.
- III.5 This agreement pre-supposes that all equipment is in satisfactory working order. Should any equipment be in need of repair, "ABS" will have ninety (90) days to make such repair. If the "Purchaser" does not authorize "ABS" to make the repairs or if the "Purchaser" does not have the work performed, the equipment will be eliminated from coverage and the Agreement saving will be adjusted. Maintenance of existing equipment and systems is the responsibility of the "Purchaser". Failure to properly maintain equipment and systems can result in reduced energy efficiency and may necessitate a baseline energy adjustment
- III.6 The amount of any present or future sales, use, occupancy excise, or other tax (federal, state or local) which "ABS" hereafter shall be obligated to pay, either on its own behalf or on the behalf of the "Purchaser" (shall reasonably assist "ABS" in determining the applicable requirements, it shall be "ABS"'s sole responsibility for determining and complying with all applicable laws, regulations and standards.) or otherwise, with respect to the services covered by this Agreement, shall be paid by the "Purchaser".
- III.7 If the equipment or software included under this Agreement is altered, modified, or changed by a party other than "ABS", this Agreement shall be modified to incorporate such changes the Agreement price and/or Savings shall be adjusted accordingly.
- III.8 Following twelve (12) months of service or any time thereafter, if individual item(s) cannot, in "ABS"'s opinion, be properly repaired on-site because of excessive wear, deterioration or an Act of God that is out of "ABS" control. "ABS" may withdraw the item(s) from coverage upon ninety (90) days prior written notice. Energy savings may be adjusted accordingly.
- III.9 This agreement shall be governed by, construed, and enforced in accordance with the laws of the State of California.

IV. Miscellaneous Provisions:

IV.1 The services provided hereunder may occur on active “Purchaser” sites. As such, “ABS” shall ensure that its services on and around the “Purchaser” site comply with all applicable laws, regulations and standards including but not limited to, the fingerprinting requirements and any other legal requirements which maybe applicable to “ABS”’s activities on or about the “Purchaser” sites. The “Purchaser” shall reasonably assist “ABS” in determining the applicable laws, regulations and stands. If, at any time prior to completion of the Scope of Services, the “Purchaser” determines that there possibly might be more than limited contact between “ABS” and any minor-aged Purchaser student, the “Purchaser” may, in its sole discretion, require that “ABS” complies with the requirements of Education Code Section 45125.1, regardless of whether such requirements are otherwise applicable. In such event, “ABS” at its sole cost and expense, and without additional compensation from “Purchaser”, shall comply with all California Department of Justice guidelines and requirements with respect to fingerprinting of “ABS” officers, employees, agents, or other representatives who will or might be present on or at the “Purchaser” facility.

IV.2 Dispute Resolution:

IV.2.1 Disputes: This section shall apply to any disputes arising under our related to this Agreement (whether arising in contract, tort or otherwise, and whether arising at law or in equity including (a) any dispute regarding the performance, validity or enforceability of any provision of this Agreement or whether any party is in compliance with, or breach or, any provisions of this Agreement and (b) the applicability of this Section to a particular dispute. Any dispute to which this section applies is referred to herein as a “Dispute”

IV.2.2 Negotiation to Resolve Disputes: If a dispute arises, the Parties shall attempt to resolve such dispute through the following procedure.

IV.2.2.1 First, the representatives of each of the Parties shall promptly meet (whether by phone or in person) in a good faith attempt to resolve the Dispute;

IV.2.2.2 Second, if the Dispute is still unresolved after 20 days following the commencement of the negotiations described in Section 4.2.2.1 then a designated executive officer to each party shall meet (whether by phone or in person) in a good faith attempt to resolve the Dispute;

IV.2.2.3 Third, if the Dispute is still unresolved after 10 days following the commencement of the negotiations described in Section 4.2.2.2, then either Party may submit such Dispute to litigation;

IV.2.2.4 The venue for any Dispute arising from or relating to this Agreement that is adjudicated pursuant to this Section 4.2.2.4 shall be arbitrated in Los Angeles, California. Any Dispute arising from or relating to this Agreement that is adjudicated pursuant to this Section 4.2.2.4 shall be arbitrated in Los Angeles, California. The arbitration shall be administered by JAMS in accordance with its Comprehensive Arbitration Rules and Procedures, and judgment on any award maybe entered in any court of competent jurisdiction. If the Parties agree, a mediator may be consulted prior to arbitration;

IV.2.2.5 Pending a final resolution of a Dispute, the Parties shall each proceed diligently and faithfully with performance of their respective obligations under this Agreement.

IV.3 Indemnification:

The Parties hereto agree to defend, indemnify, and hold harmless the other Party, it’s employees, agents, officials, officers and directors from any and all liabilities, claims, expenses, losses or damages, including attorney’s fees which may arise in connection with the work herein specified and which are caused in whole or in part by the negligent act or omission of the indemnifying Party. To the extent it may lawfully do so, the Parties hereby indemnify, defend (with counsel of it choosing), and holds harmless the other party and its affiliates, directors, representatives, agents, officers, employees and volunteers from and against any and all liability or claim of liability, loss or expense, including defense costs and legal fees and claims for damages of whatsoever character, nature and kind, whether directly or indirectly arising from any third party actions from injury to or death of persons, and damage to or loss of property to the extent caused by or arising out the connected with an act or omission of the indemnifying party, or an agent, invitee, guest, employee, or anyone in, on or about he “Purchaser” sites, including, but not limited to, liability, expense, and claims for: bodily injury, death, personal injury, or property damage caused by negligence, creation or maintenance of a dangerous condition of property, breach of express or implied warranty of product, defectiveness of product, or intentional infliction of harm, including any workers’ compensation suites, liability, or expense, arising from or connected with services performed by, or on behalf of the indemnifying party, by any person pursuant to this Agreement; nonpayment for labor materials, appliances, teams or power, performed on, or furnished or contributed to the “Purchaser” sites. Notwithstanding

the above, neither party shall be required to defend, indemnify and hold harmless the other for its own negligent acts and omissions' or willful misconduct. It is the intent of the Parties that were negligence is determined to have been joint or contributory, principles of comparative negligence will be followed, and each Party shall bear the proportionate cost of any loss damage, expense or liability attributable to that Party's negligence.

- V. **Occupational Safety and Health:** The Parties hereto agree to notify each other immediately upon becoming aware of any alleged violations of, the Occupational Safety and Health Act (OSHA) relating in any way to the project or project site.

- VI. **Audits:** In accordance with Government Code Section 8546.7, the State has the right to examine, review, audit and/or copy the Records of the work during the three (3) year period following final payment to the Contractor pursuant to the Contract. In addition, the "Purchaser" hereby has the right to examine, review, audit and/or copy the Records of the work during the three (3) year period following final payment to the Contractor pursuant to the Contract. Therefore, the Contractor shall make the Project Records available at its offices at all reasonable time during the performance of the Work and for three (3) years from the date of final completion or filing of a Notice of Completion for the Project, whichever is later. However, if any audit is commenced within such three (3) year period, the Contractor shall make the Project Records available at all reasonable times until proceedings related to such audit are complete and all statutes of limitations related thereto have expired. In the event the "Purchaser" notifies the Contractor that federal funds have been used in connection with Project, the Contractor shall retain and make available the Project Records for such longer period as may be required by federal law.

- VII. **Entire Agreement:** This Agreement, upon acceptance, shall constitute the entire agreement between the parties and supersedes any prior representations or understandings.

- VIII. **Changes:** No change or modification of any of the terms and conditions stated herein shall be binding upon either Party unless accepted by both Parties in writing.

- IX. **Severability:** if one or more of the provisions of this Agreement are held to be unenforceable under laws, such provisions(s) shall be excluded from these terms and conditions and the remaining terms and conditions shall be interpreted as if such provision were so excluded and shall be enforced in accordance to their terms and conditions.

- X. **Counterparts:** This Agreement may be executed in multiple counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. A signature on a copy of this agreement received by either party by facsimile or portable document format (PDF) is binding upon the other party as an original. The parties shall treat a photocopy of such facsimile as a duplicate original.

- XI. **Assignment:** "ABS" retains the right to assign its rights and obligations of the Agreement with written consent of "Purchaser".

- XII. **Acknowledgement:** Both "ABS" and the "Purchaser" acknowledge having read this Agreement and all contract documents incorporated herein and have executed this agreement on the date written above.

- XIII. **Approval:** Each Party represents that the person that has executed this Agreement on its' behalf is authorized to do so.

City of Coachella

Alliance Building Solutions, Inc.

Signature

Title

Date

Signature

Title

Date

Attachment 1
Guaranteed Savings Measurement & Verification

Guaranteed Savings Measurement & Verification

This document contains the Measurement and Verification (M&V) plan for the energy savings related to the Energy Efficiency Measures (EEMs) contained in the Installation Agreement. The following table summarizes the EEMs implemented in these Phases of work.

Site	Lighting Upgrades	Mechanical Upgrades	Controls Upgrades	Pumping Upgrades	Process Improvements	Renewable Energy Systems
Bagdouma Park	X			X		
Bagdouma Park Comm. Center	X		X			
Civic Center	X	X	X			X
Public Works Building	X		X			
Rancho Las Flores Park	X					
Wastewater Treatment Plant					X	X
City-Wide Street Lights	X					

For each EEM, a specific M&V plan is submitted to provide a comprehensive overall plan for the City of Coachella. Energy savings shall be compared to the Utility Baseline Summary, as shown in Attachment 2. Each EEM’s M&V Plan provides:

- A description of how the savings shall be verified.
- The selection of the specific protocol of verification of savings.
- The requirements for measurement or other means to establish savings.

ABS is responsible for pre-retrofit measurements, energy savings calculations, equipment installation, and required post retrofit verification as outlined herein. Purchaser agrees to operate and maintain all equipment installed. Proper operation and maintenance of equipment and systems is critical to long-term achievement of energy savings.

Savings Guarantee

As of the date hereof, ABS expects that Purchaser shall realize total annual project savings (utility savings, operational savings, capital cost avoidance and Solar ITC) in excess of the annual lease payments. Notwithstanding the foregoing or anything to the Contrary contained herein, Purchaser hereby agrees that (i) ABS's expectation regarding the annual project savings is an estimate, (ii) ABS's expectation regarding the project savings are based on IRS rules and regulations as of the date hereof, and (iii) ABS shall not be liable for any changes or amendments to the IRS rules and regulations after the date hereof. Additionally, Purchaser hereby agrees that Purchaser shall be solely responsible for the application required for Purchaser to claim any tax credits related to the Solar ITC. The effective date will begin on the date of final acceptance of the Installation project and receipt of final payment for the associated Installation Contract. The total project savings will exceed the installation contract amount and M&V payments associated with this agreement during the course of the useful life of the installed equipment. ABS agrees to complete the M&V Report on an annual basis and deliver to the Purchaser within one hundred and twenty (120) days of the anniversary date of final acceptance and annually thereafter. Project savings that are verified during the course of construction will be applied to the 1st year guaranteed project savings.

If the annual M&V Report demonstrates that the project will achieve one hundred percent (100%) or more of the Guaranteed Project Annual Savings, then ABS shall have satisfied its energy performance guarantee obligation and the Purchaser shall accept the Annual M&V Report.

In the event that an annual M&V Report savings value (including any excess savings from previous years) does not meet the Guaranteed Project Savings in accordance with the M&V Plan, then ABS shall repair, replace, or substitute the EEM that is not performing at the required level, as identified in the M&V Report. Following corrective action, ABS shall re-perform the relevant M&V work for the affected EEM(s) and amend or supplement the M&V Report. If the sum of the EEMs indicates that the Guaranteed Project Savings are met or exceeded, then no further remedy shall be required.

If, after the opportunity to make corrections, the M&V Report, as amended, indicates that verified savings are less than the Guaranteed Project Savings as shown in the Savings Summary, then ABS shall pay the Purchaser the shortfall amount. However, under no circumstances will the amount(s) paid for the total of the energy savings shortfalls exceed the total lease payments associated with this contract.

The Purchaser agrees that project savings, which exceed the guaranteed amount in any one (1) year, may be applied to previous or future year's savings to offset an energy savings shortfall. The savings guarantee will remain in effect for the term of this agreement. Cancellation of this agreement will result in the termination of the savings guarantee.

The Utility Baseline Summary, as shown in Attachment 2, may be modified over the course of the Guarantee Period to adjust for changes in utility rates, number of days in utility billing cycle, square footage, energy using equipment, building occupancy and weather. This Guarantee is subject to the Purchaser's adherence to the Control Parameters for Lighting and HVAC systems, as documented in the Installation Agreement Attachments. This guarantee assumes the annual utility rate escalator of 5% and the annual solar production at 100% of the estimated solar production in kWh.

Measurement and Verification Methods

Measurement and Verification (M&V) of energy savings is a methodology based on standard industry protocol intended to provide reasonable assurance that energy savings calculated are realized over the term of the contract.

The development of the M&V plan is based on the International Performance Measurement and Verification Protocol (IPMVP): Concepts and Options for Determining Energy and Water Savings, Volume 1. This plan contains methodology that shall provide verification of the estimated program savings through direct utility billing comparisons, engineering calculations and/or field measurements.

M&V methods can differ based on the type, size and complexity of the project, as well as the availability of data, level of assurance of saving, financing constraints, and energy costs. The M&V methods used for this project are detailed herein and were selected to be the most cost effective while still providing a reasonable assurance of the savings calculations.

IPMVP 2012 Volume 1 provides an overview of the IPMVP Options, as illustrated below:

M&V Option	M&V Methodology Description	How Savings Are Calculated
Option A Retrofit Isolation: Key Parameter Measurement	Savings are determined by field measurement of the key performance parameter(s) which define the energy use of the EEM’s affected system(s) and/or the success of the project. Measurement frequency ranges from short-term to continuous, depending on the expected variations in the measured parameter, and the length of the reporting period. Parameters not selected for field measurement are estimated. Estimates can be based on historical data, manufacturer’s specifications, or engineering judgment. Documentation of the source or justification of the estimated parameter is required. The plausible savings error arising from estimation rather than measurement is evaluated.	Engineering calculation of baseline and reporting period energy from short-term or continuous measurements of key operating parameter(s) and estimated values. Routine and non-routine adjustments as required.
Option B Retrofit Isolation: All Parameter Measurement	Savings are determined by field measurement of the energy use of the EEM-affected system. Measurement frequency ranges from short-term to continuous, depending on the expected variations in the savings and the length of the reporting period.	Short-term or Continuous measurements of baseline and reporting period energy, and/or engineering computations using measurements of proxies of energy use. Routine and non-routine adjustments as required.
Option C Whole Facility	Savings are determined by measuring energy use at the whole facility or sub-facility level. Continuous measurements of the entire facility’s energy use are taken throughout the reporting period.	Analysis of whole facility baseline and reporting period (utility) meter data. Routine adjustments as required, using techniques such as simple comparison or regression analysis. Non-routine adjustments as required.
Option D Calibrated Simulation	Savings are determined through simulation of the energy use of the whole facility, or of a sub-facility. Simulation routines are demonstrated to adequately model actual energy performance measured in the facility. This Option usually requires considerable skill in calibrated simulation.	Energy use simulation, calibrated with hourly or monthly utility billing data. (Energy end use metering may be used to help refine input data.)

Selected Measurement and Verification Options

The below table illustrates the selected IPMVP Options for the EEMs covered under this M&V plan:

Site	Lighting Upgrades	Mechanical Upgrades	Controls Upgrades	Pumping Upgrades	Process Improvements	Renewable Energy Systems
Bagdouma Park	A, C			A, C		
Bagdouma Park Comm. Center	A, C		A, C			
Civic Center	A, C	A, C	A, C			A, C
Public Works Building	A, C		A, C			
Rancho Las Flores Park	A, C					
Wastewater Treatment Plant					A, C	A, C
City-Wide Street Lights	A, C					

The particular options selected for each EEM was based on a number of related issues including: EEM complexity, EEM cost, EEM savings, cost of M&V and the ability to accurately determine holistic building operations. If more than one option is selected, either option will be considered valid by ABS and the Purchaser.

The baseline and the post-installation energy use depend on various system and external factors, such as utilized setpoints, energy demand, operating hours, occupancy, weather conditions, and energy rates. Development of the baseline, post installation consumption, cost avoidances and simple payback for each EEM covered by this M&V plan includes:

- Stipulated Values – These agreed upon values are important in the overall calculations for energy consumption, financial calculations, and operating conditions.
- Developed/Measured Values – These are the values determined by spot or short-term measurement. Values are determined based on a sound engineering approach to variable determination. Both values used for baseline consumption and values to be measured/determined as parts of the post installation are detailed.
- Assumptions – Some values that are assumed in order to calculate energy use are necessary in certain circumstances.
- Calculations – The necessary calculations for baseline energy usage, costing, and annual savings for evaluating the estimated and actual savings of EEMs.
- Pre-Retrofit Measurements – EEMs may have a section detailing the measurements required prior to the retrofit. These measurements are used to establish the baseline or adjustments required to establish an accurate baseline.
- Post Retrofit Measurements – EEMs may have a section that details the measurements required if any after the retrofit is completed. This section is utilized to detail the type of measurements required for verification of the energy savings calculations.
- Adjustments – EEMs may have a section for adjustments. This section includes possible adjustments to the actual Energy Audit Report and energy information, appropriate adjustments to the M&V plan, and adjustments to any savings guarantee. This section is utilized to anticipate changes necessary due to field conditions and provide an appropriate response in the verification of actual energy and cost avoidances.
- Commissioning – EEMs may have a section regarding the commissioning process. This provides the detail for how the savings will be verified upon project completion, and the type of inspection that will be completed, and the billing method for verified savings. This section is utilized to provide a standard approach for each EEM upon project completion.
- ABS will follow the agreed-upon M&V protocols for the measurement period and will prepare post installation reports with supporting documentation for the Purchaser.

Measurement and Verification Plan

IPMVP Option A: Retrofit Isolation, Key Parameter Measurement For Lighting System Upgrades

M&V Procedure

This option provides for the measurement of at least one variable pre and post retrofit with other variables allowed for stipulation. For this retrofit, a representative sample of each of the fixture types will be measured. The same sample will be used for both pre and post retrofit calculations. Wattage shall be measured with an appropriate instrument that is properly calibrated.

Stipulated Values

Operating Hours are stipulated for purposes of M&V. Please refer to the Lighting Systems Attachment in the Installation Agreement for a complete list of lighting hours of operation. Stipulated values are agreed to by the Purchaser.

Adjustments

For this EEM, the following adjustments are allowed for purposes of Measurement and Verification:

- Light level requirements may be modified as detailed in this plan.
- Changes in actual construction including the number and/or type of lighting fixtures.
- Utility rates, billing days or degree days.

Savings Calculations

The calculations for the baseline energy consumption and post retrofit savings shall be completed in accordance with the industry guidelines set forth by IPMVP and methods indicated below.

$$kWh\ Savings = [(Existing\ Watts / Fixture) \times (Existing\ Quantity) \times (Existing\ Hours\ of\ Operation) / 1000] - [(Proposed\ Watts / Fixture) \times (Proposed\ Quantity) \times (Proposed\ Hours\ of\ Operation) / 1000]$$

$$Dollar\ Savings = (kWh\ Savings) \times (Current\ Utility\ \$/kWh\ Rate)$$

Operational Savings

The Purchaser will realize maintenance and operational savings resulting from the new system installations, extended warranties, and/or service agreements provided by ABS. The operational savings are based on CEC guidelines and are stipulated and met upon the completed installation of the energy retrofit contract.

Commissioning

Commissioning shall consist of inspections and a final verification report. Inspections shall consist of:

- During construction, ABS shall maintain a detailed record of the types and quantities of fixtures retrofitted and fixtures installed in each facility. A post construction inspection is required by the responsible M&V party.
- After lighting modifications have been completed, the installations shall be inspected to verify counts by fixture code.
- Post-retrofit lighting levels shall be measured to verify compliance with the contract standards.

Measurement and Verification Plan

IPMVP Option A: Retrofit Isolation, Key Parameter Measurement For Mechanical System Upgrades

M&V Procedure

This option shall provide for the measurement of at least one variable pre- and post-retrofit with other variables allowed for stipulation. For this retrofit, field data shall be collected which includes, unit counts, unit capacity, nameplate electrical data and efficiency rating for each existing HVAC system.

Stipulated Values

Hours of operation, heating/cooling loads and runtime hours of the existing HVAC systems are stipulated for purposes of M&V. Please refer to The Mechanical Systems and Controls Systems Attachment(s) in the Installation Agreement for specific operating hours and runtime hours for each HVAC unit or area. Stipulated values are agreed to by Purchaser.

Adjustments

None required for this EEM.

Savings Calculations

The calculations for the baseline energy consumption and post retrofit savings shall be completed in accordance with the industry guidelines set forth by IPMVP and methods indicated below.

$$kWh\ Savings = [(Capacity\ of\ Existing\ HVAC\ Unit) \times (Existing\ Unit\ Efficiency) \times (Stipulated\ Load\ Factor)] - [(Capacity\ of\ New\ HVAC\ Unit) \times (New\ Unit\ Efficiency) \times (Stipulated\ Load\ Factor)] \times (Annual\ Hours\ of\ Operation)$$

$$Dollar\ Savings = (kWh\ Savings) \times (Current\ Utility\ \$/kWh\ Rate)$$

Operational Savings

The Purchaser will realize maintenance and operational savings resulting from the new system installations, extended warranties, and/or service agreements provided by ABS. The operational savings are based on CEC guidelines and are stipulated and met upon the completed installation of the energy retrofit contract.

Commissioning

Commissioning shall consist of inspections and a final verification report. Inspections shall consist of:

- ABS shall include verification that each new unit is operating as specified in all modes (heat/cool).

Measurement and Verification Plan

*IPMVP Option A: Retrofit Isolation, Key Parameter Measurement
For Control System Upgrades*

M&V Procedure

This option shall provide for the measurement of at least one variable pre- and post-retrofit with other variables allowed for stipulation. The cooling and heating setpoints during occupied and unoccupied modes of the HVAC equipment will be verified and documented. For this retrofit, field data shall be collected which includes, unit counts, unit capacity, nameplate electrical data, efficiency rating, operating schedules, cooling and heating temperature setpoints for each HVAC system.

Stipulated Values

Hours of operation, heating/cooling loads and runtime hours of the existing HVAC systems are stipulated for purposes of M&V. Please refer to The Mechanical Systems and Controls Systems Attachment(s) in the Installation Agreement for specific operating hours and temperature setpoints. Stipulated values are agreed to by Purchaser.

Adjustments

For this EEM, the following adjustments are allowed for the purposes of Measurement and Verification:

- Addition or subtraction to the conditioned square footage of facilities.
- Utility rates, billing days or degree days.
- Equipment changes or modifications.
- Changes in facility usage associated with daily occupancy times, occupancy levels and special events.

Savings Calculations

The calculations for the baseline energy consumption and post retrofit savings shall be completed in accordance with the industry guidelines set forth by IPMVP and methods indicated below.

$$kWh\ Savings = (Capacity\ of\ HVAC\ Unit) \times (Unit\ Efficiency) \times (Stipulated\ Load\ Factor) \times (Existing\ Annual\ Operating\ Hours - Proposed\ Annual\ Operating\ Hours)$$

$$Therm\ Savings = (Heating\ Capacity\ of\ HVAC\ Unit) \times (Unit\ Efficiency) \times (Stipulated\ Load\ Factor) \times (Existing\ Annual\ Operating\ Hours - Proposed\ Annual\ Operating\ Hours)$$

$$Dollar\ Savings = [(kWh\ Savings) \times (Current\ Utility\ \$/kWh\ Rate)] + [(Therm\ Savings) \times (Current\ Utility\ \$/therm\ Rate)]$$

Operational Savings

The Purchaser will realize maintenance and operational savings resulting from the new system installations, extended warranties, and/or service agreements provided by ABS. The operational savings are based on CEC guidelines and are stipulated and met upon the completed installation of the energy retrofit contract.

Pre-Retrofit Measurements

Existing operating hours and cooling/heating temperature setpoints for each HVAC unit or area will be obtained from current thermostats and/or Energy Management System.

Post-Retrofit Measurements

Post-retrofit operating schedules, cooling and heating temperature setpoints in both occupied and unoccupied modes for the HVAC equipment will be obtained using the new control systems.

Commissioning

Commissioning shall consist of inspections and a final verification report. Inspections shall consist of:

- ABS shall include verification that the operating schedules, cooling and heating setpoints and controls sequences for the HVAC equipment connected to the new thermostats and/or energy management system are programmed as specified.

City of Coachella HVAC Controls Operating Parameters										
Bldg	Location	Equipment	M-F Start	M-F Stop	Wk End Start	Wk End Stop	Wk/Yr	Notes	Heating Set-Pt	Cooling Set-Pt
Civic Center	Main Bldg	HVAC	7:00	18:00	8:00	13:00	51	6 days/wk	68	74
Civic Center	Main Bldg	HVAC	7:00	18:00	8:00	13:00	51	6 days/wk	68	74
Civic Center	Main Bldg	HVAC	7:00	18:00	8:00	13:00	51	6 days/wk	68	74
Civic Center	Main Bldg	HVAC	7:00	18:00	8:00	13:00	51	6 days/wk	68	74
Civic Center	Main Bldg	HVAC	7:00	18:00	8:00	13:00	51	6 days/wk	68	74
Civic Center	Main Bldg	HVAC	7:00	18:00	8:00	13:00	51	6 days/wk	68	74
Civic Center	Main Bldg	HVAC	7:00	18:00	8:00	13:00	51	6 days/wk	68	74
Civic Center	Main Bldg	HVAC	7:00	18:00	8:00	13:00	51	6 days/wk	68	74
Civic Center	Main Bldg	HVAC	7:00	18:00	8:00	13:00	51	6 days/wk	68	74
Civic Center	Main Bldg	HVAC	7:00	18:00	8:00	13:00	51	6 days/wk	68	74
Civic Center	Main Bldg	HVAC	7:00	18:00	8:00	13:00	51	6 days/wk	68	74
Civic Center	Main Bldg	HVAC	7:00	18:00	8:00	13:00	51	6 days/wk	68	74
City Hall	Main Bldg	HVAC	7:00	17:00	n/a	n/a	51		68	74
City Hall	Main Bldg	HVAC	7:00	17:00	n/a	n/a	51		68	74
City Hall	Main Bldg	HVAC	7:00	17:00	n/a	n/a	51		68	74
City Hall	Main Bldg	HVAC	7:00	17:00	n/a	n/a	51		68	74
City Hall	Main Bldg	HVAC	7:00	17:00	n/a	n/a	51		68	74
City Hall	Main Bldg	HVAC	7:00	17:00	n/a	n/a	51		68	74
City Hall	Main Bldg	HVAC	7:00	17:00	n/a	n/a	51		68	74
City Hall	Main Bldg	HVAC	7:00	17:00	n/a	n/a	51		68	74
City Hall	Main Bldg	HVAC	7:00	17:00	n/a	n/a	51		68	74
City Hall	Main Bldg	HVAC	7:00	17:00	n/a	n/a	51		68	74
City Hall	Main Bldg	HVAC	7:00	17:00	n/a	n/a	51		68	74
City Hall	Main Bldg	HVAC	7:00	17:00	n/a	n/a	51		68	74
City Hall	Main Bldg	HVAC	7:00	17:00	n/a	n/a	51		68	74
City Hall	Main Bldg	HVAC	7:00	17:00	n/a	n/a	51		68	74

Measurement and Verification Plan

*IPMVP Option A: Retrofit Isolation, Key Parameter Measurement
For Pumping Upgrades - Pool*

M&V Procedure

This option provides for the measurement of the pre-electrical load (kW) and the post-electrical load (kW) at the different post operating speeds. The electrical load (kW) will be measured with a Fluke kWh meter that was factory calibrated.

Stipulated Values

Operating Hours are stipulated for purposes of M&V. Baseline annual equipment operation is 8,760 hours at full speed. Post-retrofit operation will be at full speed or the required flow to meet the 6-hour turnover as required by health codes when occupied. The pump speed will be reduced outside of occupied hours resulting in a reduced electrical load. At the time of project development the pool was closed for occupancy. The occupied hours for the pool for the purpose of this M&V is taken to be on the average 6 hours per day, 6 days per week 51 weeks per year or 1,836 hours per year.

Adjustments

For this EEM, the following adjustments are allowed for purposes of Measurement and Verification:

- Utility rates, billing days or hours of occupation.

Savings Calculations

The calculations for the baseline energy consumption and post retrofit savings shall be completed in accordance with the industry guidelines set forth by IPMVP and methods indicated below.

$$kWh\ Savings = [(Existing\ kW) \times (Existing\ Hours\ of\ Operation) - [(Reduced\ kW) \times (Reduced\ Load\ Hours) + (Occupied\ kW) \times (Occupied\ Hours)]]$$

where based upon the affinity law:

$$Reduced\ kW = (Existing\ kW) \times (0.5^{2.7})$$

$$Occupied\ kW = (Existing\ kW) \times (0.9^{2.7})$$

$$Dollar\ Savings = (kWh\ Savings) \times (Current\ Utility\ \$/kWh\ Rate)$$

Operational Savings

The Purchaser will realize maintenance and operational savings resulting from the new system installations, extended warranties, and/or service agreements provided by ABS. The operational savings are based on CEC guidelines and are stipulated and met upon the completed installation of the energy retrofit contract.

Commissioning

Commissioning shall consist of inspections and a final verification report. Inspections shall consist of:

- During construction, ABS shall maintain a detailed record of the equipment installed in each facility in addition to the programmed sequence of operation. A post construction inspection is required by the responsible M&V party.

Measurement and Verification Plan

*IPMVP Option A: Retrofit Isolation, Key Parameter Measurement
For WWTP Improvements*

M&V Procedure

This option provides for the measurement of the pre-electrical load (kW) and the post-electrical load (kW) at the different post operating speeds. The electrical load (kW) will be measured with a Fluke kWh meter that was factory calibrated. Operation of the plant parameters over time will be collected from logged data from the control system.

Stipulated Values

Operating Hours are stipulated for purposes of M&V. The plant is operational 24/7 with the load varying with wastewater flows. The packaged plant consists of three (3) 125-hp multistage centrifugal blowers that cannot be turned down below 85% of full speed with associated ancillary equipment consisting of three (3) 25-hp pumps that run 24/7. Post-retrofit equipment will have the above equipment eliminated from operation with new equipment for the oxidation ditch and the belt press operating at the plant. The oxidation ditch will consist of a single 75-hp motor running 50% of the time and a single 15-hp motor for the belt press operating 8 hours per day, 5 days per week.

Adjustments

For this EEM, the following adjustments are allowed for purposes of Measurement and Verification:

- Utility rates, billing days or hours of operation.

Savings Calculations

The calculations for the baseline energy consumption and post retrofit savings shall be completed in accordance with the industry guidelines set forth by IPMVP and methods indicated below.

$$kWh\ Savings = [(Existing\ average\ kW) \times (Existing\ Hours\ of\ Operation) - (Reduced\ average\ kW) \times (Post-Retrofit\ Hours)]$$

where:

Existing Average kWh = Average kW over the window of time or the existing hours of operation

Reduced Average kWh = Average kW of the newly installed equipment over the window of time or post-retrofit hours

Dollar Savings = (kWh Savings) x (Current Utility \$/kWh Rate)

Operational Savings

The Purchaser will realize maintenance and operational savings resulting from the new system installations, extended warranties, and/or service agreements provided by ABS. The operational savings are based on the elimination of the packaged plant and optimization of the sludge handling. The operational savings are stipulated and met upon the completed installation of the energy retrofit contract.

Commissioning

Commissioning shall consist of inspections and a final verification report. Inspections shall consist of:

- During construction, ABS shall maintain a detailed record of the equipment installed in each facility in addition to the programmed sequence of operation. A post construction inspection is required by the responsible M&V party.

Measurement and Verification Plan

IPMVP Option A: Retrofit Isolation, Key Parameter Measurement For Solar Photovoltaic System

M&V Procedure

This option shall provide for the measurement of at least one variable pre- and post-retrofit with other variables allowed for stipulation. For this installation, the kilowatt-hour (kWh) production from the solar PV systems shall be measured and recorded.

Stipulated Values

The solar system savings are stipulated for the purposes of M&V. Values are obtained from the expected solar kWh production outlined in the Solar Systems Attachment. The solar kWh annual production is guaranteed at 80% of the expected value. The solar panel degradation factor (0.5%/year), avoided energy cost (\$/kWh, based on the City of Coachella rate schedule) and utility escalation rate (5%/year) are stipulated for the solar photovoltaic systems. Stipulated values are agreed to by Purchaser.

Savings Calculations

The calculations for the baseline energy consumption and post installation savings provided the basis for the overall financial viability of these EEMs. The following equations summarize the calculation of savings:

Electricity Production: Electricity production of the PV system is determined by recording the kilowatt hours (kWh) off the net electric meter and recording the results.

Dollar Savings: After recording kWh production, each site's avoided energy cost (\$/kWh), as shown in Utility Baseline, shall be used to determine dollar savings. Dollar Savings = (Annual kWh production) x (Avoided \$/kWh) = Annual \$ kWh Saved

Maintenance of System

Calculation of energy cost savings from the solar PV systems are contingent upon the Purchaser maintaining an active operations and maintenance (O&M) contract with a solar service provider for the term of the solar lease agreement.

Pre-Retrofit Measurements

Existing utility electrical energy (kWh) consumption as shown in the Utility Baseline Summary, as shown in Attachment 2.

Post-Retrofit Measurements

Electrical energy (kWh) produced from the solar PV systems recorded from the net electrical meter.

Adjustments

For this EEM, the following adjustments are allowed for the purposes of Measurement and Verification:

- Addition or subtraction to the square footage of facilities.
- Utility rates, billing days or degree days.
- Addition or subtraction of electrical load at the facilities.
- Changes in the solar PV system sizing, location and layout.
- Changes in the conditions at or near any of the sites, which causes additional shading, soiling, or otherwise reduced performance of the solar PV systems.
- Adjustment to the Guaranteed Production values for weather shall use local weather data as recorded during the corresponding period.
- To the extent that the System output is negatively impacted by casualty, government regulation and or restriction that is beyond the Contractor's control to remedy within a reasonable time period, the Parties shall negotiate in good faith a modification of the Guaranteed Production.

Excused Production Losses

For this EEM, the following events are excused from production losses and any necessary adjustments are allowed for the purposes of Measurement and Verification:

- Force Majeure Events: Lost production from the beginning of a Force Majeure Event until production limiting factors caused by the Force Majeure Event have been remedied.

- Grid Event: Lost production when a fluctuation in the Grid frequency or voltage causes the inverters or the System to disconnect from the Grid. The “Grid” is defined to be the system receiving power exported from the System.
- Grid Outage: Lost production when a failure in the grid or Interconnection Infrastructure prevented energy from being exported from the solar facility. “Interconnection Infrastructure” means that utility-owned and maintained interconnection equipment (the substation including but not limited to transformers, switches, and protective relays) that is used to connect the Facility to the utility grid. Grid operator/owner ordered curtailments for any reason, other than an issue in the System, is a Grid Outage.
- Weather Events: Lost production from weather that limits or prevents safe operation of the solar facility including floods, snow, hurricanes, tornadoes, insolation-limiting wild fires and volcanic activity.
- Purchaser Caused: Lost production when System dc capacity is off-line due to outages attributable to Purchaser’s decision to perform or cause to be performed, any investigations, studies, operations, construction, installation and maintenance work or other activities deemed appropriate by ABS at its sole discretion.

Commissioning

Commissioning shall consist of inspections and a final Commissioning report. Commissioning of the new solar PV system shall include securing the Utility Interconnect agreement, proper alignment of the solar panels and functional testing.

Measurement and Verification Plan

IPMVP Option C: Whole Facility

M&V Procedure

The Measurement and Verification (M&V) Plan following IPMVP Option C protocol is designed to evaluate the energy performance of the whole facility, not just individual EEMs. The energy performance is assessed through utility meters, whole-facility meters, or sub-meters. The measurement boundary encompasses either the whole facility or a major section of the facility where EEMs were installed. Option C determines the combined savings of all the EEMs installed at the facility and is monitored by the associated energy meter. Savings reported under this Option will include the positive or negative effects of any non-EEM changes made in the facility because whole-facility meters are used.

Adjustments

Adjustments will be computed from identifiable physical facts about the energy governing characteristics of equipment within the measurement boundary. Adjustments are used to express both pieces of measured energy data under the same set of conditions. Two types of adjustments are possible:

- *Routine Adjustments* are used to account for any energy-governing factors, expected to change routinely during the reporting period. Routine Adjustments are completed by developing a mathematical model of each meter’s energy-use pattern. Typically, the baseline model includes factors derived from regression analysis, which correlates energy to one or more independent variables such as occupancy, weather, and metering period length. Values of independent variables over the reporting period can be inputted into the baseline model to predict what the baseline energy consumption would have been had if no EEM’s were installed.
- *Non-Routine Adjustments* are used to account for those energy-governing factors which are not usually expected to change, such as: the facility size, the design and operation of installed equipment, or the type of occupants. ABS will monitor these static factors for change throughout the reporting period. Adjustments will be based on industry standards and sound engineering principles as they pertain to the specific affected system.

Metering

Whole-facility energy measurements can use the utility’s meters. Utility meter data is considered 100% accurate for determining savings because this data defines the payment for energy. The energy supplier’s meter(s) may be equipped or modified to provide output that can be recorded by the facility’s monitoring equipment. Meter data can be hourly, daily or monthly whole-facility data.

Savings Calculations

The calculations for the baseline energy consumption and post retrofit savings shall be completed in accordance with the industry guidelines set forth by IPMVP and ASHRAE. The baseline period and reporting period should use complete years of continuous data (12, 24, or 36 months). The electrical consumption reduction of the facility (measured in kWh and/or kW) shall be reported as Savings, or Avoided Energy Use, in which the savings are stated under the conditions of the reporting period and determined by the following equation:

$$\text{Energy Savings (Avoided Energy Use)} = (\text{Baseline Energy} \pm \text{Routine Adjustments to reporting-period conditions} \pm \text{Non-Routine Adjustments to reporting-period conditions}) - \text{Reporting-Period Energy}$$

The price schedule of the reporting period will be used to compute the “avoided cost” on a meter-by-meter basis. The price schedule will be obtained from the utility and will include all elements that are affected by metered amounts, such as consumption charges, demand charges, power factor, and demand ratchets. In the event of a significant decrease in energy prices, the price schedule used for savings reporting will be that which prevailed at the time of commitment to the investment. Cost savings are determined by applying the appropriate rate / price schedule in the following equation:

$$\text{Cost Savings (Avoided Cost)} = \text{Cost of Baseline Energy} - \text{Cost of Reporting-Period Energy}$$

Attachment 2

Utility Baseline Summaries

Utility Release request for City of Coachella						
Site Name	Service Address	City	Account Number	2019 kWh Usage (Jan-Dec)	2019 Electric Cost (Jan-Dec)	2019 Electric Rate (\$/kWh)
Bagdouma Park - Rec Center	51251 Douma St, Coachella, CA	Coachella, CA	50035696	25,840	\$ 3,120	0.12074
Bagdouma Park - Rec Center	51251 Douma St, Coachella, CA	Coachella, CA	50035709	10,850	\$ 1,400	0.12906
Bagdouma Park	84599 Avenue 52, Coachella, CA	Coachella, CA	50035799	133,880	\$ 15,551	0.11616
Bagdouma Park	Douma & Avenue 52, Coachella, CA	Coachella, CA	50035855	91,600	\$ 10,719	0.11702
Bagdouma Park	84591 Bagdad St 1/2, Coachella, CA	Coachella, CA	50310138	84,000	\$ 9,788	0.11652
Bagdouma Park - Boxing	51297 Douma St Park LTS, Coachella, CA	Coachella, CA	50444900	39,120	\$ 4,662	0.11917
Bagdouma Park	84637 Avenue 51 Park Lts, Coachella, CA	Coachella, CA	50589103	50,700	\$ 6,341	0.12506
Ranch Las Flores Park	48400 Van Buren St Park Lt, Coachella, CA	Coachella, CA	50575175	152,400	\$ 17,711	0.11622
Veterans Park	1500 4th St, Coachella, CA	Coachella, CA	50707301	48,800	\$ 6,117	0.12536
City Hall	1515 6th St, Coachella, CA	Coachella, CA	50035605	18,127	\$ 2,235	0.12332
City Hall	1515 6th St, Coachella, CA	Coachella, CA	50035648	102,680	\$ 11,972	0.11660
Community Center	51251 Douma St, Coachella, CA	Coachella, CA	50382019	38,920	\$ 4,640	0.11921
Community Center	51297 Douma St Temp Serv, Coachella, CA	Coachella, CA	50432096	-	\$ 160	#DIV/0!
Senior Center	1540 7th St, Coachella, CA	Coachella, CA	50035818	72,440	\$ 8,508	0.11745
Coachella Library	1500 6th St Library, Coachella, CA	Coachella, CA	50751552	160,150	\$ 20,735	0.12947
Well 12	Ave 51 & Frederick, Thermal, CA	Thermal, CA	50035790	1,027,200	\$ 118,740	0.11560
Well 19	48189 El Greco Ave, Coachella, CA	Coachella, CA	50351368	1,255,600	\$ 144,790	0.11532
Well 17	48463 Van Buren St Well #17, Coachella, CA	Coachella, CA	50709902	792,600	\$ 91,775	0.11579
Lift Station	525 P SS/Avenue 52 (And 1/2 Mile E/Tyler St) Pump, Coachella, CA	Coachella, CA	50051620	2,720	\$ 460	0.16920
Lift Station	87101 Avenue 52, Coachella, CA	Coachella, CA	50371785	69,500	\$ 8,150	0.11727
Public Work Bldg	53462 ENTERPRISE WAY	Coachella, CA	50509172	52,400	\$ 10,045	0.19169
Well #11	Corner SE Ave 48/RRS, Coachella, CA	Coachella, CA	50035755	198,720	\$ 23,780	0.11967
Well 18	86275 Avenue 48, Coachella, CA	Coachella, CA	50408460	669,000	\$ 79,348	0.11861
Wastewater Treatment Plant	87075 Avenue 54 SWER Plant, Coachella, CA	Coachella, CA	50387122	2,662,000	\$ 306,711	0.11522
CIVIC CENTER	53990 Enterprise Way, Coachella, CA	Coachella, CA	50705542	120,000	\$ 14,400	0.12000
CIVIC CENTER	53990 Enterprise Way, Coachella, CA	Coachella, CA	50705544	10,800	\$ 1,296	0.12000

Attachment 3
Energy Efficiency and Renewable Project Cashflow

EXHIBIT H
FINANCING TERMS

[DOCUMENT BEGINS ON THE FOLLOWING PAGE]

DRAFT - SUBJECT TO REVISIONS

NON-COLLUSION DECLARATION
PUBLIC CONTRACT CODE SECTION 7106

TO BE EXECUTED BY DESIGNER/BUILDER

The undersigned declares:

I am the _____ **[PRINT YOUR TITLE]**

of _____ **[PRINT FIRM NAME]**

the party making the foregoing Contract.

The Contract is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The Contract is genuine and not collusive or sham. Designer/Builder has not directly or indirectly induced or solicited any other Design-Build Entity (“**Designer/Builder**”) to put in a false or sham Contract. Designer/Builder has not directly or indirectly colluded, conspired, connived, or agreed with any proposer or anyone else to put in a sham Contract, or to refrain from proposing. Designer/Builder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the Contract price of Designer/Builder or any other proposer, or to fix any overhead, profit, or cost element of the Contract price, or of that of any other proposer. All statements contained in the Contract are true. Designer/Builder has not, directly or indirectly, submitted his or her Contract price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, Contract depository, or to any member or agent thereof, to effectuate a collusive or sham Contract, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a Designer/Builder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of Designer/Builder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on the following date:

Date: _____
Proper Name of Designer/Builder: _____
Signature: _____
Print Name: _____
Title: _____

(ATTACH NOTARIAL ACKNOWLEDGMENT FOR THE ABOVE SIGNATURE)

END OF DOCUMENT

PREVAILING WAGE CERTIFICATION

I hereby certify that I will conform to the State of California Public Works Contract requirements regarding prevailing wages, benefits, on-site audits with 48-hours' notice, payroll records, and apprentice and trainee employment requirements, for all Services on the Project.

Date: _____
Proper Name of Designer/Builder: _____
Signature: _____
Print Name: _____
Title: _____

WORKERS' COMPENSATION CERTIFICATION

Labor Code section 3700 in relevant part provides:

Every employer except the State shall secure the payment of compensation in one or more of the following ways:

- a. By being insured against liability to pay compensation by one or more insurers duly authorized to write compensation insurance in this state.
- b. By securing from the Director of Industrial Relations a certificate of consent to self-insure, which may be given upon furnishing proof satisfactory to the Director of Industrial Relations of ability to self-insure and to pay any compensation that may become due to his employees.

I am aware of the provisions of section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the Services.

Date: _____
Proper Name of Designer/Builder: _____
Signature: _____
Print Name: _____
Title: _____

(In accordance with Article 5 - commencing at section 1860, chapter 1, part 7, division 2 of the Labor Code, the above certificate must be signed and filed with the awarding body prior to performing any Services under this Contract.)

END OF DOCUMENT

DRUG-FREE WORKPLACE / TOBACCO-FREE ENVIRONMENT CERTIFICATION

Government Code section 8350 et seq., the Drug-Free Workplace Act of 1990 (herein only, the “Act”), requires that every person or organization awarded a contract or grant for the procurement of any property or service from any state agency must certify that it will provide a drug-free workplace by doing certain specified acts. In addition, the Act provides that each contract or grant awarded by a state agency may be subject to suspension of payments or termination of the contract or grant, and Designer/Builder or grantee may be subject to debarment from future contracting, if the contracting agency determines that specified acts have occurred. City is not a “state agency” as defined in the applicable section(s) of the Government Code, but City is a municipal corporation under California law and requires all Designer/Builders on City projects to comply with the provisions and requirements of the Act. Designer/Builder shall certify that it will provide a drug-free workplace by doing all of the following:

- 1 Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance is prohibited in the person’s or organization’s workplace and specifying actions which will be taken against employees for violations of the prohibition;
- 2 Establishing a drug-free awareness program to inform employees about all of the following:
 - a. The dangers of drug abuse in the workplace.
 - b. The person’s or organization’s policy of maintaining a drug-free workplace.
 - c. The availability of drug counseling, rehabilitation, and employee-assistance programs.
 - d. The penalties that may be imposed upon employees for drug abuse violations.
- 3 Requiring that each employee engaged in the performance of the contract or grant be given a copy of the statement required above, and that, as a condition of employment on the contract or grant, the employee agrees to abide by the terms of the statement.

I understand that if City determines that I have either (a) made a false certification herein, or (b) violated this certification by failing to carry out the requirements of section 8355, that the Contract awarded herein is subject to termination, suspension of payments, or both. I further understand that, should I violate the terms of the Drug-Free Workplace Act of 1990, I may be subject to debarment in accordance with the requirements of section 8350 et seq.

I acknowledge that I am aware of the provisions of Government Code section 8350 et seq. and hereby certify that I will adhere to the requirements of the Drug-Free Workplace Act of 1990.

In addition, and pursuant to, without limitation, 20 U.S.C. section 6083, Labor Code section 6400 et seq., Health & Safety Code section 104350 et seq. and City policies, rules, or ordinances, all City sites, including the Project Site, are tobacco-free environments. Smoking and the use of tobacco products by all persons is prohibited on or in City property. City property includes buildings, grounds, City owned vehicles and vehicles owned by others while on City property. I acknowledge that I am aware of City’s policy regarding tobacco-free environments and hereby certify that I will adhere to the requirements of that policy and not permit any of my firm’s employees, agents, subcontractors, or my firm’s subcontractors’ employees or agents to use tobacco and/or smoke on the Project site.

Date: _____
 Proper Name of Designer/Builder: _____
 Signature: _____
 Print Name: _____
 Title: _____

END OF DOCUMENT

ASBESTOS & OTHER HAZARDOUS MATERIALS CERTIFICATION

Designer/Builder hereby certifies that no Asbestos, or Asbestos-Containing Materials, polychlorinated biphenyl (PCB), or any material listed by the federal or state Environmental Protection Agency or federal or state health agencies as a hazardous material, or any other material defined as being hazardous under federal or state laws, rules, or regulations (“**New Hazardous Material**”) shall be furnished, installed, or incorporated in any way into the Project or in any tools, devices, clothing, or equipment used to affect any portion of Designer/Builder’s Services on the Project for City.

Designer/Builder further certifies that it has instructed its employees with respect to the above-mentioned standards, hazards, risks, and liabilities.

Asbestos and/or asbestos-containing material shall be defined as all items containing but not limited to chrysotile, crocidolite, amosite, anthophyllite, tremolite, and actinolite. Any or all material containing greater than one-tenth of one percent (.1%) asbestos shall be defined as asbestos-containing material.

Any disputes involving the question of whether or not material is New Hazardous Material shall be settled by electron microscopy or other appropriate and recognized testing procedure. The costs of any such tests shall be paid by Designer/Builder if the material is found to be New Hazardous Material.

All Services or materials found to be New Hazardous Material or Services or material installed with “New Hazardous Material”-containing equipment will be immediately rejected and this Services will be removed at Designer/Builder’s expense at no additional cost to City.

Date: _____
Proper Name of Designer/Builder: _____
Signature: _____
Print Name: _____
Title: _____

END OF DOCUMENT

CONFLICT OF INTEREST CERTIFICATION

I, _____, _____
Name Name of Designer/Builder

am the authorized representative of _____ (“Designer/Builder”), which hereby certifies that no employee, officer, agent, consultant, or subcontractor of Designer/Builder has any financial interest or business relationship with City, City’s staff or any individual member of City Council; nor does Designer/Builder have any actual knowledge or reason to know that any such City Council member(s) or staff will obtain a financial interest or present or anticipated benefit from the agreement contemplated by this Project that would constitute a conflict of interest under California Public Contract Code section 10365.5; Government Code sections 1090 et seq. or 87100 et seq., pertaining to conflicts of interest in public contracting.

Date: _____
Proper Name of Designer/Builder: _____
Signature: _____
Print Name: _____
Title: _____

END OF DOCUMENT

IRAN CONTRACTING ACT CERTIFICATION (Public Contract Code § 2204)

Pursuant to Public Contract Code (PCC) section 2204, an Iran Contracting Act certification is required for solicitations of goods or services of one million dollars (\$1,000,000) or more.

Designer/Builder shall complete **ONLY ONE** of the following two paragraphs.

1. Designer/Builder’s Proposal is less than one million dollars (\$1,000,000).

OR

2. Designer/Builder’s Proposal is one million dollars (\$1,000,000) or more, but Designer/Builder is **not** on the current list of persons engaged in investment activities in Iran created by the California Department of General Services (“**DGS**”) pursuant to Public Contract Code § 2203(b), and Designer/Builder is not a financial institution extending twenty million dollars (\$20,000,000) or more in credit to another person, for 45 days or more, if that other person will use the credit to provide goods or services in the energy sector in Iran and is identified on the current list of persons engaged in investment activities in Iran created by DGS.

OR

3. Designer/Builder’s Proposal is one million dollars (\$1,000,000) or more, but City has given prior written permission to Designer/Builder to submit a proposal pursuant to PCC 2203(c) or (d). **A copy of the written permission from City is included with this Contract.**

I certify that I am duly authorized to legally bind Designer/Builder to this certification, that the contents of this certification are true, and that this certification is made under the laws of the State of California.

Date: _____
Proper Name of Designer/Builder: _____
Signature: _____
Print Name: _____
Title: _____

END OF DOCUMENT

PERFORMANCE BOND (100% of Contract Price)**(Note: Designer/Builder must use this form, NOT a surety company form.)****KNOW ALL PERSONS BY THESE PRESENTS:**

WHEREAS, the governing board (“**Council**”) of City of Coachella (“**City**”) and **Alliance Building Solutions, Inc.** (“**Principal**”) have entered into a contract for the furnishing of all materials and labor, services and transportation, necessary, convenient, and proper to perform the following project:

Multi-Site Energy Improvement Project
 (“**Project**” or “**Contract**”)

which Contract dated _____, 202_, and all of the Contract Documents attached to or forming a part of the Contract, are hereby referred to and made a part hereof, and

WHEREAS, said Principal is required under the terms of the Contract to furnish a bond for the faithful performance of the Contract;

NOW, THEREFORE, the Principal and _____ (“**Surety**”) are held and firmly bound unto the Council of City in the penal sum of _____ Dollars (\$ _____), lawful money of the United States, for the payment of which sum well and truly to be made we bind ourselves, our heirs, executors, administrators, successors, and assigns jointly and severally, firmly by these presents, to:

1. Perform all the work required to complete the Project with persons, firms, and or entities acceptable to City; and
2. Pay to City all damages City incurs as a result of the Principal’s failure to perform all the Services required to complete the Project.

The condition of the obligation is such that, if the above bounden Principal, his or its heirs, executors, administrators, successors, or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions, and agreements in the Contract and any alteration thereof made as therein provided, on his or its part to be kept and performed at the time and in the intent and meaning, including all contractual guarantees and warranties of materials and workmanship, and shall indemnify and save harmless City, its trustees, officers and agents, as therein stipulated, then this obligation shall become null and void, otherwise it shall be and remain in full force and virtue.

As a condition precedent to the satisfactory completion of the Contract, the above obligation shall hold good for a period equal to the warranty period of the Contract, during which time Surety’s obligation shall continue if Designer/Builder shall fail to make full, complete, and satisfactory repair, replace, and totally protect City from loss or damage resulting from or caused by defective materials or faulty workmanship. The obligations of Surety hereunder shall continue so long as any obligation of Designer/Builder remains. Nothing herein shall limit City’s rights or Designer/Builder’s or Surety’s obligations under the Contract, law or equity, including, but not limited to, California Code of Civil Procedure section 337.15.

The Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the Contract or to the work to be performed thereunder or the specifications accompanying the same shall in any way affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration, or addition to the terms of the Contract or to the work or to the specifications.

While Surety’s undertaking under this bond includes the obligation of the Principal to complete the work in accordance with the Contract, Surety does not guarantee or warrant that the system will produce any particular level of energy savings.

Any claims under this bond may be addressed to the Surety at the following address. This cannot be Designer/Builder's broker for this bond, but must be an employee of the Surety or the Surety's legal counsel:

Attention: _____

Telephone No.: (_____) _____ - _____

Fax No.: (_____) _____ - _____

E-mail Address: _____

IN WITNESS WHEREOF, two (2) identical counterparts of this instrument, each of which shall for all purposes be deemed an original thereof, have been duly executed by the Principal and Surety above named, on the ____day of _____, 202_).

(Affix Corporate Seal)

Principal

By

Surety

By

Name of California Agent of Surety

Address of California Agent of Surety

Telephone Number of California Agent of Surety

Designer/Builder must attach a Notarial Acknowledgment for all Surety's signatures and a Power of Attorney and Certificate of Authority for Surety. The California Department of Insurance must authorize the Surety to be an admitted surety insurer.

PAYMENT BOND**Contractor's Labor & Material Bond (100% of Contract Price)****(Note: Designer/Builder must use this form, NOT a surety company form.)****KNOW ALL PERSONS BY THESE PRESENTS:**

WHEREAS, the governing board (“**Council**”) of City of Coachella (“**City**”) and **Alliance Building Solutions, Inc.** (“**Principal**”) have entered into a contract for the furnishing of all materials and labor, services and transportation, necessary, convenient, and proper to

Multi-Site Energy Improvement Project
 (“**Project**” or “**Contract**”)

which Contract dated _____, 202_, and all of the Contract Documents attached to or forming a part of the Contract, are hereby referred to and made a part hereof, and

WHEREAS, pursuant to law and the Contract, the Principal is required, before entering upon the performance of the work, to file a good and sufficient bond with the body by which the Contract is awarded in an amount equal to 100 percent (100%) of the Contract price, to secure the claims to which reference is made in sections 3179 through 3214 and 3247 through 3252 of the Civil Code of California, and division 2, part 7, of the Labor Code of California.

NOW, THEREFORE, the Principal and _____, (“**Surety**”) are held and firmly bound unto all laborers, material men, and other persons referred to in said statutes in the sum of _____ Dollars (\$ _____), lawful money of the United States, being a sum not less than the total amount payable by the terms of Contract, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, or assigns, jointly and severally, by these presents.

The condition of this obligation is that if the Principal or any of his or its subcontractors, of the heirs, executors, administrators, successors, or assigns of any, all, or either of them shall fail to pay for any labor, materials, provisions, provender, or other supplies, used in, upon, for or about the performance of the work contracted to be done, or for any work or labor thereon of any kind, or for amounts due under the Unemployment Insurance Act with respect to such work or labor, that the Surety will pay the same in an amount not exceeding the amount herein above set forth, and also in case suit is brought upon this bond, will pay a reasonable attorney's fee to be awarded and fixed by the Court, and to be taxed as costs and to be included in the judgment therein rendered.

It is hereby expressly stipulated and agreed that this bond shall inure to the benefit of any and all persons, companies, and corporations entitled to file claims under sections 3179 through 3214 and 3247 through 3252 of the Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this bond.

Should the condition of this bond be fully performed, then this obligation shall become null and void; otherwise it shall be and remain in full force and affect.

And the Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of Contract or the specifications accompanying the same shall in any manner affect its obligations on this bond, and it does hereby waive notice of any such change, extension, alteration, or addition.

Any suit on this bond must be brought within the period of one (1) year after Completion, as defined in the Contract; provided, however, that if this suit limitation period is void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

IN WITNESS WHEREOF, two (2) identical counterparts of this instrument, each of which shall for all purposes be deemed an original thereof, have been duly executed by the Principal and Surety above named, on the ____ day of _____, 202_.

(Affix Corporate Seal)

Principal

By

Surety

By

Name of California Agent of Surety

Address of California Agent of Surety

Telephone Number of California Agent of Surety

Designer/Builder must attach a Notarial Acknowledgment for all Surety's signatures and a Power of Attorney and Certificate of Authority for Surety. The California Department of Insurance must authorize the Surety to be an admitted surety insurer.

DRAFT - SUBJECT TO REVISIONS



STAFF REPORT
7/26/2023

TO: Honorable Mayor and City Council Members

FROM: Maritza Martinez, Public Works Director

SUBJECT: Execution of the Eleventh Amended Memorandum of Understanding between the City of Coachella and Sports Leagues.

STAFF RECOMMENDATION:

Execution of the Eleventh Amended Memorandum of Understanding between the City of Coachella and Sports Leagues.

BACKGROUND:

Since 2007, the City has entered into a Memorandum of Understanding (MOU) with the local nonprofit sports leagues for use of park facilities. The MOU identifies the following per league use information pertaining to Bagdoura Park and Rancho Las Flores Park: league season (months of the year available), days of use during the identified league season and area of the park available to the league use during their identified season.

DISCUSSION/ANALYSIS:

Staff has discussed the following edits to the current Memorandum of Understanding (MOU) with the Sport Leagues:

- Section 2.2 and 2.3 MOU edits
 - o Adjusting both soccer league field access season from November 1 – July 31st to instead reflect use from January 10 – July 31st and September 18 – November 19; maintenance will occur in new proposed schedule between August 1st- September 17 and again November 20 – January 9th. In both scenarios a three month maintenance period is allotted to the City. This altered schedule accommodates Coast Soccer League tournament participation by both soccer leagues and adjusts winter rye overseeding application schedule to occur later in the year, as is the request is the request of the City maintenance staff.

These recommended edits have been discussed with both soccer sports leagues and both soccer sports leagues (CVSL and CYSA-S) have affirmed support of these recommended changes. This item was also presented to the Parks and Recreation Commission on July 18, 2023 and the Commission recommended approval of the Eleventh Amended MOU.

FISCAL IMPACT:

Recommended action will not have a fiscal impact.

Attachments:

MOU Eleventh Amendment (Proposed)

**ELEVENTH AMENDED AND RESTATED MEMORANDUM OF UNDERSTANDING BETWEEN
THE CITY OF COACHELLA AND THE SPORTS LEAGUES**

This Memorandum of Understanding (hereinafter “MOU”) is made on July 26, 2023, by and between the City of Coachella, a California municipal corporation organized and existing under the laws of the State of California (hereinafter, “City”), Coachella Youth Baseball & Softball Association (hereinafter “CYBSA”), Coachella Valley Soccer League (“CVSL”), Coachella Youth Sports Association – Soccer (hereafter “CYSA-S”) and Coachella Little Arabs Youth Football (hereinafter “CLAYF”), hereinafter also referred to individually as a “Party” or jointly as “Parties.”

RECITALS

WHEREAS, the City of Coachella is a California municipal corporation organized and existing under the laws of the State of California, which provides various park facilities to its community including: Bagdouma Park, and Rancho Las Flores Park (referred to hereinafter collectively as “Parks”);

WHEREAS, CYBSA is a youth sports league operating its baseball and softball sports leagues within the City of Coachella, specifically using Bagdouma Park during their sports season which runs from February 1 to May 31, of each year for their practices, games, tournaments, programs and related baseball activities;

WHEREAS, CVSL is a youth and adult soccer sports league operating its sports leagues within the City of Coachella, specifically using Rancho Las Flores Park, from November 1 to July 31, during part of their sports season for their practices, games, tournaments, programs and related soccer activities;

WHEREAS, CYSA-S is a youth and adult soccer sports league operating its sports leagues within the City of Coachella, specifically using Bagdouma Park, from November 1 to July 31, during part of their sports season for their practices, games, tournaments, programs and related soccer activities;

WHEREAS, CLAYF is a youth football and cheerleading sports league operating its sports league within the City of Coachella, specifically using Bagdouma Park during its sports season which runs from July 20 to November 30, of each year for its practices, games, tournaments, programs and related football activities;

WHEREAS, the past use of Parks by CYBSA, CVSL, CYSA-S, and CLAYF (collectively, "Sports Leagues") have had concerns regarding which sports league has access to certain areas of the Parks;

WHEREAS, the City is interested in resolving these use and access conflicts between the Sports Leagues by entering into this MOU with the Sports Leagues using City facilities to established a mutually agreeable schedule and understanding;

WHEREAS, since the Sports Leagues also charge fees for the public to join their respective sports leagues which use the Parks, the Sports Leagues have agreed to have and maintain their 501(c)(3) non-profit corporate status as of the date of this MOU and for the term of this MOU;

WHEREAS, the Sports Leagues have reached a mutual understanding that will grant the Sports Leagues access to certain mutually agreeable sections of Bagdouma Park, and/or Rancho Las Flores during their respective sports seasons under the terms of this MOU; and

WHEREAS, each Sports League must: 1) apply for a facility use permit for sports season use, 2) request an invoice from the City for the individual sport league's season use fees, 3) pay/commit to a payment plan for the corresponding use fees, 4) obtain an approved facility use permit prior to being permitted field use for the season, as is allowed for by the terms of this MOU; and

WHEREAS, the Sports Leagues must submit a separate facility use permit request and obtain an approved facility use permit for any and all uses not authorized by the terms of this MOU;

WHEREAS, by entering into this MOU the City, CYBSA, CVSL, CYSA-S, and CLAYF will strengthen their relationship to provide services to the public upon a mutual understanding.

NOW, THEREFORE, the City, CYBSA, CVSL, CYSA-S, and CLAYF mutually understand and agree as follows:

1. General. The foregoing recitals are true and correct and all exhibits referred to hereinafter are hereby incorporated into and made a part of this MOU.

2. Access to City Park Areas by Sports Leagues. The below sections describe park access areas per league. For permitted use of these areas each league must obtain an approved Facility Use Permit for sport season play annually. All non-sport season play must be permitted separately from season league play per a separate Facility Use Permit.

2.1. CYBSA shall have access to the areas of Bagdouma Park described as area A and B in Exhibit 1 attached hereto and incorporated herein by this reference, from February 1 to May 31, of each year. The permitted access shall be as reflected in the issued annual/monthly Facility Use Permit .

2.2. CVSL shall have access to the areas of Rancho Las Flores Park described as areas C1, C2 and C3 in Exhibit 2 as permitted by the issued annual/monthly Facility Use Permit. The available uses of these areas during season play are as follows:

1) September 18 to November 19 : Exhibit 2 areas C1, C2 and C3;

2) January 10 to May 31: Exhibit 2 areas C1, C2 and C3;

3) June 1 to July 31: Exhibit 2 area C1, C2 and C3;

4) August 1 – October 31; Bagdouma Field 4 only Mondays, Wednesdays and Sundays.

2.3. CYSAS shall have access to the areas of Bagdouma Park described as areas C and C3 in Exhibit 1 and as reflected in the issued annual/monthly Facility Use Permit. The available uses of these areas during season play are as follows:

1) September 18 to November 19 : Exhibit 1 areas C;

2) January 10 to May 31: Exhibit 1 areas C and C3;

3) June 1 to July 31: Exhibit 1 area C;

4) August 1 – October 31; Bagdouma Field 4 only Tuesdays, Thursdays and Saturdays.

2.4. CLAYF shall have access to the area of Bagdouma Park described as area C3 in Exhibit 1 attached hereto and incorporated herein by this reference, from July 20 to November 30, of each year. The permitted access shall be as reflected in the issued annual/monthly Facility Use Permit .

2.5. At all other times and dates not described in Subparagraphs 2.1, 2.2, 2.3, 2.4, and 2.5 above, the areas identified as in Exhibit 1 - 2 as "A", "B", "C", "C1", "C2" and "C3" (hereinafter "League Areas") shall be available and open to be used and accessed by other parties and the general public. Moreover, when the League Areas are not being used by the respective Sports Leagues during their sports season, other parties and the general public shall have use and access to the League Areas.

2.6. None of the use and access rights granted to the respective Sports Leagues in Subparagraphs 2.1, 2.2, 2.3, 2.4, and 2.5 shall abrogate and deny the City's ability to use and access the League Areas for any and all purposes, in the City's sole and absolute discretion, which may include but are not limited for maintenance purposes, for special events, to respond to emergencies, to make improvements to the League Areas, reseed the grass at least twice annually each year in the League Areas, and to carry out other municipal and local responsibilities and duties of the City. When the City exercises its absolute and sole use and access rights described herein, the City will use all reasonable efforts to provide advance notice of its use of the League Areas and to minimize the disturbance and inconvenience this may cause the Sports Leagues.

2.7. Non-Season Play. All non-season play must be permitted separately from season league play per a separate facility use permit. No Sport League can obtain facility use permits for non-season play if it will result in issuance of permitted facility use exceeding a nine month period. Sport League facility use cannot exceed nine months between January 1st and December 31st of each calendar year; total facility use is the combined sport season play and non-sport season play per calendar year. All non-season play requests will be evaluated individually and approved only if they can be accommodated without impacts to field conditions and existing season play field areas as identified in Section 2 of this MOU.

3. Access to the Snack Bar by Sports Leagues. For permitted use of the snack bars each league must obtain an approved facility use permit as allowed by Chapter 12.32 of the Municipal Code.

4. Non-Profit: 501(c)(3). To be eligible for use of and access to the League Areas, the Sports Leagues have agreed to have a 501(c)(3) status for their respective league organization, as named in the MOU and as currently identified by their respective 501(c)(3) number and Employment Identification Number, and to maintain that 501(c)(3) status active and current. Should the Sports League 501(c)(3) status not be in current standing (such as but not limited to: inactive, suspended or delinquent), the City will issue the Sports League a written Notice of Violation. The Sports League will have 180 days from the status to an active and current standing (as verifiable by public state and federal websites). Should the Sports Leagues not return its 501(c)(3) status to a current status by day 181 from the date of the Notice of Violation the Sports League's Facility Use Permit and facility access will be revoked until corrected.

5. General Liability Insurance and Business License. The sports league shall be required to submit a City of Coachella Business License and a proof of General Liability insurance prior to the start of the season, in the amount of \$1,000,000 reflecting the City of Coachella and its officials as additional insured with respect to the use of the City facilities (Bagdouma Park and/or Rancho Las Flores Park). Without receipt of this submittal a Facility Use Permit will not be issued, delaying facility access until provided.

6. Record Keeping.

6.1 The following documents must be provided to the City thirty (30) days prior to the commencement of the sports season in order to ensure no delays are experienced in permitting sport season play: copy of the league bylaws, submit form identifying its board members, file form identifying: when, where and how often the sport league holds its regular meetings, copy of the league's current 501c3 status and original issuance, current insurance documents providing the coverage referenced in Section 5. A facility use permit will not be issued without the above noted documents. If the documents are not provided to the City thirty (30) days prior to the commencement of the sports season the Sports League may experience up to a thirty (30) day delay in obtaining the required Facility Use Permit for facility access.

6.2 Forty-five (45) days after the start of the sports season each Sport League must provide the City the following information: number and names of all teams registered with the Sports League; name and city of residency and age of each registered player listed per team. If the documents are not provided to the City within the forty-five (45) days the Sport League may experience up to a thirty (30) day delay in obtaining the required Facility Use Permit for facility access.

6.3 Staff must be invited to any and all Sport League elections and be provided at least twelve (12) calendar days' notice of such an election via certified mail.

6.4 The Sports Leagues shall keep and maintain during the term of this MOU, in accordance with generally accepted accounting principles, complete books of accounts and accounting records (collectively, the "Books and Records") of all league enrollment fees, purchases and receipts of merchandise, food, beverage, inventories and all sales and other transactions from which the Sports Leagues' receipts and charges are or can be determined.

6.5 The Sports Leagues shall record all transactions, at the time each transaction is made, whether for cash or credit.

6.6 The Sports Leagues shall retain the Books and Records during the term of this MOU and for a period of at least four (4) years after the end of each calendar year thereof.

6.7 The Sports League shall present an annual End of the Year Report to the Parks and Recreation Commission.

7. User Fees. The Sports Leagues must pay the approved user fees for their use of City facilities. All uses must be permitted and codified per an issued Facility Use Permit.

7.1 All Facility Use Permits will reflect the total sports season use costs. Each Sports League will have the option to 1) pay all fees prior to the start of its sports season 2) pay fees on a month to month basis or 3) establish up to three payment installments in order to pay the complete amount owed for use of the City facilities during its sports season (the last installment payment cannot be scheduled later than thirty-one (31) days before the end of the sports season).

Should the Sports League lapse in any one of its arranged payment installments a Notice of Correction will be issued and the Sports League will be provided fourteen (14) days to pay the agreed payment otherwise the Sports League's Facility Use Permit will be revoked until the full payment due is made.

8. Financial Audit. The Books and Records shall, upon five (5) business days' prior written notice to the Sports Leagues, be open for inspection by City, its auditors or other authorized representatives.

8.1 The Sports Leagues shall be audited by a third party financial firm selected and paid for by the City of Coachella bi-annually. Prior to the audit the Sports League will provide written notification of all documents requested to complete the financial audit; the Sports League will be provided 30 days to produce requested documents. Should the documents requested not be produced within the 30 days provided facility access will be revoked until corrected. The final audit documents will be posted on the City website.

8.2 All members of Sport League boards must attend the annual 501c3 training provided by the City.

8.3 All Sport Leagues must obtain a Financial Audit score of C or higher and each Sport League’s Financial Audit score much improve each year.

9. Code of Conduct. The City of Coachella Municipal Code Chapter 12.32 establishes *Park Use Regulations*. Sports League representative must at all times ensure their actions do not conflict with the Activities and Conduct Prohibited in City Parks. Violations will result in restricting the violator from accessing the park. If violations are recurring the restriction period can extend to the entire Sports League Season. Extended restriction periods will result in a written Notice of Violation to be issued by the City of Coachella Public Works Director.

10. Term. This MOU shall be effective as of August 1, 2023, and shall continue in effect until June 30, 2025, unless earlier terminated as provided herein. This MOU shall be automatically renewed from year to year on July 1st, unless either Party gives notice to the other Parties, on or before May 1 of each year, of its intent not to renew this MOU.

11. Termination of Agreement.

11.1 Grounds for Termination. City may, by written notice to Sports Leagues, terminate this Agreement at any time for violations of the City’s Municipal Code Chapter 12 Park Use Regulations and may terminate this Agreement without cause by giving written notice to Sports Leagues of such termination, and specifying the effective date thereof, at least thirty (30) days before the effective date of such termination.

12. Notice. Notices under this MOU shall be given in writing, by personal delivery, or first class mail, addressed to:

For CYBSA:
President, Coachella Youth
Baseball & Softball Association
P.O. Box 1296
Coachella, CA 92236

For CYSA-S:
President, Coachella Youth
Sports Association - Soccer
P.O. Box 1323
Coachella, CA 92236

For CLAYF
President, Coachella Little
Arabs Youth Football

P.O. Box 1109
Coachella, CA 92236

For City of Coachella:
City Manager
53-990 Enterprise Way
Coachella, CA 92236

For CVSL:
President
51544 Cesar Chavez St. Suite 1H
Coachella, CA 92236

13. Amendments. To the extent that either of the Parties believes that the MOU should be amended, the Parties agree to negotiate on such amendments in good faith in order to further the objectives of this MOU.

14. Complete and Final Agreement. This MOU contains the entire understanding of the Parties hereto with respect to the subject matter contained herein, and represents the complete and final expression of the Parties and supersedes any prior written or oral discussion, negotiation, understandings or agreements between the Parties.

15. Successors and Assigns; Transfer or Sale. No interest in this MOU shall be sold, assigned, pledged or alienated in any manner without the written consent of the other Parties. This MOU shall be binding on and shall inure to the benefit of the Parties hereto and their respective successor and permitted assigns. Permitted and access to the aforementioned City facilities (Park and Snack Bar Use) is provided to the Sports Leagues by the City and cannot be transferred/given by the Sports Leagues to any other entity.

16. No Third Party Beneficiaries. This MOU is not intended to, and shall not be construed to, create any right on the part of a third party to bring an action to enforce any of its terms and understandings.

17. Counterparts. This MOU may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together constitute one and the same document.

18. New Party Requirements. No Sport League can be eligible to be added as a party to the Agreement unless: 1) less than two organizations are providing one of three youth sports (soccer, baseball/softball, football); 2) Sport League applicant must have at

least three consecutive years in operation 3) Sport League applicant can provide the following documents for three consecutive years: active and current 501c3 status, 1023 documents, Registered with Franchise State Tax Board documents, Registered as a State Charity, financial documents including general ledger of all transactions for the same three years, applicant can provide all Financial Audit documents and obtain a score of C or better by the City assigned third party auditor.

WHEREFORE, IN WITNESS THEREOF, the City, CYBSA, CVSL, CYSA-S, CVRYFA, and CLAYF hereby execute and enter into this Memorandum of Understanding with the intent to be bound thereby through their authorized representatives whose signatures are affixed below.

CITY OF COACHELLA:

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

COACHELLA YOUTH BASEBALL AND SOFTBALL ASSOCIATION

By: _____
Juan Rodriguez, President

ATTEST:

By: _____
Angela M. Zepeda, City Clerk

COACHELLA VALLEY SOCCER LEAGUE

By: _____
Manuel Montaña, President

Approved as to form:

By: _____
Carlos Campos, City Attorney

COACHELLA YOUTH SPORTS ASSOCIATION SOCCER

By: _____
Alma Aceves, President

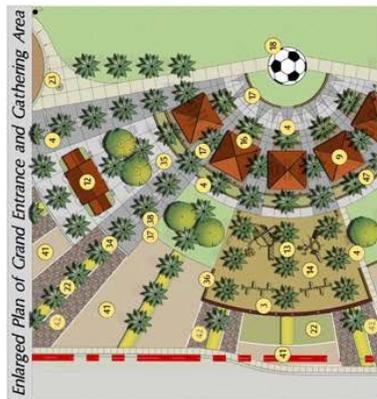
COACHELLA LITTLE ARABS YOUTH FOOTBALL

By: _____
Mario Gallo, President

EXHIBIT 1 – BAGDOUMA PARK



EXHIBIT 2 – RANCHO LAS FLORES PARK



- LEGEND**
- Project Boundary
 - - - Phase Line
 - 1 Parking Lot (418 Spaces + 70 ADA Spaces)
 - 2 10' Wide Concrete Walks
 - 3 Park Entry Monument Sign / Wall
 - 4 Seat Wall with Stone Veneer
 - 5 Soccer Field (185' x 300')
 - 6 Soccer Field (195' x 330')
 - 7 Football Field Overlay with Removable Goal Posts
 - 8 Basketball Court
 - 9 Picnic Area Shade Structures
 - 10 Bleachers with Shade Structure
 - 11 Amphitheater with Center Stage and Turf Slope
 - 12 Prefabricated Rest Room / Concession / Storage Building
 - 13 Shaded Tot Lot with 2.5 Area and 5-17 Area
 - 14 Wood Fiber Play Surfacing
 - 15 Exercise Stations
 - 16 Interlocking Concrete Pavers
 - 17 Textured Concrete Paving
 - 18 Soccer Ball Decorative Paving
 - 19 Baseball Decorative Paving
 - 20 Underground Storm Water Detention
 - 21 Native & Low Water Use Trees and Groundcovers
 - 22 Native & Low Water Use Shrubs and Groundcovers
 - 23 Flagpole
 - 24 Baseball Field with 200' Foul Lines
 - 25 Digout with Shade Structure
 - 26 Score Keeper's Table with Shade Structure
 - 27 Volleyball Court (Sand)
 - 28 Community Building (7,000 ft²)
 - 29 Splash Pad Play Area
 - 30 Sports Field Mixer
 - 31 Sports Field Light
 - 32 Parking Lot Light
 - 33 Pedestrian Light
 - 34 Bicycle Rack
 - 35 Precast Concrete Picnic Table
 - 36 Precast Concrete Bench
 - 37 Precast Concrete Trash Receptacle
 - 38 Precast Concrete Recycling Receptacle
 - 39 Precast Concrete Soccer Ball Field Number
 - 40 Precast Concrete Baseball Field Number
 - 41 Decomposed Granite
 - 42 Rock Cobble
 - 43 Composting Station (Optional)
 - 44 Masonry Trash Enclosure
 - 45 5' Decomposed Granite Path Adjacent to 5' Wide Concrete Path with Mile Markers
 - 46 Concrete Bleachers
 - 47 BBQ
 - 48 Permeable Interlocking Concrete Pavers

City of Coachella
Master Plan
 Rancho Las Flores Park
 August 9, 2011





STAFF REPORT
7/26/2023

TO: Honorable Mayor and City Council Members

FROM: Celina Jimenez, Economic Development Director

SUBJECT: Adopt Resolution No. 2023-55 Authorizing the City Manager to Apply for, Accept and Execute All Related Documents for Grant Funds in an Amount of Twenty-Nine Million Five Hundred Thousand (\$29,500,000) Dollars from the State’s Transformative Climate Communities (TCC) program, administered by the Strategic Growth Council (SGC) and the Department of Conservation, for projects within the Coachella Prospera proposed project area Authorizing the Execution of a Public Safety CFD Deferral Agreement, Partnership Agreement and All Other Required Documents

STAFF RECOMMENDATION:

Staff recommends that the City Council consider adopting Resolution No. 2022-65 authorizing the City Manager or his designee to apply for, accept and execute all related documents for grant funds in an amount of twenty-nine million five hundred thousand (\$29,500,000) dollars from the State’s Transformative Climate Communities (TCC) program, administered by the Strategic Growth Council (SGC) and the Department of Conservation, for projects within the Coachella Prospera proposed project area.

BACKGROUND:

On March 8, 2023 (updated July 12, 2023), the TCC Program issued a Notice of Funding Availability (NOFA) for Round 5 of the TCC Implementation Grant (see Attachment 2). The Implementation Grant, which is awarded to three separate entities over the course of a grant cycle, provides \$29.5 million to each awardee to fund neighborhood-level proposals with multiple, integrated projects that empower communities, reduce GHG emissions and achieve other community benefits. The TCC Implementation funding prioritizes California’s most “disadvantaged communities”, which are neighborhoods ranked in the top 10 percent (10%) of CalEnviroScreen.

The City of Coachella, in close partnership with community-based organizations and stakeholders, is proposing to submit the “Coachella Prospera” proposal and application to advance the vision and recommendations outlined in the community plan. The Coachella Prospera initiative proposed multiple projects to be implemented in a five-square mile area in the selected areas of the City (please refer to Project Area Map in Attachment 3), and each project and plan was led by a

partnering organization in support of a shared vision of climate resiliency memorialized in the Partnership Agreement (Attachment 4). In addition, the affordable housing developer has requested to enter into CFD Conditional Loan Commitment (Attachment 5) in order to prepay the Special Assessments for the Property where the affordable housing will be built (on Sixth Street between Date Avenue and Tripoli Avenue).



Project Partners

The project partners include:

1. City of Coachella (Lead Agency)
2. Chelsea Investment Corporation;
3. Pacific Southwest Community Development Corporation
4. GRID Alternatives Inland Empire;
5. Southern California Mountains Foundation (Urban Youth Conservation Corps);
6. Bound Corporation;
7. Center for Employment Training;
8. The LEAP Institute;
9. Alianza Coachella Valley;
10. Desert Recreation District;
11. Kounkuey Design Initiative, and the
12. University of California Regents (UC Riverside).

Projects and Transformative Plans

Equitable Housing

Chelsea Investment Corporation + Pacific Southwest Community Development Corp. + The LEAP Institute

- Building mixed-use, affordable housing project with 53 apartments for Seniors
- Building commercial store fronts on lower level (5,158 sq. ft.)
- Building a community center (1,290 sq. ft.)
- New Zero-Emission Vehicle Rideshare w/The LEAP Institute

Transit and Rail Access

City of Coachella + Bound Corporation

- Enhancing Transit Hub with Prefabricated Restrooms (City)
- 75 eBikes
- 75 eScooters
- Reduced Fare Vouchers for eBikes and eScooters within Project Area

Car Sharing and Mobility Enhancement

LEAP Institute/Green Raiteros

- Rideshare Program with 15 Teslas

Solar Installation and Energy Efficiency

GRID Alternatives Inland Empire

- Rooftop solar for new multi-family site
- Rooftop solar for 155 existing single-family housing in Project Area

Health and Well-Being

Desert Recreation District + City of Coachella

- Wellness Hub Program at Bagdouma Park Community Center
- Playground Equipment at Tot Lot on Avenue 53/Calle Empalme
- Outdoor Fitness Court at Bagdouma Park
- Dateland Park Rehabilitation of Skate Area Elements
- Capital Improvements to Community Center at Bagdouma Park
- Pre-Fab Bathrooms at Sierra Vista Park

Urban Greening and Green Infrastructure

City of Coachella

- Tree planting in project area (approx. 300 trees)
- Tree planting in new affordable housing area
- Tree planting at Park Site on Shady Lane and Ninth Street (70)
- Tree planting at Transit Hub (6)
- Tree planting at Fifth Street Paseo from Transit Hub (27)
- Tree planting at Bicycle Path between Ave 52 and Ave 53 (56)
- Tree planting at New Senior Housing Site (40)
- Tree planting at Sixth Street from Date Avenue to Palm Avenue (15)
- Tree planting at Grapefruit Blvd. from 9th Street to Avenue 52 (72) west side only
- Tree planting at Avenue 53 Tot Lot (6)
- Tree planting at Sierra Vista Park (8)

Active Transportation

City of Coachella

- Missing link sidewalk on Grapefruit Blvd. between 9th Street and Avenue 52
- Wayfinding signage
- Bicycle repair kiosks

Climate Resilience/Adaptation Plan

City of Coachella

- Top climate change risks: extreme heat, poor air quality, flooding from heavier precipitation, longer droughts

Displacement Avoidance PlanKounkuey Design Initiatives

- Production of affordable housing
- Preservation of affordable housing
- Neighborhood stabilization and wealth building
- Protections for small businesses

Workforce Development PlanCenter for Employment Training (Lead) + Urban Youth Conservation Corps + GRIDAlternatives

- Green jobs/career training
- Youth training, ages 18-26
- Apprenticeship opportunities will be offered at CVUSD High Schools + College of the Desert

Indicator Tracking + Data Collection Plan: UC Riverside will serve as the Evaluation Partner

Community Engagement Plan: Alianza Coachella Valley

DISCUSSION/ANALYSIS:

The Coachella Prospera Initiative aims for transformational change in the Project Area, which includes building the organizational capacity of critical community leaders and organizations to ensure this work sustains well after the TCC grant period ends. In many projects, the Coachella Prospera Initiative will fund staff and administrative support to project partners, and fund critical programming that improves the quality of life in the Project Area.

ALTERNATIVES:

1. Adopt Resolution No. 2023-55 Authorizing the City Manager to Apply for, Accept and Execute All Related Documents for Grant Funds in an Amount of Twenty-Nine Million Five Hundred Thousand (\$29,500,000) Dollars from the State's Transformative Climate Communities (TCC) program, administered by the Strategic Growth Council (SGC) and the Department of Conservation, for projects within the Coachella Prospera proposed project area Authorizing the Execution of a Public Safety CFD Deferral Agreement, Partnership Agreement and All Other Required Documents
2. Not Adopt Resolution No. 2023-55

FISCAL IMPACT:

The SGC Grant funds will be deposited in the California Department of Conservation Fund (2139), CAO Administration (02111), Project (TBD), State Grant Miscellaneous (46229). This same fund will be used to issue advance payments. Advance payments can be up to 25 percent of the total grant award, which can be provided in one payment or spread across a series of smaller installments and is to be determined in the Grant Agreement. The Strategic Growth Council will be invoiced every two months, which would allow for a regular replenishing of any advanced payments.

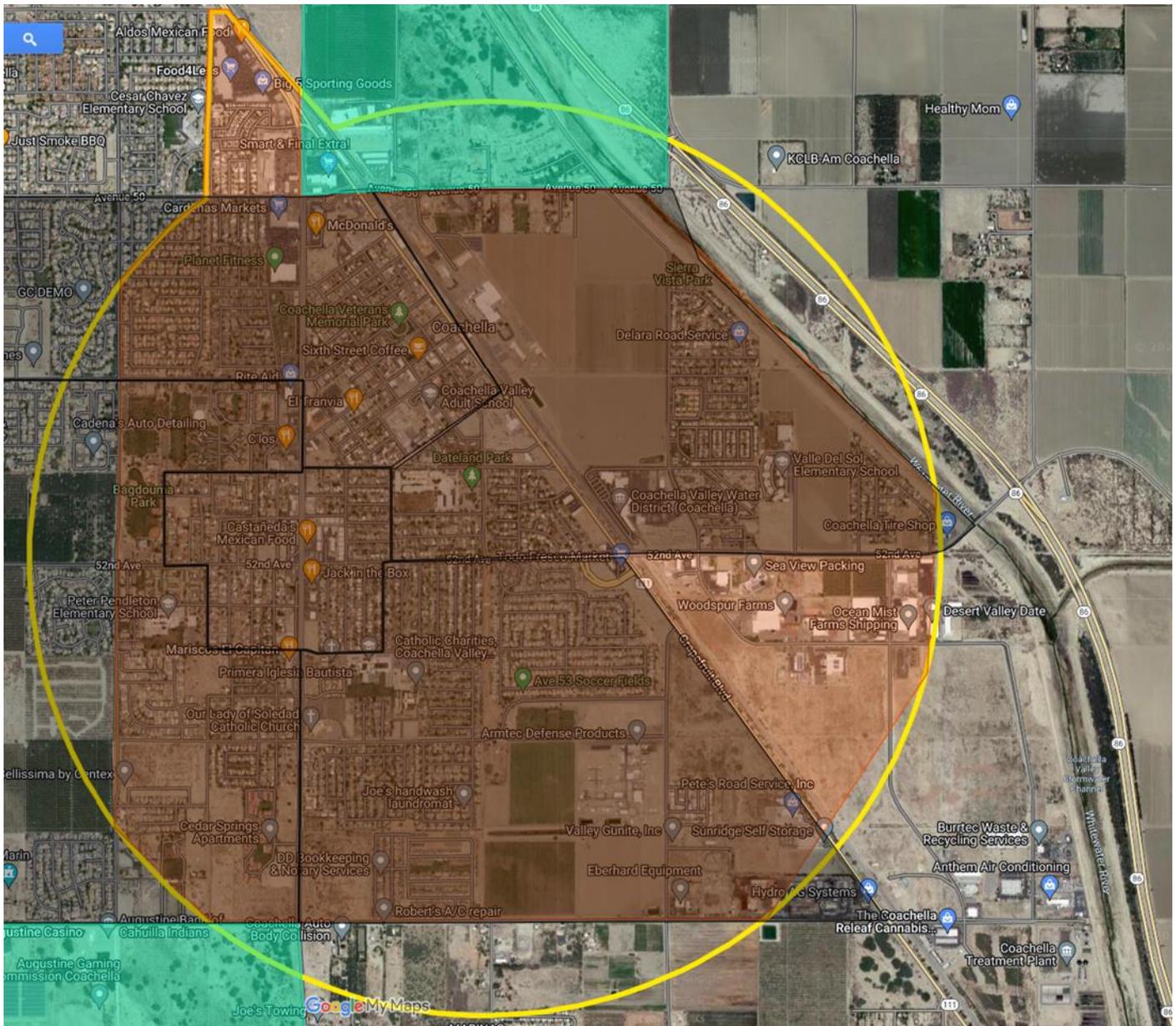
The detailed distribution of the \$29.5M grant award is summarized in Attachment 4. In general, action on this item will have a positive fiscal impact to the General Fund due to the added capacity to City staff and Coachella residents through the projects that it sponsors.

ATTACHMENTS:

1. Resolution No. 2023-55
2. TCC Round 5 NOFA
3. Project Area Map
4. Partnership Agreement
5. CFD Deferral Conditional Loan Commitment



CITY OF COACHELLA Coachella Prospera Project Area Map





NOTICE OF FUNDING AVAILABILITY

Transformative Climate Communities Program

FY 2022-2023 FUNDING ROUND

DATE: March 8, 2023 (Updated July 12, 2023)

TO: **All Potential Applicants**

FROM: TCC Program Staff, Strategic Growth Council

SUBJECT: **NOTICE OF FUNDING AVAILABILITY – A TOTAL OF APPROXIMATELY \$88.5 MILLION FOR THREE IMPLEMENTATION GRANT AWARDS, A TOTAL OF APPROXIMATELY \$9.8 MILLION FOR MULTIPLE PROJECT DEVELOPMENT GRANTS, AND A TOTAL OF APPROXIMATELY \$900 THOUSAND FOR THREE PLANNING GRANT AWARDS FOR ROUND 5 OF THE TRANSFORMATIVE CLIMATE COMMUNITIES PROGRAM**

The California Strategic Growth Council (SGC) along with its partner agency, the Department of Conservation (DOC), is pleased to announce the availability of funding for Round 5 of the Transformative Climate Communities (TCC) Program through this Notice of Funding Availability (NOFA). SGC anticipates that approximately \$88.5 million in Implementation Grant funding, approximately \$9.8 million in Project Development Grant funding, and approximately \$900 thousand in Planning Grant funding will be available for competitive awards in Round 5. The TCC Program furthers the purposes of [AB 32](#) (Nunez, Chapter 488, Statutes of 2006) and [AB 2722](#) (Burke, Chapter 371, Statutes of 2016) by funding projects that reduce greenhouse gas (GHG) emissions through the development and implementation of neighborhood-level transformative climate community plans that include multiple coordinated GHG emissions reduction projects that provide local economic, environmental, and health benefits to disadvantaged communities. Funding for the TCC Program is provided by the General Fund's Climate Budget.

Funds available include a total of approximately \$88.5 million for three Implementation Grant awards of \$29.5 million each, a total of \$9.8 million for multiple Project Development Grant awards of up to \$5 million each, and a total of \$900 thousand for three Planning Grant awards of \$300,000 each for Round 5 of the TCC Program.

To be considered for TCC Implementation Grant, Project Development Grant, and Planning Grant awards, applicants must fill out the **Application Initiation Form** and indicate their interest in applying for a specific Grant Type by the relevant deadline for the Grant Type. The earliest deadline for the Application Initiation Form is **Friday, March 31, 2023**, for Implementation Grants. Please see Section 4. Technical Assistance, below for Form deadlines and further information. Application Technical Assistance is required for all Implementation Grants and available to tribal communities and Disadvantaged Unincorporated Communities (DUCs) for Project Development and Planning Grants.

Implementation Grant Pre-Proposals must be submitted no later than 5:00 p.m. PDT on Monday, May 1, 2023.

Final Planning, Project Development, and Implementation Grant Applications must be submitted no later than 5:00 p.m. PDT on Tuesday, August 1, 2023, according to the terms of this NOFA.

SECTION 1. PROGRAM SUMMARY

The TCC Program is administered by SGC and implemented by DOC, along with other partnering State agencies. SGC staff and partnering State agencies have worked collaboratively to develop and administer

the TCC Program, including developing program guidelines and application materials, preparing agreements and program templates, and coordinating technical assistance for potential applicants.

Implementation Grants are intended to fund holistic neighborhood-level projects that have multiple Strategies and Projects that align with their vision and meaningfully address important community needs within the Project Area. Applicants must develop a Vision Statement for their proposal that aligns with TCC Program Objectives. The Round 5 funds will be allocated competitively among eligible disadvantaged community areas, according to the criteria outlined in Section 6.4, “Project Area Eligibility,” of the [TCC Guidelines](#) and the [TCC Mapping Tool for Eligible Project Areas and Planning Areas](#). The grant term will be approximately five years, with an additional year for evaluation and reporting.

Project Development Grants are intended to bridge support for communities who do not have shovel-ready projects and help increase their potential to successfully apply for and to implement future TCC Implementation Grant awards or other funding opportunities. Project Development activities should focus on pre-development, basic infrastructure, and capacity building activities and further the development of an area to be eligible to apply for a future TCC Implementation Grant. The grant term will be approximately two years.

Planning Grants are intended to help communities increase their potential to successfully apply for and to implement future TCC Implementation Grant or Project Development Grant awards or other funding opportunities. Planning activities should focus on responding to planning issues or priorities that directly benefit vulnerable communities and that are defined either within an existing regional or local plan, or further the development of an area to be eligible to apply for a future TCC Project Development or Implementation Grant. The grant term will be approximately two years.

SECTION 2. ELIGIBLE APPLICANTS

Eligible applicants for Planning Grants, Project Development Grants, and Implementation Grants may include but are not limited to:

- Community-based organizations
- Local governments
- Nonprofit organizations
- Philanthropic organizations and foundations
- Faith-based organizations
- Coalitions or associations of nonprofit organizations
- Community development finance institutions
- Community development corporations
- Joint powers authorities
- Councils of government
- California Native American Tribes

Implementation Grants

For Implementation Grants, eligible applicants must form a Collaborative Stakeholder Structure to develop and submit one application based upon a shared vision. The Collaborative Stakeholder Structure shall be charged with overseeing implementation of the TCC Proposal, including each of the requirements outlined in Section 8.5, “Transformative Elements”, of the [TCC Guidelines](#), and led by one Lead Applicant. The Collaborative Stakeholder Structure must include at least one of the required Project Leads for each of the proposed Projects and Transformative Plans included in the TCC Proposal. The acceptable Project Leads are listed in Appendix B, “TCC Funded Projects by Strategy” and Appendix C, “Transformative Elements,” of the [TCC Guidelines](#). Note that applicants who apply for an Implementation

Grant may be considered for the Project Development Grant if TCC staff determines that their application is not competitive as an Implementation Grant proposal.

Project Development Grants

For Project Development Grants, eligible applicants must form a Collaborative Stakeholder Structure to develop and submit one application based upon a shared vision. The Collaborative Stakeholder Structure shall be charged with overseeing implementation of the TCC Proposal. Priority in scoring will be given to applicants that are able to demonstrate strong and diverse partnerships, including with community-based organizations and other stakeholder groups. Disadvantaged Unincorporated Communities (DUCs), tribal Communities, Planning Grant Grantees, and Previous Implementation Grant Applicants will be prioritized for Project Development Grants, with DUCs given the most priority.

Planning Grants

There must be a minimum of one (1) Co-Applicant in addition to the Lead Applicant. More than one (1) Co-Applicant is strongly encouraged. Priority in scoring will be given to applicants that are able to demonstrate strong and diverse partnerships, including with community-based organizations and other stakeholder groups.

SECTION 3. APPLICATION PROCESS

All Implementation, Project Development, and Planning Grant Applicants must submit application materials using the designated online submission folder. Final Applications must be submitted by **5:00 pm PDT on August 1, 2023**. No late applications or application revisions will be accepted after the application submittal deadline. No hard copies, facsimiles, electronic transmissions via email, hand-delivered copies, or any other method of submitting complete applications will be accepted. Application resources are available on SGC's website including how to access and apply via the designated online submission folder. including how to access and apply via the designated online submission folder.

All applications will be reviewed by TCC Program Staff to ensure that all required documentation is submitted and that the application is complete. Applicants that may be missing application information will be notified by TCC Program Staff. If applicants are contacted because of missing information, the application will be deemed incomplete if the applicant does not provide the missing information within two (2) business days.

Applications must meet all eligibility requirements upon submission. Applications having material inconsistencies will not be rated and ranked. Modification of the application by the applicant after submission is prohibited.

All applications will be reviewed and evaluated by SGC and DOC staff, along with an interagency review panel of partnering State agencies, according to the requirements stated in Section 9.3, "Application Components," of the [TCC Guidelines](#). Eligible applications will be scored based on the threshold and scoring criteria in their respective sections:

- Implementation Grants: Section 9.6, "Program Thresholds and Scoring Criteria: Implementation Grants"
- Project Development Grants: Section 9.5, "Program Thresholds and Scoring Criteria: Project Development Grants"
- Planning Grants: Section 9.4, "Program Thresholds and Scoring Criteria: Planning Grants"

It is the applicant's responsibility to ensure that the application is clear, complete, and accurate. After the application deadline, staff from SGC, DOC, or other partnering state agencies may request clarifying information or inquire as to where the application-specific information is located provided that such information does not affect the competitive rating of the application. No information, whether written or oral,

will be solicited or accepted if this information would result in a competitive advantage to an applicant or a competitive disadvantage to other applicants.

Based on the interagency review of the applications, TCC Program Staff will finalize and prepare award recommendations to present to the SGC Council Members for consideration of final approval. The SGC staff will contact applicants recommended for funding. Staff recommendations will be posted for public review ten (10) days prior to the SGC public meeting. The anticipated date of announcement for the selection of Grant recommendations is December 2023. The ultimate awarding of TCC Program funds is subject to the approval of the Council. The Council decision is final.

Implementation Grants

Implementation Grant Pre-Proposal Applications must be submitted by **5:00 p.m. PDT on May 1, 2023**. Applications will be evaluated based on the Program Threshold criteria in Section 9.6, "Program Thresholds and Scoring Criteria: Implementation Grants." TCC Program Staff and the Technical Assistance Providers will provide feedback to applicants on whether they meet threshold requirements to help inform applicants' decisions to move forward to the final application stage.

Implementation Grant Final Applications must be submitted by **5:00 p.m. PDT on August 1, 2023**. Eligible Implementation Grant applications will be scored based on the threshold and scoring criteria in Section 9.6, "Program Thresholds and Scoring Criteria: Implementation Grants." Following the initial application review, members of the review panel will conduct site visits with applicants selected as finalists.

SECTION 4. TECHNICAL ASSISTANCE

Application Initiation Form

To be considered for TCC Implementation, Project Development, and Planning Grant awards, applicants must fill out the [Application Initiation Form](#) and indicate their interest in applying for a specific Grant Type by the relevant deadline:

- **March 31, 2023:** Implementation Grant Applicants. This is also the priority deadline for tribal and DUC applicants for Technical Assistance (TA) for all grant types.
- **July 3, 2023:** Project Development Grant and Planning Grant Applicants. Tribal Communities and DUCs applying for a Project Development Grant or Planning Grant will continue to be connected to TA. We encourage tribal and DUC applicants to submit the form as soon as possible to begin receiving TA earlier in the application process; however, these applicants are eligible for extensions for this form.

This form is required for all applicants. All applicants who submit the form by the appropriate deadline are eligible to apply and should proceed with the application process without waiting for additional communication from SGC. Filling out an Application Initiation Form does not represent a commitment to apply on the part of the Applicant.

Implementation Grants

All applicants to the TCC Implementation Grants are required to work with no-cost technical assistance, provided by SGC. This technical assistance is provided to support TCC applicants in the development of their project scope, calculation of greenhouse gas emissions, and developing a complete application.

The technical assistance provider will work with each TCC Implementation Grant applicant to create a work plan for the development of their TCC application. The technical assistance provider will be able to provide supportive services, including but not limited to:

- Review of application responses
- Application coordination
- Financial analysis and budget development
- Support for project integration
- Assessment of project readiness

All TCC Implementation Grant applicants will have greenhouse gas calculation services provided by the technical assistance provider. Applicants will be asked to submit data to the technical assistance provider to provide a comprehensive calculation of reductions. Leading up to this calculation, the technical assistance provider will work with applicants to understand the relative greenhouse gas reduction potential of projects and offer suggestions for increasing project reductions.

Implementation Grant Applicants must complete the Application Initiation Form by **March 31, 2023**, to be guaranteed eligibility to apply for an Implementation Grant. Implementation Grant Applicants who submit the form after that date will only be considered if there is sufficient capacity of the Technical Assistance providers to provide the required Application Technical Assistance. Among forms submitted after March 31, applicants from tribal and Disadvantaged Unincorporated Communities will be prioritized to receive Application Technical Assistance.

An application workshop webinar series providing an overview of the available grants including program requirements, program framework, the application process, and grant administration will take place in March on the following dates:

- *March 22, 10:00 - 11:30 a.m.* | **All audiences** ([register here](#))
- *March 23, 10:30 a.m. - 12:00 p.m.* | **Tribal Communities** (attendance limited to Tribes and Tribal-serving organizations - [register here](#))
- *March 23, 1:00 - 2:30 p.m.* | **Rural Communities and Disadvantaged Unincorporated Communities** ([register here](#))

Project Development Grants and Planning Grants

Project Development Grant and Planning Grant Applicants must complete the Application Initiation Form by July 3 to be eligible to apply. TA is available for Project Development and Planning Grant applicants from Disadvantaged Unincorporated Communities and tribal communities. The TCC Program will provide this technical assistance at no cost. Project Development and Planning Grant applicants from Disadvantaged Unincorporated Communities and tribal communities that would like to request technical assistance must complete the Application Initiation Form by **July 3, 2023**. Applicants from these communities will be granted extensions to the July 3 form deadline upon request. Applicants who require extensions should email tcc@sgc.ca.gov. The form will be available on the TCC [Current Application Materials](#) page.

Applicants that are from tribal or Disadvantaged Unincorporated Communities and are applying for a Project Development Grant or Planning Grant are encouraged to submit the form as far in advance of this date as possible so they can work with the Technical Assistance providers during the application period, if desired. The amount of Technical Assistance offered will be dependent on when the Application Initiation Form is submitted.

An application workshop webinar series providing an overview of the Grants including program requirements, program framework, the application process, and grant administration will take place on March 22 and 23. The information and links are the same as the above for Implementation Grant Applications.

All Grant Types

After receiving the Application Initiation Form responses, TCC Program staff will provide applicants with instructions on where to upload the completed application materials. TCC Program staff will also connect all Implementation Grant Applicants and all tribal and DUC Applicants to the SGC-selected technical assistance provider to assist with the completion of application materials.

Information about the TCC Program, including the Program Guidelines, application technical assistance, and other resources can be found at the SGC website: <http://sgc.ca.gov/programs/tcc/resources/>. Questions may be directed to the TCC Program by email at tcc@sgc.ca.gov.

SECTION 5. SCORING

Applications will be evaluated according to the process and scoring criteria set forth in Section 9, "Application," of the [TCC Guidelines](#). The top scoring applicants will be recommended to the California Strategic Growth Council to receive TCC Implementation, Project Development, and Planning Grants.

SECTION 6. APPEALS

Basis of Appeals

1. Upon receipt of a notice that an application has been determined to be ineligible, fail threshold review, or not awarded based on final scores, Implementation Grant Applicants under this NOFA may appeal such decision(s) to SGC pursuant to this section.
2. No Applicant shall have the right to appeal a decision of SGC relating to another Applicant's eligibility, point score, award, denial of award, or any other matter related thereto.
3. The appeal process provided herein applies solely to the decision of SGC made in this program NOFA and does not apply to any decisions made with respect to any previously issued NOFAs or decisions to be made pursuant to future program NOFAs.

Appeal Process and Deadlines

1. Process: To file an appeal, Implementation Grant Applicants must submit to SGC, by the deadline set forth below (see 2. Filing Deadline), a written appeal, which states all relevant facts, arguments, and evidence upon which the appeal is based. Furthermore, the Applicant must provide a detailed reference to the area or areas of the application that provide clarification and substantiation for the basis of the appeal. No new or additional information will be considered if this information would result in a competitive advantage to an Applicant. Once the written appeal is submitted to SGC, no information of materials will be accepted or considered thereafter. Appeals submitted to SGC at tcc@sgc.ca.gov according to the deadline set forth in SGC review letters.
2. Filing deadline: Appeals must be received by SGC no later than five business days from the date of SGC's threshold review or score letters, representing SGC's decision made in response to the application.

Appeal Decision

Any request to appeal to SGC's decision regarding an Implementation Grant application shall be reviewed for compliance with the [TCC Guidelines](#) and this NOFA. All decisions rendered shall be final, binding, and conclusive, and shall constitute the final action of SGC.

SECTION 7. OTHER TERMS AND CONDITIONS

State Prevailing Wages

Program funds awarded under this NOFA are subject to State prevailing wage law, as set forth in Labor Code Section 1720 et seq., and require the payment of prevailing wages unless the project meets one of

the exceptions of Labor Code 1720 (c) as determined by the Department of Industrial Relations. Applicants are urged to seek professional advice as to how to comply with State prevailing wage law.

Disclosure Application of Information

Information provided in the Implementation, Project Development, and Planning Grant applications will become a public record available for review pursuant to the Public Records Act. As such, any materials provided will be disclosable to any person making a public records request. Applicants should use discretion in providing information that is not specifically requested, including, but not limited to bank account numbers, personal phone numbers and home addresses. By providing this information in an application, the applicant waives any claim of confidentiality and consents to the public disclosure of all submitted material. Awarded applications will be available through the SGC website.

Right to Modify or Suspend

SGC reserves the right, at its sole discretion, to suspend, amend, or modify the provisions of this NOFA at any time, including without limitation, the amount of funds available hereunder. If such an action occurs, TCC program staff will notify all interested parties via email and will post the revisions to the TCC program website.

Conflict

In the event of any conflict between the terms of this NOFA and either applicable state or federal law or regulation, the terms of the applicable state or federal law or regulation shall control. In the event of a conflict between the terms of this NOFA and the Round 5 Final Guidelines, guideline terms shall control.

RESOURCES AND QUESTIONS

Information about the TCC Program, including the Program Guidelines, application resources, technical assistance, and other resources can be found at the following website: <<http://sgc.ca.gov/programs/tcc/>>. Questions may be directed to the TCC Program by email at tcc@sgc.ca.gov.

RESOLUTION NO. 2023-55

A RESOLUTION OF THE CITY OF COACHELLA, CALIFORNIA, AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE TRANSFORMATIVE CLIMATE COMMUNITIES PROGRAM ADMINISTERED BY THE STRATEGIC GROWTH COUNCIL IN PARTNERSHIP WITH THE CALIFORNIA DEPARTMENT OF CONSERVATION AND AUTHORIZING THE CITY MANAGER TO APPLY FOR, ACCEPT AND EXECUTE ALL RELATED DOCUMENTS FOR GRANT FUNDS IN AN AMOUNT OF TWENTY-NINE MILLION FIVE HUNDRED THOUSAND (\$29,500,000) DOLLARS, FOR PROJECTS WITHIN THE COACHELLA PROSPERA PROPOSED PROJECT AREA AND AUTHORIZING THE EXECUTION OF A PUBLIC SAFETY CFD DEFERRAL AGREEMENT, PARTNERSHIP AGREEMENT AND ALL OTHER REQUIRED DOCUMENTS

WHEREAS, the State of California Department of Conservation (“Grantor”), through the Strategic Growth Council, has heretofore invited public agencies, including the City of Coachella (“City”) to submit applications to the Grantor for the Fiscal Year 2022-23 Transformative Climate Communities Program (“Grant”) via a Notice of Funding Availability (“Notice”) dated March 8, 2023 (updated July 12, 2023); and

WHEREAS, in response to this Notice, the City wishes to apply to the Grantor for, and receive an allocation of, the Grant funds; and

WHEREAS, the City has determined that it is in the best interests to submit an application for Grant funds for clean energy, smart growth, and affordable housing projects in and around the City’s proposed Project Area; and

WHEREAS, the City shall submit an application to the Grantor to participate in the Grant program and for an allocation of funds of twenty-nine million five hundred thousand (\$29,500,000) dollars for clean energy, smart growth, and affordable housing projects in and around the City’s proposed 5-square mile area; and

WHEREAS, the City is familiar with the terms, conditions and limitations of such Grant; and

WHEREAS, the City is willing and able to conform to each of the terms, conditions, and limitations imposed upon any such Grant to the City; and

WHEREAS, the City understands that the Grantor must approve said application and will require the City to execute a Grant Agreement and other necessary documents upon approval.

WHEREAS, as a condition of applying for the grant, the Grantor requires a partnership agreement be in place between all the partner applicants; and

WHEREAS, a large component of the proposed project is a 53-unit, mixed-use, affordable housing complex requiring the application for grant funding by Chelsea Investment Corporation

(CIC) and Pacific Southwest Community Development Corporation (PSCDC), partner applicants. CIC and PSCDC intend to be the Developers through an as yet to be formed entity; and

WHEREAS, the City Council of the City of Coachella, by Resolution No. 2005-93, authorized the creation of the City of Coachella Community Facilities District 2005-1 (the "CFD") and, by Resolution No. 2005-94, authorized the levy of a special tax for properties within the CFD (the "Special Assessment"), pursuant to the Mello-Roos Community Facilities Act of 1982, as amended; and

WHEREAS, the property will be annexed into the CFD as a condition of approval and will be subject to the Special Assessment; and

WHEREAS, the Developer has requested that it be permitted to prepay fifty-five (55) years of the Special Assessments for the Property; and

WHEREAS, the City has agreed to make a loan to the Developer in order to prepay the Special Assessments, and the City and the Developer wish to enter into a loan and prepayment agreement to provide for the terms and conditions upon which the Special Assessments will be prepaid; and

WHEREAS, the Developer needs the City Council to provide a conditional loan commitment ("Commitment") to enter into these agreements to apply for project financing.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, AS FOLLOWS:

SECTION 1: That the City Manager, or his designee, is hereby authorized to execute an application for Grant funds for the purpose of obtaining financial assistance provided by the State of California Department of Conservation through its Strategic Growth Council.

SECTION 2: The City of Coachella hereby agrees to comply with each and all of the terms, conditions, and limitations imposed by the Grantor upon said Grant, and the City Manager, or his designee, is hereby authorized and directed to execute any applications, agreements, assurance, extensions, amendments or other documents as may be necessary in connection with acceptance and implementation of said Grant as may be required by the Grantor.

SECTION 3: That the City Manager or his designee is authorized to enter into a partnership agreement between all partner applicants consistent with the intent and form of the draft agreement included as Exhibit A to this resolution with modifications, if needed, as to exact wording for updates and to conform and clarify the agreement for consistency with the intended purpose.

SECTION 4: – Council authorizes the City Manager or Finance Director to enter into a conditional loan commitment with the developer consistent with **Attachment 5 (Conditional Loan Commitment Letter)** with modifications as to exact wording for needed updates and to conform and clarify the letter as needed to facilitate the proper wording of the letter.

SECTION 5: The City Manager or Finance Director is authorized to enter into a prepayment and loan agreement (including a note and deed of trust) consistent with the terms of the conditional loan commitment provided the terms are met by the developer. Agreement wording will be prepared and approved by the City’s Finance Director and Attorney; however, agreement terms will be consistent in all respect with the terms outlined in the conditional loan commitment letter.

PASSED, APPROVED and ADOPTED this 26th day of July, 2023.

Steven A. Hernandez
Mayor

ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

Carlos Campos
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. 2023-55 was duly adopted by the City Council of the City of Coachella at its regular meeting thereof, held on the 26th day of July, 2023, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Delia Granados
Deputy City Clerk



COLLABORATIVE STAKEHOLDER STRUCTURE
SIGNED PARTNERSHIP AGREEMENT
BY AND AMONG:

1. City of Coachella
2. Chelsea Investment Corporation
3. GRID Alternatives Inland Empire
4. Southern California Mountains Foundation (Urban Youth Conservation Corps)
5. Bound Corporation
6. The LEAP Institute
7. Alianza Coachella Valley
8. Desert Recreation District
9. Regents of the University of California at Riverside (UC Riverside Campus)
10. Pacific Southwest Community Development Corporation
11. Kounkuey Design Initiative
12. Center for Employment Training

City of Coachella | TCC Round 5 | July 2023
COACHELLA PROSPERA

PARTNERSHIP AGREEMENT
FOR THE COLLABORATIVE STAKEHOLDER STRUCTURE
FOR THE COACHELLA PROSPERA TRANSFORMATIVE CLIMATE COMMUNITIES INITIATIVE

by and among

THE CITY OF COACHELLA

and

CHELSEA INVESTMENT CORPORATION
PACIFIC SOUTHWEST COMMUNITY DEVELOPMENT CORPORATION
GRID ALTERNATIVES INLAND EMPIRE
DESERT RECREATION DISTRICT
KOUNKUEY DESIGN INITIATIVE
CENTER FOR EMPLOYMENT TRAINING
BOUND CORPORATION
THE LEAP INSTITUTE
ALIANZA COACHELLA VALLEY
SOUTHERN CALIFORNIA MOUNTAINS FOUNDATION (URBAN YOUTH CONSERVATION CORPS)
REGENTS OF THE UNIVERSITY OF CALIFORNIA AT RIVERSIDE (UC RIVERSIDE)

Dated July 18, 2023

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**PARTNERSHIP AGREEMENT FOR THE COLLABORATIVE STAKEHOLDER
STRUCTURE FOR THE COACHELLA PROSPERA TRANSFORMATIVE
CLIMATE COMMUNITIES INITIATIVE**

This PARTNERSHIP AGREEMENT for the Collaborative Stakeholder Structure for the COACHELLA PROSPERA TRANSFORMATIVE CLIMATE COMMUNITIES INITIATIVE ("Partnership Agreement") is made and entered into this 27th day of JULY, 2023, by and between the City of Coachella, a California general law city and municipal corporation ("City"); Chelsea Investment Corporation ("Chelsea"); GRID Alternatives Inland Empire ("GRID"); Bound Corporation ("Bound"); Southern California Mountains Foundation ("Conservation Corps"); The LEAP Institute ("LEAP"); Alianza Coachella Valley ("Alianza"); Desert Recreation District ("DRD"); Pacific Southwest Community Development Corporation ("Pacific Southwest CDC"); Kounkuey Design Initiative ("KDI"); Center for Employment Training ("CET"); THE REGENTS OF THE UNIVERSITY OF CALIFORNIA, a California nonprofit corporation formed under Article IX of the California Constitution, as represented by the Regents of the University of California at Riverside ("UCR" or "Data Evaluation Partner"); (each a "Project Partner" and collectively the "Project Partners"); Together, the Project Partners, Data Evaluation Partner, Outreach Partner, and Non-Displacement Partner may hereafter be referred to individually as "Partner" and collectively as "Partners". Together, the City and Partners may hereafter be referred to individually as "Party" or collectively "Parties".

RECITALS

A. The California Strategic Growth Council (SGC) awards grants for the development and implementation of neighborhood-level climate sustainability plans as part of the Transformative Climate Communities (TCC) program.

B. City is the Lead Applicant and Grantee applying to SGC for a grant ("TCC Grant") to fund a range of projects that will reduce greenhouse gas emissions, foster public health and environmental benefits, and catalyze economic opportunity and shared prosperity within the COACHELLA PROSPERA community of the City of Coachella, as depicted in Exhibit "A" attached hereto and incorporated herein by this reference ("Project Area"). The proposed program will hereafter be referred to as "COACHELLA PROSPERA."

C. TCC Partners are organizations or public entities, authorized to lead community-based projects, who have demonstrated the organizational capacity to support the City in the implementation of the COACHELLA PROSPERA.

D. Parties have individually and collectively engaged the residents and stakeholders in the project area in multiple visioning and planning processes over the past decade, culminating in the public workshops which created the COACHELLA PROSPERA. The City and the Partners believe the COACHELLA PROSPERA collaborative can positively transform Coachella, achieving strong public health and economic goals and significantly reducing greenhouse gas emissions.

E. Partners fully support the objectives, goals, strategies, and projects identified under the TCC grant application that was proposed by the City for approval by the SGC ("TCC Grant Application"), and the Partners agree to be Co-Applicants for the TCC Grant Application.

F. SGC requires this Partnership Agreement to set forth the agreed upon governance structure and terms of operation required to implement the COACHELLA PROSPERA, including but not limited to, the expectations and responsibilities of the Parties, legal and financial terms, and community engagement and decision-making processes.

G. Parties desire to enter into a Partnership Agreement as hereinafter set forth in order to establish a collaborative stakeholder structure for matters pertaining to the TCC Grant and the implementation of the COACHELLA PROSPERA in the Project Area.

H. Parties acknowledge and agree that other Partners may be added to this Partnership Agreement from time to time.

TERMS AND CONDITIONS

Section 1. DEFINITIONS.

1.1 General. The definitions set forth in the above recitals, in the TCC Guidelines, and otherwise indicated in parenthesis hereafter, shall apply to this Partnership Agreement.

1.2 AHSC. "AHSC" shall mean the Affordable Housing and Sustainable Communities Program.

1.3 AHSC Guidelines. "AHSC Guidelines" shall mean the 2022/2023 AHSC Final Guidelines.

1.4 Application. "Application" shall mean the TCC Grant Application for funding submitted by City.

1.5 Bi-monthly. "Bi-monthly" shall mean every other month.

1.6 Budget. "Budget" shall mean the budget for a particular Project.

1.7 Budget Report. "Budget Report" shall mean the report containing the budget for a particular Project, which breaks down cost by task and lien item.

- 1.8 Close-out Report. "Close-Out Report" shall mean the report submitted to the SGC at the conclusion of an individual Project.
- 1.9 Project. "Project" shall mean a project implemented with TCC Grant Funds.
- 1.10 Community Engagement Plan. "Community Engagement Plan" shall mean the plan that sets forth the community outreach tools and goals of the City and Partners.
- 1.11 Data Collection Plan. "Data Collection Plan" shall mean the plan that codifies data collection methods and reporting requirements and identifies all metrics to be tracked pursuant to the requirements the TCC Grant Agreement and pursuant to the wishes of the Advisory Council.
- 1.12 Displacement Avoidance Plan. "Displacement Avoidance Plan" shall mean the plan that addresses the displacement prevention needs of the community.
- 1.13 Coachella Prospera Plan. "COACHELLA PROSPERA Plan" or "Plan" shall mean all aspects of the project plan required by the City and its Partners in the TCC Grant Agreement.
- 1.14 GHG. "GHG" shall mean "Green House Gas."
- 1.15 Grant Term. "Grant Term" shall mean the term of the TCC Grant Agreement.
- 1.16 Hub. "Hub" shall mean a subcommittee or subset of the Advisory Council that is tasked with a particular area of focus, is responsible for in-depth study of that area, and reports back to the full Advisory Council with regard to this focus.
- 1.17 Indicator Report. "Indicator Report" shall mean a report that tracks and reports Indicator Tracking for a Project.
- 1.18 Indicator Tracking. "Indicator Tracking" shall mean the tracking and assessment of certain elements to measure the overall impact of the Project investments, as outlined in the TCC Guidelines.
- 1.19 Indicator Tracking Plan. "Indicator Tracking Plan" shall mean the plan that sets forth the community-driven Indicator Tracking guidelines that will govern data collection and progress tracking for Projects.
- 1.20 Lead Applicant. "Lead Applicant" shall mean the City of Coachella.
- 1.21 Advisory Council. "Advisory Council" shall mean the advisory body to the Lead Applicant.
- 1.22 Leverage Funding. "Leverage Funding" shall mean the funding, other than TCC Grant funds, used to supplement TCC Grant funds for the completion of all or a portion of a Project.

1.23 Notice to Proceed. "Notice to Proceed" shall mean the notice issued by the City to all Partners once the TCC Grant Agreement has been fully-executed by and between the City and SGC.

1.24 Performance Period. "Performance Period" shall mean the period of time beginning immediately upon the completion of a Project and ending upon a date determined by the City, during which Partners will be required to complete additional Indicator Tracking.

1.25 Community. "Community" shall mean those residents and stakeholders in the Project Area.

1.26 Subcontractor. "Subcontractor" shall mean any third party used by any Partner to perform any work in furtherance of a Project.

1.27 TCC Grant Agreement. "TCC Grant Agreement" shall mean the agreement entered into by and between the City and the SGC.

1.28 TCC Guidelines. "TCC Guidelines" shall mean the TCC Program Guidelines for 2022/2023 adopted on February 28, 2023.

1.29 Workforce Development Plan. "Workforce Development Plan" shall mean the plan that governs workforce development and training programs that train participants for jobs and skills and recruit and serve Project Area residents.

1.30 Working Group. "Working Group" shall mean a group consisting of the members of the Advisory Council and the Coachella Prospera, established for the purpose of facilitating discussion and information-sharing with regard to a particular task.

1.31 Work Plan. "Work Plan" shall mean a plan setting forth the timeline, discrete tasks, and detailed deliverables for a particular Project.

1.32 Work Product. "Work Product" shall mean any writings, notes, memoranda, reports, research, and useable data, whether created or collected by a Partner or a Subcontractor of a Partner, generated in connection with the planning or implementation of the COACHELLA PROSPERA.

Section 2. INCORPORATION AND ACKNOWLEDGEMENT OF TERMS.

2.1 Incorporation. City and its Partners intend that this Partnership Agreement shall conform to and satisfy all requirements of the TCC Guidelines, AHSC Guidelines, and the TCC Grant Agreement. Each Party's performance shall be conducted in accordance with the TCC Grant Agreement, the TCC Guidelines, the AHSC Guidelines, and this Partnership Agreement (hereafter collectively the "Performance Terms").

2.2 Acknowledgement. Each Party acknowledges that it has reviewed the Performance Terms, participated in the preparation of the COACHELLA PROSPERA Plan and the TCC Grant Application, and is fully committed to the goals and requirements of the Performance Terms.

Section 3. PURPOSE AND GOALS.

3.1 Purpose. The purpose of this Partnership Agreement is to formalize the partnership and understanding between the Parties and to set forth the terms by which the Parties will manage, coordinate, and administer TCC Grant-related activities within the boundaries of the Project Area. The Parties agree that the purpose for conducting the activities as a coordinated group shall include the following:

- a. Implementing activities, programs, strategies, and projects as set forth in the TCC Grant Agreement;
- b. Promoting the execution of objectives and goals set forth in the TCC Grant Agreement;
- c. Providing a platform for community engagement and input into implementation of activities related to the TCC Grant; and
- d. Performing such other functions as may be deemed necessary and appropriate to meet the objectives of this Partnership Agreement.

3.2 Goals. Each Party affirms that the COACHELLA PROSPERA is intended to create the necessary conditions for public and private investment in the project area of Coachella Prospera to support the growth of community amenities and assets, such as increased public safety, quality educational facilities, improved infrastructure, increased mobility, reduced hazardous waste and carbon emissions, more affordable and stable housing, new local jobs, opportunities for business incubation, and other resources that are critical to the growth of a healthy and vibrant community.

Section 4. RESPONSIBILITIES OF ALL PARTIES.

4.1 Mutual Cooperation. Parties recognize that they have complementary expertise and common goals and interests. Parties shall endeavor to cooperate, work together, and share knowledge, expertise, and best practices with regards to the Plan and shall commit to working collaboratively with one another and with community stakeholders throughout the Grant Term. The Parties hereto agree that they will each provide such information and documentation as is reasonably necessary to fulfill the intent of this Partnership Agreement and make diligent efforts to respond to inquiries and requests for information from the other Parties. The Parties agree to provide all Project-related information and documents as requested by the other Party or the State of California, including all grant-related reporting and documentation.

4.2 Leveraging of Available Funds. Parties shall make good faith efforts, as appropriate, to leverage available federal, state, local, and private funds, and to assist other Parties in leveraging

available federal, state, local, and private funds, to support integrated strategic investment for the transformation of the Eastside Neighborhood.

4.3 Communication. Parties shall commit to the principle of good communication, especially when one's work may have some bearing on the responsibilities of the other. Parties shall seek to alert each other as soon as practical to relevant developments with regards to the Plan and its execution. Parties shall also ensure that it is clear who the appropriate contacts are for particular matters and that contact details are kept up to date.

Section 5. CITY - ROLE AND RESPONSIBILITIES.

5.1 Lead Applicant and Grantee. City shall be the Lead Applicant and Grantee and shall execute the TCC Grant Agreement, carry out all responsibilities of Grantee as described in the Performance Terms, and work closely with the Department of Conservation throughout the implementation of the Plan. City commits to all duties and responsibilities corresponding to the Lead Applicant's role under the COACHELLA PROSPERA Plan for the length of the TCC Grant Term. City acknowledges that it:

- a. Has reviewed the FY 2022/2023 Transformative Climate Communities Grant Program NOFA, Final Guidelines, and related guidance from the State of California Strategic Growth Council;
- b. Has participated in the preparation of the COACHELLA PROSPERA Plan and Application; and
- c. Is fully committed to the goals and requirements of the NOFA, the COACHELLA PROSPERA Plan, the Application, the requirements of the Grant, and this Partnership Agreement.

5.2 Treasurer. City shall hold one seat on, and be Treasurer of, the Advisory Council.

5.3 Working Group Participation. City shall participate in every Working Group. In doing so, the City will have the responsibility of monitoring day-to-day activities and maintaining awareness of roadblocks, conflicts, and performance issues. For the City, responsibility will be borne by the Office of the City Manager and the Community and Economic Development Department.

5.4 Grant Administration. City shall serve as the administrator of the TCC Grant, including but not limited to, compiling all invoices, supporting documentation, and reporting materials for Projects. City shall ensure compliance with all accounting, disbursement, recordkeeping, and all other compliance requirements of the Performance Terms with respect to the City and Partners.

5.5 Disbursement and Accounting of Funds. City shall be responsible for the disbursement of the TCC Grant funds in accordance with Performance Terms. Within sixty (60) days from the date that a Partner submits a request for disbursement, the City shall disburse the TCC Grant funding to Partners. In the event additional time is needed to allow the SGC to process the requesting

Partner's disbursement request, the City shall communicate to the requesting Partner the reason for the delay and the anticipated date for disbursement.

5.6 Financial Support. City shall leverage as appropriate, or assist in leveraging, available federal, state, local, and private funds as available to support integrated strategic investment for the transformation of the Project Area.

5.7 Oversight of implementation. City shall supervise and coordinate the implementation of activities related to the TCC Grant, including the housing, urban greening, and transportation components of the Plan, and enter into any necessary additional agreements with the Project Partners, Data Partner, Outreach Partner, or Anti-Displacement Partner, outside of this Partnership Agreement, to facilitate the implementation of the Plan.

5.8 Workforce Development. City shall impose on Partners and monitor the local hire goals set forth in the Workforce Development Plan.

5.9 Community Engagement. City shall coordinate with the Partners in the implementation of the Community Engagement Plan and be responsive to the Outreach Partner's direction with regard to community outreach and the facilitation of local involvement.

5.10 Displacement Avoidance. City shall cooperate with Partners to implement the Displacement Avoidance Plan and address the displacement prevention needs of the community while focusing on key educational opportunities, encouraging advocacy, and facilitating accountability on behalf of Coachella Prospera.

5.11 Indicator Tracking. City shall work with the Partners and the Advisory Council to develop a community-driven Indicator Tracking Plan and local monitoring guidelines and ensure that all Partners comply with the Indicator Tracking Plan.

5.12 Reporting. The City and its Partners shall be responsible for any and all required reports, including but not limited to Progress Reports, Indicator Reports, Budget Reports, and Close-Out Reports.

Section 6. PROJECT PARTNERS - ROLES AND RESPONSIBILITIES.

6.1 Co-Applicants. Each Project Partner shall be a Co-Applicant to the TCC Grant Application and shall carry out all responsibilities associated with its respective Project(s) as directed by the City and in accordance with the Performance Terms.

6.2 Representation on Advisory Council. Each Project Partner shall hold one seat on the Advisory Council.

6.3 Working Group Participation. Each Project Partner shall participate in one or more Working Group, based on the respective "project type" that it intends to implement, as outlined in Appendix B to the TCC Guidelines and as appropriate with regard to the size of its Project. Participation in a Working Group requires attendance at regular meetings, coordination with organizations doing like-projects in the Working Group, joint problem-

solving and resource-sharing, coordination of community engagement and outreach activities, joint development and input on data tools and metrics, the timely submission of data for reports to the Advisory Council, and preparation of materials for public dissemination. Project Partners may agree to lead a Working Group, taking on the relative duties required of that position.

6.4 Project Development. Each Project Partner shall develop ideas for programs and projects that directly impact neighborhood quality in the Project Area and shall create scope(s) of work for its respective Project(s) in alignment with the vision of the COACHELLA PROSPERA Plan.

6.5 Implementation of Project. Each Project Partner shall oversee the implementation of its respective Project, in accordance with Performance Terms, and with respect thereto shall:

- a. Secure all necessary governmental approvals, reviews, licenses, or permits;
- b. Immediately notify the City and the Advisory Council of any change in schedule, design, or outcome so that the determination can be made as to whether State review and/or a change to the GHG calculation is required;
- c. Prepare and propose solutions and an action plan to address any issues as they arise, working collaboratively with other Parties, subcontractors, and stakeholders to ensure that its Project does not deviate from its intended purposes and the expectations of the Eastside Neighborhood;
- d. Ensure that there are no conflicts between policies or restrictions on sources of funds needed to complete Projects; and
- e. Refrain from using TCC Grant Funding to supplant Leverage Funding.

6.6 Implementation Policies. Each Project Partner agrees to participate in and incorporate the following implementation policies, as appropriate to its respective project: The Community Engagement Plan, the Workforce Development Plan, and the Displacement Avoidance Plan. Project Partners agree to abide by the goals set forth in the Workforce Development Plan when procuring any portion of work associated with their respective Project and when hiring any related temporary or permanent positions, unless the Project Partner is a public entity, in which case it is required to comply with its agency's applicable hiring and procurement statutes.

6.7 Hiring Subcontractors. Project Partners may contract with Subcontractors for needed administrative, design, construction, engagement, or implementation support for Projects. City's obligation to pay the Project Partner is an independent obligation from the Project Partners' obligations to pay their respective Subcontractors. With regard to Subcontractors:

- a. Project Partners are entitled to make use of their own staff and Subcontractors as identified in their respective Budget and Work Plan.
- b. Project Partners shall manage, monitor, and accept responsibility for the performance of

their own respective staff and Subcontractors and shall conduct their respective project activities and services consistent with professional standards for the industry and type of work being performed under this Partnership Agreement.

- c. Nothing in this Partnership Agreement or otherwise shall create any contractual relationship between the City and any Subcontractors retained by a Project Partner, and no Subcontractor will relieve the Project Partner of its obligations under the Agreement.

6.8 Reporting. Each Project Partner shall submit all required supporting documentation, as set forth in Section 10.5, to demonstrate that the work for which it is seeking reimbursement has been completed. Each Project Partner is responsible for its respective Project and shall develop, prepare, and submit regular updates to the City and the Advisory Council regarding its progress toward Project objectives, shall routinely update the information management platform regarding Project schedule and objectives, and shall provide appropriate photos, stories, and meeting and event notices in a timely fashion to the City and Advisory Council.

6.9 Recordkeeping. Each Project Partner shall maintain its own records in accordance with Performance Terms and shall establish an official file for each Project with adequate documentation supporting each action taken with respect to the Plan, including letters and email correspondence, financial records (including agreements and any associated documents with Subcontractors and receipts), engagement documentation, required reports, data, readiness and compliance documentation. Each Project Partner shall make such records available to the City for inspection. All such records shall be clearly identifiable. Each Project Partner and its Subcontractors shall allow inspection of all work, data, documents, proceedings, and activities related to the Partnership Agreement for a period of four (4) years from the day after the last day of the Performance Period.

Section 7. DATA PARTNER- ROLES AND RESPONSIBILITIES.

7.1 Co-Applicant. Data Partner shall be a Co-Applicant to the TCC Grant Application and shall hold the City and its Project Partners accountable to the specific impact goals of their respective Project.

7.2 Representation on the Advisory Council; Reporting Role. Data Partner shall hold a seat on the Advisory Council and shall lead a discussion with the Advisory Council, quarterly, to review and analyze the Data Dashboard indicators to track Partners in connection with their respective performance goals and to help them understand initiative-wide progress toward their goals. If metric targets are not met, the Advisory Council will discuss potential issues, challenges, or barriers to success, and make recommendations for technical assistance, programmatic adjustments, or other interventions. Underperforming Partners will be asked to develop a program improvement plan for their respective project that identifies specific and measurable goals, outcomes, and indicators of success within a specific timeline.

7.3 Hub and Working Group Participation. As the objective data manager, the Data Partner shall coordinate with the Community Engagement Working Group, and any other Hub or Working Grouping wherein its expertise is needed, as assigned by the City.

7.4 **Community Engagement.** Data Partner, in coordination with the Outreach Partner, shall engage residents and businesses in an annual survey geared toward tracking communitywide indicators to determine if Projects are changing attitudes, behavior, health, and circumstances for Coachella Prospera. Data Partner shall identify publicly available data (e.g. Census, Bureau of Labor Statistics) for tracking neighborhood and community-level metrics, including stress levels, rates of chronic disease, and community cohesion.

7.5 **Tracking.** Data Partner shall be responsible for ensuring that all data that Parties are required to track pursuant the TCC Grant Agreement are tracked appropriately and reported on in the appropriate timeframe and format. Data Partner shall in the first quarter of the TCC Grant Term:

- a. Work closely with the City, the Advisory Council, and community stakeholders to identify specific indicators that will be tracked over time to understand Project quality and to assess public health, economic development, GHG reductions, and other project-specific outcomes above and beyond those required under a TCC Grant Agreement. The final list of additional indicators will be approved by the Advisory Council.
- b. Inventory and analyze how indicators are used for decision-making or quality improvements, which indicators are governed by regulatory requirements, and how data variables are defined (i.e. a data dictionary). This process will allow the Data Partner to recommend common variables for easy data integration.
- c. Create the Data Collection Plan.
- d. Create a Data Dashboard that provides monthly, quarterly, and annual reports on key indicators that the Advisory Council defines and that are required by the State in the TCC Grant Agreement.

7.6 **Training.** Data Partner shall ensure that Project Partners are meeting their data collection requirements. Data Partner shall train all Project Partners as applicable on what data to collect and how to collect their assigned data and report the data to meet State requirements and the TCC Grant Agreement.

7.7 **Support.** Data Partner shall provide support to Project Partners if they are facing obstacles or challenges in their data collection efforts.

7.8 **Data Sharing.** Data Partner shall work to develop data share agreements that allow Partners to participate in a centralized data portal for inputting and accessing data and monthly data reports.

Section 8. NON-DISPLACEMENT PARTNER - ROLES AND RESPONSIBILITIES.

81 **Co-Applicant.** Non-Displacement Partner shall be a Co-Applicant to the TCC Grant Application and shall work under contract with the City to prevent displacement by actively assisting the residents in the Project Area in matters of foreclosure avoidance and tenants' rights.

82 Representation on Advisory Council; Reporting Role. Non-Displacement Partner shall hold a seat on the Advisory Council and shall lead efforts to implement the Displacement Avoidance Plan, analyze the effectiveness of existing policies and programs on residents and businesses, make modifications as necessary, and report regularly to the Advisory Council on related non-displacement efforts.

83 Services and Programs. Non-Displacement Partner shall:

- a. Assist households with foreclosure prevention;
- b. Provide tenant advocacy and referrals to low cost legal representation, including conducting intake and evaluations, and helping with transportation, translation, and general advocacy obligations; and
- c. Conduct a series of workshops focusing on financial education, homeownership, tenants' rights, and local resources.

84 Reporting. Non-Displacement Partner shall keep a database of all clients and the services that it receives and shall provide quarterly updates to the Advisory Council. Non- Displacement Partner shall meet the following reporting requirements:

- a. General Reporting Requirements.
 - (1) All reports must be completed using the templates attached to the TCC Grant Agreement or provided by the City.
 - (2) The first reporting period will begin on the start date of the TCC Grant Agreement by and between the City and SGC.
 - (3) All reports must be submitted to the City on the due date specified by the City. When the report due date falls on a weekend or state recognized holiday, reports will be due on the first working day that follows.
 - (4) All reports must be signed by the signatory to this Partnership Agreement.
 - (5) City and SGC may request to verify reports through methods that include, but are not limited to: supporting documentation, site visits, conference calls or video conferencing.
- b. Bi-Monthly Progress Reports. Non-Displacement Partner shall complete Bi-Monthly Progress Reports using the template attached to a TCC Grant Agreement.

- c. Annual Reports. Non-Displacement Partner shall complete an annual progress report, an annual leverage funding report, in accordance with Performance Terms, an Indicator Tracking Report, and a detailed Work Plan and Budget using the templates included in a TCC Grant Agreement, once per year.

Section 9. OUTREACH PARTNER - ROLES AND RESPONSIBILITIES.

9.1 Co-Applicant. Outreach Partner shall be a Co-Applicant to the TCC Grant Application and shall be responsible for the development of community outreach tools and the facilitation of local participation.

9.2 Representation on Advisory Council: Implementation of Community Engagement Plan. Outreach Partner shall hold a seat on the Advisory Council and shall lead efforts to implement the Community Engagement Plan.

9.3 Community Engagement. Outreach Partner shall coordinate and support resident involvement in major decisions, develop and manage a coalition of stakeholders in support of the Plan, and work with relevant stakeholders to increase the involvement of neighborhood residents, businesses, nonprofits, and grassroots and faith-based organizations.

9.4 Reporting. Outreach Partner shall track all outreach efforts and provide quarterly updates to the Advisory Council.

Section 10. COLLABORATIVE STRUCTURE.

10.1 General. Parties shall actively promote community engagement and shall work in conjunction through the Advisory Council. Advisory Council shall be entitled to make recommendations about, provide input into, and assist the Parties in the implementation of activities under the TCC Grant, but the Advisory Council does not have any final decision-making abilities. Advisory Council shall have the organization and powers specified below and shall use the framework, attached hereto in the Organizational Chart in Exhibit "B", to govern the implementation of the TCC Grant, to make decisions related to the Project, and to recommend any necessary changes to the COACHELLA PROSPERA Plan during implementation.

10.2 Membership. Advisory Council shall consist of fifteen (17) seats. Each of the twelve (12) Parties to this Partnership Agreement shall designate one individual to represent that Party on the Advisory Council. Additionally, five (5) seats shall be "Community Seats", filled by individuals or organizations who reside or do business in the Project Area, and one (1) seat shall be a "Youth Seat", filled by an individual or organization from the Project Area representative of the youth demographic. As it concerns the Community Seats and the Youth Seat, individuals or community organizations from the wishing to serve on the Advisory Council must submit a request to the City for appointment onto the Advisory Council. City shall be responsible for appointing representatives to the Community Seats and Youth Seat. All representatives on the Advisory Council will hereafter be referred to as "Members."

- a. Adding or Removing Members. Any organization or individual that is a party to this Partnership Agreement will be a member on the Advisory Council, so removal or

addition of a party to this Partnership Agreement will likewise remove or add a member to the Advisory Council. As it concerns the Community Seats and the Youth Seat, the City may, at any time, increase the number of Community Seats and Youth Seats, but may not otherwise decrease the number of Community Seats and Youth Seats below that which is set forth in this Partnership Agreement. Members in the Community Seats and Youth Seat(s) may resign, at any time, upon written notice to the City.

10.3 Meetings. To establish order and efficiency, upon the City's issuance of the Notice to Proceed, the Advisory Council shall meet once a month until all Working Groups, and communication processes are fully-established ("Establishment Phase"). In no event shall the Establishment Phase be shorter than six (6) months. After the completion of the Establishment Phase, the Advisory Council shall conduct meetings at least on a quarterly-basis, as follows:

- a. Location. Meetings shall be held within the Project Area, at a time and location previously determined by the Parties.
- b. Open and Public. Meetings shall be open and public and shall be facilitated in a manner that promotes equity, respect, and resident empowerment. To maximize public participation, the Advisory Council shall not discuss any item not appearing on the duly-noticed and published agenda, as set forth in subsection (c). Each meeting agenda shall include an item at the beginning of the agenda for public comment for items not on the agenda so that the public has an opportunity to address the Advisory Council regarding all matters within the Advisory Council's purview. Additionally, the public shall have the opportunity to speak on any item on the agenda prior to the Advisory Council's discussion of or decision on that item.
- c. Notice. City shall ensure that meeting agendas and materials are published and made accessible to the public at least seventy-two (72) hours before a meeting. Agendas shall contain item descriptions that set forth the matter to be discussed with reasonable particularity so that the public is able to understand the subject to be discussed and the action to be taken. Parties shall make reasonable efforts to provide the agendas and presentation materials in Spanish and English. In order to facilitate greater public participation, the Advisory Council shall also make efforts to forward the agenda and materials to specific residents and businesses in the Project Area who have particular interests in an agenda item. Notwithstanding the foregoing, the Parties recognize that in some circumstances decisions and changes related to TCC Grant implementation may require more expedient action. In the case of an emergency decision, discussion and notification may be made via email to the Advisory Council members and a recommendation formed with the necessary affirmative votes via email. Such decisions shall be reported and revisited at the next regular Advisory Council meeting.
- d. Decision-Making and Dispute Resolution. All substantive changes or material issues related to implementing the COACHELLA PROSPERA Plan shall be

presented to the Advisory Council at a regularly scheduled meeting. If the Advisory Council is unable to reach consensus on a matter, the City should pursue conflict resolution and address the division before moving forward. Addressing the division may include further community outreach, modification of the proposal, and further reporting to the Advisory Council. It is the goal of the process to have all recommendations be supported by the majority of the Advisory Council.

- e. Bylaws. At its first meeting, the Advisory Council shall discuss governance procedures and set key priorities for managing future meetings. At the conclusion of the first meeting, the Advisory Council, by affirmative vote of the majority of Members present at the meeting, shall appoint five (5) Members to draft bylaws for the collaborative stakeholder structure and set the priorities of the Advisory Council. The bylaws and priorities shall confirm to the general terms and intent of this Partnership Agreement and shall become effective upon adoption by the Advisory Council.
- f. Officers. At its first meeting, the Advisory Council, by affirmative vote of a majority of Members present at the meeting, shall appoint members to serve as Chair, Vice Chair, and Secretary of the Advisory Council. The Treasurer shall be the City.

10.4 Hub Implementation. Advisory Council, in accordance with this Partnership Agreement, shall assign Members to work within the following Hubs: (1) Sustainable Housing, (2) Urban Greening, (3) Active Transportation, (4) Roof-Top Solar, (5) Health and Well-Being, and (6) Low Carbon Transportation. Any recommendation to change the number or type of Hubs should be brought before the Advisory Council for discussion. Hubs shall otherwise operate as follows:

- a. Meetings and Structure. Each Hub will be convened initially by the City, and shall establish its meeting schedule, meeting guidelines, agenda, and structure at its first meeting. Because the work of each Hub is so complex and involves its own set of Partners and constituencies, each Hub should have its own organizational structure, with one or two Partners agreeing to act as the lead ("Hub Lead"). Hub Leads are required to commit to managing the Hub for a minimum of one year. Unless the Hub establishes co-leads, if more than one organization wants to lead the Hub, then the members in the Hub shall vote, one vote per member, and the member receiving the majority vote shall become the Hub Lead. In order to ensure consistency in messaging, access to the same high-level advice, funding and tools, and expediency in implementation, the City shall participate in all Hub meetings, and the Hubs shall report about and receive guidance on their work at each Advisory Council meeting.
- b. Subcontractor Participation. Subcontractors are strongly encouraged to participate in the Hub meetings. Subcontractors play a critical role in assisting the Project Partners in reaching their goals and should be part of the cross-pollination process.

10.5 Working Group Implementation. Each Hub shall designate at least one representative to sit on each of the following Working Groups: City Oversight Working Group, the Community Engagement Working Group, the Workforce Working Group, and the Displacement Avoidance Working Group. The composition and operations of each Working Group shall be as follows:

- a. City Oversight Working Group. In order to effectively resolve issues among and between Project Partners and community stakeholders related to implementing work, City agencies necessary for plan implementation (e.g., Public Works, Parks and Recreation, Community and Economic Development, and Public Utility) shall form a Working Group to meet on a Bi-monthly basis to collaborate, prioritize, streamline and track the overall progress of the COACHELLA PROSPERA Plan. Other departments and resources will be called in on an as-needed basis to ensure problems are solved rapidly and thoughtfully. This Working Group will advise the Advisory Council on critical issues related to project feasibility and implementation and provide suggestions for how to resolve issues or expedite project completion. The Community & Economic Development Departments will convene and lead this working group.
- b. Technical & Design Review Working Group. To evaluate potential changes to the Plan through the implementation process, a technical and design review working group shall be formed. This Working Group is available to the Hubs and shall meet with Partners who are requesting changes or modifications to their respective projects for the purpose of evaluating the feasibility and challenges related to the request. This Working Group will be responsible for communicating with the City on potential changes or feedback on implementation challenges. The City will share this information with SGC. This Working Group shall report to the Advisory Council on recommendations for modifications to the COACHELLA PROSPERA Plan. The City will be responsible for convening this working group.
- c. Community Engagement Working Group. Community Engagement Working Group shall be led by the Outreach Partner and shall include a representative from each Hub, a team of community members hired to do community engagement work, the City, and all communication-related Subcontractors hired to work on the COACHELLA PROSPERA. This Working Group shall coordinate and plan outreach/engagement activities and efforts, craft communication messages, provide input on website and other social media design, ensure community engagement and participation for planning and implementing larger community events in the Project Area, and recruit grassroots organizations and networks to assist in community -based data collection, and dissemination of information and notices.
- d. Workforce Working Group. Workforce Working Group shall be established by the County and utilized by all Partners as necessary for advice and coordination on all training and hiring opportunities within each Project Type. Workforce Working Group will assist in job mapping, local labor force referrals, developing, and

advising on training modules, and connecting Partners to education and workforce partners.

- e. Displacement Avoidance Working Group. Displacement Avoidance Working Group shall be overseen by the Non-Displacement Partner. This Working Group will allow the Non-Displacement Partner to coordinate its displacement avoidance efforts and to make sure that a lens of anti-displacement is incorporated in the implementation of all COACHELLA PROSPERA Projects.

10.6 Community Representation. Parties acknowledge that community representation throughout the process is integral for the success of the COACHELLA PROSPERA, and Parties take all reasonable measures to engage the public, including but not limited to the following:

- a. Working Groups, Hubs, and the Advisory Council will be forums wherein community stakeholders and Partners are able to participate in the discussion and decision-making process.
- b. City will use existing local community groups and resident organizations to publicize meetings and utilize its Partners to assist in community outreach and engagement.
- c. The determination and implementation of some Projects (specifically in the Urban Greening and Active Transportation Hubs) require more design, and Partners have committed to robust community participation in all aspects of design and location.
- d. City shall consult with the Partners and community stakeholders privately and in Working Group settings to ensure clear messaging and communication on goals and requirements, address conflicts and roadblocks as they arise, and ensure that decisions are well-informed and made quickly to guarantee success.

10.7 Accountability. City shall work with Partners and stakeholders to engage them on what measures the community would like to see to ensure accountability throughout the process, including but not limited to the following:

- a. In order to be accountable to the community, the City and the Co-Applicants commit to regular tracking of project metrics.
- b. If metric targets are not met, the Advisory Council will discuss potential issues, challenges, or barriers to success, and make recommendations for technical assistance, programmatic adjustments, or other interventions. Underperforming Partners will be asked to develop a program improvement plan, for their respective project, that identifies specific and measurable goals, outcomes, and indicators of success within a specific timeline.

- c. All Projects will include strong levels of community engagement and input and are required to report out to their respective Hubs, allowing for peer-to-peer accountability and evaluation as well as direct community accountability.
 - d. Data Partner will engage residents and businesses in a survey geared towards developing communitywide indicators that can be tracked to determine if the TCC investments are changing attitudes, behavior, health, and circumstances for the Project Area.
 - e. Advisory Council meetings will be open to the public, with clear agendas, minutes and a record of attendance to ensure regular accountability.
 - f. City is responsible for ensuring the accountability of its Co-Applicants, Partners, and Working Groups to meet their responsibilities and implement their Projects in a timely fashion, in accordance with their Work Plan and within their budget allocation.
 - g. City will dedicate staff to monitor all Projects, participate in Hubs and Working Groups, and track progress through data dashboards and utilization of specific project management software and smart sheets that create charts and allow for task collaboration. Utilizing this software allows the City to measure progress and determine early on when tasks and timelines are not being met.
 - h. City, as Lead Applicant, will meet with Co-Applicants when items begin to get flagged as late and develop appropriate work plans to address issues as they arise.
1. City and Hub Leads will engage in site visits to visually inspect progress and build out of all projects and will utilize its Technical and Design Working Group with all accountability steps.

Section 11. TERM AND TERMINATION.

11.1 Term. This Partnership Agreement shall become effective as of the date on which the last Party executes this Partnership Agreement ("Effective Date"). The Term shall commence on the Effective Date and continue for five (5) years thereafter and shall automatically terminate unless otherwise extended by a written amendment to this Partnership Agreement executed by all of the Parties.

11.2 Termination. City reserves the right to terminate this Partnership Agreement for convenience upon thirty (30) days' written notice to the Co-Applicants. Co-Applicants reserve the right to terminate their participation in this Partnership Agreement for convenience upon thirty (30) days written notice to the City. This Partnership Agreement shall automatically terminate if the COACHELLA PROSPERA Application does not receive a grant award based on its response to the FY22/23 NOFA.

11.3 Co-Applicant Substitution. City, as the Lead Applicant, may remove and substitute individual Co-Applicants to this Partnership Agreement on an as needed basis, without the prior approval of other Co-Applicants.

11.4 Work Product. Each Co-Applicant shall deliver its Work Product to the City in Event of Termination.

11.5 Reimbursement. A Co-Applicant may submit a final request for reimbursement within sixty (60) days of termination. City shall review and seek reimbursement for all Co-Applicant sums for services actually performed and properly accounted for prior to the effective date of termination. No reimbursement submittals will be processed if received more than sixty (60) days after termination. Requests for reimbursement shall include invoices and any other necessary documentation, as determined by subsequent agreement between the City and the Co-Applicant.

Section 12. INDEMNIFICATION.

Each Partner shall indemnify, defend, and hold the City and the City's officers, agents, and employees harmless from all damages, costs and expenses, including reasonable attorneys' fees, in law or equity, that may arise or be incurred due to the intentional or negligent acts, errors, or omissions of that Partner, its officers, agents, or employees, in the performance of this Partnership Agreement.

City shall indemnify, defend, and hold each Partner harmless from all damages, costs and expenses, including reasonable attorneys' fees, in law or equity, that may arise or be incurred due to intentional or negligent acts, errors, or omissions of the City, its officers, agents, or employees, in the performance of this Partnership Agreement.

Section 13. INSURANCE.

13.1 General Provisions. Immediately upon the City's issuance of the Notice to Proceed, Co-Applicants shall provide satisfactory evidence of, and shall thereafter maintain during the term of this Partnership Agreement, such insurance policies and coverages in the types, limits, forms and ratings required herein. The rating and required insurance policies and coverages may be modified in writing by the City's Risk Manager or City Attorney, or a designee, unless such modification is prohibited by law. Any Party that is an authorized self-insured public entity for purposes of Professional Liability, General Liability, and Workers' Compensation warrants that it has the equivalent of the following coverages adequate to protect against liabilities arising out of the performance of the terms, conditions, or obligations of this Partnership Agreement and shall provide a self-insured affirmation letter to the City immediately upon the City's issuance of the Notice to Proceed.

a. Limitations. These minimum amounts of coverage shall not constitute any limitation or cap on a Co-Applicant's indemnification obligations.

b. Ratings. Any insurance policy or coverage provided by a Co-Applicant or Subcontractors as required by this Partnership Agreement shall be deemed inadequate and a

material breach of this Partnership Agreement unless such policy or coverage is issued by insurance companies authorized to transact insurance business in the State of California with a policy holder's rating of A or higher and a Financial Class of VII or higher.

c. Cancellation. The policies shall not be canceled unless thirty (30) days' prior written notification of intended cancellation has been given to City by certified or registered mail, postage prepaid.

d Adequacy. City, its officers, employees and agents make no representation that the types or limits of insurance specified to be carried by a Co-Applicant pursuant to this Partnership Agreement are adequate to protect that Co-Applicant. If Co-Applicant believes that any required insurance coverage is inadequate, Co-Applicant will obtain such additional insurance coverage as Co-Applicant deems adequate, at Co-Applicant's sole expense.

13.2 Workers' Compensation Insurance. By executing this Partnership Agreement, Co-Applicant certifies that Co-Applicant is aware of and will comply with Section 3700 of the Labor Code of the State of California requiring every employer to be insured against liability for workers' compensation, or to undertake self-insurance before commencing any of the work. Co-Applicant shall carry the insurance or provide for self-insurance required by California law to protect said Co-Applicant from claims under the Workers' Compensation Act. Immediately upon the City's issuance of the Notice to Proceed, Co-Applicant shall file with City either 1) a certificate of insurance showing that such insurance is in effect, or that Co-Applicant is self-insured for such coverage, or 2) a certified statement that Co-Applicant has no employees, and acknowledging that if Co-Applicant does employ any person, the necessary certificate of insurance will immediately be filed with City. Any certificate filed with City shall provide that City will be given thirty (30) days' prior written notice before modification or cancellation thereof.

13.3 Commercial General Liability and Automobile Insurance. Immediately upon the City's issuance of the Notice to Proceed, Co-Applicant shall obtain, and shall thereafter maintain during the term of this Partnership Agreement, commercial general liability insurance and automobile liability insurance as required to insure Co-Applicant against damages for personal injury, including accidental death, as well as from claims for property damage, which may arise from or which may concern operations by anyone directly or indirectly employed by, connected with, or acting for or on behalf of Co-Applicant. The City, and its officers, employees and agents, shall be named as additional insureds under the Co-Applicant's insurance policies.

- a. Co-Applicant's commercial general liability insurance policy shall cover both bodily injury (including death) and property damage (including, but not limited to, premises operations liability, products-completed operations liability, independent contractor's liability, personal injury liability, and contractual liability) in an amount not less than \$1,000,000 per occurrence and a general aggregate limit in the amount of not less than \$2,000,000.
- b. Co-Applicant's automobile liability policy shall cover both bodily injury and property damage in an amount not less than \$1,000,000 per occurrence and an aggregate limit of not less than \$1,000,000. All of Co-Applicant's automobile

and/or commercial general liability insurance policies shall cover all vehicles used in connection with Co-Applicant's performance of this Partnership Agreement, which vehicles shall include, but are not limited to, Co-Applicant owned vehicles, Co-Applicant leased vehicles, Co-Applicant's employee vehicles, non-Co-Applicant owned vehicles and hired vehicles.

- c. Immediately upon the City's issuance of the Notice to Proceed, copies of insurance policies or original certificates along with additional insured endorsements acceptable to the City evidencing the coverage required by this Partnership Agreement, for both commercial general and automobile liability insurance, shall be filed with City and shall include the City and its officers, employees and agents, as additional insureds. Said policies shall be in the usual form of commercial general and automobile liability insurance policies, but shall include the following provisions:

It is agreed that the City of Coachella, and its officers, employees and agents, are added as additional insureds under this policy, solely for work done by and on behalf of the named insured for the City of Coachella.

- d. The insurance policy or policies shall also comply with the following provisions:
- (1) If the policy is written on a claims' made basis, the certificate should so specify and the policy must continue in force for one year after completion of the services. The retroactive date of coverage must also be listed.
 - (2) The policy shall specify that the insurance provided by Co-Applicant will be considered primary and not contributory to any other insurance available to the City and Endorsement No. CG 20010413 shall be provided to the City.

Section 14. EFFECT OF THIS PARTNERSHIP AGREEMENT.

14.1 Each Party recognizes that another Party may need additional assurances regarding the TCC funding and the scope of work related to a Project before the commencement of construction of any component of a Project, including assurances for lenders and investors. Parties agree to cooperate with each other to reach mutual agreement on the Schedule of Performance, amendments to this Partnership Agreement, and other implementation agreements or estoppel certificates necessary to provide reasonable assurances and indemnifications. Parties further understand and agree that the State of California retains the ultimate discretion to approve or deny TCC Grant funding. Each Party's execution of this Partnership Agreement is merely an agreement to the terms of the collaborative stakeholder structure, contingent upon TCC Grant funding and award.

14.2 Nothing contained in this Partnership Agreement shall be construed to require, or have the effect of requiring, the City to take any action inconsistent with any applicable law, rule or regulation which governs the City's actions.

Section 15. NON-DISCRIMINATION.

Parties shall not discriminate on the grounds of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, including the medical condition of Acquired Immune Deficiency Syndrome (AIDS) or any condition related thereto, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military or veteran status in the selection and retention of employees and subcontractors and the procurement of materials and equipment, except as provided in Section 12940 of the California Government Code. Further, Parties agree to conform to the requirements of the Americans with Disabilities Act in the performance of this Partnership Agreement.

Section 16. DISPUTES.

Parties agree that before any Party commences any legal or equitable action, action for declaratory relief, suit, proceeding, or arbitration regarding the TCC Grant that the Parties shall first submit the dispute to mediation through a mutually acceptable professional mediator in Coachella County. Each Party shall bear its own expenses and costs associated with the mediation. Parties shall share the cost of a mediator equally.

Section 17. STATE DISCLAIMER.

Parties acknowledge that while the City has discussed the Project with the Strategic Growth Council, the State has not stated the conditions, if any, on which it would approve any approach to be funded pursuant to this Partnership Agreement. All terms and conditions stated in this Partnership Agreement or any other document regarding the Lead Applicant's or Co-Applicants' participation in the Project shall be modified as needed to meet all State requirements.

Section 18. MISCELLANEOUS.

18.1 Notices. Any notices, bills, invoices, or reports relating to this Partnership Agreement, and any request, demand, statement or other communication required or permitted hereunder shall be in writing to the addresses set forth on the signature pages, and shall be deemed to have been received on (a) the day of delivery, if delivered by hand during regular business hours or by confirmed facsimile during regular business hours; or (b) on the third business day following deposit in the United States mail, postage prepaid.

18.2 Conflict of Interest. No member, official or employee of the Parties shall have any personal interest, direct or indirect, in this Partnership Agreement nor shall any such member, official or employee participate in any decision relating to this Partnership Agreement which affects his or her personal interest or the interests of any corporation, partnership or association in which he or she is directly or indirectly interested.

18.3 Governing Law. This Partnership Agreement and any dispute arising hereunder shall be governed and interpreted in accordance with the laws of the State of California.

18.4 Venue. Any legal action related to the performance or interpretation of this Partnership Agreement shall be filed only in the Superior Court in Riverside County, California, and the Parties waive any provision of law providing for a change of venue to another location.

18.5 No Third-Party Beneficiaries. This Partnership Agreement is made and entered into for the sole protection and benefit of the Parties hereto and shall not create any rights in any third Parties. No other person or entity shall have any right of action based upon the provisions of this Partnership Agreement.

18.6 Section Headings. The Section headings herein are for the convenience of the Parties only and shall not be deemed to govern, limit, modify or in any manner affect the scope, meaning or intent of the provisions or language of this Partnership Agreement.

18.7 Compliance with Laws and Regulations; Legal Authority. By executing this Partnership Agreement, the Parties agree to comply with all applicable federal, state and local laws, regulations and ordinances. Nothing in this Partnership Agreement binds the Parties to perform any action that is beyond its legal authority.

18.8 Authority. The persons executing this Partnership Agreement or exhibits attached hereto on behalf of the Parties to this Partnership Agreement hereby warrant and represent that they have the authority to execute this Partnership Agreement and warrant and represent that they have the authority to bind the respective Parties to this Partnership Agreement to the performance of its obligations hereunder.

18.9 Assignment. The Parties shall not assign, transfer, or subcontract any interest in this Partnership Agreement without the prior written consent of the City. Any attempt to so assign, transfer, or subcontract any rights, duties, or obligations arising hereunder, without prior written consent of City shall be null, void and of no effect.

18.10 Counterparts. This Partnership Agreement may be executed in one or more counterparts, each of which shall be an original, but all of which shall constitute one and the same instrument.

18.11 Entire Agreement. This Partnership Agreement, including all exhibits and attachments hereto, is intended by the Parties hereto as a final expression of their understanding with respect to the subject matter hereof and as a complete and exclusive statement of the terms and conditions thereof and supersedes any and all prior and contemporaneous agreements and understandings, oral or written, in connection therewith. Any amendments to or clarification of this Partnership Agreement shall be in writing and acknowledged by all Parties to this Partnership Agreement.

[SIGNATURES ON FOLLOWING PAGES.]

IN WITNESS WHEREOF, the PARTIES hereto have caused this Partnership Agreement to be executed by their duly authorized representatives on the dates set forth below.

CITY OF COACHELLA
a California general law city

By:



Name: Gabriel D. Martin, PhD

Its: City Manager

Dated: July 18, 2023

Address: 53990 Enterprise Way
Coachella, CA 92236

GRID ALTERNATIVES INLAND EMPIRE, INC.
a Delaware nonprofit corporation

By: 
Name: Jaime Alonso
Its: Executive Director
Dated: July 18, 2023

Address: 2100 Atlanta Avenue
Riverside, CA 92507

PACIFIC SOUTHWEST COMMUNITY DEVELOPMENT CORPORATION
a California public benefit nonprofit corporation

By: 
Name: Juan P. Arroyo
Its: Executive Vice President
Dated: July 18, 2023

Address: 16935 W. Bernardo Drive, Suite 238
San Diego, CA 92127

SOUTHERN CALIFORNIA MOUNTAINS FOUNDATION
a California public benefit nonprofit corporation

By:



Name:

Stacy Gorin

Its:

Executive Officer

Dated:

July 18, 2023

Address:

1355 West 26th Street

San Bernardino, CA 92405

CHELSEA INVESTMENT CORPORATION
a California nonprofit corporation

By: Cheri Hoffman

Name: Cheri Hoffman

Its: President

Dated: July 18, 2023

Address: 6339 Paseo Del Lago

Carlsbad, CA 92011

CENTER FOR EMPLOYMENT TRAINING
a California nonprofit corporation

By: *Pascalds*
Name: Pascal Do
Its: Chief Operations Officer
Dated: July 18, 2023

Address: 701 Vine Street
San Jose, CA 95110

THE LATINO EQUITY ADVOCACY AND POLICY INSTITUTE
a California nonprofit corporation

By:



Name:

Reynaldo Leon

Its:

Executive Director

Dated:

July 18, 2023

Address:

1515 E Divisadero Street, Suite #108

Fresno, CA 93721

KOUNKUEY DESIGN INITIATIVE, INC.
a California public benefit nonprofit corporation



By: _____
Name: Chelina Odbert
Its: Chief Executive Officer/Founding Principal
Dated: July 18, 2023

Address: 1515 Sixth Street
Coachella, CA 92236

ALIANZA COACHELLA VALLEY
a California nonprofit corporation

By:



Name:

Silvia Paz

Its:

Executive Director

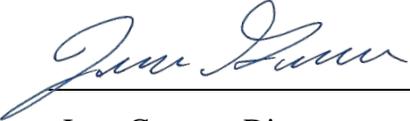
Dated:

July 18, 2023

Address:

1515 Sixth Street
Coachella, CA 92236

BOUND CORPORATION
a California limited liability company

By: 

Name: Juan Guevara Diaz

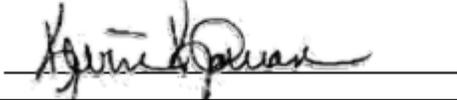
Its: CEO

Dated: July 18, 2023

Address: 44907 Golf Center Parkway, Suite 1-2
Indio, CA 92201

DESERT RECREATION DISTRICT
a California nonprofit corporation

By:



Name: Kevin Kalman

Its: General Manager

Dated: July 18, 2023

Address: 45305 Oasis Street

Indio, CA 92201

THE REGENTS OF THE UNIVERSITY OF CALIFORNIA
a California nonprofit corporation formed under Article IX of
the California Constitution

By: 
Name: Ursula N. Prins
Its: Pre-Award Manager
Dated: July 18, 2023

Address: 245 University Avenue Office Bldg.
Riverside, CA 92521

EXHIBIT "A"
PROJECT AREA



Coachella Prospera
Project Area Map

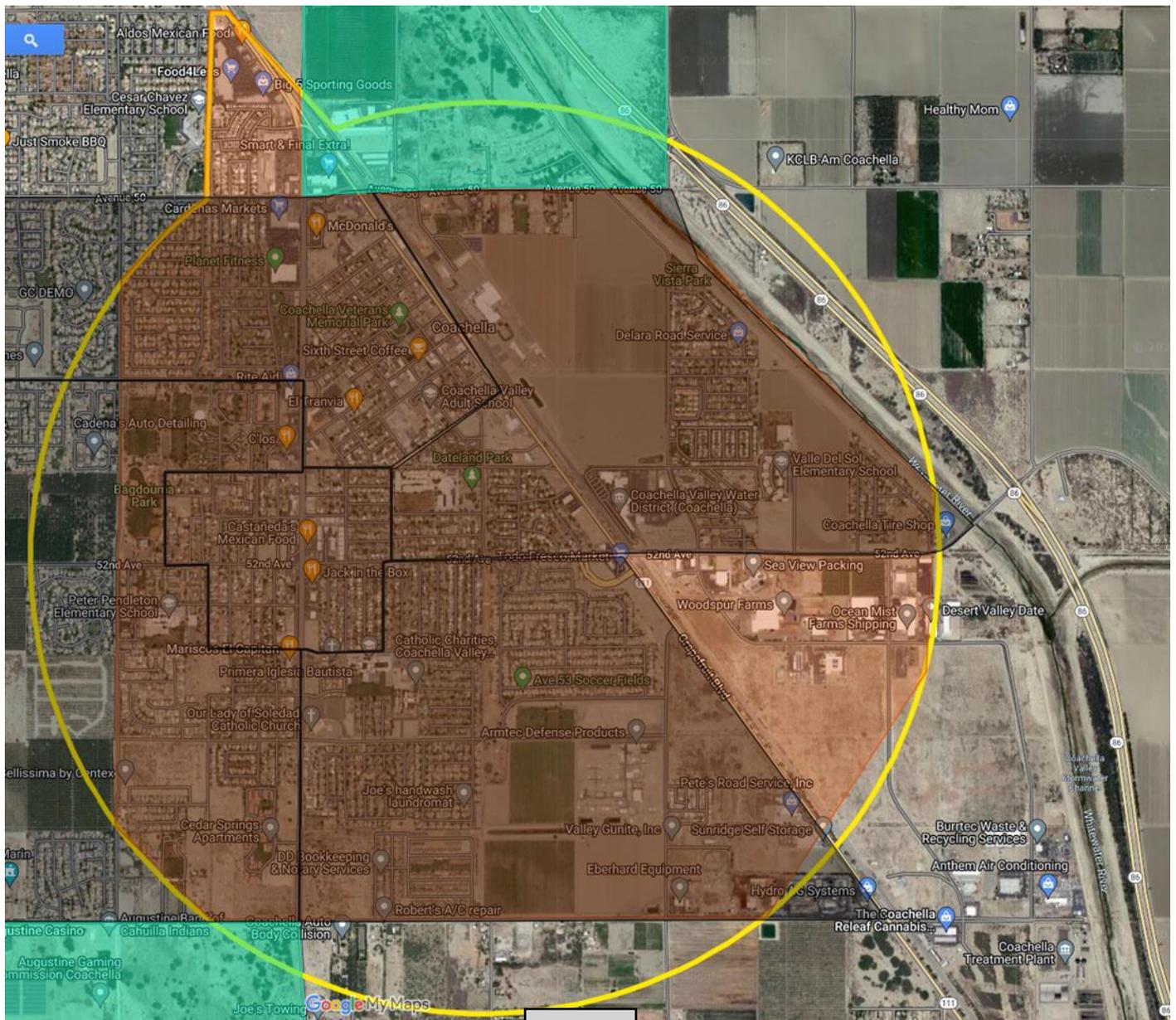
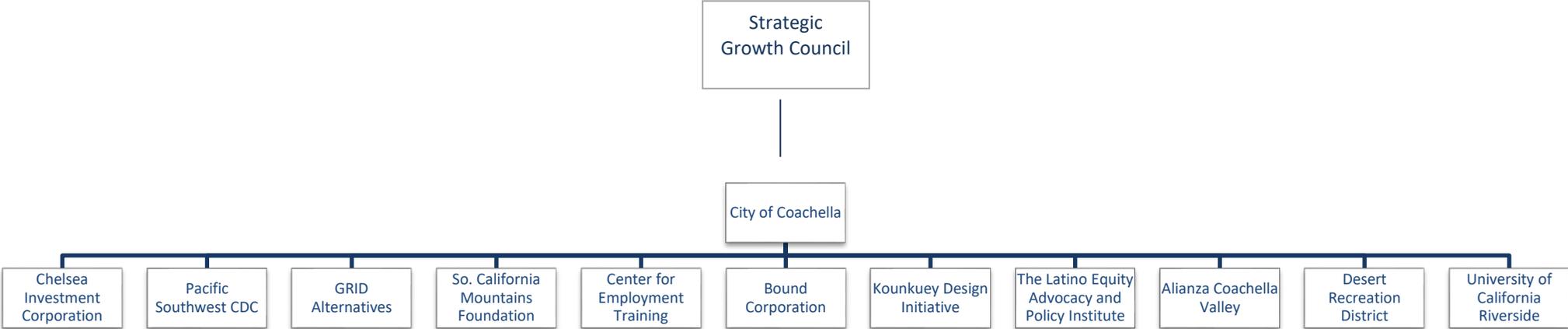


EXHIBIT "B"

COLLABORATIVE STAKEHOLDER STRUCTURE





July 18, 2023

6th Street Senior Apartments
Coachella, CA 92236

Subject: CFD Loan Commitment – 53 Unit, Mixed-Use Affordable Senior Housing Project

To Whom It May Concern:

The City Council of the City of Coachella, by Resolution No. 2005-93, authorized the creation of the City of Coachella Community Facilities District 2005-1 (the "CFD") and, by Resolution No. 202394 authorized the levy of a special tax for properties within the CFD (the "Special Assessment"), pursuant to the Mello-Roos Community Facilities Act of 1982, as amended.

Chelsea Investment Corporation ("Developer") has obtained site control for a proposed low income housing project with the intention of constructing a 53-unit affordable multifamily development with 4,742 square feet of commercial space, carports and related improvements known as the 6th Street Senior Apartments (the "Project") with expected entitlement in the name of a new entity to be formed conducive to the type of project contemplated ("to be formed entity"). The project includes properties with APNs 778-113-001 and 778-113-002.

The City agrees to enter into a conditional affordable housing loan commitment wherein the City agrees to loan "to be formed entity" funds for the prepayment of special assessments under the following terms:

1. Loan Amount - \$6,658,788 * .
2. Loan Term - 55 years.
3. Interest- 3% simple per annum**.
4. Repayment - in full at end of loan term, sale or refinance.
5. Annual Payments - 50% of residual cash flow***.

*Based on CFD amount for fiscal year 22/23 of \$1,249.40 presuming 2% average annual CIP increases. Agreement amount to be updated to reflect current CFD rate at time of project completion. Special assessments exceeding the loan/prepayment amount within the 55-year term will be included in the applicable year levy.

**Interest will be calculated on the accrued unpaid special assessment balance each year.



***Free cash flow will be stipulated in the agreement consistent with standard financial definitions and will specifically exclude any equity items such as but not limited to partnership distributions, profit pay outs, partner guaranteed payments or any other equity/capital distribution as defined by Generally Accepted Accounting Principles. Free cash flows will also specifically exclude reserve balances except for reasonable operating reserves which will not exceed one year of operating expenses as measured by the immediately preceding fiscal year.

Conditions of Loan Approval:

1. The Developer agrees to enter into a concurrent prepayment agreement in the same amount as the loan agreement. Monies received under the affordable housing loan agreement will be directly paid to the City in prepayment of CFD taxes due.
2. The Developer agrees to annex the property into the CFD.
3. The Developer agrees to applicable modification of the CFD to permit a prepayment agreement.
4. The Developer secures all project financing.
5. The Developer obtains all necessary City and other regulatory approvals.
6. The Developer agrees to complete all off-site improvements specified in grant, funding and City agreements along with related applications and supporting detail documents.

Council of the City of Coachella approved this conditional loan commitment for the above-referenced project at a specially convened meeting on July 26, 2023. This letter shall serve as an enforceable funding commitment for the loan. The loan, totaling \$6,658,788 will be made as permanent funding for the project.

Should you have any questions, please do not hesitate to contact me at 760-398-3502.

Sincerely,

Dr. Gabriel D. Martin, City Manager



STAFF REPORT
7/26/2023

TO: Honorable Mayor and City Council Members

FROM: Randy Vasquez, Lieutenant

SUBJECT: Authorize the Use and Purchase Automated License Plate Reader (ALPR) Technology

STAFF RECOMMENDATION:

Staff recommends that City Council to take the following actions:

- 1) Authorize the use of Automated License Plate Readers within the City of Coachella, as prescribed pursuant to Senate Bill 34.
- 2) Approve the procurement of 70 ALPR cameras and authorize the City Manager to execute the attached Government Agency Customer Agreement for the amount of \$234,500 (which includes \$210,000 for the recurring annual subscription cost and \$24,500 one-time installation cost), and subject to final minor edits by the City Attorney.
- 3) Approve Resolution No. 2023-56 establishing ALPR Use Policy and Delegation of Responsibilities to the Assistant Chief of Police / Sheriff's Lieutenant.

BACKGROUND:

For several years, law enforcement agencies across the nation, to include the Riverside County Sheriff's Department and agencies within the County of Riverside, have used Automated License Plate Reader (ALPR) technology to aid in criminal investigations and lifesaving emergencies. The ALPR system consists of fixed cameras mounted existing traffic or lighting posts that automatically recognize and photograph passing vehicles, through which license plates are translated into alphanumeric characters. The resulting data is compared to law enforcement databases to identify vehicles reported stolen, wanted connection to a crime, related to abducted or missing children, or are displaying lost or stolen license plates. If the license number is found to be wanted, the system alerts the local law enforcement users so they can investigate further. Prior to any enforcement activity being initiated, deputies are required to verify alerts with dispatch or directly via the California Law Enforcement Telecommunications System (CLETS). The ALPR data is only accessible by law enforcement personnel for official investigative purposes and all access and database inquiries are logged and available for audit.

The Riverside County Sheriff's Department is committed to operating ALPR technology in a measured means that balances personal privacy concerns and public safety. The Department follows strict protocols in the access, storage and use of ALPR data to ensure its integrity and compliance with applicable laws. Data may only be used for official law enforcement purposes, and cannot be shared, transferred, or sold for any other use. Employees are required to attend four hours of training about the system and policy prior to being given access to the system.

The ALPR vendor ("Flock Safety") is required to maintain security procedures and practices, including operational, administrative, technical, and physical safeguards, to protect ALPR information from unauthorized access, destruction, use, modification, or disclosure.

On March 17, 2021, this item was taken to the Building/Code Enforcement/Public Safety Sub-Committee for discussion with the committee approving it to move forward to the City Council for discussion. On May 26, 2021, Staff presented Item 36 to purchase 65 cameras and subscribe to the ALPR software system. City Council directed staff to return item back to the Building/Code Enforcement/Public Safety Sub-Committee to discuss different cost options in regards to the number of cameras to be installed. On May 30, 2023, Building/Code Enforcement/Public Safety Sub-Committee discussed three different cost options to return to the City Council for discussion and approval:

- Option 1: 30 Cameras:
 - \$90,000 = (30 cameras x \$3,000/unit) – Recurring Annual Subscription Cost
 - \$10,500 = (30 cameras x \$350/unit) – One Time Installation Cost
 - **Total: \$100,500**
- Option 2: 50 Cameras:
 - \$150,000 = (50 cameras x \$3,000/unit) – Recurring Annual Subscription Cost
 - \$17,500 = (50 cameras x \$350/unit) – One Time Installation Cost
 - **Total: \$167,500**
- Option 3: 70 Cameras:
 - \$210,000 = (70 cameras x \$3,000/unit) – Recurring Annual Subscription Cost
 - \$24,500 = (70 cameras x \$350/unit) – One Time Installation Cost
 - **Total: \$234,500**

DISCUSSION/ANALYSIS:

Effective policing is dependent on the efficient and continuous sharing and distribution of information to its field staff, which is largely accomplished through fliers and verbal daily briefings. As field staff continue to respond to and investigate new crimes, previously shared information becomes less relevant and difficult to recall, resulting in many unsolved crimes.

ALPR is designed to be a force multiplier for agencies that deploy this technology, allowing an opportunity to keep historical cases relevant without the need of fliers or individual recollection, by independently identifying wanted vehicles and bringing them to the attention of deputies. Law enforcement agencies who have deployed this technology, have benefited from a crime reduction rate of up to 60%.

Information obtained through ALPR technology is not enough evidence for any arrest and is simply another method of obtaining an investigative lead, where one did not exist before – thus, allowing more opportunity to identify suspects in cases such as burglaries, assaults, robberies, shootings, murders, stolen vehicles, hit and run collisions and locating missing juveniles or adults.

Many agencies throughout Riverside County to include cities who contract for law enforcement services with the Riverside County Sheriff's Department, have already approved and deployed this technology within their communities. Law enforcement efforts to solve and combat crime are most successful as regional collaborative efforts. ALPR allows an opportunity to participate and solve crime regionally and locally.

The City of Coachella and other east valley cities have historically seen a disproportioned rate of violent and gang related crime in comparison to other communities. In 2020 alone, the city of Coachella experienced 125 shooting cases where hundreds of fired casings were recovered, and another 191 cases of reported shootings where no casings were found. During the same year, 192 families had their vehicle stolen, some of which were never recovered. ALPR technology has the analytical ability to compare dates and times of events to one another in search of common vehicles at the scene of these crimes, which can translate to an investigative lead towards the apprehension of offenders before they have an opportunity to reoffend.

In effort to balance personal privacy concerns and public safety, ALPR cameras are proposed to be mounted on vertical traffic/light posts outside of residential communities, focused on the rear end of passing vehicles and narrowly focused on the roadway to prevent any inadvertent captures.

If authorized, the City of Coachella will be the customer/subscriber and owner of its data captured. By resolution, training, usage and audit responsibility will be delegated to the Assistant Chief of Police/Sheriff's Lieutenant, with the oversight of the City Manager.

Independent studies conducted by "Flock Safety" have shown that most data collected through ALPR is only accessed or is useful within the first (30) days of capture. As a result, the data retention period allowed by "Flock Safety" is (30) days, after which it is automatically purged.

ALTERNATIVES:

- 1) Approve the procurement of 50 ALPR cameras and authorize the City Manager to execute the attached Government Agency Customer Agreement for the amount of \$167,500 (which includes \$150,000 for the recurring annual subscription cost and \$17,500 one-time installation cost), and subject to final minor edits by the City Attorney
- 2) Approve the procurement of 30 ALPR cameras and authorize the City Manager to execute the attached Government Agency Customer Agreement for the amount of \$100,500 (which includes \$90,000 for the recurring annual subscription cost and \$10,500 one-time installation cost), and subject to final minor edits by the City Attorney.
- 3) Continue the item and provide staff with direction.
- 4) Take no action.

FISCAL IMPACT:

ALPR procured through “Flock Safety” is a subscription-based service with year-to-year contracts and no hardware to maintain. Costs are inclusive of repairs and maintenance as necessary with no additional costs to the city. The purchase of this equipment will require a \$234,500 appropriation from the City’s General Fund:

- \$210,000 = (70 cameras x \$3,000/unit) – Recurring Annual Subscription Cost
- \$24,500 = (70 cameras x \$350/unit) – One Time Installation Cost
 - **Total: \$234,500**

ATTACHMENTS:

- 1) Resolution No. 2023-56 establishing ALPR Use Policy and Delegation of Responsibilities to the Assistant Chief of Police/Sheriff’s Lieutenant.
- 2) Government Agency Customer Agreement
- 3) Addendum – Supplemental Conditions
- 4) Exhibit B – Insurance Requirements
- 5) Flock Safety Subscription Proposal and Order Form
- 6) ALPR Power Point Presentation

RESOLUTION NO. 2023-56

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF COACHELLA, CALIFORNIA IN ADOPTING A
LICENSE PLATE CAMERA/ALPR USAGE AND PRIVACY
POLICY**

WHEREAS, the City of Coachella may utilize Automated License Plate Recognition (ALPR) technology to assist law enforcement in proactive enforcement efforts on auto-theft and other criminal activity and prevent other serious crimes; and

WHEREAS, the ALPR system is a searchable computerized database resulting from the operation of one or more mobile or fixed cameras combined with computer algorithms to read and convert images of license plates and the characters they contain into computer-readable data (“ALPR data”); and

WHEREAS, the information obtained by the ALPRs is considered “personal information” and subject to specific privacy and security requirements under applicable state law (SB 34) requiring the end-users to adopt a License Plate Camera Privacy Policy.

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

Section 1. Purpose.

The purpose of this Policy is to set forth the procedures for use of license plate imaging systems and equipment conducted in the course and scope of providing law enforcement, prosecutorial and crime prevention services as well as establishing use and data retention policies. The City will only make the data available to the Riverside County Sheriff’s Office (RSO), which provides law enforcement services for the City, or other law enforcement or prosecutorial agency upon request from those agencies. Once the data is obtained by any law enforcement or prosecutorial agency, the usage and privacy policies of that agency apply.

Section 2. Authorized Purposes for Using the License Plate Cameras and Collecting Photographic License Plate Images and/or ALPR Data.

The purpose for using ALPR data is to deter criminal activity and to aid law enforcement in its investigation and prosecution of crimes.

Section 3. Person Authorized to Access or Collect License Plate Image/ALPR Data.

The ALPR camera system is installed and maintained by an independent contractor using proprietary technology. Footage is held temporarily on the camera for initial processing. All data is then securely stored in a cloud-based server where all data (both footage and metadata) is fully encrypted and automatically deleted every thirty (30) days. The ALPR system shall only be accessed or used by sworn the City Manager, RSO Officers. The independent contractor shall not access footage without explicit, written permission from the City to help collect evidence in the event of a crime and shall not share, sell, or monetize ALPR data.

Section 4. Training.

Training on the use of ALPR cameras shall be provided by the City Manager in cooperation with RSO and the independent contractor retained by the City for this purpose.

Section 5. How the License Plate Cameras will be monitored to Ensure Security of the Information and Compliance with Applicable Privacy Laws.

ALPR data is confidential and shall not be shared or open to the public for review. ALPR data may only be shared with other law enforcement or prosecutorial agencies for official law enforcement purposes in accordance with this Policy. Data shall not be used for any non-work-related purposes and all uses shall take into consideration the privacy, civil rights, and civil liberties of individuals.

All information collected and stored as part of the license plate recognition system, including ALPR data shall be closely safeguarded and protected by both procedural and technological means and shall be securely stored in either (a) a specific secure location chosen by the City Manager, or (b) a secured cloud-based server. Unless and until the information is requested by law enforcement, and in accordance with the retention schedule in paragraph 8 below, only the City Manager shall have access to the information.

Section 6. The purposes of, process for, and restrictions on, the sale, sharing, or transfer of ALPR data to other persons.

All ALPR data access requires a username and password for access that is available only to the City Manager and authorized sworn RSO Officers. Access to ALPR data may be provided by the City Manager to other law enforcement or prosecutorial agencies for official law enforcement purposes only.

Once ALPR data is obtained by a law enforcement agency, it shall become the property of that agency, and the City of Coachella shall have no responsibility for that data and shall not be required to maintain any copy thereof.

Section 7. The Title of the Official Custodian, or Owner, of the License Plate Cameras responsible for implementing this Policy.

The City Manager shall be responsible for implementing this Policy.

Section 8. A Description of the Reasonable Measures that will be used to ensure the Accuracy of License Plate Recognition Data and Correction of Data Errors.

The ALPR system shall be monitored and maintained by the independent contractor to ensure functionality, reliability and functionality in accordance with specific terms and conditions of the applicable agreement.

Section 9. The Length of Time the License Plate Image Data Will be Retained and the Process Utilized to Determine if and when to Destroy Data.

ALPR data shall be stored in a secured cloud-based server for a minimum of thirty (30) days and then permanently deleted.

Section 10. Security Procedures to Protect ALPR Data.

The City Manager shall maintain reasonable security procedures including operational, administrative, technical, and physical safeguards to protect ALPR image data from unauthorized access, destruction, use, modification, or disclosure.

Section 11. Notice of Breach of Security.

In the event of a breach of security of license plate image data, the City will, pursuant to Civil Code section 1798.29 (i) (3), provide notice of said breach by posting conspicuous notice thereon the City’s website for a minimum of 30 days, and by notifying major statewide media and the Office of Information Security within the Department of Technology.

Section 12. Effective Date.

This Resolution shall take effect from and after the date of its passage and adoption.

PASSED, APPROVED AND ADOPTED this 26th day of July 2023.

Steven A. Hernandez
Mayor

ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

Carlos Campos
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. 2023-56 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 26th day of July 2023, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Delia Granados
Deputy City Clerk

GOVERNMENT AGENCY CUSTOMER AGREEMENT

This Government Agency Agreement (this “**Agreement**”) is entered into by and between Flock Group, Inc. with a place of business at 1170 Howell Mill Rd NW #210, Atlanta, GA 30318 (“**Flock**”) and the City of Coachella, a California Municipal Corporation having its principal place of business at 53-990 Enterprise Way, Coachella, CA 92236 (“**Agency**”) (each identified as a “**Party**,” and mutually referred to as the “**Parties**”).

RECITALS

WHEREAS, Flock offers a solution for automatic license plate detection through Flock’s technology platform (the “**Flock Service**”), and upon detection, the Flock Service creates images and recordings of suspect vehicles (“**Footage**”) and can provide notifications to Agency upon the authorization from Non-Agency End User (“**Notifications**”);

WHEREAS, Agency desires to purchase, use and/or have installed access to the Flock Service in order to create, view, search and archive Footage and receive Notifications, including those from non-Agency users of the Flock System (where there is an investigative purpose) such as schools, neighborhood home owners associations, businesses, and individual users; and,

WHEREAS, unless legally required, because Footage is stored for no longer than 30 days in compliance with Flock’s records retention policy, Agency is responsible for extracting, downloading and archiving Footage from the Flock System on its own storage devices; and,

WHEREAS, Flock desires to provide Agency the Flock Service and any access thereto, subject to the terms and conditions of this Agreement, solely for the purpose of crime awareness and prevention by police departments and archiving for evidence gathering (“**Purpose**”).

AGREEMENT

NOW, THEREFORE, Flock and Agency agree as follows and further agree to incorporate the Recitals into this Agreement.

1. DEFINITIONS

Certain capitalized terms, not otherwise defined herein, have the meanings set forth or cross-referenced in this Section 1.

1.1 “**Authorized End User**” shall mean any individual employees, agents, or contractors of Agency accessing or using the Services through the Web Interface, under the rights granted to Agency pursuant to this Agreement.

1.2 “**Agency Data**” will mean the data, media and content provided by Agency through the Services. For the avoidance of doubt, the Agency Content will include the Footage and geolocation information and environmental data collected by sensors built into the Units.

1.3 “**Documentation**” will mean text and/or graphical documentation, whether in electronic or printed format, that describe the features, functions and operation of the Services which are provided by Flock to Agency in accordance with the terms of this Agreement.

1.4 “**Embedded Software**” will mean the software and/or firmware embedded or preinstalled on the Hardware.

1.5 “**Flock IP**” will mean the Flock Services, the Documentation, the Hardware, the Embedded Software, the Installation Services, and any and all intellectual property therein or otherwise provided to Agency and/or its Authorized End Users in connection with the foregoing.

1.6 “**Footage**” means still images and/or video captured by the Hardware in the course of and provided via the Services.

1.7 “**Hardware**” shall mean the Flock Gate Cameras and any other physical elements that interact with the Embedded Software and the Web Interface to provide the Services. The term “**Hardware**” excludes the Embedded Software.

1.8 “**Installation Services**” means the services provided by Flock regarding the installation, placements and configuration of the Hardware, pursuant to the Statement of Work attached hereto.

1.9 “**Flock Services**” means the provision, via the Web Interface, of Flock’s software application for automatic license plate detection, searching image records, and sharing Footage.

1.10 “**Non-Agency End User**” means a Flock’s non-Agency customer that has elected to give Agency access to its data in the Flock System for investigative purposes.

1.11 “**Non-Agency End User Data**” means the Footage, geolocation data, environmental data and/or Notifications of a Non-Agency End User for investigative purposes only.

1.12 “*Unit(s)*” shall mean the Hardware together with the Embedded Software.

1.13 “*Web Interface*” means the website(s) or application(s) through which Agency and its Authorized End Users can access the Services in accordance with the terms of this Agreement.

1.14 “*Aggregated data*” means information that relates to a group or category of customers, from which individual customers' identities have been removed, that is not linked or reasonably linkable to any customer, including via a device.

2. FLOCK SERVICES AND SUPPORT

2.1 **Provision of Access.** Subject to the terms of this Agreement, Flock hereby grants to Agency a non-exclusive, non-transferable right to access the features and functions of the Flock Services via the Web Interface during the Service Term and No-Fee Term, solely for the Authorized End Users. The Footage will be available for Agency to access via the Web Interface for 30 days. Authorized End Users will be required to sign up for an account, and select a password and username (“*User ID*”). Flock will also provide Agency the Documentation to be used in accessing and using the Flock Services. Agency shall be responsible for all acts and omissions of Authorized End Users, and any act or omission by an Authorized End User which, if undertaken by Agency, would constitute a breach of this Agreement, shall be deemed a breach of this Agreement by Agency. Agency shall undertake reasonable efforts to make all Authorized End Users aware of the provisions of this Agreement as applicable to such Authorized End User’s use of the Flock Services and shall cause Authorized End Users to comply with such provisions. Flock may use the services of one or more third parties to deliver any part of the Flock Services, including without limitation using a third party to host the Web Interface which make the Flock Services available to Agency and Authorized End Users. Flock will pass-through any warranties that Flock receives from its then current third-party service provider to the extent that such warranties can be provided to Agency. SUCH WARRANTIES, AS PROVIDED AS HONORED BY SUCH THIRD PARTIES, ARE THE CUSTOMER’S SOLE AND EXCLUSIVE REMEDY AND FLOCK’S SOLE AND EXCLUSIVE LIABILITY WITH REGARD TO SUCH THIRD-PARTY SERVICES, INCLUDING WITHOUT LIMITATION HOSTING THE WEB INTERFACE. Agency agrees to comply with any acceptable use policies and other terms of any third-party service provider that are provided or otherwise made available to Agency from time to time.

2.2 **Embedded Software License.** Subject to all terms of this Agreement, Flock grants Agency a limited, non-exclusive, nontransferable, non-sublicensable (except to the Authorized End Users), revocable right to use the Embedded Software as installed on the Hardware by Flock; in each case, solely as necessary for Agency to use the Flock Services.

2.3 Documentation License. Subject to the terms of this Agreement, Flock hereby grants to Agency a non-exclusive, nontransferable right and license to use the Documentation during the Service Term for Agency's internal purposes in connection with its use of the Flock Services as contemplated herein.

2.4 Usage Restrictions. Agency will not, and will not permit any Authorized End Users to, (i) copy or duplicate any of the Flock IP; (ii) decompile, disassemble, reverse engineer or otherwise attempt to obtain or perceive the source code from which any software component of any of the Flock IP is compiled or interpreted, or apply any other process or procedure to derive the source code of any software included in the Flock IP, or attempt to do any of the foregoing, and Agency acknowledges that nothing in this Agreement will be construed to grant Agency any right to obtain or use such source code; (iii) modify, alter, tamper with or repair any of the Flock IP, or create any derivative product from any of the foregoing, or attempt to do any of the foregoing, except with the prior written consent of Flock; (vi) interfere or attempt to interfere in any manner with the functionality or proper working of any of the Flock IP; (v) remove, obscure, or alter any notice of any intellectual property or proprietary right appearing on or contained within any of the Application IP; (vii) use the Flock Services for timesharing or service bureau purposes or otherwise for the benefit of a third party or any purpose other than the Purpose; or (viii) assign, sublicense, sell, resell, lease, rent or otherwise transfer or convey, or pledge as security or otherwise encumber, Agency's rights under Sections 2.1, 2.2, or 2.3. Non-agency data may only be accessed for investigative purposes.

2.5 Retained Rights; Ownership. As between the Parties, subject to the rights granted in this Agreement, Flock and its licensors retain all right, title and interest in and to the Flock IP and its components, and Agency acknowledges that it neither owns nor acquires any additional rights in and to the foregoing not expressly granted by this Agreement. Agency further acknowledges that Flock retains the right to use the foregoing for any purpose in Flock's sole discretion. There are no implied rights.

2.6 Suspension. Notwithstanding anything to the contrary in this Agreement, Flock may temporarily suspend Agency's and any Authorized End User's access to any portion or all of the Flock IP if (i) Flock reasonably determines that (a) there is a threat or attack on any of the Flock IP; (b) Agency's or any Authorized End User's use of the Flock Service disrupts or poses a security risk to the Flock Service or any other customer or vendor of Flock; (c) Agency or any Authorized End User is/are using the Flock IP for fraudulent or illegal activities; (d) Flock's provision of the Flock Services to Agency or any Authorized End User is prohibited by applicable law; or (e) any vendor of Flock has suspended or terminated Flock's access to or use of any third party services or products required to enable Agency to access the Flock (each such suspension, in accordance with this Section 2.6, a "**Service Suspension**"). Flock will make commercially reasonable efforts, circumstances permitting, to provide written notice of any Service Suspension to Agency (including notices sent to Flock's registered email address) and to provide updates regarding resumption of access to the Flock IP following any Service

Suspension. Flock will use commercially reasonable efforts to resume providing access to the Application Service as soon as reasonably possible after the event giving rise to the Service Suspension is cured. Flock will have no liability for any damage, liabilities, losses (including any loss of data or profits) or any other consequences that Agency or any Authorized End User may incur as a result of a Service Suspension.

2.7 Installation Services.

2.7.1 *Designated Locations.* Prior to performing the physical installation of the Units, Flock shall advise Agency on the location and positioning of the Units for optimal license plate image capture, as conditions and location allow. While Flock will provide advice regarding the location of positioning of such Units, Agency will have the ultimate decision regarding the location, position and angle of the Units (each Unit location so designated by Agency, a “**Designated Location**”). Due to the fact that Agency selects the Designated Location, Flock shall have no liability to Agency resulting from any poor performance, functionality or Footage resulting from or otherwise relating to the Designated Locations. After an installation plan with Designated Locations and equipment has been agreed upon by both Flock and the Agency, any subsequent changes to the installation plan driven by Agency's request will incur a \$250 charge in addition to any equipment charges. These changes include but are not limited to camera re-positioning, adjusting of camera mounting, re-angling, changes to heights of poles, and removing foliage.

2.7.2 *Agency's Installation Obligations.* Agency agrees to allow Flock and its agents reasonable access to the designated installation locations at all reasonable times upon reasonable notice for the purpose of performing the installation work (together with the preceding sentence, the “**Agency Installation Obligations**”). It is understood that the Installation Fees do not include any permits or associated costs, any federal, state or local taxes including property, license, privilege, sales, use, excise, gross receipts or other similar taxes which may now or hereafter become applicable to, measured by or imposed upon or with respect to the installation of the Hardware, its use, or any other services performed in connection therewith and that Agency shall be solely responsible for the foregoing. Agency represents and warrants that it has all necessary right title and authority and hereby authorizes Flock to install the Hardware at the Designated Locations and to make any necessary inspections or tests in connection with such installation.

2.7.3 *Flock's Installation Obligations.* The Hardware shall be installed in a workmanlike manner in accordance with Flock's standard installation procedures, and the installation will be completed within a reasonable time from the time the Designated Locations are selected by Agency. Following the initial installation of the Hardware, Flock's obligation to perform installation work shall cease; however, Flock will continue to monitor the performance of the Units. Agency understands and agrees that the Flock Services will not function without the Hardware.

2.7.4 *Security Interest.* The Hardware shall remain the personal property of Flock and will be removed upon the termination or expiration of this Agreement. Agency agrees to perform all acts

which may be necessary to assure the retention of title of the Hardware by Flock. Should Agency default in any payment for the Flock Services or any part thereof or offer to sell or auction the Hardware, then Agency authorizes and empowers Flock to remove the Hardware or any part thereof. Such removal, if made by Flock, shall not be deemed a waiver of Flock's rights to any damages Flock may sustain as a result of Agency's default and Flock shall have the right to enforce any other legal remedy or right.

2.8 Hazardous Conditions. Unless otherwise stated in the Agreement, Flock's price for its services under this Agreement does not contemplate work in any areas that contain hazardous materials, or other hazardous conditions, including, without limit, asbestos. In the event any such hazardous materials are discovered in the designated locations in which Flock is to perform services under this Agreement, Flock shall have the right to cease work immediately in the area affected until such materials are removed or rendered harmless. Any additional expenses incurred by Flock as a result of the discovery or presence of hazardous material or hazardous conditions shall be the responsibility of Agency and shall be paid promptly upon billing.

2.9 Support Services. Subject to the payment of fees, Flock shall monitor the performance and functionality of Flock Services and may, from time to time, advise Agency on changes to the Flock Services, Installation Services, or the Designated Locations which may improve the performance or functionality of the Services or may improve the quality of the Footage. The work, its timing, and the fees payable relating to such work shall be agreed by the Parties prior to any alterations to or changes of the Services or the Designated Locations ("**Monitoring Services**"). Subject to the terms hereof, Flock will provide Agency with reasonable technical and on-site support and maintenance services ("**On-Site Services**") in-person or by email at hello@flocksafety.com. Flock will use commercially reasonable efforts to respond to requests for support.

3. AGENCY RESTRICTIONS AND RESPONSIBILITIES

3.1 Agency Obligations. Agency agrees to provide Flock with accurate, complete, and updated registration information. Agency may not select as its User ID a name that Agency does not have the right to use, or another person's name with the intent to impersonate that person. Agency may not transfer its account to anyone else without prior written permission of Flock. Agency will not share its account or password with anyone and must protect the security of its account and password. Agency is responsible for any activity associated with its account. Agency shall be responsible for obtaining and maintaining any equipment and ancillary services

needed to connect to, access or otherwise use the Services. Agency will, at its own expense, provide assistance to Flock, including, but not limited to, by means of access to, and use of, Agency facilities and Agency equipment, as well as by means of assistance from Agency personnel, to the limited extent any of the foregoing may be reasonably necessary to enable Flock to perform its obligations hereunder, including, without limitation, any obligations with respect to Support Services or any Installation Services.

3.2 Agency Representations and Warranties. Agency represents, covenants, and warrants that Agency will use the Services only in compliance with this Agreement and all applicable laws and regulations, including but not limited to any laws relating to the recording or sharing of video, photo, or audio content and retention thereof.

4. CONFIDENTIALITY; AGENCY DATA; NON-AGENCY DATA

4.1 Confidentiality. Each Party (the “*Receiving Party*”) understands that the other Party (the “*Disclosing Party*”) has disclosed or may disclose business, technical or financial information relating to the Disclosing Party’s business (hereinafter referred to as “*Proprietary Information*” of the Disclosing Party). Proprietary Information of Flock is non-public information including but not limited to features, functionality, designs, user interfaces, trade secrets, intellectual property, business plans, marketing plans, works of authorship, hardware, customer lists and requirements, and performance of the Flock Services. Proprietary Information of Agency includes non-public Agency Data, Non-Agency End User Data, and data provided by Agency or a Non-Agency End User to Flock or collected by Flock via the Unit, including the Footage, to enable the provision of the Services. The Receiving Party shall not disclose, use, transmit, inform or make available to any entity, person or body any of the Proprietary Information, except as a necessary part of performing its obligations hereunder, and shall take all such actions as are reasonably necessary and appropriate to preserve and protect the Proprietary Information and the parties’ respective rights therein, at all times exercising at least a reasonable level of care. Each party agrees to restrict access to the Proprietary Information of the other party to those employees or agents who require access in order to perform hereunder. The Receiving Party agrees: (i) to take the same security precautions to protect against disclosure or unauthorized use of such Proprietary Information that the party takes with its own proprietary information, but in no event will a party apply less than reasonable precautions to protect such Proprietary Information, and (ii) not to use (except in performance of the Services or as otherwise permitted herein) or divulge to any third person any such Proprietary Information. Flock’s use of the Proprietary Information may include processing the Proprietary Information to send Agency Notifications or alerts, such as when a car exits Agency’s neighborhood, or to analyze the data collected to identify motion or other events.

The Disclosing Party agrees that the foregoing shall not apply with respect to any information that the Receiving Party can document (a) is or becomes generally available to the public, or (b) was in its possession or known by Receiving Party prior to receipt from the Disclosing Party, or (c) was rightfully disclosed to Receiving Party without restriction by a third party, or (d) was independently developed without use of any Proprietary Information of the Disclosing Party.

Nothing in this Agreement will prevent the Receiving Party from disclosing the Proprietary Information pursuant to any subpoena, summons, judicial order or other judicial or governmental process, provided that the Receiving Party gives the Disclosing Party reasonable prior notice of such disclosure to obtain a protective order or otherwise oppose the disclosure. For clarity, Flock may access, use, preserve and/or disclose the Footage to law enforcement authorities, government officials, and/or third parties, if legally required to do so or if Flock has a good faith belief that such access, use, preservation or disclosure is reasonably necessary to: (a) comply with a legal process or request; (b) enforce this Agreement, including investigation of any potential violation thereof; (c) detect, prevent or otherwise address security, fraud or technical issues; or (d) protect the rights, property or safety of Flock, its users, a third party, or the public as required or permitted by law, including respond to an emergency situation. Flock may store deleted Footage in order to comply with certain legal obligations but such retained Footage will not be retrievable without a valid court order.

4.2 Agency and Non-Agency End User Data. As between Flock and Agency, all right, title and interest in the Agency Data and Non-Agency End User Data, belong to and are retained solely by Agency. Agency hereby grants to Flock a limited, nonexclusive, royalty-free, worldwide license to use the Agency Data and Non-Agency End User Data and perform all acts with respect to the Agency Data and Non-Agency End User Data as may be necessary for Flock to provide the Flock Services to Agency, including without limitation the Support Services set forth in Section 2.9 above . As between Flock and Agency, Agency is solely responsible for the accuracy, quality, integrity, legality, reliability, and appropriateness of all Agency Data and Non-Agency End User Data. As between Agency and Non-Agency End Users that have prescribed access of Footage to Agency, each of Agency and Non-Agency End Users will share all right, title and interest in the Non-Agency End User Data. This Agreement does not by itself make any Non-Agency End User Data the sole property or the Proprietary Information of Agency.

4.3 Feedback. If Agency provides any suggestions, ideas, enhancement requests, feedback, recommendations or other information relating to the subject matter hereunder, Agency hereby assigns (and will cause its agents and representatives to assign) to Flock all right, title and interest (including intellectual property rights) with respect to or resulting from any of the foregoing.

4.4 Aggregated Data. Notwithstanding anything in this Agreement to the contrary, Flock shall have the right to collect and analyze data and other information relating to the provision, use and performance of various aspects of the Services and related systems and technologies (including, without limitation, information concerning Agency Data and data derived therefrom). Agency acknowledges that Flock will be compiling anonymized and/or aggregated data based on Agency Data and Non-Agency End User Data input into the Services (the “*Aggregated Data*”). Agency hereby grants Flock a non-exclusive, worldwide, perpetual, royalty-free right and license (during and after the Service Term hereof) to (i) use such Aggregated Data to improve and enhance the Services and for other development, diagnostic and corrective purposes in connection with the Services and other Flock offerings, and (ii) disclose the Agency Data and Non-Agency End User Data (both inclusive of any Footage) to enable law enforcement monitoring against law enforcement hotlists as well as provide Footage search access to law enforcement for investigative purposes only. No rights or licenses are granted except as expressly set forth herein.

5. PAYMENT OF FEES

5.1 Fees. Agency will pay Flock the first Usage Fee and the Installation Fee (the “Initial Fees”) as set forth on the Order Form on or before the 7th day following the Effective Date of this Agreement. Flock is not obligated to commence the Installation Services unless and until the Initial Fees have been made and shall have no liability resulting from any delay related thereto. Agency shall pay the ongoing Usage Fees set forth on the Order Form with such Usage Fees due and payable thirty (30) days in advance of each Payment Period. All payments will be made by either ACH, check, or credit card.

5.2 Changes to Fees. Flock reserves the right to change the Fees or applicable charges and to institute new charges and Fees at the end of the Initial Term or any Renewal Term, upon sixty (60) days’ notice prior to the end of such Initial Term or Renewal Term (as applicable) to Agency (which may be sent by email). If Agency believes that Flock has billed Agency incorrectly, Agency must contact Flock no later than sixty (60) days after the closing date on the first billing statement in which the error or problem appeared, in order to receive an adjustment or credit. Inquiries should be directed to Flock’s customer support department. Agency acknowledges and agrees that a failure to contact Flock within this sixty (60) day period will serve as a waiver of any claim Agency may have had as a result of such billing error.

5.3 Invoicing, Late Fees; Taxes. Flock may choose to bill through an invoice, in which case, full payment for invoices issued in any given month must be received by Flock thirty (30) days after the mailing date of the invoice. Unpaid amounts are subject to a finance charge of 1.5% per month on any outstanding balance, or the maximum permitted by law, whichever is lower,

plus all expenses of collection, and may result in immediate termination of Service. Agency shall be responsible for all taxes associated with Services other than U.S. taxes based on Flock's net income.

5.4 No-Fee Term Access. Subject to Flock's record retention policy, Flock offers complimentary access to the Flock System for 30 days ("**No Fee Term**") to Agency when Non-Agency End Users intentionally prescribe access or judicial orders mandate access to Non-Agency End User Data. No hardware or installation services will be provided to Agency. No financial commitment by Agency is required to access the Flock Services or Footage. Should such access cause Flock to incur internal or out-of-pocket costs that are solely the result of the access, Flock reserves the right to invoice these costs to Agency under Section 5.3 and Agency agrees to pay them. For clarity, No-Fee Terms and Service Terms can occur simultaneously, and when a No-Fee Term overlaps with a Service Term, Agency agrees to pay the Initial Fees and Usage Fees payments according to Section 5.1.

6. TERM AND TERMINATION

6.1 Term. Subject to earlier termination as provided below, the initial term of this Agreement shall be for the period of time set forth on the Order Form (the "**Initial Term**"). *Following the Initial Term, this Agreement will automatically renew for successive renewal terms of the length set forth on the Order Form* (each, a "**Renewal Term**", and together with the Initial Term, the "**Service Term**") *unless either party gives the other party notice of non-renewal at least thirty (30) days prior to the end of the then-current term.*

6.2 Agency Satisfaction Guarantee. At any time during the agreed upon term, a customer not fully satisfied with the service or solution may self-elect to terminate their contract. Self-elected termination will result in a one-time fee of up to \$500 per camera to cover equipment removal costs. Upon self-elected termination, a refund will be provided, pro-rated for any fees paid for the remaining Term length set forth previously. Self-termination of the contract by the customer will be effective immediately. Flock will remove all equipment at own convenience upon termination. Advance notice will be provided.

6.3 Termination. In the event of any material breach of this Agreement, the non-breaching party may terminate this Agreement prior to the end of the Service Term by giving thirty (30) days prior written notice to the breaching party; provided, however, that this Agreement will not terminate if the breaching party has cured the breach prior to the expiration of such thirty-day period.

Either party may terminate this Agreement, without notice, (i) upon the institution by or against the other party of insolvency, receivership or bankruptcy proceedings, (ii) upon the other party's making an assignment for the benefit of creditors, or (iii) upon the other party's dissolution or

ceasing to do business. Upon termination for Flock's breach, Flock will refund to Agency a pro-rata portion of the pre-paid Fees for Services not received due to such termination.

6.4 Effect of Termination. Upon any termination of the Service Term, Flock will collect all Units, delete all Agency Data, terminate Agency's right to access or use any Services, and all licenses granted by Flock hereunder will immediately cease. Agency shall ensure that Flock is granted access to collect all Units and shall ensure that Flock personnel does not encounter Hazardous Conditions in the collection of such units. Upon termination of this Agreement, Agency will immediately cease all use of Flock Services.

6.5 No-Fee Term. The initial No-Fee Term will extend, after entering into this Agreement, for 30 days from the date a Non-Agency End User grants access to their Footage and/or Notifications. In expectation of repeated non-continuous No-Fee Terms, Flock may in its sole discretion leave access open for Agency's Authorized End Users despite there not being any current Non-Agency End User authorizations. Such access and successive No-Fee Terms are deemed to be part of the No-Fee Term. Flock, in its sole discretion, can determine not to provide additional No-Fee Terms or can impose a price per No-Fee Term upon 30 days' notice. Agency may terminate any No-Fee Term or access to future No-Fee Terms upon 30 days' notice.

6.6 Survival. The following Sections will survive termination: 2.4, 2.5, 3, 4, 5 (with respect to any accrued rights to payment), 6.5, 7.4, 8.1, 8.2, 8.3, 8.4, 9.1 and 10.5.

7. REMEDY; WARRANTY AND DISCLAIMER

7.1 Remedy. Upon a malfunction or failure of Hardware or Embedded Software (a "Defect"), Agency must first make commercially reasonable efforts to address the problem by contacting Flock's technical support as described in Section 2.9 above. If such efforts do not correct the Defect, Flock shall, or shall instruct one of its contractors to, in its sole discretion, repair or replace the Hardware or Embedded Software suffering from the Defect. Flock reserves the right to refuse or delay replacement or its choice of remedy for a Defect until after it has inspected and tested the affected Unit; provided that such inspection and test shall occur within 72 hours after Agency notifies the Flock of defect. Flock agrees to replace cameras at a fee according to the then-current Reinstall Policy (<https://www.flocksafety.com/reinstall-fee-schedule>). Customer shall not be required to replace subsequently damaged or stolen units; however, Customer understands and agrees that functionality, including Footage, will be materially affected due to such subsequently damaged or stolen units and that Flock will have no liability to Customer regarding such affected functionality nor shall the Fees owed be impacted.

7.2 Exclusions. Flock will not provide the remedy described in Section 7.1 above if any of the following exclusions apply: (a) misuse of the Hardware or Embedded Software in any manner,

including operation of the Hardware or Embedded Software in any way that does not strictly comply with any applicable specifications, documentation, or other restrictions on use provided by Flock; (b) damage, alteration, or modification of the Hardware or Embedded Software in any way; or (c) combination of the Hardware or Embedded Software with software, hardware or other technology that was not expressly authorized by Flock.

7.3 Warranty. Flock shall use reasonable efforts consistent with prevailing industry standards to maintain the Services in a manner which minimizes errors and interruptions in the Services and shall perform the Installation Services in a professional and workmanlike manner. Services may be temporarily unavailable for scheduled maintenance or for unscheduled emergency maintenance, either by Flock or by third-party providers, or because of other causes beyond Flock's reasonable control, but Flock shall use reasonable efforts to provide advance notice in writing or by e-mail of any scheduled service disruption.

7.4 Disclaimer. THE REMEDY DESCRIBED IN SECTION 7.1 ABOVE IS AGENCY'S SOLE REMEDY, AND FLOCK'S SOLE LIABILITY, WITH RESPECT TO DEFECTIVE HARDWARE AND/OR EMBEDDED SOFTWARE. THE FLOCK DOES NOT WARRANT THAT THE SERVICES WILL BE UNINTERRUPTED OR ERROR FREE; NOR DOES IT MAKE ANY WARRANTY AS TO THE RESULTS THAT MAY BE OBTAINED FROM USE OF THE SERVICES. EXCEPT AS EXPRESSLY SET FORTH IN THIS SECTION AND THE SUPPLEMENTAL CONDITIONS ADDENDUM, EXCEPT AS SET FORTH IN THE SUPPLEMENTAL CONDITIONS ADDENDUM, THE SERVICES AND INSTALLATION SERVICES ARE PROVIDED "AS IS" AND FLOCK DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE .

8. LIMITATION OF LIABILITY AND INDEMNITY

8.1 Limitation of Liability. NOTWITHSTANDING ANYTHING TO THE CONTRARY, FLOCK AND ITS SUPPLIERS (INCLUDING BUT NOT LIMITED TO ALL HARDWARE AND TECHNOLOGY SUPPLIERS), OFFICERS, AFFILIATES, REPRESENTATIVES, CONTRACTORS AND EMPLOYEES SHALL NOT BE RESPONSIBLE OR LIABLE WITH RESPECT TO ANY SUBJECT MATTER OF THIS AGREEMENT OR TERMS AND CONDITIONS RELATED THERETO UNDER ANY CONTRACT, NEGLIGENCE, STRICT LIABILITY, PRODUCT LIABILITY, OR OTHER THEORY: (A) FOR ERROR OR INTERRUPTION OF USE OR FOR LOSS OR INACCURACY, INCOMPLETENESS OR CORRUPTION OF DATA OR FOOTAGE OR COST OF PROCUREMENT OF SUBSTITUTE GOODS, SERVICES OR TECHNOLOGY OR LOSS OF BUSINESS; (B) FOR ANY INDIRECT, EXEMPLARY, INCIDENTAL, SPECIAL OR CONSEQUENTIAL DAMAGES; (C) FOR ANY MATTER BEYOND FLOCK'S ACTUAL KNOWLEDGE OR REASONABLE

CONTROL INCLUDING REPEAT CRIMINAL ACTIVITY OR INABILITY TO CAPTURE FOOTAGE OR IDENTIFY AND/OR CORRELATE A LICENSE PLATE WITH THE FBI DATABASE; (D) FOR ANY PUBLIC DISCLOSURE OF PROPRIETARY INFORMATION MADE IN GOOD FAITH; OR (E) FOR ANY AMOUNTS THAT, TOGETHER WITH AMOUNTS ASSOCIATED WITH ALL OTHER CLAIMS, EXCEED TWO TIMES THE AMOUNT OF FEES PAID AND/OR PAYABLE BY AGENCY TO FLOCK FOR THE SERVICES UNDER THIS AGREEMENT IN THE 12 MONTHS PRIOR TO THE ACT THAT GAVE RISE TO THE LIABILITY, IN EACH CASE, WHETHER OR NOT FLOCK HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. THE FOREGOING LIMITATION OF LIABILITY SHALL NOT APPLY TO MATTERS STATED IN THE SUPPLEMENTAL CONDITIONS ADDENDUM. IN THE EVENT OF AN EMERGENCY, AGENCY SHOULD CONTACT 911 AND SHOULD NOT RELY ON THE SERVICES.

8.2 Additional No-Fee Term Requirements. IN NO EVENT SHALL FLOCK'S AGGREGATE LIABILITY, IF ANY, ARISING OUT OF OR IN ANY WAY RELATED TO THE NO-FEE TERM EXCEED \$100, WITHOUT REGARD TO WHETHER SUCH CLAIM IS BASED IN CONTRACT, TORT (INCLUDING NEGLIGENCE), PRODUCT LIABILITY OR OTHERWISE. Except for Flock's willful acts, Agency agrees to pay for Flock's attorneys' fees to defend Flock for any alleged or actual claims arising out of or in any way related to the No-Fee Term.

8.3 Responsibility. Each Party to this Agreement shall assume the responsibility and liability for the acts and omissions of its own employees, deputies, officers, or agents, in connection with the performance of their official duties under this Agreement. Each Party to this Agreement shall be liable (if at all) only for the torts of its own officers, agents, or employees that occur within the scope of their official duties. Agency will not pursue any claims or actions against Flock's suppliers.

8.4 Indemnity. Agency hereby agrees to indemnify and hold harmless Flock against any damages, losses, liabilities, settlements and expenses (including without limitation costs and attorneys' fees) in connection with any claim or action that arises from an alleged violation of Section 3.2, a breach of this Agreement, Agency's Installation Obligations, Agency's sharing of any data in connection with the Flock system, Flock employees or agent or Non-Agency End Users, or otherwise from Agency's use of the Services, Hardware and any Software, including any claim that such actions violate any applicable law or third party right. Although Flock has no obligation to monitor Agency's use of the Services, Flock may do so and may prohibit any use of the Services it believes may be (or alleged to be) in violation of the Section 3.2 or this Agreement.

9. RECORD RETENTION

9.1 Data Preservation. The Agency agrees to store Agency Data and Non-Agency End User Data in compliance with all applicable local, state and federal laws, regulations, policies and ordinances and their associated record retention schedules. As part of Agency's consideration for paid access and no-fee access to the Flock System, to the extent that Flock is required by local, state or federal law to store the Agency Data or the Non-Agency End User Data, Agency agrees to preserve and securely store this data on Flock's behalf so that Flock can delete the data from its servers and, should Flock be legally compelled by judicial or government order, Flock may retrieve the data from Agency upon demand.

10. MISCELLANEOUS

10.1 Severability. If any provision of this Agreement is found to be unenforceable or invalid, that provision will be limited or eliminated to the minimum extent necessary so that this Agreement will otherwise remain in full force and effect and enforceable.

10.2 Assignment. This Agreement is not assignable, transferable or sublicensable by Agency except with Flock's prior written consent. Flock may transfer and assign any of its rights and obligations, in whole or in part, under this Agreement without consent.

10.3 Entire Agreement. This Agreement and the Order Form(s) are the complete and exclusive statement of the mutual understanding of the parties and supersedes and cancels all previous written and oral agreements, communications and other understandings relating to the subject matter of this Agreement, and that all waivers and modifications must be in a writing signed by both parties, except as otherwise provided herein. None of Agency's purchase orders, authorizations or similar documents will alter the terms of this Agreement, and any such conflicting terms are expressly rejected.

10.4 Relationship. No agency, partnership, joint venture, or employment is created as a result of this Agreement and Agency does not have any authority of any kind to bind Flock in any respect whatsoever.

10.5 Costs and Attorneys' Fees. In any action or proceeding to enforce rights under this Agreement, the prevailing party will be entitled to recover costs and attorneys' fees.

10.6 Governing Law; Venue. This Agreement shall be governed by the laws of the State of California without regard to its conflict of laws provisions. The federal and state courts sitting in California will have proper and exclusive jurisdiction and venue with respect to any disputes arising from or related to the subject matter of this Agreement. The parties agree that the United

Nations Convention for the International Sale of Goods is excluded in its entirety from this Agreement.

10.7 Publicity. Flock has the right to reference and use Agency' name and trademarks and disclose the nature of the Services provided hereunder in each case in business and development and marketing efforts, including without limitation on Flock's website.

10.8 Export. Agency may not remove or export from the United States or allow the export or re-export of the Flock IP or anything related thereto, or any direct product thereof in violation of any restrictions, laws or regulations of the United States Department of Commerce, the United States Department of Treasury Office of Foreign Assets Control, or any other United States or foreign agency or authority. As defined in FAR section 2.101, the Services, the Hardware, the Embedded Software and Documentation are "commercial items" and according to DFAR section 252.2277014(a)(1) and (5) are deemed to be "commercial computer software" and "commercial computer software documentation." Consistent with DFAR section 227.7202 and FAR section 12.212, any use, modification, reproduction, release, performance, display, or disclosure of such commercial software or commercial software documentation by the U.S. Government will be governed solely by the terms of this Agreement and will be prohibited except to the extent expressly permitted by the terms of this Agreement.

10.9 Headings. The headings are merely for organization and should not be construed as adding meaning to the Agreement or interpreting the associated Sections.

10.10 Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

10.11 Authority. Each of the below signers of this Agreement represent that they understand this Agreement and have the authority to sign on behalf of and bind the organizations and individuals they are representing.

10.12 Notices. All notices under this Agreement will be in writing and will be deemed to have been duly given when received, if personally delivered; when receipt is electronically confirmed, if transmitted by facsimile or e-mail; the day after it is sent, if sent for next day delivery by recognized overnight delivery service; and upon receipt, if sent by certified or registered mail, return receipt requested.

AGENCY

FLOCK

By: _____
William B. Pattison, City Manager

By: _____
Name: _____
Title: _____

Attest:

City Clerk

APPROVED AS TO FORM:

Carlos Campos, City Attorney

Flock Group Inc. Order Form
 Coachella , CA
 0001

ADDENDUM

CITY OF COACHELLA - SUPPLEMENTAL CONDITIONS

For purposes of this Addendum to the Agreement between Flock Group, Inc. and the City of Coachella, the term “Contractor” shall refer to Flock Group, Inc., and the term “City” shall be used to refer to the Customer, which is the City of Coachella.

1. California Civil Code Compliance. Contractor is advised of, and agrees it will comply with the requirements of the California Civil Code, Division 3, Part 4, Title 1.81.23 COLLECTION OF LICENSE PLATE INFORMATION [§§1798.90.5 - 1798.90.55] as applicable to an automated license plate recognition (ALPR) operator (also referred to as an “ALPR operator”). Contractor shall maintain reasonable security procedures and practices to protect ALPR information from unauthorized access, destruction, use, modification or disclosure that are at least as protective as the “Flock Safety End to End Data Security Overview,” “Flock Safety CJIS Compliance Overview,” and “Flock Safety Internet Security Policy,” (collectively, referred to as the “Flock Security Policies”) as each such policy was in effect as of January 29, 2020. Any amendment to the Flock Security Policies shall be transmitted to the City within 10 days. In the event the City determines in its sole discretion that any amendment to the Flock Security Policies either substantially reduces the privacy or security of Customer Content (including ALPR Footage) or the amendments would violate any State or Federal law, then the City shall have the right to terminate the Agreement and Flock will refund to City a pro-rata portion of the pre-paid Fees for Services not received due to such termination.
2. Disclosure of Security Breach. Contractor is advised of the requirements of the California Civil Code, section 1798.29, requiring notification to any resident of California in the event of breach of the security of the system. Contractor agrees it will notify the City immediately (and in no event more than 24 hours) upon the occurrence of any breach in the security of data that may potentially trigger the need for security breach notifications pursuant to Civil Code section 1798.29 or similar State or Federal law. The parties agree that the City will control the timing and content of any required security breach notification, and agree that Contractor shall fully pay or reimburse the City for the costs of providing any security breach notification required by Civil Code, section 1798.29, or similar State or Federal law, resulting from any security breach of the Flock Safety platform. Contractor’s responsibility for the costs of providing such security breach notifications shall not be limited by any disclaimer or limitation of liability in the Agreement, including but not limited to Sections 2.1, 7.4 and 8 of the SaaS Terms of this Agreement.
3. Indemnification. To the fullest extent permitted by law, Contractor shall indemnify, defend with counsel reasonably acceptable to the City, and hold harmless the City and its officials, officers, employees, agents, contractors, consultants, and volunteers from and against any and all losses, liability, claims, suits, actions, damages, and causes of action arising out of or relating to any personal injury, bodily injury, loss of life, or damage to property, or any violation of any federal, state, or municipal law or ordinance, to the extent caused, in whole or in part, by the willful misconduct

or negligent acts or omissions of Contractor or its employees, subcontractors, or agents. The foregoing obligation of Contractor shall not apply when (1) the injury, loss of life, damage to property, or violation of law arises wholly from the negligence or willful misconduct of the City or its officers, employees, agents, contractors, consultants, or volunteers and (2) the actions of Contractor or its employees, subcontractor, or agents have contributed in no part to the injury, loss of life, damage to property, or violation of law. It is understood that the duty of Contractor to indemnify and hold harmless includes the duty to defend as set forth in Section 2778 of the California Civil Code. Acceptance by City of insurance certificates and endorsements required under the contract does not relieve Contractor from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause is a material element of the Agreement and shall apply to any damages or claims for damages whether or not such insurance policies shall have been determined to apply. This Section 3 shall survive termination or expiration of this Agreement. Contractor's indemnification obligation pursuant to this Section shall not be limited by any disclaimer or limitation of liability in the Agreement, including but not limited to, Sections 2.1, 7.4 and 8 of the Government Agency Service Agreement.

4. Infringement. Without limiting the generality or applicability of Section 3, above, if a third party makes a claim against the City that any use of the Services in accordance with the terms of this Agreement infringes such third party's intellectual property rights, Contractor, at its sole cost and expense, will defend City against the claim and indemnify City from the damages, losses, liabilities, costs and expenses awarded by the court to the third party claiming infringement or the settlement agreed to by Contractor, provided that City: (i) notifies Contractor promptly in writing of the claim; (ii) gives Contractor sole control of the defense and any settlement negotiations; and (iii) gives Contractor reasonable assistance in the defense of such claim. If Contractor believes or it is determined that the Services violated a third party's intellectual property rights, Contractor may choose to either modify the Services to be non-infringing or obtain a license to allow for continued use, or if these alternatives are not commercially reasonable, Contractor may terminate City's use rights and refund any unused, prepaid fees City may have paid to Contractor.
5. California Public Records Act Compliance. Notwithstanding Section 4 of the Government Agency Service Agreement, Contractor expressly understands that City is a public agency subject to the California Public Records Act (Cal. Government Code § 6250 et seq.). In the event that City receives a public records request seeking the disclosure of information that Contractor has designated as its "Proprietary Information," City shall notify Contractor, and Contractor shall be allowed to take any reasonable action to preserve the confidentiality of such information. City's obligation shall only extend to notifying Contractor of the request, and City shall have no obligation to preserve the confidentiality unless doing so is in full compliance with the law.
6. Independent Contractor. It is expressly agreed that Contractor is to perform the services described herein as an independent contractor pursuant to California Labor Code Section 3353. Nothing contained herein shall in any way be construed to make Contractor or any of its agents or employees, an agent, employee or representative of the City. Contractor shall be entirely responsible for the compensation of any employees used by Contractor in providing said services.
7. Subcontractors. Notwithstanding Section 2.1 of the Government Agency Service Agreement, if Contractor utilizes a third-party subcontractor or other vendor to provide the Services under this Agreement, Contractor shall ensure that such subcontractor(s) or vendor(s) complies with the terms of this Agreement, and shall be jointly and severally liable with the subcontractor/vendor for any breach by the subcontractor/vendor.

8. Insurance. During the entire term of this Agreement and any extension or modification thereof, the Contractor shall keep in effect insurance policies meeting the following insurance requirements: See Exhibit B – Insurance Requirements General.
9. Appropriation. City’s funding of this Agreement shall be on a fiscal year basis (July 1 to June 30) and is subject to annual appropriations. Contractor acknowledges that the City is a municipal corporation and is precluded by the California Constitution and other laws from entering into obligations that financially bind future governing bodies. Nothing in this Agreement shall constitute an obligation of future governing bodies to appropriate funds for the purposes of this Agreement. The parties agree that the Initial Term and any renewal term(s) is contingent upon the appropriation of funds by the City. This Agreement will terminate immediately if funds necessary to continue the Agreement are not appropriated. City shall pay Contractor for any services performed in accordance with this Agreement up to the date of termination.
10. Assignment. Contractor shall not assign this Agreement, or any part thereof, or any right of the Contractor hereunder without the prior written consent of the City. Notwithstanding, for purposes of this Contract, a merger, acquisition, reorganization, spin-off or other transaction involving a transfer of substantially all of the assets or common stock of either party hereto shall not be deemed an assignment.

EXHIBIT B**INSURANCE REQUIREMENTS**1) Insurance.

- (1) Time for Compliance. Consultant shall not commence work under this Agreement until it has provided evidence satisfactory to the City that it has secured all insurance required under this section. In addition, Consultant shall not allow any subconsultant to commence work on any subcontract until it has provided evidence satisfactory to the City that the subconsultant has secured all insurance required under this section.
- (2) Types of Insurance Required. As a condition precedent to the effectiveness of this Agreement for work to be performed hereunder, and without limiting the indemnity provisions of the Agreement, the Consultant, in partial performance of its obligations under such Agreement, shall procure and maintain in full force and effect during the term of the Agreement the following policies of insurance. If the existing policies do not meet the insurance requirements set forth herein, Consultant agrees to amend, supplement or endorse the policies to do so.
 - (a) Commercial General Liability: Commercial General Liability Insurance which affords coverage at least as broad as Insurance Services Office "occurrence" form CG 0001, or the exact equivalent, with limits of not less than \$1,000,000 per occurrence and no less than \$2,000,000 in the general aggregate. Defense costs shall be paid in addition to the limits. The policy shall contain no endorsements or provisions (1) limiting coverage for contractual liability; (2) excluding coverage for claims or suits by one insured against another (cross-liability); or (3) containing any other exclusion(s) contrary to the terms or purposes of this Agreement.
 - (b) Automobile Liability Insurance: Automobile Liability Insurance with coverage at least as broad as Insurance Services Office Form CA 0001 covering "Any Auto" (Symbol 1), or the exact equivalent, covering bodily injury and property damage for all activities with limits of not less than \$1,000,000 combined limit for each occurrence.
 - (c) Workers' Compensation: Workers' Compensation Insurance, as required by the State of California and Employer's Liability Insurance with a limit of not less than \$1,000,000 per accident for bodily injury and disease.
 - (d) Professional Liability (Errors & Omissions): Professional Liability insurance or Errors & Omissions insurance appropriate to Consultant's profession with limits of not less than \$1,000,000. Covered professional services shall specifically include all work to be performed under the Agreement and delete any exclusions that may potentially affect the work to be performed (for example, any exclusions relating to lead, asbestos, pollution, testing, underground storage tanks, laboratory analysis, soil work, etc.). If coverage is written on a claims-made basis, the retroactive date shall precede the effective date of the initial Agreement and continuous coverage will be maintained or an extended reporting period will be exercised for a period of at least three (3) years from termination or expiration of this Agreement.

- (3) Insurance Endorsements. Required insurance policies shall contain the following provisions, or Consultant shall provide endorsements on forms approved by the City to add the following provisions to the insurance policies:
- (a) Commercial General Liability
 - (i) Additional Insured: The City, its officials, officers, employees, agents, and volunteers shall be additional insureds with regard to liability and defense of suits or claims arising out of the performance of the Agreement.
 - i. Additional Insured Endorsements shall not (1) be restricted to "ongoing operations"; (2) exclude "contractual liability"; (3) restrict coverage to "sole" liability of Consultant; or (4) contain any other exclusions contrary to the terms or purposes of this Agreement. For all policies of Commercial General Liability insurance, Consultant shall provide endorsements in the form of ISO CG 20 10 10 01 and 20 37 10 01 (or endorsements providing the exact same coverage) to effectuate this requirement.
 - (ii) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium.
 - (b) Automobile Liability:
 - (c) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium.
- (4) Professional Liability (Errors & Omissions):
- (a) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium.
 - (b) Contractual Liability Exclusion Deleted: This insurance shall include contractual liability applicable to this Agreement. The policy must "pay on behalf of" the insured and include a provision establishing the insurer's duty to defend.
- (5) Workers' Compensation:
- (a) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium.
 - (b) Waiver of Subrogation: A waiver of subrogation stating that the insurer waives all rights of subrogation against the City, its officials, officers, employees, agents, and volunteers.
- (6) Primary and Non-Contributing Insurance. All policies of Commercial General Liability and Automobile Liability insurance shall be primary and any other insurance, deductible, or self-insurance maintained by the City, its officials, officers, employees, agents, or volunteers shall not

contribute with this primary insurance. Policies shall contain or be endorsed to contain such provisions.

- (7) Waiver of Subrogation. All policies of Commercial General Liability and Automobile Liability insurance shall contain or be endorsed to waive subrogation against the City, its officials, officers, employees, agents, and volunteers or shall specifically allow Consultant or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Consultant hereby waives its own right of recovery against the City, its officials, officers, employees, agents, and volunteers, and shall require similar written express waivers and insurance clauses from each of its subconsultants.
- (8) Deductibles and Self-Insured Retentions. Any deductible or self-insured retention must be approved in writing by the City and shall protect the City, its officials, officers, employees, agents, and volunteers in the same manner and to the same extent as they would have been protected had the policy or policies not contained a deductible or self-insured retention.
- (9) Evidence of Insurance. The Consultant, concurrently with the execution of the Agreement, and as a condition precedent to the effectiveness thereof, shall deliver either certified copies of the required policies, or original certificates on forms approved by the City, together with all endorsements affecting each policy. Required insurance policies shall not be in compliance if they include any limiting provision or endorsement that has not been submitted to the City for approval. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. At least fifteen (15 days) prior to the expiration of any such policy, evidence of insurance showing that such insurance coverage has been renewed or extended shall be filed with the City. If such coverage is cancelled or reduced and not replaced immediately so as to avoid a lapse in the required coverage, Consultant shall, within ten (10) days after receipt of written notice of such cancellation or reduction of coverage, file with the City evidence of insurance showing that the required insurance has been reinstated or has been provided through another insurance company or companies.
- (10) Failure to Maintain Coverage. In the event any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced immediately so as to avoid a lapse in the required coverage, City has the right but not the duty to obtain the insurance it deems necessary and any premium paid by City will be promptly reimbursed by Consultant or City will withhold amounts sufficient to pay premium from Consultant payments. In the alternative, City may cancel this Agreement effective upon notice.
- (11) Acceptability of Insurers. Each such policy shall be from a company or companies with a current A.M. Best's rating of no less than A:VII and authorized to transact business of insurance in the State of California, or otherwise allowed to place insurance through surplus line brokers under applicable provisions of the California Insurance Code or any federal law.
- (12) Enforcement of Agreement Provisions (non estoppel). Consultant acknowledges and agrees that actual or alleged failure on the part of the City to inform Consultant of non-compliance with any requirement imposes no additional obligation on the City nor does it waive any rights hereunder.
- (13) Requirements Not Limiting. Requirement of specific coverage or minimum limits contained in this Appendix are not intended as a limitation on coverage, limits, or other requirement, or a waiver of any coverage normally provided by any insurance.

- (14) Insurance for Subconsultants. Consultant shall include all subconsultants engaged in any work for Consultant relating to this Agreement as additional insureds under the Consultant's policies, or the Consultant shall be responsible for causing subconsultants to purchase the appropriate insurance in compliance with the terms of these Insurance Requirements, including adding the City, its officials, officers, employees, agents, and volunteers as additional insureds to the subconsultant's policies. All policies of Commercial General Liability insurance provided by Consultant's subconsultants performing work relating to this Agreement shall be endorsed to name the City, its officials, officers, employees, agents and volunteers as additional insureds using endorsement form ISO CG 20 38 04 13 or an endorsement providing equivalent coverage. Consultant shall not allow any subconsultant to commence work on any subcontract relating to this Agreement until it has received satisfactory evidence of subconsultant's compliance with all insurance requirements under this Agreement, to the extent applicable. The Consultant shall provide satisfactory evidence of compliance with this section upon request of the City.

FLOCK GROUP INC. SERVICES AGREEMENT ORDER FORM

This Order Form together with the Terms (as defined herein) describe the relationship between Flock Group Inc. (“**Flock**”) and the customer identified below (“**Customer**”) (each of Flock and Customer, a “**Party**”). This order form (“**Order Form**”) hereby incorporates and includes the “GOVERNMENT AGENCY CUSTOMER AGREEMENT” attached (the “**Terms**”), any schedules attached thereto, and the Customer’s **Supplemental Conditions Addendum** attached hereto and incorporated herein by reference, which describe and set forth the general legal terms governing the relationship (collectively, the “**Agreement**”). The Terms contain, among other things, warranty disclaimers, liability limitations and use limitations.

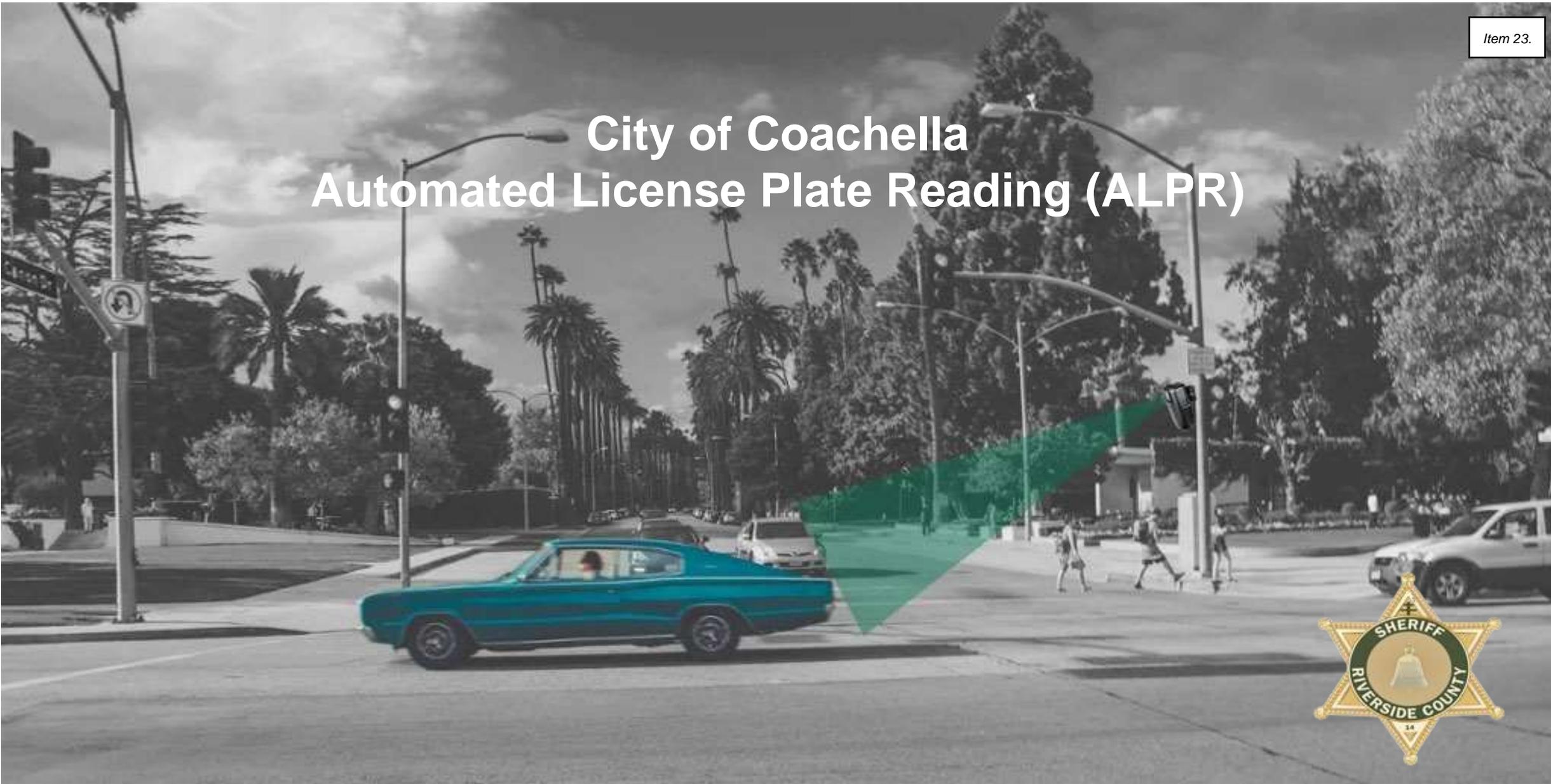
The Agreement will become effective when this Order Form is executed by both Parties (the “**Effective Date**”).

Customer: City of Coachella	Contact: Dr. Gabriel Martin
Address: 53-990 Enterprise Way	Phone: (760) 398-3502
Coachella CA 92236	E-Mail: gmartin@coachella.org
Usage Fees: \$210,000 per Year (The “Payment Period”) Number of Cameras: 70	Initial Term: 12 Months Renewal Term: 12 Months
Installation Fee (one-time) \$24,500	Billing Contact: William B. Pattison, Jr. Finance Director

By executing this Order Form, Customer represents and warrants that it has read and agrees all of the terms and conditions contained in the Terms attached. The Parties have executed this Agreement as of the dates set forth below.

Flock Group Inc:	City of Coachella:
By: Name: Title: Date:	By: <hr style="width: 80%; margin: 5px 0;"/> Name: Dr. Gabriel Martin Title: City Manager Date:

City of Coachella Automated License Plate Reading (ALPR)



What is ALPR

 **Plate**
TX LGS2639

 **Last Visit**
3:15 PM EDT

 **Make**
Toyota

 **Seen**
3 OF 30 DAYS

 **Color**
Gray



What does it do?

objective, real-time and investigative leads

- Vehicle Fingerprint™ = license plate plus
- **Indiscriminate evidence** from fixed locations
- No people, no facial recognition, no traffic enforcement
- Solar Powered, LTE enabled-Easy to deploy



Where would cameras be deployed?

Major intersections throughout city/ entrance exit points.

- Normally 4 cameras needed to cover all directions of intersection.
- Would be mounted to existing light poles or standalone poles.



Flock is Widely Adopted in California

- Alhambra
- El Monte
- Glendale
- La Canada Flintridge
- Monterey Park
- San Dimas
- Arcadia
- Azusa
- Glendora
- Covina
- West Covina
- Pomona
- Calabasas
- La Puente
- Rosemead
- **Jurupa Valley**
- **Lake Elsinore**
- **Hemet**
- **San Jacinto**
- **Cathedral City**
- **Riverside County Sheriff**
- **Temecula**
- **Moreno Valley**
- **Lake Elsinore**
- **Canyon Lake**
- **Beaumont**
- **Indio**
- **Norco**
- **Palm Desert**
- **Wildomar**
- **Indio**
- Riverside
- Placentia
- Stanton
- Laguna Hills
- Lake Forest
- Seal Beach
- Oceanside
- Bakersfield
- Elk Grove
- Woodland
- Grass Valley
- San Ramon
- Danville
- Livermore
- Hercules
- Vacaville
- Lake County Sheriff
- Clear Lake
- Fairfield
- Benicia
- Rio Vista
- Dixon
- Napa County Sheriff
- San Mateo County Sheriff
- Novato
- San Mateo PD
- San Bruno
- Foster City
- Colma
- Hillsborough

Success stories

February 27, 2023

An elderly La Quinta man with dementia was reported missing after missing a medical appointment and didn't return home. Deputies entered his vehicle into Flock. A Flock alert led deputies to Harrison St. and Ave 74. The man was located and reunited with his family.



Success stories

March 13, 2023

At 12:45 PM, a vehicle was reported stolen from a La Quinta service center and entered into Flock. At 3:30 PM, a Flock alert led Palm Desert deputies to Ramon Rd and Date Palm where the vehicle was located. The driver failed to yield and led deputies in a pursuit back to Bermuda Dunes where the suspect surrendered and was arrested.



Success stories

March 14, 2023

A carjacking occurred in a La Quinta parking lot. PSC's were used to obtain the stolen vehicle's license plate and direction of travel. The suspect carjacked another vehicle in Cabazon. A Flock alert led Redlands PD to the second vehicle and the arrest of the suspect. Further investigation the same evening led to the recovery of the La Quinta stolen vehicle.



Success stories

March 15, 2023

At 5 AM, a vehicle was stolen from north La Quinta and entered into Flock. At 6:30AM, a Flock alert led La Quinta SET deputies to Avenue 66 and Highway 86 where the vehicle was located and suspect arrested. Further investigation revealed this suspect was had stolen another vehicle from La Quinta earlier this year.



Crime Statistics

Table 1:

Call Type	2021	2022	2023 YTD	Grand Total
246	13	19	22	54
246.3	140	155	60	355
Grand Total	153	174	82	409

Shootings have increased 14% from 2021-2022 and there have been 82 reported year to date for 2023.

Table 2:

Call Type	2021	2022	2023	Grand Total
459	84	124	76	284
Grand Total	84	124	76	284

Burglary has increased 48% from 2021-2022 and there have been 76 reported year to date for 2023.

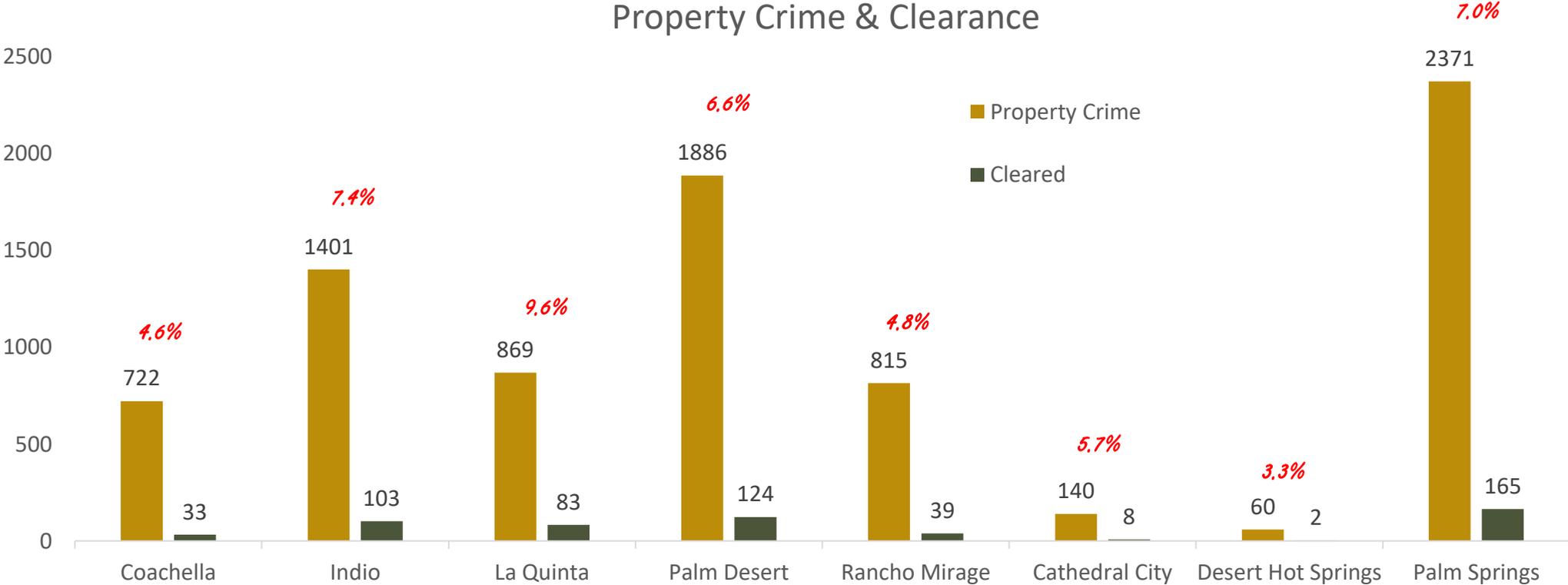
Table 3:

Call Type	2021	2022	2023	Grand Total
Stolen Vehicles	233	212	152	597
Recovered Vehicles	119	88	33	240
Grand Total	352	300	185	837

Stolen Vehicles have decreased 9% from 2021-2022 and 152 reported year to date for 2023.
Recovered Vehicles have decreased 26% from 2021-2022 and 33 reported year to date for 2023.



Crime Rankings & Trends 2021



Fiscal Impact (Option I)

70 Flock Falcon Cameras	(\$3,000 ea.)	-	\$210,000
One-time Installation	(\$350 ea.)	-	\$24,500
	Total Cost		\$234,500
	Reoccurring		\$210,000



Fiscal Impact (Option II)

50 Flock Falcon Cameras	(\$3,000 ea.)	-	\$150,000
One-time Installation	(\$350 ea.)	-	\$17,500

Total Cost **\$167,500**

Reoccurring **\$150,000**



Fiscal Impact (Option III)

30 Flock Falcon Cameras	(\$3,000 ea.)	-	\$90,000
One-time Installation	(\$350 ea.)	-	\$10,500

Total Cost **\$100,500**

Reoccurring **\$90,000**



Questions





STAFF REPORT
7/26/2023

TO: Honorable Mayor and City Council Members

FROM: Celina Jimenez, Economic Development Director

SUBJECT: Adopt Resolution No. 2023-57 Authorizing the City of Coachella's Participation in the County of Riverside's Urban County Program for Fiscal Years 2024-25, 2025-2026, and 2026-2027

STAFF RECOMMENDATION:

Staff recommends that the City Council considers adopting Resolution No. 2023-57 authorizing the City of Coachella's continued participation in the County of Riverside's Urban County Program for fiscal years 2024-25, 2025-2026, and 2026-2027.

BACKGROUND:

In 1974, Congress initiated the Community Development Block Grant (CDBG) Program as part of the Housing and Community Development Act. The mission of the CDBG Program is to improve the quality of life for people of low-moderate incomes in low income census tract areas, aid in the prevention of neighborhood deterioration and meet other urgent community development needs. The purpose of CDBG funding is to provide capital to support local economies, help strengthen neighborhoods, empower families and promote individual achievement. Due to its emphasis on flexibility, CDBG remains one of the most effective forms of federal assistance available to local governments

The Riverside County Department of Housing, Homelessness Prevention, and Workforce Solutions will administer the CDBG funding and oversees approximately 14 non-entitlement communities throughout Riverside County, of which Coachella is a "Participating City." The City qualifies as a Participating City due to its various low-to-moderate income Census tract areas. Due to federal requirements, a resolution must be submitted to Riverside County confirming the City of Coachella's intent to continue its participation in the Riverside County Community Development Block Grant, HOME Investment Partnership Program, and the Emergency Solutions Grant for Fiscal Years 2024-25, 2025-2026, and 2026-2027.

DISCUSSION/ANALYSIS:

The term of this Agreement is for three (3) years commencing on July 1, 2024, through June 30, 2027, unless an earlier date of termination is fixed by U.S. Department of Housing and Urban Development, hereinafter referred to as HUD, pursuant to ACT.

CDBG-eligible activities include: Public Facilities and Improvements, Rehabilitation, Construction of Housing, Code Enforcement, Special Economic Development Activities, Microenterprise Assistance, and other miscellaneous activities. No less than 70 percent of the funds must be used for activities that benefit low- and moderate-income persons over a period specified by the state, not to exceed 3 years. The selected activities must meet a national objective such as:

1. Benefiting low and moderate (L/M) income persons;
2. Addressing slums or blight; or
3. Meeting a particularly urgent community development need.

ALTERNATIVES:

1. Adopt Resolution No. 2023-57 Authorizing the City of Coachella's Participation in the County of Riverside's Urban County Program for Fiscal Years 2024-25, 2025-2026, and 2026-2027
2. Not Adopt Resolution No. 2023-57

FISCAL IMPACT:

There is no direct fiscal impact to the approval of the agreement; however, the approval of this agreement will ensure that Coachella is eligible for future CDBG funds, which, on average, have been approximately \$340,000 per year.

ATTACHMENT(S):

1. Cooperation Agreement
2. Resolution No. 2023-57

RESOLUTION NO. 2023-57

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA
AUTHORIZING PARTICIPATION IN THE COUNTY OF RIVERSIDE’S
URBAN COUNTY PROGRAM FOR FISCAL YEARS
2024-2025, 2025-2026, AND 2026-2027**

WHEREAS, the **City of Coachella** has elected to participate as a unit of local government (Cooperating City) in the County of Riverside’s Urban County Program for Federal Fiscal Years 2024-25, 2025-26, and 2026-27; and

WHEREAS, the Cooperation Agreement will allow the County and City to carry-out activities which are funded by Community Development Block Grant (CDBG), Home Investment Partnerships Program (HOME) funds, and Emergency Solutions Grant (ESG); and

WHEREAS, the Cooperation Agreement will allow the Cooperating City to participate in the Urban County Consolidated Planning Programs.

NOW, THEREFORE BE IT RESOLVED, FOUND AND DETERMINED, by the City Council of the City of the City of Coachella sitting in regular session on **July 26, 2023**, that:

1. The Cooperation Agreement between the County of Riverside and the **City of Coachella** is hereby approved; and
2. The City Council hereby authorizes and directs the Mayor to execute the Cooperation Agreement on behalf of the City of Coachella.

**COOPERATION AGREEMENT
FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT,
HOME INVESTMENT PARTNERSHIPS PROGRAM, AND
EMERGENCY SOLUTIONS GRANT
FOR FISCAL YEARS 2024-25, 2025-26, 2026-27**

This Cooperation Agreement for the Community Development Block Grant, HOME Investment Partnerships Program, and the Emergency Solutions Grant for Fiscal Years 2024-25, 2025-26, 2026-27, hereinafter referred to as "Agreement" is made and entered into this _____ day of _____ 2023, by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California, hereinafter referred to as "COUNTY", and CITY OF COACHELLA, an incorporated municipality within the geographical boundaries of the COUNTY, hereinafter referred to as "CITY." City and County individually referred to herein as "Party" and collectively as the "Parties."

RECITALS

WHEREAS, the Housing and Community Development Act of 1974, as amended (42 U.S.C.A. § 5301 et seq.) (Public Law 93-383), hereinafter called "ACT", provides that Community Development Block Grant funds hereinafter referred to as "CDBG", may be used for the support of activities that provide decent housing, suitable living environments, and expanded economic opportunities principally for persons of low and moderate-income; and

WHEREAS, the HOME Investment Partnerships Act program, hereinafter referred to as "HOME," was enacted as Title II of the National Affordable Housing Act of 1990, for the purposes of: expanding the supply of decent, affordable housing for low and very-low income families with emphasis on rental housing; building State and local capacity to carry out affordable housing programs; and providing for coordinated assistance to participants in the development of affordable low-income housing; and

WHEREAS, the Emergency Solutions Grant, hereinafter referred to as "ESG," was authorized by the McKinney-Vento Homeless Assistance Act of 1987 and the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009. The objectives of the ESG program are to increase the number and quality of emergency shelters and transitional

1 housing facilities for homeless individuals and families, to operate these facilities and provide
2 essential social services, and to help prevent homelessness;

3 **WHEREAS**, CDBG regulations require counties to re-qualify as an Urban County under
4 the CDBG program every three (3) years.

5 **NOW THEREFORE**, in consideration of the mutual covenants herein set forth and the
6 mutual benefits to be derived there from, the parties agree as follows:

7 1. GENERAL.

8 (a). This Agreement gives COUNTY authority to undertake, or assist in
9 undertaking, activities for Fiscal Years 2024-25, 2025-26, and 2026-27, that will be funded from
10 the CDBG, HOME, and ESG programs and from any program income generated from the
11 expenditure of such funds. COUNTY and CITY agree to cooperate, to undertake, or to assist in
12 undertaking, community renewal and lower-income housing assistance activities. COUNTY is
13 qualified as an "Urban County" under the ACT. CITY, by executing this Agreement, hereby gives
14 notice of its election to participate in an Urban County’s Community Development Block Grant
15 (CDBG), Home Investment Partnerships Act (HOME), and Emergency Solutions Grant (ESG)
16 programs, hereinafter referred to as "Urban County Programs".

17 (b). By executing this Agreement, CITY understands that it may not apply for
18 grants from appropriations under the Small Cities or State CDBG Programs for fiscal years during
19 the period in which it participates in the Urban County’s CDBG program, and that CITY may only
20 participate in the HOME program through the COUNTY’S Urban County Programs, not a HOME
21 consortium. The CITY may also apply for HOME funds from the State of California, if permitted
22 by the State.

23 (c). By executing this Agreement, CITY understands that it may only receive a
24 formula allocation of ESG funds through the COUNTY’S Urban County Programs. The CITY
25 may also apply for ESG funds from the State of California, if permitted by the State.

26 2. TERM.

27 The term of this Agreement shall be for three (3) years commencing on July 1,
28 2024, and expiring on June 30, 2027, unless an earlier date of termination is fixed by U.S.

1 Department of Housing and Urban Development, hereinafter called HUD, pursuant to ACT. This
 2 Agreement shall automatically renew for participation in successive three-year qualification
 3 periods, unless COUNTY and CITY provide written notice it elects not to participate in a new
 4 qualification period. In the event of termination, a notice shall be sent to the HUD Field Office.
 5 Notwithstanding the above, the Parties agree that each Party shall adopt amendments to the
 6 Agreement incorporating changes necessary to meet the requirement for cooperation agreements
 7 set forth in an Urban County Qualification Notice that is applicable for any subsequent three-year
 8 urban qualification period and shall submit such amendment to HUD as provide in the Urban
 9 County Qualification Notice. The Parties agree that failure to comply shall void the automatic
 10 renewal for such qualification periods.

11 During the term and any successive qualification periods should this Agreement
 12 automatically renew, the terms of this Agreement shall remain in effect until the CDBG funds and
 13 program income received with respect to activities carried out during the three-year qualification
 14 period are expended and the funded activities completed. Furthermore, neither the COUNTY nor
 15 the CITY may terminate or withdraw from this Agreement while it remains in effect.

16 3. PREPARATION OF FEDERALLY REQUIRED FUNDING
 17 APPLICATIONS.

18 The County of Riverside Housing and Workforce Solutions, subject to approval of
 19 COUNTY’s Board of Supervisors, shall be responsible for preparing and submitting to the U.S.
 20 Department of Housing and Urban Development (HUD), in a timely manner, all reports and
 21 statements required by the ACT and the Federal regulations promulgated by HUD to secure
 22 entitlement grant funding under the CDBG, HOME, and ESG programs. This duty shall include
 23 the preparation and processing of COUNTY Housing, Community, and Economic Development
 24 Needs Identification Report, Citizen Participation Plan, the County Five-Year Consolidated Plan,
 25 One-Year Action Plan, Consolidated Annual Performance and Evaluation Report (CAPER), and
 26 other related programs which satisfy the application requirements of ACT and its regulations.

27 4. COMPLIANCE WITH FEDERAL STATUTES, REGULATIONS AND
 28 OTHER APPLICABLE STATUTES, REGULATIONS AND ORDINANCES.

1 (a) COUNTY and CITY will comply with the applicable provisions of the
2 ACT and those Federal regulations promulgated by HUD pursuant thereto, as the same currently
3 exists or may hereafter be amended.

4 (b) The COUNTY and CITY are hereby obligated to take all actions
5 necessary to assure compliance with COUNTY’s certification regarding affirmatively furthering
6 fair housing pursuant to Section 104 (b) of Title I of ACT, as amended.

7 (c) The COUNTY and CITY are hereby obligated to take all actions
8 necessary to assure compliance with Section 504 of the Rehabilitation Act of 1973 and the Age
9 Discrimination Act of 1975.

10 (d) COUNTY and CITY will comply with the applicable provisions of
11 the following: National Environmental Policy Act of 1969; Title VI of the Civil Rights Act of 1964
12 and Title VIII of the Civil Rights Act of 1968; the Fair Housing Act; Title 24 Code of Federal
13 Regulations part 570; Cranston-Gonzales National Affordable housing Act (Public Law 101-625);
14 Executive Order 11063, as amended by Executive Order 12259; Executive Order 11988; the
15 Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (42
16 U.S.C.§4630, et. seq.); Section 109 of Title I of the ACT and implementing regulations at 24 CFR
17 part 6; the implementing regulations at 24 CFR part 8, Title II of the Americans with Disabilities
18 Act; the implementing regulations at 28 CFR part 35, the Age Discrimination Act of 1975; the
19 implementing regulations at 24 CFR part 136, and Section 3 of the Civil Rights Act of 1963, as
20 amended; and other Federal or state statute or regulation applicable to the use of CDBG, HOME
21 Investment Partnerships Act (enacted as Title II of the National Affordable Housing Act of 1990),
22 and Emergency Solutions Grant funds.

23 (e) CITY agrees that the Urban County Program funding for activities in, or in
24 support of, the CITY are prohibited if CITY does not affirmatively further fair housing within
25 CITY’S jurisdiction or impedes COUNTY actions to comply with its fair housing certification.

26 (f) CITY and COUNTY shall meet the citizen participation requirements of 24
27 CFR 570.301 and provide Urban County Program citizens with all of the following:
28

1 i. The estimate of the amount of CDBG funds proposed to be used for
2 activities that will benefit persons of low and moderate-income;

3 ii. A plan for minimizing displacement of persons as a result of
4 activities assisted with CDBG funds and to assist persons actually displaced as a result of such
5 activities;

6 iii. A plan that provides for and encourages citizen participation, with
7 particular emphasis on participation by persons of low and moderate-incomes, residents of slum
8 and blighted areas, and of areas in which funds are proposed to be used, and provides for
9 participation of residents in low and moderate-income neighborhoods;

10 iv. Reasonable and timely access to local meetings, information, and
11 records relating to the grantee’s proposed use of funds, as required by the regulations of the
12 Secretary, and relating to the actual use of funds under the ACT;

13 v. Provide for public meetings to obtain citizen views and to respond
14 to proposals and questions at all stages of the community development program, including at least
15 the development of needs, the review of proposed activities and review of program performance.
16 Meeting shall be held after adequate notice, at times and locations convenient to potential or actual
17 beneficiaries, and with accommodation for the disabled.

18 (g). CITY shall develop a community development plan, for the period of this
19 Agreement, which identifies community development and housing needs and specifies both short
20 and long-term community development objectives.

21 (h). CITY certifies, to the best of its knowledge and belief, that:

22 i. No Federal appropriated funds have been paid or will be paid, by or
23 on behalf of the CITY, to any person influencing or attempting to influence an officer or employee
24 of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a
25 Member of Congress, in connection with the awarding of any Federal contract, the making of any
26 Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and
27 the extension, continuation, renewal, amendment or modification of any Federal contract, grant,
28 loan or cooperative agreement.

1 ii. If any funds other than Federally-appropriated funds have been paid
2 or will be paid to any person for influencing or attempting to influence an officer or employee of
3 any agency, a Member of Congress, an officer or employee of Congress, or an employee of a
4 Member of Congress, in connection with this Federal contract, grant, loan, or cooperative
5 agreement, the undersigned shall complete and submit standard Form-LLL, "Disclosure Form to
6 Report Lobbying", in accordance with its instructions.

7 iii. The CITY shall require that the language provided in Sections
8 4(e)(i) and 4(e)(ii) of this Agreement be included in the award documents for all sub-awards at all
9 tiers (including subcontracts, sub- grants and contracts under grants, loans, and cooperative
10 agreements) and that all sub-recipients shall certify and disclose accordingly. This certification is
11 a material representation of fact upon which reliance was placed when this transaction was made
12 or entered into.

13 (iv). In accordance with Section 519 of Public Law 101-144, (the 1990
14 HUD Appropriations Act), the CITY certifies that it has adopted and is enforcing a policy
15 prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against
16 any individuals engaged in non-violent civil rights demonstrations, and that it has adopted and is
17 enforcing applicable State and local laws against physically barring entrance to, or exit from, a
18 facility or location which is the subject of such non-violent civil rights demonstrations within its
19 jurisdiction.

20 5. COMPLIANCE WITH POLICY AND PROGRAM OBJECTIVES.

21 The COUNTY’s Board of Supervisors have adopted policies and procedures to
22 ensure efficient and effective administration of the CDBG, HOME and ESG programs. COUNTY
23 will provide these policies and procedures to CITY within a reasonable time after this Agreement’s
24 commencement date. COUNTY and City agree to comply with these said policies and program
25 objectives and to take no actions to obstruct implementation of the approved 2024-2029 Five Year
26 Consolidated Plan and the subsequent Five Year Consolidated Plan.

27 6. OTHER AGREEMENTS

28 Pursuant to Federal regulations at 24 CFR 570.501(b), CITY is subject to the same

1 requirements applicable to sub-recipients, including the requirement of a written agreement set
 2 forth in Federal regulations at 24 CFR 570.503. For each fiscal year during the term of this
 3 Agreement, COUNTY and CITY shall enter into an additional agreement, commonly known as a
 4 Supplemental Agreement, that will have a term coinciding with a CDBG Program Year and
 5 enumerate the project(s) CITY will implement with its entitlement funds. Said Supplemental
 6 Agreement will set forth the time schedule for completion of said project(s) and any funding
 7 sources, in addition to entitlement funds, that will be used in completing the project(s). If
 8 substantial compliance with the completion schedule, due to unforeseen or uncontrollable
 9 circumstances, cannot be met by CITY, the schedule for the project(s) may be extended by
 10 COUNTY. If COUNTY determines that substantial progress toward drawdown of funds is not
 11 made during the term of the Supplemental Agreement, the entitlement funds associated with the
 12 project(s) may be reprogrammed by COUNTY, to other activities as determined by COUNTY,
 13 after COUNTY provides appropriate written notice to CITY. COUNTY's decision not to extend
 14 the completion schedule associated with the project(s), or to reprogram the entitlement funds
 15 associated with the project(s), will not excuse CITY from complying with terms of this Agreement.

16 7. DETERMINATION OF PROJECTS TO BE FUNDED AND
 17 DISTRIBUTION OF ENTITLEMENT FUNDS.

18 CITY agrees to submit to COUNTY in writing, no later than the date specified by
 19 COUNTY prior to each program year, the activities that the CITY desires to implement with its
 20 entitlement funds, said designation to comply with statutory and regulatory provisions governing
 21 citizen's participation. Said designation is to be reviewed by the COUNTY's Housing and
 22 Workforce Solutions to determine that the projects are eligible under Federal regulations for
 23 funding and inclusion in the One Year Action Plan of the County's Five-Year Consolidated Plan
 24 and consistent with both Federal and COUNTY policy governing use of Community Development
 25 Block Grant (CDBG) funds.

26 In the event that CITY fails to submit to COUNTY the identified activities that the
 27 CITY desires to implement with its entitlement funds by the date specified prior to each program
 28 year, the COUNTY may determine the activities to be funded, without consent of the CITY,

1 consistent with both Federal and COUNTY policy governing use of Community Development
2 Block Grant (CDBG) funds.

3 Consistent with Sections 3, 4, 5, 6, and 7 of this Agreement, COUNTY's Board of
4 Supervisors will make the final determination of the distribution and disposition of all CDBG
5 funds received by COUNTY pursuant to the Act.

6 8. COMMUNITY DEVELOPMENT BLOCK GRANT MANUAL.

7 CITY warrants that those officers, employees, and agents, retained by it and
8 responsible for implementing projects funded with CDBG have received, reviewed, and will
9 follow the Community Development Block Grant Manual that has been prepared and amended by
10 COUNTY, which Manual is incorporated herein and made a part hereof by this reference.

11 9. REAL PROPERTY ACQUIRED OR PUBLIC FACILITY
12 CONSTRUCTED WITH CDBG FUNDS.

13 When CDBG funds are used, in whole or in part, by CITY to acquire real property
14 or to construct a public facility, CITY shall comply with the National Environmental Policy Act
15 of 1969 (42 U.S.C. § 4321, et seq.), the California Environmental Quality Act (Cal. Pub. Resources
16 Code § 21000, et seq.), the Uniform Relocation Assistance and Real Property Acquisition Policies
17 Act of 1970 (42 U.S.C. § 4630, et seq.), and California Government Code Sections 7260 et seq.,
18 as those laws may be amended from time-to-time and any Federal or state regulations issued to
19 implement the aforementioned laws.

20 In addition, the following is to occur:

- 21 (a) Title to the real property shall vest in CITY;
- 22 (b) The real property title will be held by or the constructed facility will be
23 maintained by the CITY for the approved use until five years after the date that the project is
24 reported as "Completed" within the annual Consolidated Annual Performance and Evaluation
25 Report

- 26 (c) While held by CITY, the real property or the constructed facility is to be
27 used exclusively for the purpose for which acquisition or construction was originally approved
28 by COUNTY;

1 (d) CITY shall provide timely written notice to COUNTY of any action which
2 would result in a modification or change in the use of the real property purchased or improved, in
3 whole or in part, with CDBG or HOME funds from that planned at the time of acquisition or
4 improvement, including disposition.

5 (e) CITY shall provide timely written notice to citizens and opportunity to
6 comment on any proposed modification or change;

7 (f) Written approval from COUNTY must be secured if the property or the
8 facility is to be put to an alternate use that is or is not consistent with Federal regulations governing
9 CDBG funds;

10 (g) Should CITY desire during the five (5) year period to use the real property
11 or the constructed facility for a purpose not consistent with applicable Federal regulations
12 governing CDBG funds or to sell the real property or facility, then:

13 (i) If CITY desires to retain title, it will have to reimburse either COUNTY
14 or the Federal government an amount that represents the percentage of current fair market value
15 that is identical to the percentage that CDBG funds initially comprised to when the property was
16 acquired or the facility was constructed;

17 (ii) If CITY sells the property or facility, or is required to sell the property
18 or facility, CITY is to reimburse the COUNTY an amount that represents the percentage of
19 proceeds realized by the sale that is identical to the percentage that CDBG funds comprised of the
20 monies paid to initially acquire the property or construct the facility. This percentage amount will
21 be calculated after deducting all actual and reasonable cost of sale from the sale proceeds.

22 10. DISPOSITION OF INCOME GENERATED BY THE EXPENDITURE
23 OF CDBG FUNDS.

24 CITY shall inform COUNTY in writing of any income generated by the
25 expenditure of CDBG funds received by CITY from COUNTY. CITY may not retain program
26 income so generated. Any and all program income shall be returned to the County and may only
27 be used for eligible activities in accordance with all CDBG requirements, including all
28 requirements for citizen participation.

1 The COUNTY is required by HUD to monitor and report the receipt and use of all
2 program income. CITY is required to track, monitor, and report any and all program income as
3 requested by COUNTY.

4 11. TERMINATION.

5 Except as provided for in Section 2, CITY and COUNTY cannot terminate or
6 withdraw from this Agreement while it remains in effect.

7 12. NOTICES.

8 All correspondence and notices required or contemplated by this Agreement shall
9 be delivered to the respective parties at the addresses set forth below and are deemed submitted
10 two days after their deposit in the United States mail, postage prepaid:

11		
12	<u>COUNTY OF RIVERSIDE</u>	<u>CITY OF COACHELLA</u>
13	Heidi Marshall, Director	Dr. Gabriel Martin, City Manager
14	<u>County of Riverside HWS</u>	<u>City of Coachella</u>
15	<u>P.O. Box 1528</u>	<u>53-900 Enterprise Way</u>
16	<u>Riverside, CA 92502</u>	<u>Coachella, CA 92236</u>
17		

18 13. AGREEMENT ADMINISTRATION.

19 The City Manager in the case of the City of Coachella, and the Director of Housing and Workforce
20 Solutions, in the case of the County of Riverside, or their designee, shall administer the terms and
21 conditions of this Agreement for their respective city or county.

22 14. COOPERATION; FURTHER ACT.

23 The PARTIES shall cooperate fully with one another, and shall take any additional acts or sign
24 any additional documents as may be necessary, appropriate or convenient to attain the purpose of
25 the Agreement.

26 15. NO THIRD-PARTY BENEFICIARIES.

27
28

1 This Agreement is made and entered into for the sole protection and benefit of the PARTIES hereto
2 and shall not create any rights in any third parties. No other person or entity shall have any right
3 or action based upon the provisions of the Agreement.

4 16. SECTION HEADINGS.

5 The Section headings herein are for the convenience of the PARTIES only and shall not be deemed
6 to govern, limit, modify or in any manner affect the scope, meaning or intent of the provisions or
7 language of this Agreement.

8 17. FORMER AGREEMENTS UTILIZING COMMUNITY
9 DEVELOPMENT BLOCK GRANT FUNDS BETWEEN COUNTY AND CITY.

10 All agreements between CITY and COUNTY regarding the use of CDBG funds for
11 fiscal years 1975-76 through fiscal years 2023-2024, and any Supplemental Agreements there
12 under, shall remain in full force and effect. If the language of this Agreement is in conflict or
13 inconsistent with the terms of any prior said agreements between CITY and COUNTY, the
14 language of this Agreement will be controlling.

15 18. INDEMNIFICATION

16 CITY agrees to indemnify, defend, and hold harmless COUNTY and its authorized
17 officers, employees, agents, and volunteers from any and all claims, actions, losses, damages,
18 and/or liability arising from CITY acts, errors or omissions and for any costs or expenses incurred
19 by COUNTY on account of any claim therefore, except where such indemnifications is prohibited
20 by law. CITY shall promptly notify COUNTY in writing of the occurrence of any such claims,
21 actions, losses, damages, and/or liability.

22 CITY shall indemnify and hold harmless COUNTY against any liability, claims,
23 losses, demands, and actions incurred by COUNTY as a result of the determination by HUD or its
24 successor that activities undertaken by CITY under the program(s) fail to comply with any laws,
25 regulations, or policies applicable thereto or that any funds billed by and disbursed to CITY under
26 this Agreement were improperly expended.

27 19. COMPLIANCE WITH LAWS AND REGULATIONS.
28

1 By executing this Agreement, the Parties hereby certify that they will adhere to and
2 comply with all Federal, state and local laws, regulations and ordinances.

3 20. ENTIRE AGREEMENT.

4 It is expressly agreed that this Agreement embodies the entire agreement of the
5 Parties in relation to the subject matter hereof, and that no other agreement or understanding,
6 verbal or otherwise, relative to this subject matter, exists between the Parties at the time of
7 execution.

8 21. SEVERABILITY.

9 Each paragraph and provision of this Agreement is severable from each other
10 provision and in the event any provision in this Agreement is held by a court of competent
11 jurisdiction to be invalid, void, or unenforceable, the remaining provision will never the less
12 continue in full force without being impaired or invalidated in any way.

13 22. ASSIGNMENT.

14 CITY shall not make any sale, assignment, conveyance or lease of any trust or
15 power, or transfer in any other form with respect to this Agreement, or delegate or assign any
16 interest in this Agreement without prior written approval of the County.

17 23. INTERPRETATION AND GOVERNING LAW.

18 This Agreement and any dispute arising hereunder shall be governed by and
19 interpreted in accordance with the laws of the State of California. This Agreement shall be
20 construed as a whole according to its fair language and common meaning to achieve the objectives
21 and purposes of the Parties hereto, and the rule of construction to the effect that ambiguities are
22 to be resolved against the drafting Party shall not be employed in interpreting this Agreement, all
23 Parties having been represented by counsel in the negotiation and preparation hereof.

24 24. WAIVER.

25 Failure by a Party to insist upon the strict performance of any of the provisions of
26 this Agreement by the other Party, or the failure by a Party to exercise its rights upon the default
27 of the other Party, shall not constitute a waiver of such Party's right to insist and demand strict
28 compliance by the other Party with the terms of this Agreement thereafter.

25. JURISDICTION AND VENUE.

Any action at law or in equity arising under this Agreement or brought by a Party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Superior Court of California, County of Riverside, State of California, and the Parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

26. AMENDMENTS

No change, amendment, or modification to the Agreement shall be valid or binding upon CITY or COUNTY unless such change, amendment, or modification is in writing and duly executed. CITY and COUNTY agree to adopt any necessary amendments to this Agreement to incorporate changes required by HUD as set forth in the Urban County Qualification Notice. Amendments must be submitted to HUD as provided in the Urban County Qualification Notice and failure to do so will void the automatic renewal for such qualification period.

27. PROHIBITION OF CDBG FUND TRANSFER

The CITY may not sell, trade, or otherwise transfer all or any portion of the CDBG funds to another such cooperating city, metropolitan city, urban county, or Indian tribe, that directly receives CDBG funds in exchange for any other funds, credits, or non-Federal considerations. CITY must use the CDBG funds for activities eligible under Title I of the ACT.

28. EMERGENCY SOLUTIONS GRANT FORMULA ALLOCATION

CITY acknowledges that while participating in the COUNTY’s Urban County program, CITY can only receive a formula Emergency Solutions Grant (ESG) allocation from the Urban County program and only at such times as authorized by the Board of Supervisors. The CITY and COUNTY may also apply for ESG funds from the State of California, if permitted by the State.

29. HOME INVESTMENT PARTNERSHIP ACT FORMULA ALLOCATION

CITY acknowledges that while participating in the COUNTY’s Urban County program, CITY can only receive a formula HOME allocation from the Urban County program

1 and only at such times as authorized by the Board of Supervisors. The CITY and COUNTY may
2 also apply for HOME funds from the State of California, if permitted by the State.

3 30. AUTHORITY TO EXECUTE.

4 The persons executing this Agreement or exhibits attached hereto on behalf of the
5 Parties to this Agreement hereby warrant and represent that they have the authority to execute
6 this Agreement and warrant and represent that they have the authority to bind the respective
7 Parties to this Agreement to the performance of its obligations hereunder.

8 31. INCORPORATION OF RECITALS

9 The Parties hereby affirm the facts set forth in the recitals above. Said recitals are
10 incorporated herein and made an operative part of this Agreement.

11 32. COUNTERPARTS

12 This Agreement may be executed in multiple counterparts, each of which shall be
13 deemed an original, but all of which, together, shall constitute one and the same instrument.

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[SIGNATURES ON FOLLOWING PAGE]

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IN WITNESS WHEREOF, the COUNTY and CITY have executed this

Agreement on the date shown below.

Date: _____

COUNTY OF RIVERSIDE,
a political subdivision of the
State of California

CITY OF COACHELLA,
A Council -Manager, general law city

BY: _____
Heidi Marshall, Director
Housing and Workforce Solutions

BY: _____
Mayor

APPROVED AS TO FORM:
Minh C. Tran, County Counsel

ATTEST:

By: _____
Paula S. Salcido, Deputy County Counsel

BY: _____
City Clerk

APPROVED AS TO FORM:

BY: _____
City Attorney

COUNTY COUNSEL CERTIFICATION

The Office of County Counsel of the County of Riverside hereby certifies that the terms and provisions of this Agreement are fully authorized under state and local law and that the Agreement provides full legal authority for the COUNTY to undertake, or assist in undertaking, essential community development and housing assistance activities specifically urban renewal and publicly assisted housing.

Minh C. Tran
County Counsel

By: _____
Deputy, Paula S. Salcido

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STAFF REPORT
7/26/2023

TO: Honorable Mayor and City Council Members

FROM: William B. Pattison, Finance Director

SUBJECT:

1. Authorize the Awarded Affordable Housing Sustainable Communities (AHSC) Grant Funds that were Originally Intended to be Reimbursed to the City for the Land Acquisition Costs of the Transit Hub Site to be Used for the Construction of the Transit Hub; and
2. Appropriate \$497,556 from General Fund Reserves to fund the shortfall for the Transit Hub Project

STAFF RECOMMENDATION:

Staff recommends that the City Council consider:

1. Authorizing the Awarded Affordable Housing Sustainable Communities (AHSC) Grant Funds that were Originally Intended to be Reimbursed to the City for the Land Acquisition Costs of the Transit Hub Site to be Used for the Construction of the Transit Hub; and
2. Appropriate \$497,556 from General Fund Reserves to fund the shortfall for the Transit Hub project

BACKGROUND:

In 2019, the City of Coachella along with its project partners, Chelsea Investment Corporation and Sunline Transit Agency, received a funding award from the California Strategic Growth Council under the Affordable Housing Sustainable Communities (AHSC) program to build affordable housing, a transit hub, implement a rideshare program, increase headways with zero emission buses, and install street improvements. The award amount was \$14,865,407 and the specific breakdown was per the AHSC Standard Agreement:

BACKGROUND: (continued...)

Payee Name	Amount	Activity
City of Coachella	\$1,856,500 ¹	Street Improvements + 15 Tesla Vehicle Purchase
Sunline Transit Agency	\$2,800,000 ¹	Purchase 4 Zero Emission Buses
Sunline Transit Agency	\$1,813,500 ²	Construct Transit Hub
City of Coachella	\$30,000 ³	Program Cost (SCAG Go Human Campaign)
Chelsea Investment Corp.	\$8,395,407	Housing Loan to Build Pueblo Viejo Villas

¹ STI Sustainable Transit Infrastructure

² TRA Transit Related Amenities

³ PGM Transportation Collaboration Programs

Amongst the many items the AHSC application requested, five hundred thousand (\$500,000) dollars were requested to cover land acquisition costs for the Transit Hub site. The funding allocation had to be placed under the Transit Related Amenities (TRA) budget, which was assigned to Sunline Transit Agency as they were the Public Transportation partner responsible for implementing the construction of the new Transit Hub. The City agreed to purchase the property and obtain the necessary right-of-way for the construction of the Transit Hub and paid \$696,999.26 for the land and \$5,450.00 for appraisal services, for a total of \$702,449.26. Then, on April 7, 2021 Sunline Transit Agency entered into a Sub-Recipient Agreement with the City of Coachella in which Sunline Transit Agency agreed to the provision of Reimbursing the City of Coachella for Acquisition Costs in an amount not-to-exceed \$500,000 dollars. The agreement also indicated that Sunline Transit Agency would submit a draw down or reimbursement request to the California Department of Housing and Community Development (HCD) for the costs associated with the land acquisition of the Transit Hub site and then reimburse the City of Coachella for the \$500,000 dollars it spent on land acquisition costs. In conversations with Sunline Transit staff they understood that the amount available to build the transit center was \$1,813,500. That did not consider the reimbursement to the City for the land purchase. Sunline has committed to contributing \$400,000 to the project.

DISCUSSION/ANALYSIS:

Sunline received three bids to construct the Transit Hub. The apparent and most responsive low bidder is Three Peaks Corporation. Their base bid came in at \$1,784,871 with four alternate bid options. Sunline Transit Agency chose Bid Alternate 2 in the amount of \$47,386 which will remove the chain link fence around the retention basin and replace it with a black metal ornamental picket fence. They also selected part of Bid Alternate B in the amount of \$25,800 to install 5 date palm trees and site tree lighting, bringing the Construction Contract amount total to \$1,858,057. Construction contingency is in the amount of \$168,500. Sunline has agreed to cover the Architect-Engineer Services cost in the amount of \$137,000 and the Project Management costs in the amount of \$50,000.

DISCUSSION/ANALYSIS: (continued...)

Contractor (Three Peaks Corp.)	\$1,784,870
Bid Alternate 2	\$47,386
Bid Alternate B	\$25,800
Contingency + Misc.	\$168,500
Project Design and Mgmt. (Heptagon 7)	\$187,000
Subtotal	\$2,211,056
City's Contribution	(\$497,556)
Sunline Contribution	(\$400,000)
New Total	\$1,313,500
Original Contractor Budget	(\$1,313,500)
Shortfall	\$0

FISCAL IMPACT

General fund reserves in the amount of \$497,556 are recommended to fund the shortfall for the Transit Hub project. This appropriation is required due to the City contributing its reimbursement to the project.

ATTACHMENTS:

1. Sub-Recipient Agreement
2. AHSC Standard Agreement

SUB-RECIPIENT AGREEMENT

THIS SUB-RECIPIENT AGREEMENT (the “**Agreement**”) is made and entered into as of April 7, 2021, between the City of Coachella, a municipal corporation (“**City**”) and SunLine Transit Agency, a California Joint Powers Authority (“**SunLine**”), upon the basis of the following facts, understanding and intentions of the parties. City and SunLine may collectively be referred to as the “Parties,” or individually as “Party.”

A. The Strategic Growth Council (“**SGC**”) and the California Department of Housing and Community Development (“**HCD**”) issued a Notice of Funding Availability dated November 1, 2018 (the “**AHSC NOFA**”), under the Affordable Housing and Sustainable Communities Program (“**AHSC Program**”) established under Division 44, Part 1 of the Public Resources Code, commencing with Section 75200.

B. The City, SunLine, 6th & Cesar Chavez CIC, LP, a California limited partnership (“**Partnership**”) and Chelsea Investment Corporation, a California corporation (“**Chelsea**”) (Chelsea and Partnership individually and collectively are “**Developer**”) submitted an application for AHSC Program funding in response to the AHSC NOFA.

C. In July 2019, staff was informed that the application had been approved, and SunLine, the City, and Developer entered into a Standard Agreement for the AHSC Loan (19-AHSC-12799, dated June 30, 2020 and Revised August 27, 2020) (the “**AHSC Loan Standard Agreement**”) and a separate Standard Agreement for the AHSC Grant (19-AHSC-12800, dated June 30, 2020 and Revised August 27, 2020) (the “**AHSC Grant Standard Agreement**”) (and collectively with the AHSC Loan Standard Agreement, the “**AHSC Standard Agreements**”) with HCD whereby the Parties are jointly and severally liable for all obligations set forth in the AHSC Standard Agreements.

D. SunLine’s total award under the AHSC Standard Agreements is \$2,800,000 for the purchase of buses, and \$1,813,500 for the construction of a transit hub (“**Transit Hub**”) as set forth in the AHSC Standard Agreements. Of the funds awarded for the Transit Hub, \$500,000 is specifically allocated for “Site or right of way acquisition for the Capital Improvement Project.” (“**Acquisition Funds**”)

E. The City has agreed to purchase the property and rights of way necessary for the construction of the Transit Hub, and the parties wish to enter into this Agreement so that the City may be reimbursed through the Acquisition Funds for the costs associated with the acquisition of the necessary property rights.

F. Any capitalized terms not specifically defined herein, shall have the same meaning as set forth in the AHSC Standard Agreements.

NOW, THEREFORE, in consideration of the recitals, covenants and agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto hereby agree as follows:

1. Acquisition of Property Interests for Transit Hub

The City is responsible for acquiring all property interests necessary for the construction of the Transit Hub. In its acquisition of the necessary property interests, the City shall comply with all requirements set forth in the AHSC Standard Agreements.

2. Reimbursement of Acquisition Costs

The City shall be eligible to receive a total reimbursement payment from SunLine in an amount not to exceed Five Hundred Thousand Dollars (\$500,000) (“**Maximum Reimbursement Amount**”) for costs incurred by the City in its acquisition of property interests for the Transit Hub.

Upon incurring costs that are eligible for disbursement under the AHSC Standard Agreements, the City shall provide SunLine with documentation sufficient to support a Draw Request, as set forth in the AHSC Standard Agreements. After receiving sufficient documentation from the City of costs incurred, SunLine will submit a Draw Request in accordance with the AHSC Standard Agreements. SunLine and the City, and their respective employees and agents, will cooperate with each other in good faith to comply with the terms of this Agreement and the requirements of the AHSC Standard Agreements in an effort to obtain disbursements of all Acquisition Funds.

Within thirty (30) days of disbursement of all or a portion of the Acquisition Funds to SunLine by HCD (“**Acquisition Funds Disbursement**”), SunLine shall issue a reimbursement payment to the City in the same amount as the Acquisition Funds Disbursement received by SunLine from HCD. In no event shall SunLine be required to issue a reimbursement payment to the City in an amount greater than the Acquisition Funds Disbursement received by SunLine from HCD. In no event shall SunLine be required to issue a reimbursement payment to the City for any portion of a Draw Request for Acquisition Funds that is disapproved or rejected by HCD. In no event shall the total of all reimbursement payments issued to the City by SunLine exceed the Maximum Reimbursement Amount.

3. Indemnification

Each Party agrees to indemnify, defend and hold harmless the other Party, and their respective officials, officers, agents and employees from and against liability, expenses (including reasonable attorneys’ fees), losses, suits and actions, and for damages relating to suits and actions (including bodily injury, death, personal injury, or property damage) arising from its or its officials, officers, agents and employees performance or failure to perform under this Agreement, except to the extent such liability, expenses, losses, and damages are caused by the negligence or willful misconduct of the other Party, in the respective comparative amounts as established by a court of competent jurisdiction or otherwise stipulated by the parties.

4. Notification

All notices, requests, demands and other communications under this Agreement shall be in writing and shall be deemed to have been duly given on the date of service only:

- (a) When served personally on the party to whom notice is being given; or
- (b) Within seventy-two (72) hours after mailing, when mailed to the party to whom notice is to be given by registered or certified mail, postage prepaid, and properly addressed to the party at its address set forth below, or at such different address as any party shall notify to the other parties in the manner provided in this Section.

All notices and/or correspondence are to be sent to the following addresses:

SUNLINE TRANSIT AGENCY
 Attn: Lauren Skiver
 CEO/General Manager
 32-505 Harry Oliver Trail
 Thousand Palms, CA 92276-3501

CITY OF COACHELLA
 Attn: City Manager
 53-990 Enterprise Way
 Coachella, CA 92236

5. Termination

Either Party may terminate this Agreement, without cause, by providing thirty (30) days advance written notice to the other party.

6. Miscellaneous

(a) Governing Law, Jurisdiction and Venue. The Agreement shall be governed by and construed in accordance with the laws of the State of California. Each party agrees that all legal proceedings in connection with any dispute arising under or relating to the Agreement shall be brought in the Superior Court of the State of California, Riverside County.

(d) Non-Assignment. No party may assign this Agreement, or any part thereof, without the written consent of each party to this Agreement.

(e) Amendment. Any amendment to this Agreement must be in writing and executed by all Parties.

(f) Waiver. No failure on the part of the Parties to exercise any right or remedy hereunder shall operate as a waiver of any other right or remedy that party may have hereunder.

(g) Authority. Each individual executing this Agreement on behalf of one of the Parties represents that he or she is duly authorized to sign and deliver the Agreement on behalf of such party and that this Agreement is binding on such party in accordance with its terms.

(h) No Third Party Beneficiary. Each Party hereto intends that this Agreement shall not benefit or create any right or cause of action in or on behalf of any person other than the parties hereto.

(i) Severability. If any provision of the Agreement is determined to be invalid, illegal, or unenforceable in any respect, such determination shall not affect any other provision hereof.

(j) Execution. This Agreement may be executed in multiple counterpart copies, any one of which when duly executed, with all formalities hereof, shall be fully binding and effective as the original of this Agreement.

(k) Entire Agreement. This Agreement constitutes the entire understanding of the parties with respect to the subject matter hereof, and there are no other representations, promises, warranties, covenants or undertakings with respect thereto.

[Signatures on following page]

Each of the undersigned hereby executes this Agreement effective as of the date first written to evidence their respective agreement to the terms of this Agreement.

City:
CITY OF COACHELLA, a California municipal corporation

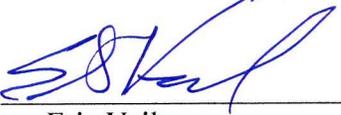
By: 
Name: William B. Pattison, Jr.
Title: City Manager

Approved As to Form

By: 
Name: Carlos Campos
Title: City of Coachella, City Attorney

SunLine:
SUNLINE TRANSIT AGENCY, a California Joint Powers Authority

By: 
Name: Lauren Skiver
Title: CEO/General Manager

By: 
Name: Eric Vail
Title: SunLine Transit Agency, General Counsel

AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM DISBURSEMENT AGREEMENT

This DISBURSEMENT AGREEMENT (the "Agreement") is dated for reference purposes only as of September 21, 2020, and is made by and among Chelsea Investment Corporation, City of Coachella and SunLine Transit Agency, (the "Recipient") and the Department of Housing and Community Development, a public agency of the State of California (the "Department").

Recitals

- A. Recipient has submitted an application (the "Application") to the Department for a grant under the Affordable Housing and Sustainable Communities Program ("Program") and in accordance with Part 1 of Division 44 of the Public Resources Code (commencing with Section 75200) and the Affordable Housing and Sustainable Communities Program Guidelines, issued by the State of California, Strategic Growth Council (the "Council") and dated October 29, 2018, amended February 19, 2019, and as amended in the future, (the "Guidelines"), to finance, in part, one or more of the following eligible activities:

- Housing-Related Infrastructure
- Program Costs (PGM)
- Sustainable Transportation Infrastructure (STI)
- Transportation Related Amenities (TRA)

as further described herein pursuant to the Standard Agreement Number 19-AHSC-12800, entered into by the Recipient and the Department dated September 21, 2020 (the "Standard Agreement"). The Department has conditionally agreed to provide the grant to the Recipient in an aggregate total amount not to exceed Six million five hundred thousand AND 00/100 Dollars (\$6,500,000) (the "Program Funds"). The Program Funds consist of \$4,656,500 in Sustainable Transportation Infrastructure (STI) costs, \$1,813,500 in Transportation Related Amenities (TRA) costs and \$30,000 in Program Costs (PG). The Standard Agreement and all amendments, exhibits and attachments thereto, the Application, this Agreement and all amendments, exhibits and attachments thereto (the "Grant Documents"), and all the terms of the other Grant Documents are incorporated in full by reference to this Agreement.

- B. The parties hereto wish to enter into an agreement for the disbursement of Program Funds to ensure timely completion of the Work as set forth in the Standard Agreement (the "Work") in accordance with the requirements of the Grant Documents, the Guidelines, the Council, the Department, and the State of California.

Affordable Housing and Sustainable Communities (AHSC) Program
Round IV - Grant
NOFA 11/01/18
Approved Date: 02/24/2020
Project: Pueblo Viejo Villas
Prep Date: 9/9/20

NOW, THEREFORE, the parties hereto agree as follows:

1. Recitals. The foregoing recitals are a part of this Agreement.
2. Project. The Recipient shall complete the Work, as described in the Standard Agreement, on the real property described in Exhibit A hereto (the "Property") and incorporated herein, in accordance with the Standard Agreement and the Scope of Work as described in Exhibit B attached hereto and incorporated herein.
3. Representations and Warranties. Recipient represents and warrants to the Department as follows:
 - a. Organization. Recipient is duly organized, validly existing and in good standing under the laws of the State of California and has the power and authority to own or lease the Property and to own, develop, construct, operate and maintain the Work. The copies of the documents evidencing the organization of Recipient delivered to the Department are true, complete, and correct copies of the originals, as amended to the date of this Agreement.
 - b. Authority of Recipient. Recipient has full power and authority to execute and deliver the Grant Documents and all other instruments, agreements and documents executed and delivered, or to be executed and delivered, pursuant to this Agreement, and to perform and observe the terms and provisions of all of the above.
 - c. Authority of Persons Executing Documents. The Grant Documents and all other instruments, agreements and documents executed and delivered, or to be executed and delivered, pursuant to this Agreement, have been executed and delivered by persons who are duly authorized to execute and deliver the same for and on behalf of Recipient. All actions required under Recipient's organizational documents and applicable governing law for the authorization, execution, delivery and performance of the Grant Documents and all other instruments executed and delivered, or to be executed and delivered, pursuant to this Agreement, have been duly taken.
 - d. No Breach of Law or Agreement. None of the execution or delivery of the Grant Documents and other instrument, agreement and document executed and delivered, or to be

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executed or delivered, pursuant to this Agreement, or the performance of any provision, condition, covenant or other term hereof or thereof, will conflict with or result in a breach of any statute, rule or regulation, or any judgment, decree or order of any court, board, commission, or agency whatsoever binding on the Property or the Recipient, or any provision of the organizational documents of the Recipient, will conflict with or constitute a breach of or a default under any agreement to which Recipient is a party, or will result in the creation or imposition of any lien upon the Property of Recipient, other than liens approved by the Department.

- e. Compliance with Laws, Consents and Approvals. The Work will comply with all applicable laws, ordinances, rules and regulations of federal, state and local governments and agencies having jurisdiction over either the Recipient, the Property, the Work, and with all applicable directions, rules and regulations of the fire marshal, health officer, building inspector and other officers of any such government or agency. All permits, consents, permissions and licenses required by any federal, state or local government or agency to which Recipient, the Property, the Work is subject, which may be necessary in relation to this Agreement or the acquisition, development, construction or ownership of the Work, at or prior to the commencement of construction, have been, or will be, obtained, and none of such consents, permissions and licenses are subject to appeal or to conditions which have not been met.
- f. Pending Proceedings. The Recipient is not in default under any law or regulations or under any order of any court, board, commission or agency whatsoever, and there are no claims, actions, suits or proceedings pending or, to the knowledge of Recipient, threatened against or affecting Recipient, the Property, or the Work, at law or in equity, before or by any court, board, commission or agency whatsoever which might, if determined adversely to Recipient, materially affect Recipient's ability to acquire, construct or develop the Work.
- g. Title to Property. Recipient or its Department-approved affiliate will have good and marketable title to the Property, Work or a leasehold interest therein approved by the Department and there shall exist thereon or with respect thereto no mortgage, lien, pledge or other encumbrance of any character whatsoever other than liens for current real

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property taxes and assessments not yet due and payable and other matters of record approved in writing by the Department.

- h. Financial Statements. The financial statements of Recipient and other financial data and information if requested by the Department and furnished by Recipient, fairly represents the financial information contained therein.
 - i. Adequacy of Program Funds. The amount of the Program Funds, together with any funds to be provided by the Recipient or to the Recipient from any other sources, is adequate as financing for the Work in accordance with Exhibit C.
 - j. Payment of Taxes. All federal, state, county and municipal taxes required to be paid by the Recipient or on account of the Property due and payable as of the date of this Agreement have been paid in full as of such date, and will continue to be paid when due, prior to delinquency, going forward.
 - k. Availability of Utilities. For HRI activities, all utilities necessary for the development and occupancy of the residential rental Affordable Housing Development described in the Application and the Standard Agreement providing the affordable housing units, as described therein, in consideration of that portion of the Grant ("Affordable Housing Development") are available at or within the boundaries of the Affordable Housing Development and all steps necessary to assure that such utility services will be available upon completion of the Affordable Housing Development have been taken.
 - l. Hazardous Materials. Recipient has performed due diligence review of the condition of the Work including review to disclose the possible existence of asbestos and toxic or hazardous materials. All information regarding the condition of the Work have been disclosed to the Department in writing including but not limited to all Phase I, soils and hazardous materials reports regarding the condition of the Property, the Work.
4. Sources and Uses. The Recipient has received, or will receive, funds for the purpose of developing the Work in the amounts and the sources identified in the Sources and Uses of Funds attached hereto and incorporated herein as Exhibit C. All funds shall be used and secured in the manner specified in Exhibit C. Recipient agrees to

Affordable Housing and Sustainable Communities (AHSC) Program
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comply with and satisfy all the terms and conditions imposed on the Recipient in connection with the sources of funding identified in the Sources and Uses of Funds.

5. Use of Funds. Recipient agrees that the Program Funds shall be expended only in accordance with the applicable statutes and Guidelines governing the Program, and only for the purposes and activities set forth in this Agreement. The Program Funds shall be used exclusively for the reimbursement of Approved Costs as shown in the Project Budget, as the same may be amended from time to time with the written approval of the Department, such reimbursement for costs to be made only after the same have been incurred by the Recipient. "Approved Costs" shall mean all hard and soft eligible costs under the Program (and modifications thereto), which were approved, or will be approved by the Department, which are needed for the completion of the Work, in accordance with Scope of Work.
6. Disbursement Schedule. The Disbursement Schedule attached to this Disbursement Agreement as Exhibit D represents a good faith estimate of when the Program Funds will be disbursed to pay costs. The Department and the Recipient shall confer as necessary, to update the Disbursement Schedule throughout the construction period.
7. Displacement and Relocation. If the acquisition, construction or development of the Work will result in the temporary or permanent displacement of occupants, the Recipient shall provide relocation payments and assistance in accordance with the applicable Federal and State requirements.
8. Contractors and Subcontractor. For the performance of all construction work on the HRI, STI or TRA, Recipient agrees to use a licensed, insured, financially solvent, and reputable general contractor or contractors ("Contractor") in order to complete the Scope of Work described in Exhibit B. Any successor to or substitute for the Contractor shall be subject to the approval of the Department. The Recipient hereby certifies that the Contractor is in good standing with the California State Contractors' License Board. The Recipient shall only contract with contractors, and shall ensure that the Contractor and any successor thereto shall only contract with subcontractors, which are so licensed.

For the completion and performance of all PGM work, if applicable as set forth in the application, any successor to or substitute for the

Affordable Housing and Sustainable Communities (AHSC) Program
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 Prep Date: 9/9/20

Recipient shall be subject to the approval of the Department.

9. Construction Contract. The Recipient shall enter into a written contract or contracts with the Contractor for the performance of the Scope of Work as set forth in Paragraph 2 above (the "Construction Contract"). Recipient shall not terminate or substantially amend the Construction Contract with respect to the HRI, STI or TRA without the prior written approval of the Department. Recipient shall monitor and enforce the terms and conditions of the Construction Contract to ensure completion of the Scope of Work. The Construction Contract shall contain provisions for compliance with State Prevailing Wage Law as required by the Grant Documents and the Guidelines.
10. Construction Responsibilities. Recipient shall be solely responsible for all aspects of Recipient's business and conduct in connection with the Property, the Work, including, but not limited to, the quality and suitability of the Scope of Work and the equipment used in the construction of the Work, the supervision of the work of construction, the qualifications, financial condition and performance of all architects, engineers, contractors and subcontractors of any tier, material suppliers, consultants and property managers, and the accuracy of all applications for payment and the proper application of all disbursements.
11. Delay. Recipient shall promptly notify the Department in writing of any event causing delay or interruption of construction work, in excess of three (3) working days, or the timely completion of construction for a period of five (5) working days beyond the scheduled completion date. The notice shall specify the particular work delayed and the cause and period of each delay.
12. Purchase of Materials Under Title Retention Agreement. The Recipient shall not purchase or install or permit to be purchased or installed any materials, equipment, fixtures or other part of the HRI, STI, or TRA under any agreements or arrangements wherein the supplier or seller reserves or purports to reserve the right to a vendor's lien, or to remove or to repossess any such items, or to consider them personal property after their incorporation into the HRI, STI, or TRA, unless authorized in writing by the Department.
13. Liens and Stop Notices. If a claim of lien is recorded affecting the Property, or the Work or a bonded stop notice is served upon the Department which affects Program Funds or the Recipient's other funding, Recipient shall, within twenty (20) days of such recording or service or within five (5) days of the Department's demand

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(whichever last occurs): (i) pay and fully discharge the same; (ii) effect the release thereof by recording or delivering to the Department a surety bond in sufficient form and amount, or otherwise; or (iii) provide the Department with other assurance which the Department deems, in its sole discretion, to be satisfactory for the payment of such lien or bonded stop notice and for the full and continuous protection of the Department from the effect of such lien or bonded stop notice. If Recipient has not received actual notice of the claim of lien or bonded stop notice prior to the Department's demand, then the five (5) day period described above shall be extended to twenty (20) days. Recipient shall give the Department prompt written notice of all lien claims affecting the Property, or the Work.

14. General Conditions of Disbursement. Disbursement of Program Funds shall be subject to the following conditions:

- a. Disbursement of Program Funds shall be subject to the procedures and conditions set forth in this Agreement and Exhibit B of the Standard Agreement.
- b. The Department shall disburse Program Funds to Recipient for reimbursement of Approved Costs incurred by Recipient as provided for herein.
- c. The aggregate disbursement of all or any portion of a Disbursement Request submitted to the Program for eligible hard construction costs under the Construction Contract shall be limited to an amount equal to ninety percent (90%) of such costs with the ten percent (10%) being retained except for the final disbursement of Program Funds. The ten percent retained amount shall be disbursed as part of the final disbursement as set forth in Paragraph 18 hereof.
- d. There exists no Event of Default, as defined in this Agreement, or the Standard Agreement, or event, omission or failure of condition which would constitute a default or Event of Default after notice or lapse of time, or both that will not be cured concurrently with the funding of the Program Funds.
- e. Recipient has satisfied all requirements for receipt of the Program Funds in accordance with the applicable statutes and the Guidelines.

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- f. **Right to Condition Disbursements.** The Department shall have the right to condition any disbursement upon receipt and approval of such documentation, evidence or information that the Department may request, including, but not limited to, vouchers, invoices, and architect's, inspector's and/or engineer's periodic certifications of the percentage and/or stage of construction that has been completed.
15. **Conditions Precedent to Individual Disbursements.** The Department shall not be obligated to make any disbursement of Program Funds or take any other actions under this Agreement or the Standard Agreement unless, in addition to satisfying any other conditions contained herein, all of the following conditions precedent are also satisfied at the time of such actions:
- a. Recipient has and will continue to maintain site control over the Work. Recipient has provided to the Department evidence demonstrating that Recipient has obtained all licenses, easements and right-of-way or other interest required for completion of the Work.
 - b. If applicable, Recipient has provided to the Department a relocation plan conforming to the requirements of state law and regulations issued by the Department in California Code of Regulations Title 25, Section 6000 et seq.
 - c. Recipient has executed and provided to the Department a Certificate of Identity of Interest.
 - d. Recipient has obtained all necessary insurance policies and endorsements as described in Exhibit E of this Agreement.
 - e. The Recipient shall provide security to assure completion of the Project by furnishing the Department and other construction lenders with performance and payment bonds, or a letter of credit for the Work, which shall remain in effect during the entire term of construction of the Work, and which shall be in a form and from an issuer which is acceptable to the construction lenders and Department. The performance bond shall be in an amount at least equal to one hundred percent (100%) of the approved construction costs to provide security for the faithful performance of the Standard Agreement including a warranty period of at least 12 months after completion. The payment bond shall be in an amount at least equal to one hundred percent (100%) of the approved

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construction costs to provide security for the payment of all persons performing labor on the Project and furnishing materials in connection with the Project. If a letter of credit is used, it shall be in an amount equal to at least 20% of the approved construction costs. The Department shall be named as an additional obligee in the bonds or beneficiary under a letter of credit.

- f. Recipient has obtained all required permits and approvals required for the lawful construction of the Work and, when required by the Department, the Affordable Housing Development.
- g. Where approval by a local public works department, or its equivalent, is required for the HRI, STI, or TRA, the applicant must submit a statement from that department, or other documentation acceptable to the Department, indicating that the HRI, STI or TRA has received that approval.
- h. Recipient has received all required public agency entitlements and land use approvals for the Housing Development.
- i. Submission to the Department of all lien waivers required by the Department or passage of the applicable statutory periods for filing mechanic and other similar liens.
- j. Recipient has obtained all applicable CEQA and NEPA clearances and submitted evidence thereof as required by the Department.
- k. For HRI activities, Recipient has provided to the Department a title report acceptable to the Department.
- l. For HRI activities, Recipient has executed and recorded a written covenant for the development of affordable housing with the Department as required in the Standard Agreement.
- m. Recipient has provided evidence of binding agreements for construction financing and enforceable commitments for permanent financing as identified in the Sources and Uses of Funds (or equivalent; alternative financing approved by the Department) demonstrating adequate funding to complete the Work.
- n. Recipient has provided evidence acceptable to the

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Department of ongoing compliance with state prevailing wage law as required by the Grant Documents and the Guidelines.

- o. Recipient has completed, executed and submitted to the Department, on a form provided by the Department, a Draw Request indicating Recipient's request for disbursement of Program Funds.
- p. Recipient has completed or complied with all events or conditions in the Disbursement Schedule prior to the submission of the Draw Request.
- q. Recipient has complied with all special conditions contained in the Exhibit F, which are conditions precedent to the disbursement of Program Funds.
- r. Recipient has submitted a Draw Request as provided below.

16. Draw Requests

- a. Application for Payment. Recipient shall request Program Funds by submitting a written itemized statement or Draw Request in a form that is acceptable to the Department (the "Draw Request"), subject to the conditions set forth below. A Draw Request for payment shall be submitted to the Department not more frequently than once monthly. The Department shall determine whether or not the conditions precedent to its obligation to advance Program Funds have been satisfied or whether or not to waive any conditions precedent to its obligations to advance its Program Funds which the Department determines have not been satisfied.
- b. Contents of Application for Payment. Each Draw Request shall set forth the following: (i) a description of work performed, material supplied and/or costs incurred for which the disbursement is requested with respect to any Approved Costs shown as a line item ("Item") in the Sources and Uses of Funds; (ii) the total amount incurred or expended for each requested Item, less prior disbursement; and (iii) the percentage of completion of the portion of the work to be paid from the Item.

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- c. Delivery of Draw Request. Recipient shall deliver each Draw Request to the Department at its address set forth in Paragraph 30 or such other address designated by the Department in writing. Each Draw Request shall be subject to the approval of the Department.
- d. Documentation. For HRI, STI and TRA activities, each Draw Request shall be accompanied by the following: (i) copies of paid invoices and unconditional lien releases for construction costs paid with the proceeds of prior Draw Requests (except for the first Draw Request), and conditional (upon receipt of payment) lien releases for construction costs to be paid with the proceeds of the present Draw Request, which invoices and lien releases shall be considered a part of each Draw Request; (ii) a copy of inspection report or other documentation from localities, municipalities, or other construction lenders indicating the percentage of work completed pertaining to present Draw Request; (iii) submission of all lien waivers required by the Department or passage of the applicable statutory periods for filing mechanic and other similar liens; and (iv) any applicable change order(s) that affect or alter the Scope of Work.

For PGM, each Draw Request shall be accompanied by copies of paid invoices for eligible costs.

17. Approval of Draw Request:

- a. Procedure. The Department shall within thirty (30) business days after receipt of a Draw Request containing all of the items described in Paragraph 15, above, determine the amount of the Draw Request to be approved, notify Recipient of such amount, and disburse the approved amount, by state warrant, to the Recipient or designated payee approved by the Department.
- b. Disapproval. Any item in a Draw Request which is not specifically approved within thirty (30) business days shall be deemed disapproved. On the basis of the progress of work performed on the Work and the conditions precedent to making disbursements in this Agreement, the Standard Agreement and the applicable statutes and Guidelines, the Department may disapprove all or part of a Draw Request. In the event the Department disapproves any portion of the amount requested by Recipient in a Draw Request, the

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Department shall promptly notify the Recipient in writing of the disapproved amount and the reason therefore.

- c. Concurrent Review of Draw Request. In the event any item shall be disapproved or deemed disapproved, the Recipient and the Department shall meet and in good faith attempt to resolve the matter to their mutual satisfaction.
 - d. Disbursement of Undisputed Amounts. In the event of any dispute, the Department shall disburse the amount of the Draw Request not in dispute, and fund any disputed amount promptly upon resolution of the dispute. Disputed amounts shall not be deducted from the Department's Program Funds, but shall be available for disbursement for other approved costs in accordance with the Sources and Uses of Funds. The Department and Recipient shall seek to resolve any disputes promptly and in good faith.
18. Condition Precedent to Final Disbursement. The final disbursement of the of Program Funds, including ten percent (10%) retention of hard construction costs, shall be subject to the following conditions:
- a. All of the conditions set forth in Paragraphs 14, 15 and 16 above have been met.
 - b. Submission to the Department of a notice of completion duly recorded by Recipient.
 - c. For HRI activities, submission to the Department of a certificate of occupancy for the Affordable Housing Development issued by the local government having jurisdiction over the Affordable Housing Development, or any equivalent thereto acceptable to the Department.
 - d. Receipt by the Department, if so requested, of a development cost audit for the HRI, STI or TRA satisfactory to the Department.
 - e. Issuance of a certificate or certificates, each in form and substance satisfactory to the Department, executed by Recipient and the architect, either jointly or severally, each certifying that the HRI, STI or TRA has been completed in accordance with the Scope of Work.

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- f. Completion of the HRI, STI or TRA in accordance with Exhibit B and acceptance and approval of the Project by the Department and by any person or governmental agency whose approval may be required.
 - g. Submission to the Department of all lien waivers required by the Department or passage of the applicable statutory periods for filing mechanic and other similar liens.
 - h. Disposition of mechanic's liens that have been recorded or stop notices that have been delivered to the Department or other construction lenders, so that any such liens shall have been paid, settled, bonded around or otherwise extinguished or discharged, and the Department has been provided satisfactory evidence of such payment, settlement, bond or discharge, including without limitation all statutory waivers.
19. Disbursement of Program Funds Received by Recipient. All Program Funds received by Recipient shall be disbursed to pay costs in accordance with the Draw Request approved by the Department and in accordance with this Agreement.
20. Inspection of the Work. The Department shall have the right to inspect the Work. Recipient shall deliver to the Department any inspection reports prepared on behalf of the other construction lenders, to the extent available to the Recipient. Inspection of the Work shall be for the sole purpose of protecting the Department's interest and is not to be construed as a representation by the Department that there has been compliance with plans or that the Work will be free of faulty materials or workmanship. The Recipient can make or cause to be made such other independent inspections as the Recipient may desire for its own protection.
21. Events of Default. The occurrence of any of the following events shall constitute an Event of Default hereunder following written notice to the Recipient by the Department, specifying (i) the applicable event, (ii) the action required to prevent such event from becoming an Event of Default, and (iii) a date, which shall be not fewer than fifteen (15) days after the date the notice is mailed to Recipient, by which such action must be taken:
- a. Monetary. (i) Recipient's failure or inability to secure anticipated permanent financing from parties other than the Department's Program Funds as specified in Exhibit C (or equivalent alternative financing approved by the Department),

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regardless of fault of the Recipient; (ii) Recipient's failure to use or apply Program Funds in the manner specified by, or consistent with the purposes of this Agreement and as specified in Exhibits B and C; or (iii) the occurrence of an Event of Default under the terms of the commitment for any of the loans or grants received from other construction funding sources as specified in Exhibit C hereto which results in a termination or cancellation of such commitment(s).

- b. Construction; Use. (i) Recipient's failure to remedy any material deviation in the work of construction from the Scope of Work that occurred without the Department's approval or defective workmanship or materials in constructing the Work, in each case to the Department's satisfaction, within ten (10) days of the Department's written demand to do so; (ii) the cessation of construction of the Work prior to completion for a continuous period of more than fifteen (15) days (unless caused by war, rebellion, insurrection, strike, lockout, boycott or act of God, or other event beyond the Recipient's control as determined in the sole discretion of the Department); (iii) the prohibition, enjoining or delay (in any manner) of the construction of, or the prohibition or enjoining (in any manner) of the leasing or sale of any unit in the Affordable Housing Development in accordance with the Grant Documents for a continuous period of more than thirty (30) days; or (iv) the curtailment in availability to the Work for a continuous period of more than thirty (30) days of utilities or other public services necessary for construction or the full occupancy or utilization of the Work.
- c. Performance of Obligations. Recipient's default and failure to cure such default in a timely manner under any other Grant Documents or other construction lender loan documents, Recipient's default under any ground lease or sale of the Affordable Housing Development, or Recipient's failure to perform its obligations under this Agreement.
- d. Representations and Warranties. (i) Any of Recipient's representations or warranties in any of the Grant Documents or any statements, certificates or schedules furnished by Recipient to the Department, shall prove to have been untrue in any material respect when made or the Recipient shall have concealed any material fact from the Department, (ii) any of the Recipient's representations or warranties in any of the Grant Documents or any statement, certificates or schedules furnished by Recipient to the Department, other than

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representations, warranties, statements and certificates as to the financial condition of Recipient or any other person, shall cease to be true and shall remain untrue for thirty (30) days after notice of such change to Recipient by the Department, or (iii) any material adverse change in the financial condition of Recipient from the financial condition represented to the Department as of the date of this Agreement which alters or affects the Scope of Work.

- e. Voluntary Bankruptcy, Insolvency, Dissolution. Recipient's or any general partner, manager, or other controlling entity of Recipient's (i) filing of a petition for relief under any state or federal law regarding bankruptcy, reorganization or other relief to debtors; (ii) filing any pleading in any involuntary proceeding under any state or federal law regarding bankruptcy, reorganization or other relief to debtors which admits the jurisdiction of the court or the petition's material allegations regarding the Recipient's or such other person's insolvency; (iii) making a general assignment for the benefit of creditors; (iv) applying for, or the appointment of, a receiver, trustee, custodian or liquidator of Recipient, any general partner, manager, or other controlling entity of Recipient or any of their respective properties; (v) inability or admission in writing of its inability to pay its debts as they are due; or (vi) death, if an individual; or the filing by Recipient or any general partner, manager, or other controlling entity of Recipient of a petition seeking the liquidation or dissolution of Recipient or any general partner, manager, or other controlling entity of Recipient or the commencement of any other procedure to liquidate or dissolve Recipient or any general partner, manager, or other controlling entity of Recipient.
- f. Involuntary Bankruptcy. Recipient's or any general partner, manager, or other controlling entity of Recipient's failure to effect a full dismissal of any involuntary (i) petition under any state or federal law regarding bankruptcy, reorganization or other relief to debtors; (ii) proceeding for the appointment of a receiver, trustee or liquidator for Recipient or any general partner, manager, or other controlling entity of Recipient or all or a material part of the assets of the Recipient or any general partner, manager, or other controlling entity of Recipient, or (iii) petition or proceeding under other state or federal law regarding bankruptcy, reorganization or other relief to debtors that is filed against Recipient or any general partner, manager, or other controlling entity of Recipient or in any way

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restrains or limits Recipient or any general partner, manager, or other controlling entity of Recipient or the Department regarding the Program Funds, the Property, the Work, in any event prior to the earlier of the entry of any order granting relief sought in the involuntary petition or proceeding, or sixty (60) days after the date of filing of the petition or beginning of the proceeding.

- g. Liens; Attachment; Condemnation; Encroachments. (i) The filing of any claim of lien against the Property, the Work, or any part thereof, or service on the Department of any bonded stop notice relating to the Property, or the Work, and the continuance of the claim for lien or bonded stop notice for twenty (20) days after Recipient receives actual notice thereof without discharge, satisfaction or provision for payment being made as provided for in Paragraph 13 hereof; (ii) the condemnation, seizure or appropriation of, or the occurrence of an uninsured casualty with respect to, any material portion of the Property, or the Work, such materiality to be determined by the Department in its sole and absolute discretion; (iii) the sequestration or attachment of, assignment by Recipient for the benefit of its creditors of, or any levy or execution upon, the Property, the Work, other collateral provided by Recipient under any of the Grant Documents, monies in any account as may be required under any Grant Documents for the deposit of operating income, or substantial portion of the other assets of Recipient, which is not fully released, expunged or dismissed prior to the earlier of sixty (60) days after sequestration, attachment or execution or the sale of the assets affected thereby; or (iv) any survey provided to the Department upon a request for a disbursement of Program Funds shows encroachments which occurred without the written approval of the Department which, in its sole discretion, the Department requires to be removed or corrected, and the failure to remove or correct any such encroachments within thirty (30) days after receipt of the survey.
- h. General. Recipient's breach of any condition, covenant, warranty, promise or representation contained in this Agreement not otherwise resulting in an Event of Default hereunder and the continuance of such breach for a period of thirty (30) days after written notice thereof to Recipient.

22. Remedies upon an Event of Default. Upon the happening of an Event of Default, the Department's obligation to disburse Program

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Funds shall terminate and the Department shall have the right to withhold any further disbursement of Program Funds until the default has been cured. Upon the occurrence of an Event of Default, the Department may also, in addition to all other rights and remedies available to the Department hereunder or under the Grant Documents or applicable law or in equity, at its option, proceed with any or all remedies set forth herein:

- a. Terminate this Agreement.
- b. Call all sums paid or advanced under the Program due and payable, all without notice of default, presentment or demand for payment, protest or notice of nonpayment or dishonor, or other notice or demand of any kind or character.
- c. Completion of Project. The Department shall have the right to enter into possession of the Property, or the Work, to take over and complete the Work in accordance with the Scope of Work; to discharge and replace the Contractor and to employ personnel to protect the Property, the Work and, for those purposes, to make disbursements of Program Funds. All such disbursements shall be deemed to have been paid to the Recipient by the Department. Any funds so paid or advanced shall be reimbursed to the Department by Recipient on demand, together with interest thereon at the rate of ten (10%) percent per annum from the date of expenditure. Any contracts entered into or indebtedness incurred upon the exercise of such right may be in the name of the Recipient, and for such purposes and the other purposes of this Paragraph 22 the Department is hereby authorized and irrevocably appointed attorney-in-fact (said appointment being coupled with an interest) to enter into said contracts or agreements or contracts or agreements theretofore made by or on behalf of Recipient and to do any and all things necessary or proper to complete the work of construction, including the signing of Recipient's name to such contracts and documents as may be deemed necessary by counsel for the Department.

In addition to the foregoing and not in limitation thereof, the Recipient hereby further empowers the Department as said attorney-in-fact as follows: (i) to use any Program Funds for the purpose of completing the construction of the HRI or TRI in the manner called for by the Scope of Work; (ii) to make such additions, changes and corrections in the Scope of Work as shall be necessary or desirable to complete the HRI, STI,

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or TRA in substantially the manner contemplated by the Scope of Work; (iii) to employ such contractors, subcontractors, agents, architects and inspectors as shall be required for said purposes; (iv) to pay, settle or compromise all existing bills and claims which may be liens against the Property, the HRI, STI or TRA, or any part thereof, or as may be necessary or desirable for the completion of the construction of the HRI, STI, or TRA, or for clearance of title; (v) to execute all applications and certificates in the name of the Recipient which may be required by the Construction Contract or documents entered into in connection therewith; (vi) to prosecute and defend all actions and proceedings in connection with the Property or the construction of the HRI, STI, or TRA and to take such action and require such performance necessary; and (vii) to do any and every act which the Recipient might do in its own behalf with regard to completion of the construction of the HRI, STI, or TRA. In no event shall the Department be required to expend its own funds to complete the HRI, STI, or TRA if the remaining Program Funds are insufficient, but the Department may, at its option, advance such funds.

- d. Stoppage of Construction. Upon an Event of Default specified in subparagraph (b)(i), (b)(iv) or (g)(iv) of Paragraph 21, the Department may order immediate stoppage of construction and demand that the condition be corrected, notwithstanding any right of Recipient under this Agreement to correct or insure against such defects. After issuance of such an order in writing, no further work shall be done on the HRI or TRI without the prior written consent of the Department and until said condition has been fully corrected.
- e. Curing of Defaults by Disbursement From Program Funds. Upon the happening of any Event of Default that may be cured by payment of money, the Department shall have the right to make such payment from the Program Funds. If the payment of any such sums may, in the Department's good faith determination, result in the reduction in the total amount of remaining Program Funds below that required to complete construction of the HRI, STI, or TRA, the amount which the Department determines in good faith to be necessary to provide for such completion shall be deposited by Recipient with the Department or in such account as the Department may designate, within ten (10) days after written demand therefore by the Department.

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- f. Judgment for Specific Performance; Appointment of a Receiver. Upon the occurrence of an Event of Default, the Department may seek an order for specific performance in any court of competent jurisdiction or may apply to any such court for the appointment of a receiver to take over and complete construction of the Work in accordance with the terms of the Grant Documents, or for such other relief as may be appropriate.
23. Right to Advance or Post Program Funds. Where disputes have arisen which, in the good faith opinion of the Department, may endanger timely completion of the Work or fulfillment of any condition precedent or covenant herein or result in lien claims against the Property or the Work, the Department may agree to advance Program Funds for the account of Recipient without prejudice to Recipient's rights, if any, to recover said funds from the party to whom paid. Such agreement or agreements may take the form which the Department, in its discretion, deems proper, including, but without limiting the generality of the foregoing, agreements to indemnify a title insurer against possible assertion of lien claims, agreements to pay disputed amounts to the Contractor or any potential lien claimant in the event Recipient is unable or unwilling to pay the same, and the like. All sums paid or agreed to be paid pursuant to such undertaking shall be for the account of Recipient, and Recipient agrees to reimburse the Department for any such payments made upon demand therefore with interest at the rate of ten (10%) percent per annum, or such lower rate of interest as may be approved by the Department, from the date of payment until date of reimbursement. Nothing in this or any other paragraph of this Agreement shall be construed to require the Department to advance monies over and above the amount of the Program Funds, though the Department may, at its option, advance such amounts.
24. Right of Contest. Recipient shall have the right to contest in good faith any claim, demand, levy or assessment the assertion of which would constitute an Event of Default hereunder. Any such contest shall be prosecuted diligently and in a manner unprejudicial to the Department or the rights of the Department hereunder. Upon demand by the Department, Recipient shall make suitable provision by deposit of funds with the Department or by bond or by title insurance or other assurance satisfactory to the Department for the possibility that the contest will be unsuccessful. Such provision shall be made five (5) days after demand therefore, and, if made by deposit of funds with the Department, the amount so deposited shall be disbursed in accordance with the resolution of the contest either

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to Recipient or the adverse claimant.

25. Rights Cumulative, No Waiver. All the Department's rights and remedies provided herein and in the other Grant Documents, granted by law or otherwise, are cumulative and non-exclusive to the maximum extent permitted by law, and, except as provided herein, may be exercised by the Department at any time. No waiver shall be implied from any failure of the Department to take, or any delay by the Department in taking, action concerning any Event of Default or failure of condition under the Grant Documents, or from any previous waiver of any similar or unrelated Event of Default or failure of condition. Any waiver or approval under any of the Grant Documents must be express, in writing, and shall be limited to its specific terms.
26. Attorneys' Fees; Enforcement. If any attorney, including the California Attorney General, is engaged by the Department to enforce, construe or defend any provision of any of the Grant Documents, or as a consequence of any Event of Default not cured hereunder or default under any other Department document, with or without the filing of any legal action or proceeding, Recipient shall pay to the Department, immediately upon demand, the amount of all attorneys' fees and costs incurred by the Department in connection therewith, together with interest thereon from the date of such demand at the rate of ten percent (10%) per annum.
27. Enforcement of the Construction Contract. The parties hereto agree that the Department shall have, and is hereby assigned, the right of the Recipient to enforce the provisions of the Construction Contract and all documents related thereto in the event, as determined by the Department, in its sole discretion, that the Recipient fails, refuses, or is otherwise unable to enforce them. The Department shall notify the Recipient, in writing, of its determination to effect this assignment, specifying the reasons therefor, at least fifteen (15) days prior to the Department's undertaking any such action.
28. Indemnification and Waiver.
- a. Indemnification. Recipient agrees to indemnify the Department and its agents, employees and officers against, and hold the Department and its agents, employees and officers harmless from, any losses, damages, liabilities, claims, actions, judgments, court costs and legal or other expenses (including attorneys' fees), of every name, kind and description, which the Department may incur as a direct or indirect consequence of: (i) the making of the grant to the

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Recipient, except for violations of banking laws or regulations by the Department; (ii) Recipient's failure to perform any obligations as and when required by this Agreement or any of the Grant Documents; (iii) any failure at any time of any of Recipient's representations or warranties to be true and correct; (iv) any act or omission by Recipient, any contractor, subcontractor, material supplier, engineer, architect or other person or entity with respect to the Property, or the Work; or (v) the presence of hazardous substances on or at the Property, or the Work. Recipient shall pay immediately upon the Department's demand any amounts owing under this indemnity together with interest from the date the indebtedness arises until paid at the rate of ten percent (10%) per annum. The duty of the Recipient to indemnify and hold harmless includes the duties to defend as set forth in Section 2778 of the Civil Code. Recipient shall indemnify, defend, and hold harmless the Department and its agents, officers and employees as set forth herein regardless of the existence or degree of fault or negligence whether active or passive, primary or secondary on the part of the Department or the Recipient or their respective agents, officers, employees, contractors or subcontractors; provided, however, that Recipient's duty to indemnify and hold harmless hereunder shall not extend to liability arising from gross negligence or willful misconduct of the Department. Recipient's duty to indemnify the Department shall survive the term of this Agreement or the cancellation of the Standard Agreement.

- b. Waiver and Release. The Recipient waives and releases any and all rights to any types of express or implied indemnity against the Department or its agents, officers or employees.
- c. Waiver. The Recipient expressly waives the protections of Section 1542 of the Civil Code in relation to subparagraphs (a) and (b) above. Said section 1542 provides as follows:

A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release and that, if known by him or her, would have materially affected his or her settlement with the debtor or released party.

- 29. Further Assurances. At the Department's request and at Recipient's expense, Recipient shall execute, acknowledge and deliver any other instrument and perform any other act necessary, desirable or

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proper (as determined by the Department) to carry out the purpose of the Grant Documents or to perfect and preserve any liens or covenants created by the Grant Documents:

- 30: **Notices.** All written notices and demands under the Grant Documents shall be deemed served upon delivery or, if mailed, upon the date shown on the delivery receipt (or the date on which delivery was refused as shown on the delivery receipt) after deposit in United States Postal Service certified mail, postage prepaid, return receipt requested, or after delivery or attempted delivery by an express delivery service, and addressed to the address of Recipient or to the primary place of business or the mailing address of the Department, as applicable, appearing below. Notice of change of address may be given in the same manner, provided Recipient's address shall be in the State of California or the state where Recipient's principal place of business is located, as represented to the Department in the Grant Documents.

Recipient's Address:

Cheri Hoffman, President
Chelsea Investment Corporation
6339 Paseo Del Lago
Carlsbad, CA 92011

William B. Pattison, City Manager
City of Coachella
53990 Enterprise Way
Coachella, CA 92236

Lauren Skiver, CEO/General Manager
SunLine Transit Agency
32-505 Harry Oliver Trail
Thousand Palms, CA 92276

Department's Address:

Department of Housing and Community Development
Division of Financial Assistance - Administration
Affordable Housing and Sustainable Communities Program
2020 W. El Camino Avenue, Suite 670
Sacramento, California 95833

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31. Amendments and Additional Agreements. This Agreement shall not be altered or amended except in writing executed by all parties. The Recipient agrees that any other agreements entered into by the Recipient relating to the performance of this Agreement shall be subject to the written approval of the Department.
32. Books and Records. Recipient shall maintain complete books of accounts and other records for the Project and for the use of the Program Funds; including, but not limited to, records of preliminary notices, lien releases, invoices and receipts, and certificates of insurance pertaining to the Contractor and each subcontractor; and the same shall be available for inspection and copying by the Department upon reasonable notice to Recipient.
33. No Third Parties Benefited. No person other than the Department and Recipient and their permitted successors and assigns shall have any right of action under any of the Grant Documents.
34. Authority to File Notices. At any time subsequent to the funding of the Program Funds, Recipient irrevocably appoints and authorizes the Department, as Recipient's attorney-in-fact, which agency is coupled with an interest, to execute and record, on either of them, in the Department's or Recipient's name, any notices, instruments or documents that the Department deems appropriate to protect the Department's interest under any of the Grant Documents.
35. Actions. At any time subsequent to the funding of the Program Funds, the Department may commence, appear in or defend any action or proceeding purporting to affect the Property, the Work or the Grant Documents, or the rights, duties or liabilities of Recipient or the Department under the Grant Documents. In exercising this right, the Department may incur, or incur and pay, reasonable costs and expenses including, without limit, attorneys' fees and court costs, and Recipient agrees to pay all such expenses so incurred and reimburse the Department for any expenses so paid together with interest thereon at the rate of ten percent (10%) per annum from the date incurred until repaid.
36. Relationship of Parties. The relationship of Recipient and the Department under the Grant Documents is, and shall at all times remain, solely that of Recipient as the grantee and Department as grantor. The Department neither undertakes nor assumes any responsibility or duty to Recipient or to any third party with respect to the Property, or the Work, except as expressly provided in the Grant

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Documents.

37. Assignment of Grant Documents. The Recipient shall not assign, encumber, or otherwise alienate any of its interest, or any portion of the Grant Documents, or in any monies due or to become due thereunder, without the Department's express prior written consent in its sole discretion. Any such assignment made without the Department's consent shall be void. Recipient recognizes that this is not a commercial loan and that the Department would not make the grant except in reliance on Recipient's expertise and reputation. In this instance, the work to be funded has not been performed at the time of grant approval and the Department is relying on Recipient's expertise and prior experience to construct and develop the Work in accordance with the terms of the Grant Documents.
38. Restrictions on Transfer of the Project and Interest in Recipient. Recipient shall not assign, sell, encumber, transfer or convey any interest held by the Recipient in the Work, including, without limitation, any general partnership interest, or other controlling interest, in the Recipient, except as provided for in this Agreement, without the Department's prior written consent in its sole discretion. Recipient shall promptly notify the Department of such transfers and shall provide the Department with any documents respecting such transfer as the Department may reasonably request; provided however that Recipient, if Recipient is a limited partnership, may sell, assign, transfer or convey limited partnership interests without the prior approval of the Department.
39. Integrated Agreement. This Agreement is made for sole benefit and protection of the parties hereto and no other person or persons shall have any right of action or right to rely hereon. As this Agreement contains all the terms and conditions agreed upon between the parties, no other agreement regarding the subject matter thereof shall be deemed to exist or bind any party unless in writing and signed by the party to be charged. Notwithstanding the foregoing sentence or any other provision of this Agreement, this Agreement does not supersede and shall not be deemed to amend any Department Grant Documents.
40. Termination of this Disbursement Agreement. This Agreement shall terminate ten years after all of the Program Funds have been fully disbursed and expended by Recipient.

41. Binding Effect. This Agreement shall be binding on and inure to the benefit of the parties to this Agreement and their heirs, personal representatives, successors, and assigns, except as otherwise provided in this Agreement.
42. Governing Law. This Agreement shall be construed in accordance with and governed by the laws of the State of California. All code references herein refer to the California Codes, unless specifically indicated otherwise.
43. Titles and Captions. Titles or captions contained herein are inserted as a matter of convenience and for reference, and in no way define, limit, extend or describe the scope of this Agreement or any provisions hereof.
44. Interpretation. No provision in this Agreement is to be interpreted for or against either party because that party or his legal representatives drafted such provision.
45. Waiver, Amendments. No breach of any provisions hereof may be waived unless in writing. Waiver of any breach of any provisions hereof shall not be deemed to be a waiver of any other breach of the same or any other provisions hereof. This Agreement may be amended only by a written agreement executed by the parties in interest at the time of the modification.
46. Severance. If any provision of this Agreement is determined by a court of competent jurisdiction, to be illegal, invalid, or unenforceable, such provisions will be deemed to be severed and deleted from the Agreement, as a whole and neither such provisions, nor its severance and deletion shall in any way affect the validity of the remaining provisions of this Disbursement Agreement.
47. Voluntary Agreement. The parties hereto, and each of them, further represent and declare that the parties carefully read this Agreement and the parties know the contents thereof, and that the parties sign the same freely and voluntarily.
48. Attorney's Fees. In the event of any dispute between the parties regarding this Agreement, the prevailing party shall be entitled to recover costs and expenses, including but not limited to reasonable attorneys' fees.
49. Non-Discrimination. In the performance of this Agreement, Recipient shall not discriminate against any provider, or potential provider, on

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the basis of race, color, religion, ancestry, sex, age, national origin, physical handicap or any other arbitrary factor.

50. Incorporation. The following Exhibits, all attached hereto, are hereby incorporated into this Agreement:

- Exhibit A: Legal Description
- Exhibit B: Scope of Work
- Exhibit C: Sources and Uses of Funds (Activity Budget)
- Exhibit C - 1 Sources and Uses of Funds (Affordable Housing Development)
- Exhibit D: Disbursement Schedule
- Exhibit E: Insurance Requirements
- Exhibit F: Special Conditions

IN WITNESS WHEREOF, the Department and Recipient have executed this Disbursement Agreement as of the date set forth above.

Recipient:

Chelsea Investment Corporation
a California corporation

By: Cheri Hoffman Date: 9/23/2020
Cheri Hoffman, President

City of Coachella
a California Municipality

By: _____ Date: _____
William B. Pattison, City Manager

SunLine Transit Agency
a California Joint Powers Authority

By: _____ Date: _____
Lauren Skiver, CEO/General Manager

Department of Housing & Community Development

By: _____ Date: _____
Eric Dauterive, Loan Closing Manager

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IN WITNESS WHEREOF, the Department and Recipient have executed this Disbursement Agreement as of the date set forth above.

Recipient:

Chelsea Investment Corporation
a California corporation

By: _____ Date: _____
Cheri Hoffman, President

City of Coachella
a California Municipality

By:  Date: 10/7/20
William B. Pattison, City Manager

SunLine Transit Agency
a California Joint Powers Authority

By: _____ Date: _____
Lauren Skiver, CEO/General Manager

Department of Housing & Community Development

By: _____ Date: _____
Eric Dauterive, Loan Closing Manager

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IN WITNESS WHEREOF, the Department and Recipient have executed this Disbursement Agreement as of the date set forth above.

Recipient:

Chelsea Investment Corporation
a California corporation

By: _____ Date: _____
Cheri Hoffman, President

City of Coachella
a California Municipality

By: _____ Date: _____
William B. Pattison, City Manager

SunLine Transit Agency
a California Joint Powers Authority

By:  _____ Date: 9/28/20
Lauren Skiver, CEO/General Manager

Department of Housing & Community Development

By:  _____ Date: 10/12/20
Eric Dauterive, Loan Closing Manager

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Exhibit "A" to Disbursement Agreement

Legal Description

STI

Installation of over 2 miles of context sensitive Class II bikeway throughout downtown Coachella.

- i. 9th Street between Bagdad Avenue and Pendleton Way
- ii. Date Street between 6th Street and 7th Street
- iii. 7th Street between Date Avenue and Vine Avenue
- iv. Palm Avenue between 4th Street and 7th Street
- v. Orchard Street between 9th Street and 1st Street
- vi. Vine Avenue between 7th Street and 4th Street
- vii. 5th Street starting on Orchard Street and running southwest for 1.06 miles
- viii. 4th Street between Cesar Chavez Street and Grapefruit Boulevard
- ix. Pendleton Way between 9th Street and 7th Street

Construction of over 3,000 linear feet of safe and accessible sidewalks:

- i. 6th Street starting on Cesar Chavez Street and running northeast for .4 miles.
- ii. Tripoli Avenue between 6th Street and Bagdad Avenue.
- iii. Pendleton Way between 7th Street and 9th Street
- iv. Vine Avenue between 8th Street and 9th Street
- v. 9th Street between Vine Avenue and Orchard Street
- vi. Orchard Street between 9th Street and Shady Lane
- vii. 1st Street between Palm Avenue and Orchard Street

TRA

That portion of lot 10 of Coachella land and water company's subdivision on file in book 4 of maps, page 53, thereof, records of Riverside County, California, in section 5, township 6 south, range 8 east, San Bernardino base and Meridian containing 1.42 acres, more or less with APN: 778-080-013

Exhibit "B" to Disbursement Agreement

Scope of Work

The Scope of Work for this Agreement for Sustainable Transportation Infrastructure ("STI Work") shall consist of the following:

STI includes installation of over 2 miles of context sensitive Class II bikeway and construction of over 3,000 linear feet of safe and accessible sidewalks at various streets in downtown Coachella. The new infrastructure will connect AHD and adjacent transit center with retail, education, library, and park space in downtown Coachella. To reduce Greenhouse Gas emissions by reducing auto vehicle miles traveled (VMT's), the project includes purchase of four buses for the use by SunLine Transit Agency to provide expanded route services on the 111 Line and the purchase of 40 vans for the use by CalVans to provide vanpool services throughout Riverside County.

The Scope of Work for this Agreement for Transportation-Related Amenities ("TRA Work") shall consist of the following:

TRA includes the construction of a bus hub to meet passenger needs and to improve transportation service in the Coachella Valley. SunLine will construct a round-about Transit Hub, with public bathrooms and cooling areas at Cesar Chavez Street and 6th Street. A Bus Transit Station/Stop, five Sheltered Bicycle Racks/Benches (for transit riders and to facilitate transportation mode shift), and Urban Greening including 12 trees to provide shading/cooling and carbon sequestration.

The Scope of Work for this Agreement for Program (PGM) Costs ("PGM Work"); shall consist of the following:

Programs include the "Go Human" program, this campaign is focused on respecting pedestrians and bikers on our roads. In partnership with Southern California Association of Governments (SCAG), the applicant will purchase advertising space on 40 gas pump toppers, 20 convenience stores, and 200 radio ads at ten bus shelters in the project area over a 3-year implementation period.

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Exhibit "C" to Disbursement Agreement

Sources and Uses of Funds
Activity Budget

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SUSTAINABLE TRANSPORTATION INFRASTRUCTURE (STI) BUDGET					
	COSTS		ALL FUNDING SOURCES		
	COST CAPS	TOTAL AMOUNT	State-HCD	Sources Total	Comments
			AHSC Program-STI Grant		
Transportation Related Amenities (TRA) BUDGET #1					
PRELIMINARY ENGINEERING					
PS&E (Plan Specification and Estimates)		\$41,000	\$41,000	\$41,000	
Total Preliminary Engineering	SC	\$41,000	\$41,000	\$82,000	
SITE PREPARATION					
Clearing and Grubbing		\$11,000	\$11,000	\$11,000	
Grading		\$75,000	\$75,000	\$75,000	
Erosion/Weed Control		\$10,000	\$10,000	\$10,000	
Total Site Preparation Costs		\$96,000	\$96,000	\$96,000	
CONSTRUCTION: COMPLETE STREETS IMPROVEMENTS					
Aggregate Base		\$205,740	\$205,740	\$205,740	
Sidewalk, Curb, and Gutter		\$211,260	\$211,260	\$211,260	
Striping/Barracades (Bicycle Facilities)		\$100,000	\$100,000	\$100,000	
Signage		\$2,500	\$2,500	\$2,500	
Crossing and Traffic Signals		\$30,000	\$30,000	\$30,000	
Other: <i>Adjust Manholes</i>		\$10,000	\$10,000	\$10,000	
Total Complete Streets Construction		\$559,500	\$559,500	\$559,500	
TOTAL STI #1 PROJECT COSTS		\$696,500	\$696,500	\$737,500	
SUSTAINABLE TRANSPORTATION INFRASTRUCTURE (STI) BUDGET #2					
PRELIMINARY ENGINEERING					
CONSTRUCTION: TRANSIT AND STATION AREAS					
Vehicles		\$2,800,000	\$2,800,000	\$2,800,000	
Total Transit Costs		\$2,800,000	\$2,800,000	\$2,800,000	
TOTAL STI #2 PROJECT COSTS		\$2,800,000	\$2,800,000	\$2,800,000	
SUSTAINABLE TRANSPORTATION INFRASTRUCTURE (STI) BUDGET #3					
CONSTRUCTION: TRANSIT AND STATION AREAS					
Vehicles		\$1,160,000	\$1,160,000	\$1,160,000	
Total Transit Costs		\$1,160,000	\$1,160,000	\$1,160,000	
TOTAL STI #3 PROJECT COSTS		\$1,160,000	\$1,160,000	\$1,160,000	
SUSTAINABLE TRANSPORTATION INFRASTRUCTURE (STI) BUDGET TOTALS					
TOTALS FOR ALL STIs		\$4,656,500	\$4,656,500	\$4,697,500	

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Transportation Related Amenities (TRA) BUDGET				
	COSTS		FUNDING SOURCES	
	COST CAPS	TOTAL AMOUNT	State-HCD	Sources Total
			AHSC Program-TRA Grant	
PRELIMINARY ENGINEERING				
PS&E (Plan Specification and ETRAmates)		\$90,000	\$90,000	\$90,000
Other: Project Management		\$90,000	\$90,000	\$90,000
Total Preliminary Engineering	SC	\$180,000	\$180,000	\$180,000
RIGHT OF WAY COSTS				
Site or right of way acquisition for the Capital Improvement Project		\$500,000	\$500,000	\$500,000
Total Right of Way costs (not related to parking)	SC	\$500,000	\$500,000	\$500,000
CONSTRUCTION: TRANSIT AND STATION AREAS				
Bus/Transit Shelters		\$30,000	\$30,000	\$30,000
Other: Pedestrian Facilities		\$935,000	\$935,000	\$935,000
Total Transit Costs		\$965,000	\$965,000	\$965,000
LANDSCAPING, AMENITIES, AND GREEN INFRASTRUCTURE				
Street Trees		\$50,000	\$50,000	\$50,000
Other: Bike Facilities		\$8,600	\$8,600	\$8,600
Total Landscaping Costs		\$58,600	\$58,600	\$58,600
IMPACT FEES				
Applicant: Permitting and Offsite		\$90,000	\$90,000	\$90,000
Total Impact Fees	IF	\$90,000	\$90,000	\$90,000
ACTIVITY DELIVERY COSTS				
Other: Employee Reporting		\$19,900	\$19,900	\$19,900
Total Activity Delivery Costs	ADC	\$19,900	\$19,900	\$19,900
TOTAL TRA#1 PROJECT COSTS		\$1,813,500	\$1,813,500	\$1,813,500

TRANSPORTATION-RELATED AMENITIES (TRA) BUDGET TOTALS				
	COSTS		FUNDING SOURCES	
	COST CAPS	TOTAL AMOUNT	State-HCD	Sources Total
			AHSC Program-TRA Grant	
TOTALS FOR ALL TRAs		\$1,813,500	\$1,813,500	\$1,813,500

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Program (PGM) Budget			
	TOTAL COST	ALL FUNDING SOURCES	
		State-HCD	Sources Total
		AHSC Program- PGM Grant	
PROGRAM #1:			
STAFF COSTS			
Direct Costs			
Gas pump toppers	\$12,000	\$12,000	\$12,000
Convenience Store Sheets	\$4,000	\$4,000	\$4,000
Radio Ads	\$14,000	\$14,000	\$14,000
Total Staff Costs	\$30,000	\$30,000	\$30,000
OTHER COSTS			
Total Program Costs	\$30,000	\$30,000	\$30,000
TOTAL PROGRAMS BUDGET (Programs 1-3)			
STAFF COSTS			
Total Staff Costs	\$30,000	\$30,000	\$30,000
OTHER COSTS			
Total Other Costs	\$0	\$0	\$0
TOTAL COSTS			
Total Program Costs	\$30,000	\$30,000	\$30,000

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Exhibit C - 1 Sources and Uses of Funds (Affordable Housing Development)

	COSTS		AFFORDABLE HOUSING DEVELOPMENT (AHD-R) BUDGET [Rental Housing] - FUNDING SOURCES (AHD-R LOAN)											SOURCES TOTAL
			AHD-R											
	Cost Cap s	Residential Rental Component Costs	Commercial Component Costs	State-IFCD	Type	Type	Type	Type	Type	Type	Type	Type	Type	
				AHSC Program AHD-R Loan	Chilbank - Farm Loan	Contributed/Deferred Developer Fee	Deferred Developer Fee	Inland Regional Center - CRDP	City of Coachella CFD Loan	County of Riverside HOME	Soft Loan Interest	HCD - HG Loan	Equity	
ACQUISITION														
Lesser of Land Cost or Value	\$1,500,000												\$1,500,000	\$1,500,000
Legal & Closing Costs	\$28,700												\$28,700	\$28,700
Subtotal	\$1,528,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,528,700	\$1,528,700
Other: Acquisition Fee	\$72,175												\$72,175	\$72,175
Total Acquisition	\$1,600,875	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,600,875	\$1,600,875
RELOCATION														
Permanent Relocation	\$50,000												\$50,000	\$50,000
Total Relocation	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000	\$50,000
NEW CONSTRUCTION														
Off-Site Improvements	\$3,554,815			\$0								\$3,554,815		\$3,554,815
Site Work (hard costs)	\$2,256,168			\$2,256,168										\$2,256,168
Structures (hard costs)	\$13,657,714	\$750,000	\$3,395,407	\$3,614,632			\$1,100,000		\$1,000,000		\$345,185	\$82,200	\$14,007,714	\$14,007,714
General Requirements	\$808,458												\$808,458	\$808,458
Contractor Overhead	\$1,008,073												\$1,008,073	\$1,008,073
Contractor Profit	\$1,008,073												\$1,008,073	\$1,008,073
Other: Soft/Architectural/Contingency	\$2,543,762												\$2,543,762	\$2,543,762
Total New Construction	\$26,034,003	\$750,000	\$3,395,407	\$6,878,800	\$0	\$0	\$1,100,000	\$0	\$1,000,000	\$0	\$3,800,000	\$6,458,665	\$26,784,003	\$26,784,003
ARCHITECTURAL														
Supervision	\$45,000												\$45,000	\$45,000
Total Architectural Costs	\$45,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,000	\$45,000
SURVEY & ENGINEERING														
Engineering	\$741,675												\$741,675	\$741,675
ALTA Land Survey	\$20,000												\$20,000	\$20,000
Total Survey & Engineering	\$761,675	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$761,675	\$761,675
CONTINGENCY COSTS														
Hard Cost Contingency	\$1,149,203												\$1,149,203	\$1,149,203
Soft Cost Contingency	\$150,000												\$150,000	\$150,000
Total Contingency Costs	\$1,300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,300,000	\$1,300,000
CONSTRUCTION PERIOD EXPENSES														
Construction Loan Interest	\$1,275,300												\$1,275,300	\$1,275,300
Origination Fee	\$276,219												\$276,219	\$276,219
Lender Inspection Fees	\$45,000												\$45,000	\$45,000
Excess During Construction	\$28,128												\$28,128	\$28,128
Insurance During Construction	\$227,997												\$227,997	\$227,997
Title and Recording Fees	\$30,000												\$30,000	\$30,000
Construction Mgmt. & Testing	\$0												\$0	\$0
Predevelopment Interest Exp.	\$140,000												\$140,000	\$140,000
Other: Soft Loan Interest	\$528,750										\$528,750		\$528,750	\$528,750
Total Construction Expenses	\$2,661,394	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$528,750	\$0	\$2,622,644	\$2,661,394

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PERMANENT FINANCING EXPENSES														
Loan Origination Fee(s)	\$10,000												\$10,000	\$10,000
Title and Recording	\$7,500												\$7,500	\$7,500
Other Issuer Fee	\$67,412												\$67,412	\$67,412
Other Misc Conversion Fees	\$7,500												\$7,500	\$7,500
Total Permanent Financing	\$92,412	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$92,412	\$92,412
LEGAL FEES														
Construction Lender Legal Expenses	\$75,000												\$75,000	\$75,000
Permanent Lender Legal Fees	\$7,500												\$7,500	\$7,500
Sponsor Legal Fees	\$48,675												\$48,675	\$48,675
Organizational Legal Fees	\$75,000												\$75,000	\$75,000
Other Bond Counsel/CP Legal	\$80,000												\$80,000	\$80,000
Total Legal Fees	\$286,175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$286,175	\$286,175
CAPITALIZED RESERVES														
Operating Reserve	\$472,126												\$472,126	\$472,126
Transition Reserve	\$213,456												\$213,456	\$213,456
Other Transit Passes	\$86,221												\$86,221	\$86,221
Total Capitalized Reserves	\$771,803	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$771,803	\$771,803
REPORTS & STUDIES														
Appraisal(s)	\$8,200												\$8,200	\$8,200
Market Study	\$12,300												\$12,300	\$12,300
Environmental Studies	\$42,600												\$42,600	\$42,600
Other Lender Deposit	\$25,000												\$25,000	\$25,000
Other Power Fair Share	\$135,000												\$135,000	\$135,000
Other AHSC Consultant	\$33,056												\$33,056	\$33,056
Total Reports & Studies	\$257,156	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$257,156	\$257,156
OTHER														
TCAC App./Misc./Monitor Fees	\$58,553												\$58,553	\$58,553
CDLAC Fees	\$16,573												\$16,573	\$16,573
Local Permit Fees	\$482,871												\$482,871	\$482,871
Other Impact Fees (Non-AHSC Eligible)	\$10,998,540						\$9,240,000						\$1,758,540	\$10,998,540
Furnishings	\$25,000												\$25,000	\$25,000
Final Cost Audit Expense	\$15,000												\$15,000	\$15,000
Marketing	\$109,402												\$109,402	\$109,402
Other Accounting & Reimbursables	\$95,670												\$95,670	\$95,670
Other MGP Service Fee	\$25,000												\$25,000	\$25,000
Other Bond Fees	\$2,500												\$2,500	\$2,500
Other City Legal & Underwriting	\$13,000												\$13,000	\$13,000
Total Other Costs	\$11,852,100	\$0	\$0	\$0	\$0	\$0	\$9,240,000	\$0	\$0	\$0	\$0	\$0	\$2,612,100	\$11,864,200
SUBTOTAL	\$44,669,664	\$750,000	\$8,385,407	\$5,870,000	\$0	\$0	\$1,169,000	\$9,240,000	\$1,000,000	\$528,750	\$3,900,000	\$15,258,597	\$45,350,664	
DEVELOPER COSTS														
Developer Fee/Overhead/Profit	\$5,297,255				\$1,797,255	\$1,342,322							\$2,157,678	\$5,297,255
Total Developer Costs	\$5,297,255	\$0	\$0	\$0	\$1,797,255	\$1,342,322	\$0	\$0	\$0	\$0	\$0	\$0	\$2,157,678	\$5,297,255
TOTAL DEVELOPMENT COST	\$49,966,919	\$750,000	\$8,385,407	\$5,870,000	\$1,797,255	\$1,342,322	\$1,169,000	\$9,240,000	\$1,000,000	\$528,750	\$3,900,000	\$17,416,275	\$50,647,919	

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Exhibit "D" to Disbursement Agreement

Disbursement Schedule

	STI Sidewalks/ Bike lanes	STI Buses	STI Vans	TRA Bus Station/Hub	Program Go Human	TOTAL
3Q 2020		\$ 2,800,000		\$ 70,000		\$ 2,870,000
4Q 2020				\$ 70,000		\$ 70,000
1Q 2021	\$ 66,500			\$ 70,000		\$ 136,500
2Q 2021	\$ 210,000			\$ 800,000		\$ 1,010,000
3Q 2021	\$ 210,000			\$ 803,500		\$ 1,013,500
4Q 2021	\$ 210,000				\$ 10,000	\$ 220,000
1Q 2022						\$ -
2Q 2022						\$ -
3Q 2022						\$ -
4Q 2022					\$ 10,000	\$ 10,000
1Q 2023						\$ -
2Q 2023			\$ 1,160,000			\$ 1,160,000
3Q 2023						\$ -
4Q 2023					\$ 10,000	\$ 10,000
1Q 2024						\$ -
2Q 2024						\$ -
3Q 2024						\$ -
4Q 2024						\$ -
						\$ -
TOTAL	\$ 696,500	\$ 2,800,000	\$ 1,160,000	\$ 1,813,500	\$ 30,000	\$ 6,500,000

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Exhibit "E" to Disbursement Agreement

Insurance Requirements for Capital Projects

These insurance requirements govern insurance coverage on the Capital Projects improved using grant funding from the Department's Affordable Housing and Sustainable Communities Program. The Department reserves the right to revise and vary these requirements based on, among other items, the availability of coverage, current insurance industry standards and concerns specific to the insured property.

Recipients of Department grants are responsible for carrying, and requiring their Contractor(s) to carry, the minimum required insurance coverage according to this Disbursement Agreement. Insurance coverage meeting the following requirements will be deemed by the Department to be in compliance with this Disbursement Agreement.

Prior to commencement of the Work, Recipients will submit a certificate of insurance (or other evidence) that acknowledges the Department's security interest and evidences appropriate coverage in force for property and liability exposures as follows:

1. GENERAL REQUIREMENTS:

- a. Copy of its commercial general liability policy and its excess policy or binder until such time as a policy is available, including the declarations page, applicable endorsements, riders, and other modifications in effect at the time of contract execution. Standard ISO form No. CG 0001 or similar exclusions are allowed if not inconsistent with Section 2, "Indemnification and Insurance." Allowance of additional exclusions is at the discretion of the Department.
- b. Certificate of insurance showing all other required coverages. Certificates of insurance, as evidence of required insurance for the auto liability and any other required policy, shall set forth deductible amounts applicable to each policy and all exclusions that are added by endorsement to each policy. The evidence of insurance shall provide that no cancellation, lapse, or reduction of coverage will occur without 10 days prior written notice to the Department.
- c. A declaration under the penalty of perjury by a certified public accountant certifying the accountant has applied Generally Accepted Accounting Principles (GAAP) guidelines confirming the Recipient has sufficient funds and resources to cover any self-insured retentions if the self-insured retention is \$50,000 or higher.

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- d. Workers compensation coverage as required by applicable law, or if the Recipient uses any form of self-insurance for workers compensation in lieu of an insurance policy, it shall submit a certificate of consent to self-insure in accordance with the provisions of Section 3700 of the Labor Code.

2. INDEMNIFICATION AND INSURANCE:

The Recipient's obligations regarding indemnification of the Department and the State of California ("State"), and the appointees, officers, employees, and agents of each, and the requirements for insurance shall conform to the provisions in Section 2(a), "Indemnification," and Section 2(b), "Insurance," of Section 2.

a. INDEMNIFICATION:

1. The Recipient shall defend, indemnify, and save harmless the Department and the State, including its officers, employees, and agents (excluding agents who are design professionals) from any and all claims, demands, causes of action, damages, costs, expenses, actual attorneys' fees, losses or liabilities, in law or in equity arising out of or in connection with the Recipient's performance of this contract, or Recipient's and/or Contractor's performance of the Work, for:
 2. Bodily injury including, but not limited to, bodily injury, sickness or disease, emotional injury or death to persons, including, but not limited to, the public, any employees or agents of the Recipient, Contractor, the Department, or the State, or any other contractor; and
 3. Damage to property of anyone including loss of use thereof; caused or alleged to be caused in whole or in part by any negligent or otherwise legally actionable act or omission of the Recipient, Contractor, or anyone directly or indirectly employed by the Recipient, Contractor, or anyone for whose acts the Recipient or Contractor may be liable.
 4. Except as otherwise provided by law, these requirements apply regardless of the existence or degree of fault of the Department or the State. The Recipient is not obligated to indemnify the Department or the State for claims arising from conduct delineated in Civil Code Section 2782 and to claims arising from any defective or substandard condition of the highway that existed at or before the start of work, unless this condition has been changed by the work or the scope of the

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work requires the Recipient to maintain existing highway facilities and the claim arises from the Recipient's failure to maintain. The Recipient's defense and indemnity obligation shall extend to claims arising after the work is completed and accepted if the Claims are directly related to alleged acts or omissions by the Recipient that occurred during the course of the work. Department or State inspection is not a waiver of full compliance with these requirements.

5. The Recipient's obligation to defend and indemnify shall not be excused because of the Recipient's inability to evaluate liability or because the Recipient evaluates liability and determine that the Recipient is not liable. The Recipient shall respond within 30 days to the tender of any claim for defense and indemnity by the Department or the State, unless this time has been extended by the Department. If the Recipient fails to accept or reject a tender of defense and indemnity within 30 days, in addition to any other remedy authorized by law, the Department may withhold such funds the Department or the State reasonably considers necessary for its defense and indemnity until disposition has been made of the claim or until the Recipient accepts or rejects the tender of defense, whichever occurs first.
6. With respect to third-party claims against the Recipient, the Recipient waives all rights of any type to express or implied indemnity against the Department, the State, and the officers, employees, or agents of each (excluding agents who are design professionals).
7. Nothing in the Contract is intended to establish a standard of care owed to any member of the public or to extend to the public the status of a third-party beneficiary for any of these indemnification specifications.

b. **INSURANCE**

1. Nothing in the contract is intended to establish a standard of care owed to any member of the public or to extend to the public the status of a third-party beneficiary for any of these insurance specifications.

c. **CASUALTY INSURANCE**

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1. The Recipient shall, and will cause Contractor to, procure and maintain insurance on all of its operations with companies acceptable to the Department and the State as follows:
 - A. The Recipient shall, and will cause Contractor to, keep all insurance in full force and effect from the beginning of the work through contract acceptance.
 - B. All insurance shall be with an insurance company with a rating from A.M. Best Financial Strength Rating of A- or better and a Financial Size Category of VII or better.
 - C. The Recipient shall, and will cause Contractor to, maintain completed operations coverage with a carrier acceptable to the State through the expiration of the patent deficiency in construction statute of repose set forth in Code of Civil Procedure Section 337.1.
- d. **WORKERS' COMPENSATION AND EMPLOYERS' LIABILITY INSURANCE**
1. In accordance with Labor Code Section 1860, the Recipient shall, and will cause Contractor to, secure the payment of worker's compensation in accordance with Labor Code Section 3700.
 2. In accordance with Labor Code Section 1861, the Recipient shall submit to the Department the following certification before performing the work:
 - A. I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract.
 3. Contract execution constitutes certification submittal.
 4. The Recipient shall, and will cause Contractor to, provide Employer's Liability Insurance in amounts not less than:
 - A. \$1,000,000 for each accident for bodily injury by accident

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- B. \$1,000,000 policy limit for bodily injury by disease
- C. \$1,000,000 for each employee for bodily injury by disease

- 5. If there is an exposure of injury to the Recipient's or Contractor's employees under the U.S. Longshoremen's and Harbor Workers' Compensation Act, the Jones Act, or under laws, regulations, or statutes applicable to maritime employees, coverage shall be included for such injuries or claims.

e. **GENERAL LIABILITY INSURANCE**

- 1. The Recipient shall carry General Liability and Umbrella or Excess Liability Insurance covering all operations by or on behalf of the Recipient providing insurance for bodily injury liability and property damage liability for the following limits and including coverage for:
 - A. Premises, operations, and mobile equipment
 - B. Products and completed operations
 - C. Broad form property damage (including completed operations)
 - D. Explosion, collapse, and underground hazards
 - E. Personal injury
 - F. Contractual liability
- 2. The Recipient and the Contractor shall not require certified Small Business subcontractors to carry Liability Insurance that exceeds the limits in Section 2(f)(1), "Liability Limits/Additional Insureds," of these specifications. The maximum required Liability Insurance limits in Section 2(f)(1), "Liability Limits/Additional Insureds," of these specifications shall apply to certified Small Business subcontractors for work performed on the project, regardless of tier. The provisions of Section 2(f)(1), "Liability Limits/Additional Insureds," shall be included in all subcontracts for all tiers.

f. **LIABILITY LIMITS/ADDITIONAL INSUREDS**

- 1. The limits of liability shall be at least the amounts shown in the following table:

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Construction Contract Amount ⁴	For Each Occurrence ¹	Aggregate for Products/ Completed Operation	General Aggregate ²	Umbrella or Excess Liability ³
≤\$1,000,000	\$1,000,000	\$2,000,000	\$2,000,000	\$5,000,000
>\$1,000,000 ≤\$15,000,000	\$1,000,000	\$2,000,000	\$2,000,000	\$10,000,000
>\$15,000,000 ≤\$25,000,000	\$2,000,000	\$2,000,000	\$4,000,000	\$15,000,000
>\$25,000,000	\$2,000,000	\$2,000,000	\$4,000,000	\$25,000,000

1. Combined single limit for bodily injury and property damage.
2. This limit shall apply separately to the Recipient's work under this contract.
3. The umbrella or excess policy shall contain a clause stating that it takes effect (drops down) in the event the primary limits are impaired or exhausted.
4. "Construction Contract Amount" is the total amount of the construction contract all or a portion of which is funded with AHSC funds.

2. The Department and the State, including the officers, directors, agents (excluding agents who are design professionals), and employees of each, shall be named as additional insureds under the General Liability and Umbrella Liability Policies with respect to liability arising out of or connected with work or operations performed by or on behalf of the Recipient and the Contractor under this contract. Coverage for such additional insureds does not extend to liability:
- A. Arising from any defective or substandard condition of the roadway which existed at or before the time the Recipient started work, unless such condition has been changed by the work or the scope of the work requires the Recipient to maintain existing roadway facilities and the claim arises from the Recipient's failure to maintain;
 - B. For claims occurring after the work is completed and accepted unless these claims are directly related to alleged acts or omissions of the Recipient or the Contractor that occurred during the course of the work; or
 - C. To the extent prohibited by Insurance Code Section 11580.04

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3. Additional insured coverage shall be provided by a policy provision or by an endorsement providing coverage at least as broad as Additional Insured (Form B) endorsement form CG 2010, as published by the Insurance Services Office (ISO), or other form designated by the Department.
- g. **RECIPIENT'S INSURANCE POLICY IS PRIMARY**
The policy shall stipulate that the insurance afforded the additional insureds applies as primary insurance. Any other insurance or self-insurance maintained by the Department or the State is excess only and shall not be called upon to contribute with this insurance.
 - h. **AUTOMOBILE LIABILITY INSURANCE**
The Recipient shall carry, and shall cause Contractor to carry, automobile liability insurance, including coverage for all owned, hired, and non-owned automobiles. The primary limits of liability shall be not less than \$1,000,000 combined single limit each accident for bodily injury and property damage. The umbrella or excess liability coverage required under Section 2 (f)(1) also applies to automobile liability.
 - i. **POLICY FORMS, ENDORSEMENTS, AND CERTIFICATES**
The Recipient and Contractor shall each provide its General Liability Insurance under Commercial General Liability policy form No. CG0001 as published by the Insurance Services Office (ISO) or under a policy form at least as broad as policy form No. CG0001.
 - j. **DEDUCTIBLES**
The State may expressly allow deductible clauses, which it does not consider excessive, overly broad, or harmful to the interests of the Department or the State. Regardless of the allowance of exclusions or deductions by the State, the Recipient is responsible for any deductible amount and shall warrant that the coverage provided to the Department or the State is in accordance with Section 2(b), "Insurance."
 - k. **ENFORCEMENT**
 1. The Department may assure the Recipient's and Contractor's compliance with its insurance obligations. Ten days before an insurance policy lapses or is canceled during the contract period, the Recipient shall submit to the Department evidence of renewal or replacement of the policy.

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2. If the Recipient or Contractor fails to maintain any required insurance coverage, the Department may maintain this coverage and withhold or charge the expense to the Recipient or terminate the Recipient's control of the work.
3. The Recipient is not relieved of its duties and responsibilities to indemnify, defend, and hold harmless the State, the Department, and the officers, agents, and employees of each by the Department's acceptance of insurance policies and certificates; and Recipient's indemnification, defense, and hold harmless obligations set forth in this Agreement shall not be limited by the limits of any insurance contemplated herein.
4. Minimum insurance coverage amounts do not relieve the Recipient for liability in excess of such coverage, nor do they preclude the State or the Department from taking other actions available to it, including the withholding of funds under this contract.

Exhibit "F" to Disbursement Agreement

Special Conditions

Payee record information is required for payment(s) to be made. All payee(s) receiving grant funds shall be listed below:

<u>Payee Name:</u>	<u>Activity:</u>	<u>Award Amount:</u>
City of Coachella	Sustainable Transportation Infrastructure	\$1,856,500
SunLine Transit Agency	Sustainable Transportation Infrastructure	\$2,800,000
SunLine Transit Agency	Transportation Related Amenities	\$1,813,500
City of Coachella	Programs Cost	\$30,000

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STAFF REPORT
7/26/2023

TO: Honorable Mayor and City Council Members

FROM: Gabriel Perez, Development Services Director

SUBJECT: Introduce Ordinance No. 1206 - City of Coachella Objective Design Standards for Multi-family Residential and Mixed-Use development - Zoning Ordinance Amendment No. 22-04 is a proposal to amend Coachella Municipal Code Title 17, Zoning, adopting objective design standards for multi-family residential development to apply to G-N General Neighborhood, U-N Urban Neighborhood, DT-PV Downtown Pueblo Viejo, DT-PV Transition, U-E Urban Employment and Neighborhood Commercial zones. (First Reading)

STAFF RECOMMENDATION:

Staff recommends that the City Council:

1. Find and determine that that Zoning Ordinance Amendment No. 22-04 is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15060(c)(2 and 3) and 16061(b)(3);
2. Introduce Ordinance No. 1206 for first reading, by title only, to adopt an Ordinance approving Zoning Ordinance Amendment No. 22-04 that amends the Coachella Municipal Code Title 17 (Zoning) to require objective design standards for multi-family residential and mixed-use developments.

BACKGROUND:

The State of California adopted Senate Bill (SB) 35 and SB 330 to address the State housing crisis and reduce barriers to housing production. The laws require cities to review new multi-family residential development administratively in compliance with objective design standards. Objective design standards are considered objective if they are measurable and verifiable and involve no subjective judgement by a City official.

Housing Accountability Act

The Housing Accountability Act (HAA) was first passed as California state law in 1982 identifying a lack of housing as a statewide problem and allows the State to limit local governments from denying, reducing density of, or make infeasible housing development project, emergency shelters or farmworker housing that are consistent with a city's objective development standards then the project approval authority must approve the application and issue permits within 90 to 180 days.

Senate Bill 35

Senate Bill 35 passed as California state law in 2017 to increase housing supply and allows developers of affordable multi-family residential and mixed-use development projects to submit an application under a streamlined ministerial review process for cities that have not met their share of the Regional Housing Needs Assessment (RHNA). Projects pursuing streamlined review under SB 35 must include:

- 10 percent of units as affordable to lower-income households making at or below 80 percent of the Average Median Income.
- Project sites zoned for residential use, mixed-use development or have a general plan designation that allows for residential use or a mixed-use development.

If the development meets all state criteria then the project must be approved in 90 days for development with less than 150 units and 180 days for development with more than 150 units. Only objective design standards may be applied in the design review of SB 35 eligible projects.

Senate Bill 330

Senate Bill 330, Housing Crisis Act, was effective January 2, 2020 and sunsets January 1, 2025 with the intent of increasing production of housing and further limiting the ability of cities to apply regulations that limit housing production. SB 330 applies to residential projects and mixed-use projects with two-thirds square footage for residential units. SB 330 limits the ability of cities to:

- Change the land use designation or zoning of sites that reduces capacity of housing units below what was allowed under the land use designation as of January 1, 2018, except with a concurrent increase capacity for housing units in land use designation or zoning of sites elsewhere.
- Adopt a moratorium on housing development.
- Apply subjective design standards in the design review of residential development.

The City of Coachella has not adopted objective design standards and there are only residential design guidelines in the Pueblo Viejo Implementation Strategy Plan and Single Family Residential design guidelines that are not considered standards and many of the guidelines would be considered objective in nature. In order to develop objective design standards to apply to new residential development, the City of Coachella staff submitted a proposal for the development of Objective Design Standards to SCAG's Sustainable Communities Program Housing and Sustainable Development Call for Applications and was awarded along with the cities of Grand Terrace, Newport Beach, and Westminster in 2021. The tasks under the program include study sessions, comprehensive and user-friendly housing development applications, online interactive calculator, objective development standards toolkit, objective development standards toolkit fact sheet, public outreach, and project webpage, project branding, presentation to deliberative body, and final report. Crandall Arambula is the consulting firm awarded the request for proposals for SCAG's Objective Development Standards Bundle and they worked with City staff in the development of the draft objective development standards for multi-family residential development as presented in this staff report.

DISCUSSION/ANALYSIS:

The draft objective development standards presented in this report would apply citywide to multi-family residential development and mixed-use development. The draft Ordinance would amend the City of Coachella Municipal Code (C.M.C.), Title 17, Zoning, and would be consistent with the development standards identified in the G-N General Neighborhood, U-N Urban Neighborhood, DT-PV Downtown Pueblo Viejo, DT-PV Transition, U-E Urban Employment and Neighborhood Commercial zones. The City Council is scheduled to consider revised zoning and development standards under the Zoning Consistency Update that would adopt the G-N General Neighborhood, U-N Urban Neighborhood, DT-PV Downtown Pueblo Viejo, DT-PV Transition, and U-E Urban Employment zones at their regular City Council meeting on June 21, 2023.

The draft objective design standards are organized into site planning and building design standards for multi-family housing. Figures are included in the design standards to identify visually how building form and site design are to be implemented. The *Multi-family Site Planning Development and Design Standards* are intended to ensure minimum standards for aesthetics, walkability, and safety for a multi-family project's site design that includes:

- Public Realm Standards. These standards apply to street rights-of-way and any necessary easement and include a parkway zone, sidewalk zone, and transition area zone. These standards define the function and character of the perimeter right-of-way areas and are organized according to three street types. (Street Type A – Narrower streets with lower traffic volumes of 15,000 average daily trips, Street B – Wider streets with higher traffic volumes of more than 15,000 average daily trips, Street Type C – private streets less than 5,000 average daily trips).
- Public Realm Transition Standards. These standards establish requirements for required building setback behind the public realm line along Street Type A and B.
- Site Landscaping Standards. These standards require drought tolerant landscaping and minimum common area landscaping standards.
- Site Outdoor Illumination Standards. These standards establish minimum illumination requirements to ensure nighttime safety for residents and other users.
- Site and Public Realm Utilities Standards. These standards are intended to ensure utilities do not detract from visual quality of the public realm or building facades.
- Site Freestanding Walls, Fences, and Gates Standards
- Site Solid Waste Container Enclosure Standards. These standards are intended to ensure garbage areas are properly located and screened from view of the public realm.

The *Multi-family Building Design Standards* are intended to ensure minimum design standards that ensure quality in the form and character of the building environment which includes:

- Building Modulation These standards establish minimum design standards for the form and character of proposed building that includes: horizontal and vertical modulation, roof form and materials, façade color, façade materials, and fenestration.
- Residential entry standards. These standards apply to first floor residential entries to encourage street-oriented pedestrian activity that includes both lobby entries and individual

residential unit entries. A minimum of 5 feet is required behind the public realm line and the first floor entrances.

- First floor transparency standards. These standards are intended to ensure engagement with the public realm and providing transparency between the pedestrian realm and first floor uses.

Other Considerations

Staff reviewed the objective design standards in other cities and observed that standards were established for site and building design that includes:

- Design of faux shutters
- Regulations for treatment and type of roof tile (example: clay, boosted design)
- Smooth stucco finishing
- Bull nose corners
- Divided lite windows for Spanish style architecture
- Exposed rafter tails
- Cornice trim design
- Electric charging facility design and placement
- Regulation of architectural types

The City Council could consider other site and building design standards that are not identified in the draft Objective Design Standards. Staff recommends that any more detailed standards the City Council may want to consider be included in future updates of the Objective Design Standards.

Public Review and Comments

The draft Objective Design Standards were published on the City website beginning May 8, 2023. The City of Coachella with Crandall Arambulla hosted a community open house at the Coachella Library on Monday, May 15, 2023 and a stakeholder meeting on Tuesday, May 16, 2023 to share information about the draft Objective Design Standards. Interpretation services were available in Spanish for the outreach meetings. The comment letters received by Planning staff are listed in Attachment 2.

General Plan Consistency

The proposed amendment is consistent with the General Plan in that it promotes the public health, safety and welfare by imposing objective design standards for the public realm, site and building design. The table below summarizes how the proposed amendment is consistent with the General Plan.

Table 1 – General Plan Consistency

Policies and Objectives	Consistency Finding
<p>Land Use and Community Character Policy Implementation Action #1: Zoning Ordinance Update - Establish minimum tree planting requirements and guidelines for different sub areas, development types, street trees and parking lot landscaping to ensure the City’s urban forest/tree canopy is extensive and well maintained. These requirements should also address drought tolerant and native plants and landscaping to reduce overall water usage.</p>	<p>The Objective Design Standards (ODS) established standards for landscaping in the public realm that ensures street trees are planted a maximum 25 feet on-center and have a minimum canopy radius of 15 feet and cover a minimum of 20 percent of paved areas at maturity.</p>
<p>Land Use and Community Character Policy Implementation Action #2: Design guidelines update. Update the City’s design guidelines to encourage human-scale urban design at the neighborhood-, block-, and building-scale to promote walkability and social interaction. Elaborate and expand upon the contents of the Land Use + Community Design and Mobility Elements. Guidelines should specify how development along existing and planned transit lines should provide convenient, direct and safe connections to nearby transit stops and integrate transit stops into public space designs.</p>	<p>The ODS establish design standards that promote walkability and social interaction with high quality public realm design that ensures sufficient sufficient sidewalk width, street furniture, and landscaping that ensures shade and reduction in heat island effect.</p>
<p>Land Use and Community Character Policy 2.3 Urban Design and Identity. Recognize the City can differentiate itself from other Coachella Valley cities through urban design practices such as the development of complete neighborhoods, preservation of agriculture and open space, pedestrian-oriented design and sustainable development practices.</p>	<p>The ODS establishes design standards that ensure quality architectural design for multi-family residential and mixed-use projects. The OSD also ensures quality public realm design that encourages pedestrian activity.</p>
<p>Land Use and Community Character Policy 2.5 High quality construction and architecture. Require high-quality and long-lasting building materials on all new development projects in the City. Encourage innovative and quality architecture in the City with all new public and private projects.</p>	<p>The ODS established building modulation, fenestration, and architectural accent standards that ensure quality architecture for multi-family residential and mixed-use projects.</p>

Policies and Objectives	Consistency Finding
<p>Land Use and Community Character Policy 2.7 Climate-appropriate design. Require architecture, building materials and landscape design to respect and relate to the local climate, topography, history, and building practices.</p>	<p>The ODS requires that all landscaping for multi-family residential and mixed-use projects incorporate desert appropriate landscaping.</p>
<p>Land Use and Community Character Policy 3.1 Physical plan. Facilitate the construction of a built environment that supports a healthy physical and social environment for new and existing neighborhoods.</p> <p>Land Use and Community Character Policy 3.2: Walkable streets. Regulate new development to ensure new blocks encourage walkability by maximizing connectivity and route choice, create reasonable block lengths to encourage more walking and physical activity and improve the walkability of existing neighborhood streets.</p>	<p>The ODS establishes physical design of the public realm that is safe and aesthetically pleasing that further encourages pedestrian activity and quality social environment.</p>

ENVIRONMENTAL REVIEW:

The Planning Division completed an initial environmental assessment of the project per the California Environmental Quality Act (CEQA). The Planning Division completed an initial environmental assessment of the project per the California Environmental Quality Act (CEQA). Staff recommends the City Council determine that the draft Objective Design Standards are exempt from further review of the California Environmental Quality Act (CEQA) because it is an administrative activity which will not result in a direct or reasonably foreseeable indirect physical change to the environment and is not a "project" as defined by section 15378 pursuant to State CEQA Guidelines 15060(c)(2 and 3) and 15061(b)(3). The Ordinance will not result in any increase in the intensity or density of any land use above what is currently allowed in the Coachella General Plan 2035 and the Zoning Ordinance.

FISCAL IMPACT:

There is no expected fiscal impact of the adoption of Objective Design Standards. The adoption of the Objective Design Standards would provide greater certainty to residents, property owners, and developers in the development review process for the expectations for the design of multifamily and mixed-use developments. The Objective Design Standards program also establishes a streamlined ministerial application process for eligible affordable housing projects under State Law.

ALTERNATIVES:

1. Find and determine that that Zoning Ordinance Amendment No. 22-04 is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15060(c)(2 and 3) and 16061(b)(3); and Introduce Ordinance No. 1206 for first reading, by title only, to adopt the Ordinance approving Zoning Ordinance Amendment No. 22-04 that amends the Coachella Municipal Code Title 17 (Zoning) to require objective design standards for multi-family residential and mixed-use developments.
2. Find and determine that that Zoning Ordinance Amendment No. 22-04 is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15060(c)(2 and 3) and 16061(b)(3); and Introduce Ordinance No. 1206 for first reading, by title only, to adopt the Ordinance approving Zoning Ordinance Amendment No. 22-04 that amends the Coachella Municipal Code Title 17 (Zoning) to require objective design standards for multi-family residential and mixed-use developments *with amendments*.
3. Deny Zoning Ordinance Amendment No. 22-04 by not introducing Ordinance No. 1206.
4. Continue this item and provide staff with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1 as noted above.

Attachment:

1. Ordinance No. 1206, Zoning Ordinance Amendment No. 23-04 (1st Reading)
Exhibit A – Objective Design Standards Multi-family Residential Project
Modifications to Title 17, Zoning Ordinance
2. Letters Received (2)
3. Presentation to the City Council

ORDINANCE NO. 1206

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, AMENDING COACHELLA MUNICIPAL CODE TITLE 17, ZONING, TO ESTABLISH OBJECTIVE DESIGN STANDARDS APPLICABLE TO THE DESIGN OF MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT AND MIXED-USE DEVELOPMENT. CITY-INITIATED (*First Reading*)

WHEREAS, pursuant to the authority granted to the City of Coachella (“City”) by Article XI, Section 7 of the California Constitution, the City has the police power to regulate the use of land and property within the City in a manner designed to promote public convenience and general prosperity, as well as public health, welfare, and safety; and,

WHEREAS, Senate Bill (SB) 35, went into effect January 1, 2018 and is intended to encourage the production of housing to address the California housing crisis, which streamlined and ministerial review process for eligible multi-family housing projects; and

WHEREAS, Senate Bill (SB) 330, went into effect January 1, 2020 and is intended to increase the production of housing and limit the ability of cities to apply regulations that limit housing production; and

WHEREAS, the State Laws referenced allow cities to regulate the design of multiple-family residential and mixed-use development with the adoption of objective design standards if they are measurable and verifiable and involve no subjective judgement by a City official.

WHEREAS, the proposed Ordinance would amend Title 17 (Zoning) to implement the establish objective design standards that allow the City to regulate the design of multiple-family residential and mixed-use development as required under State Law.

WHEREAS, based on that analysis, the City Council finds that the Objective Design Standards are exempt from further review of the California Environmental Quality Act (CEQA) because it is an administrative activity which will not result in a direct or reasonably foreseeable indirect physical change to the environment and is not a "project" as defined by section 15378 pursuant to State CEQA Guidelines 15060(c)(2 and 3) and 15061(b)(3). The Ordinance will not result in any increase in the intensity or density of any land use above what is currently allowed in the Coachella General Plan 2035 and the Zoning Ordinance.

WHEREAS, on June 7, 2023 the Planning Commission held a duly noticed public hearing to review the project at which time during the hearing members of the public were given an opportunity to testify regarding the Project; and

WHEREAS, after said public hearing, the Planning Commission recommended that the City Council approve this Ordinance.

WHEREAS, on July 26, 2023 the City Council held a duly noticed public hearing to review the project at which time during the hearing members of the public were given an opportunity to testify regarding the Project; and

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Incorporation of Recitals. The City Council of the City of Coachella, California, hereby finds that the foregoing recitals are true and correct and are incorporated herein as substantive findings of this Ordinance.

SECTION 2. Amendment to Municipal Code Title 17, Zoning, is hereby amended as identified in Objective Design Standards Exhibit A.1 and amending Coachella Municipal Code Chapter 17.20

SECTION 3. CEQA Analysis. The Planning Division prepared an environmental assessment for the proposed zoning ordinance amendment and based on that analysis the City Council finds that the Objective Design Standards are exempt from further review of the California Environmental Quality Act (CEQA) because it is an administrative activity which will not result in a direct or reasonably foreseeable indirect physical change to the environment and is not a "project" as defined by section 15378 pursuant to State CEQA Guidelines 15060(c)(2 and 3) and 15061(b)(3). The Ordinance will not result in any increase in the intensity or density of any land use above what is currently allowed in the Coachella General Plan 2035 and the Zoning Ordinance.

SECTION 4. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance, or any part thereof, is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance, or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase would be subsequently declared invalid or unconstitutional.

SECTION 5. Publication and Effective Date. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause this Ordinance to be published or posted as required by law, which shall take full force and effect thirty (30) days from its adoption.

PASSED, APPROVED, AND ADOPTED this _____ of _____, 2023 by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

Steven Hernandez, Mayor
City of Coachella

ATTEST:

Angela M. Zepeda, City Clerk
City of Coachella

APPROVED AS TO FORM:

Carlos Campos, Best Best & Krieger LLP
City Attorney

Chapter 17.20
Coachella Multi-Family
Objective Design Standards (ODS)
Final Draft
June 30, 2023

Chapter 17.20 – OBJECTIVE DESIGN STANDARDS FOR MULTIFAMILY RESIDENTIAL

17.20.010 Multifamily Site Design Standards

A. Applicability. The development and design standards provided in this subsection shall apply to G-N General Neighborhood, U-N Urban Neighborhood, and applies to multi-family residential buildings in the DT-PV Downtown Pueblo Viejo zone, DT-PV Transition zone, and the U-E Urban Employment, and Neighborhood Commercial Zone District. The following development and design standards shall be used in determining a project's consistency with the purpose of this Code of Ordinances and with the policies of the General Plan related to site design. The standards shall apply to all new multi-family residential building construction. Review of projects under this subsection is ministerial and shall be consistent with 17.72. Architectural Review procedures and requirements.

B. Public Realm Standards.

The public realm standards apply to street rights-of-way and any necessary easement. The public realm standards define the function and character of the perimeter rights-of-way that provide pedestrian circulation, access, amenities and a buffer transition between roadways and multi-family buildings.

1. Street Types. The street type standards address the full range of roadway conditions where adjacent multifamily uses may occur citywide. The intent of the standards is to establish the minimum requirements for pedestrian and resident comfort, safety, and access while ensuring that all multifamily or mixed-use development is economically viable. The standards consider the relationship between motor vehicle traffic volume, speed, and traffic lane geometry and provide the appropriate minimum width of the public realm that is necessary to create a livable and vibrant environment.

The standards provide three options with different public realm geometry between the curb and building façades in response to different Coachella existing or planned roadway conditions.

- a. Street Type A.** These streets generally are narrower and have lower traffic volumes, less than 15,000 Average Daily Trips (ADT). Multi-family buildings on sites that front Urban Residential with Parking, Urban Street 2-Lane, and Urban Street 4-Lane typologies as designated in the Coachella General Plan Chapter 05 Mobility Element shall comply with these standards.
- b. Street Type B.** These streets generally are wider and have higher traffic volumes greater than 15,000 ADT. Multi-family buildings on sites that front Major Arterial, Primary Arterial, or Collector Street typologies as designated in the Coachella General Plan Chapter 05 Mobility Element shall comply with these standards.
- c. Street Type C.** These private street standards apply to sites that include internal site multi-modal access streets that have very low volumes less than 5,000 ADT. Multi-family sites that include private roadways shall comply with these standards.

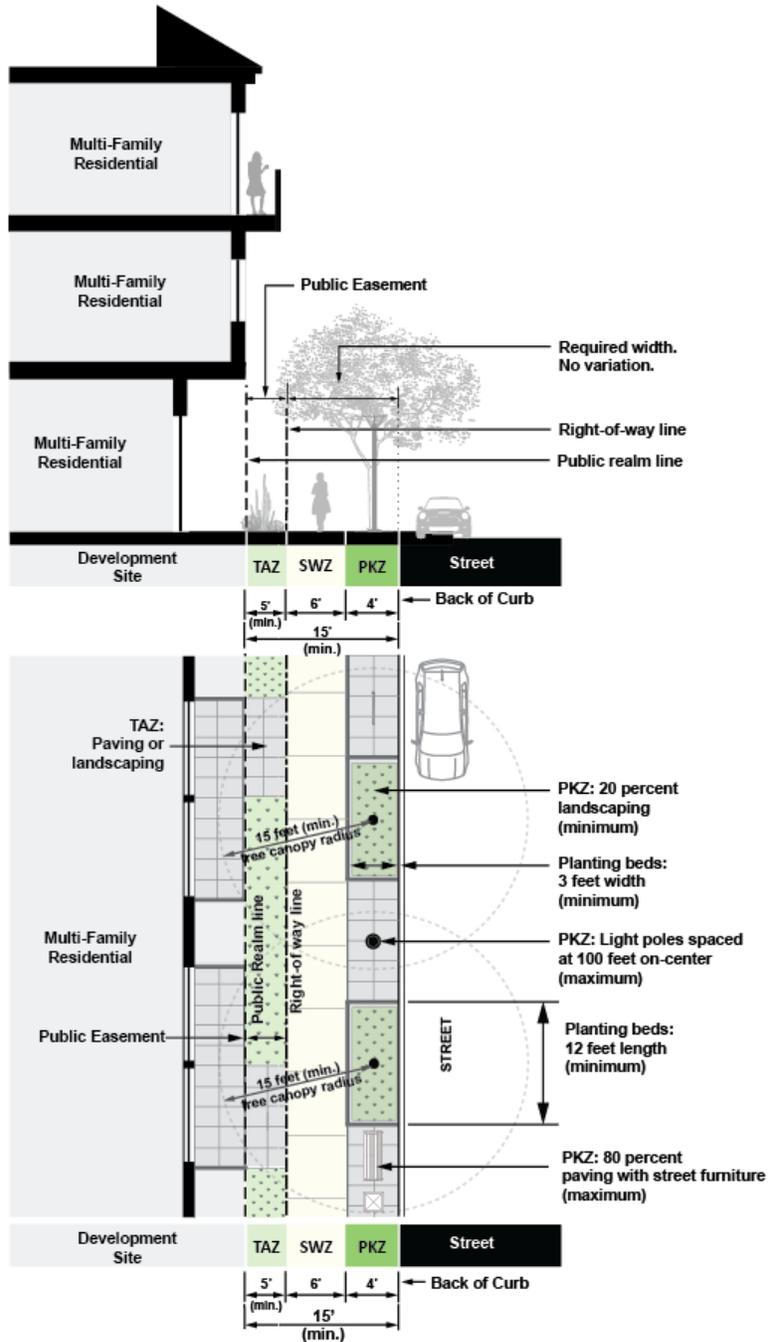
2. **Public Realm Summary Table.** The summary Table 1 provides an at-a-glance summary of all street types and standards that apply. Complete description of the standards intent, setback, and zones for each are provided on the following pages.

Standard	Street Type								
	A			B			C		
	PKZ	SWZ	TAZ	PKZ	SWZ	TAZ	SRZ	SWZ	TAZ
Adjacent Street Classification	Collector, Suburban Residential and Urban Residential with less than less than 15,000 ADT; Cul-de-sac; frontage, loop streets			Major Arterial or Primary Arterial streets with more than 15,000 ADT			Private Street		
Total Public Realm Width	15' (minimum)			20' (minimum)			34' (minimum)		
Public Realm Zone Width	4 feet	6 feet	5' (minimum)	10 feet	6 feet	4' (minimum)	24-32 feet	6 feet	4 feet
Landscaping	20% (min.) area	Prohibited	20% (min.) area	60% (min.) area	Prohibited	50% (min.) area	Prohibited	Prohibited	10% (min.) area
Steet Furniture	Permitted	Prohibited	Permitted	Permitted	Prohibited	Permitted	Prohibited	Prohibited	Permitted
Illumination	Permitted	Prohibited	Permitted	Permitted	Prohibited	Permitted	Catenary Street Lighting Permitted	Prohibited	Permitted
Paving	80% (max.) area	100% area	80% (max.) area	40% (max.) area	100% area	50% (max.) area	100% area	100% area	90% (max.) area
Utilities	Permitted	Prohibited (below grade permitted)	Prohibited (below grade permitted)	Permitted	Prohibited (below grade permitted)	Prohibited (below grade permitted)	Prohibited (below grade permitted)	Prohibited (below grade permitted)	Prohibited (below grade permitted)
Signs	Permitted	Prohibited	Prohibited	Permitted	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited
Walls and Fences	Prohibited	Prohibited	Permitted (42' max. height)	Prohibited	Prohibited	Permitted (3' max. height)	Prohibited	Prohibited	Permitted (42' max. height)
Parking	Prohibited	Prohibited	Prohibited (below grade permitted)	Prohibited	Prohibited	Prohibited (below grade permitted)	Permitted (1 side, 8' additional width required)	Prohibited	(below grade permitted)

3. Street Type A Standards.

- a. **Public Realm Setback.** All new multi-family development on sites that front Urban Residential with Parking, Urban Street 2-Lane, and Urban Street 4-Lane shall comply with a 15-foot minimum first floor setback measured from the back-of-curb to the public realm-line on public streets. No first-floor building façade shall be located beyond the public realm-line as specified in Figure 17.20.010.1.

FIGURE 17.20.010.1
STREET TYPE A PUBLIC REALM STANDARDS



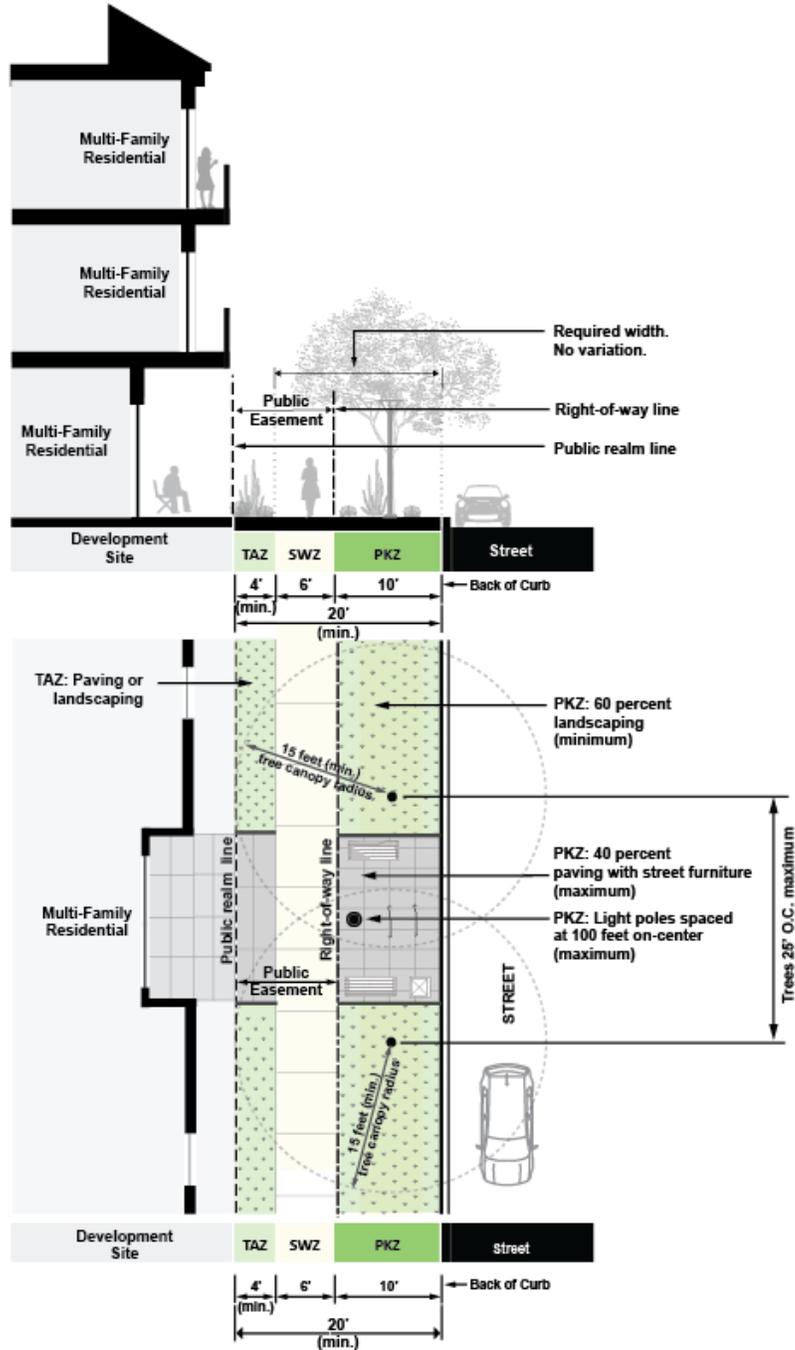
- i. Public easement— a 5-foot public realm easement shall be provided.
 - ii. Structural exemptions— 1-foot wide (maximum) building at-grade projections, columns, posts, or pilasters are permitted in the Transition Area Zone (TAZ) required public realm easement. A minimum of 4-foot width between the building structure and the Sidewalk Zone (SWZ) shall be provided.
 - iii. Weather protection— awnings and canopies that extend a maximum of 5 feet over the public realm are permitted. A minimum vertical clearance of 8 feet measured from the public realm finished grade to the bottom of the awning or canopy structural components shall be provided.
- 4. Street Type A Public Realm Zones.** The intent of the multi-family public realm standards is to foster a safe, direct, and comfortable pedestrian access to first floor residential entries, internal driveways, common spaces, and paseos and encourage first floor street-oriented residential activity and visibility. Three distinct and contiguous sidewalk zones comprise the public realm.
- a. Parkway Zone (PKZ).** There shall be a required 4-foot PKZ width measured from the back-of-curb to the Sidewalk Zone (SWZ).
 - i. Landscaping— all PKZ shall be landscaped a minimum of 20 percent of the total multi-family development site frontage(s). All landscaping shall be selected, installed, irrigated, and maintained per 8.44.220 California Model Water Efficient Landscape Ordinance (MWELO) requirements and according to City approved landscape plans. Turf grass shall be prohibited. A combination of decomposed granite mulching and drought tolerant native and desert-adaptable shrubs, succulents, groundcover, and ornamental trees shall be permitted. Street trees shall be spaced a maximum of 25 feet on-center and have a minimum canopy radius of 15 feet and shall cover a minimum of 20 percent of paved areas at maturity. Landscape beds and tree wells shall have a minimum dimension of 4 feet in width and 12 feet in length. Live plant materials shall constitute a minimum of 25 percent of all surface area coverage at installation. A permanent underground irrigation system shall be installed. Spray irrigation shall be prohibited.
 - ii. Street furniture— benches, transit shelters, tables, chairs, trash receptacles, public art, bike racks are not required but shall be permitted.
 - iii. Illumination— sidewalk light poles and fixtures are not required but shall be permitted.
 - iv. Paving— poured in place concrete, stone, concrete or brick unit pavers are permitted. A maximum of 80 percent paving of the PKZ shall be permitted. Cast iron tree grates shall be permitted and shall be included in any paving calculation.
 - v. Utilities— transmission line poles, sidewalk and roadway light poles and fixtures, utility boxes and vaults, and traffic control devices, are permitted in the parkway zone. All applicable utility standards of Coachella Code Chapter 16.32 Design and Development Standards shall apply.
 - vi. Signs— temporary or permanent roadway or wayfinding signs shall be permitted. Advertising or development identification signs shall be prohibited. All signs shall comply with Coachella Chapter 5.48 Outdoor Advertising Sign Standards and all applicable traffic federal and local sign standards, as specified in Figure 17.20.XXX.1.

- b. Sidewalk Zone (SWZ).** There shall be a required 6-foot SWZ width measured between the Parkway Zone to the Transition Area Zone.
- i. Accessibility— The required SWZ width shall remain clear of all obstructions to maintain universal access. Steps and rough textured surface treatments are prohibited within the SWZ.
 - ii. Street furniture—permanent or temporary street furniture shall be prohibited.
 - iii. Paving— the SWZ shall consist of poured in place scored concrete or concrete, brick, or stone unit pavers. Stamped concrete is prohibited.
 - iv. Landscaping— plant material in beds or pots shall be prohibited. Any landscape material planted in the TAZ or PKZ shall not project into the SWZ at a height less than 8 feet above finished SWZ grade.
 - v. Signs—temporary or permanent signs shall be prohibited.
 - vi. Walls and fences—temporary or permanent fences or enclosures shall be prohibited.
 - vii. Illumination— sidewalk-oriented light poles and fixtures shall be prohibited.
 - viii. Utilities— fire hydrants, transmission line poles, utility boxes, and traffic control devices shall be prohibited. Below grade utility lines and vaults shall be permitted.
- c. Transition Area Zone (TAZ).** There shall be a minimum 5-foot TAZ width measured from the SWZ to the public realm-line.
- i. Landscaping— the TAZ shall be landscaped a minimum of 20 percent of the total site frontage(s). All landscaping shall be selected, installed, irrigated, and maintained per 8.44.220 California MWEL requirements. Landscaping and trees shall comply with the 2022 Coachella Grapefruit Boulevard Standards (CGBS) Sections 5.106.12 through 5.106.12.3. A combination of decomposed granite mulching and drought tolerant native and desert-adaptable shrubs, succulents, ground cover, and ornamental trees shall be permitted. No planting bed shall be less than 3 feet in width. Live plant materials shall constitute a minimum of 25 percent of all surface area coverage at installation. A permanent underground irrigation system shall be installed. Spray irrigation shall be prohibited.
 - ii. Street furniture— permanent or temporary seating shall be permitted in the TAZ.
 - iii. Paving— permitted paved surfaces shall consist of brick, concrete, or stone unit pavers, concrete banding, or scored or brushed concrete with integral color pigment that is complementary but distinguished from the SWZ paving. Stamped concrete shall be prohibited. Steps that provide access to above-grade front door entrances are permitted.
 - iv. Illumination— building wall washing uplighting and landscape accent light poles and fixtures less than 18 inches in height shall be permitted. Sidewalk light poles and fixtures are permitted.
 - v. Walls and fences— retaining or landscape planter concrete or masonry walls or wrought iron fences 42 inches or less in height are permitted. Walls and fences shall include a landscaped setback of a minimum 2 feet width from the SWZ.
 - vi. Utilities—ground or façade mounted utilities shall be screened. Below grade utility vaults or lines shall be permitted in the TAZ.
 - vii. Parking— below grade parking structures shall be permitted in the TAZ.

5. **Street Type B Standards.**

- a. **Public Realm Setback.** All new development in multi-family sites that front Major Arterial, Primary Arterial, or Collector street shall comply with a 20-foot minimum first floor setback measured from the back-of-curb to the public realm-line on public streets. No first-floor building façade shall be located beyond the public realm-line as specified in Figure 17.20.010.2.

**FIGURE 17.20.010.2
STREET TYPE B PUBLIC REALM STANDARDS**



- i. Public easement— a 10 foot easement shall be provided.

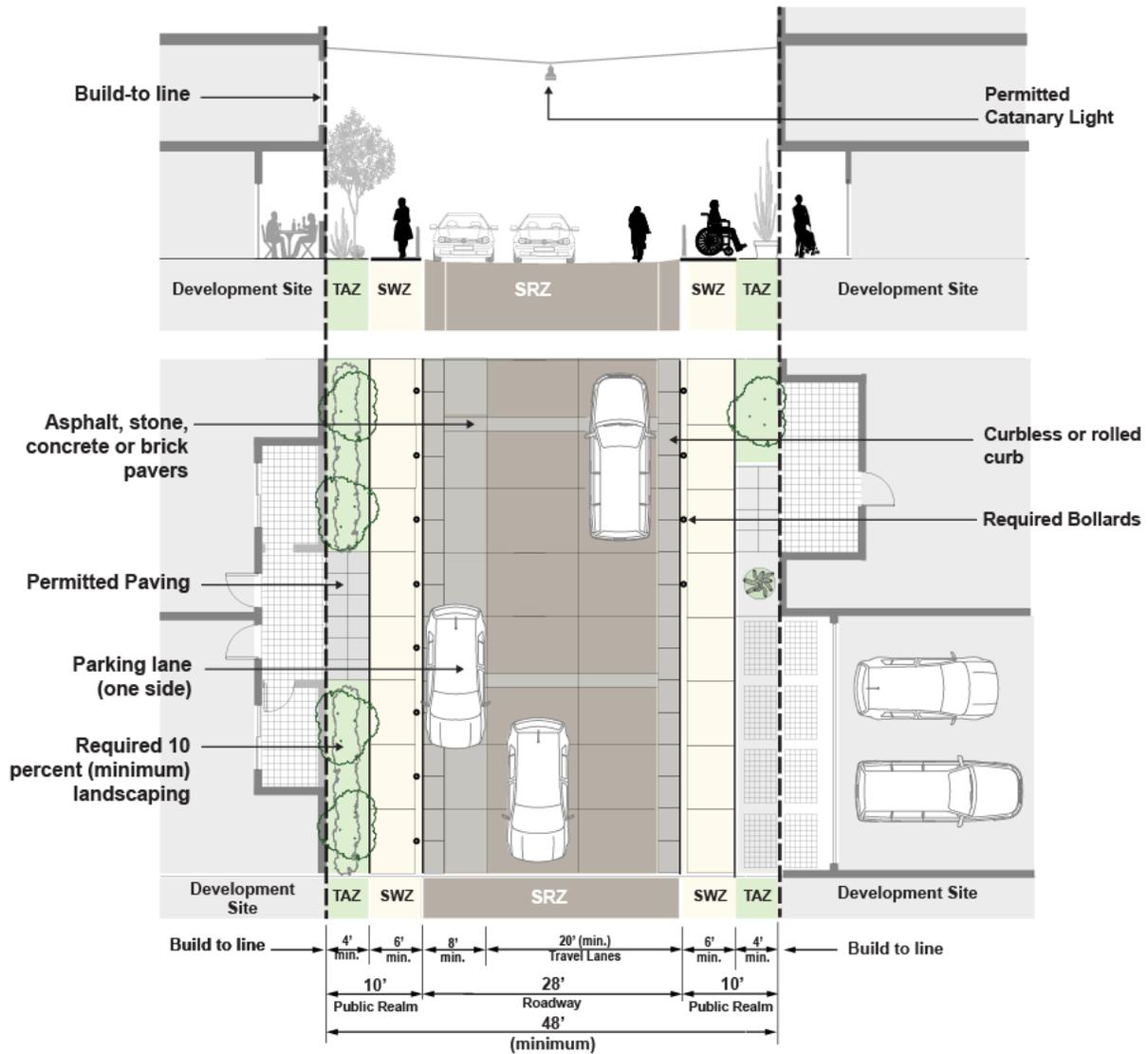
- ii. Structural exemptions— 1-foot wide building at-grade projections, columns, posts, or pilasters are permitted in the Transition Area Zone (TAZ) required public realm easement. A minimum of 3-foot width between the building structure and the Sidewalk Zone (SWZ) shall be provided.
 - iii. Weather protection— awnings and canopies that extend a maximum of 5-feet over the public realm are permitted. A minimum vertical clearance of 8 feet measured from the public realm finished grade to the bottom of the awning or canopy structural components shall be provided.
6. **Street Type B Public Realm Zones.** The intent of the Street Type B public realm is to foster safe and comfortable pedestrian access to multi-family sites that front busier streets with traffic volumes greater than 15,000 ADT by providing a more robust landscaped buffer between the roadway and the sidewalk. Three distinct and contiguous sidewalk zones comprise the public realm.
- a. **Parkway Zone (PKZ).** There shall be a required 10-foot parkway zone width measured from the back-of-curb to the SWZ.
 - i. Landscaping— the PKZ shall be landscaped a minimum of 60 percent of the total multi-family development site frontage(s). All landscaping shall be selected, installed, irrigated, and maintained per 8.44.220 California MWELO requirements and according to City approved landscape plans. Turf grass shall be prohibited. A combination of decomposed granite mulching and drought tolerant native and desert-adaptable shrubs, succulents, groundcover, and ornamental trees shall be permitted. Street trees shall be spaced a maximum of 25 feet on-center and have a minimum canopy radius of 15 feet at maturity. Landscape beds and tree wells shall have a minimum dimension of 4 feet in width and 12 feet in length. Live plant materials shall constitute a minimum of 25 percent of all surface area coverage at installation. A permanent underground irrigation system shall be installed. Spray irrigation shall be prohibited.
 - ii. Street furniture— benches, transit shelters, tables, chairs, trash receptacles, public art, bike racks shall be permitted.
 - iii. Illumination— sidewalk light poles and fixtures are permitted.
 - iv. Paving— poured in place concrete, brick, concrete, or stone unit pavers are permitted. A maximum of 40 percent paving of the PKZ shall be permitted. Cast iron tree grates shall be permitted and shall be included in any paving calculation.
 - v. Utilities— transmission line poles, sidewalk and roadway light poles and fixtures, utility boxes and vaults, and traffic control devices, are permitted in the parkway zone.
 - iv. Signs— temporary or permanent roadway or wayfinding signs shall be permitted. Advertising or development identification signs shall be prohibited.
 - b. **Sidewalk Zone (SWZ).** There shall be a required 6-foot sidewalk zone width measured between the Parkway Zone to the Transition Area Zone. There shall be no variation in location or width of the SWZ. Serpentine or curved sidewalk alignment is prohibited.
 - i. Accessibility— the required sidewalk zone width shall remain clear of all obstructions to maintain universal access. Steps are prohibited within the sidewalk zone.
 - ii. Paving— the SWZ shall consist of poured in place scored concrete or concrete, brick, or stone unit pavers. Stamped concrete is prohibited.

- iii. Street furniture— Permanent or temporary street furniture shall be prohibited.
 - iv. Landscaping— plant material in beds or pots shall be prohibited. Any landscape material planted in the TAZ or PKZ shall not project into the SWZ at a height less than 8 feet above finished SWZ grade.
 - v. Signs—temporary or permanent signs shall be prohibited.
 - vi. Walls and fences—temporary or permanent fences or enclosures shall be prohibited.
 - vii. Illumination— sidewalk-oriented light poles and fixtures shall be prohibited.
 - viii. Utilities— fire hydrants, transmission line poles, utility boxes, and traffic control devices shall be prohibited. Below grade utility lines and vaults shall be permitted.
- c. **Transition Area Zone (TAZ).** There shall be a minimum 4-foot Transition area Zone width measured from the Sidewalk Zone to the public realm-line.
- i. Landscaping— landscaping shall consist of a minimum of 50 percent of the total site frontage(s) excluding any frontage that includes an arcade. All landscaping shall be selected, installed, irrigated, and maintained per 8.44.220 California MWELo requirements Landscaping and trees shall comply with the 2022 Coachella Grapefruit Boulevard Standards (CGBS) Sections 5.106.12 through 5.106.12.3. A combination of decomposed granite mulching and drought tolerant native and desert-adaptable shrubs, succulents, groundcover, and ornamental trees shall be permitted. No planting bed shall be less than 3 feet in width. Live plant materials shall constitute a minimum of 25 percent of all surface area coverage at installation. A permanent underground irrigation system shall be installed. Spray irrigation shall be prohibited.
 - ii. Street furniture— permanent or temporary seating shall be permitted in the TAZ.
 - iii. Paving— to increase the width of the SWZ, permitted paved surfaces shall consist of brick, concrete, or stone unit pavers, concrete banding, or scored or brushed concrete with integral color pigment that is complementary but distinguished from the SWZ paving. Stamped concrete shall be prohibited. Steps that provide access to above-grade front door entrances are permitted.
 - iv. Illumination— building wall washing uplighting and landscape accent light poles and fixtures less than 18 inches in height shall be permitted. Sidewalk light poles and fixtures are permitted.
 - v. Walls and fences— retaining or landscape planter concrete or masonry walls or wrought iron fences 72 inches or less in height are permitted. Walls and fences shall include a landscaped setback of a minimum 2 feet width from the SWZ.
 - vi. Utilities—ground or façade mounted utilities shall be screened. Below grade utility vaults or lines shall be permitted in the TAZ.
 - vii. Parking— below grade parking structures shall be permitted in the TAZ.

7. **Street Type C Standards.**

- a. **Private Street Standards.** The intent of private street standards is to foster a low speed, multi-modal access where driving, walking and cycling space can be integrated. All new development sites that include private roadways shall comply with a 48-foot minimum right-of-way width measured between the fronting build-to lines. No portion of any building façade shall be located beyond the build-to line as specified in Figure 17.20.010.3.

**FIGURE 17.20.010.3
STREET TYPE C STANDARDS**



- i. Public access— an access easement for walking and biking shall be provided for private property internal streets. Access shall be maintained 24 hours per day and all days of the year. No walking and biking ingress or egress from public streets shall be gated.
- ii. Amenity— the streets shall be designed as a component of an integrated system of common open spaces and paseos of the site while providing essential auto and delivery access to access parking garages and first floor residential entries. The design of the streets shall be unified, consistently utilizing the same paving, landscaping, illumination, and street furniture elements of paseos and common open spaces.
- iii. Speed limit— a maximum 15 mile per hour speed limit shall be required for all internal private streets. Speed humps, tabled intersections, or other Fire Department approved traffic calming measures shall be provided to ensure low speeds.

8. Street Type C Private Street Zones. Three integrated and blended street zones comprise the private streets.

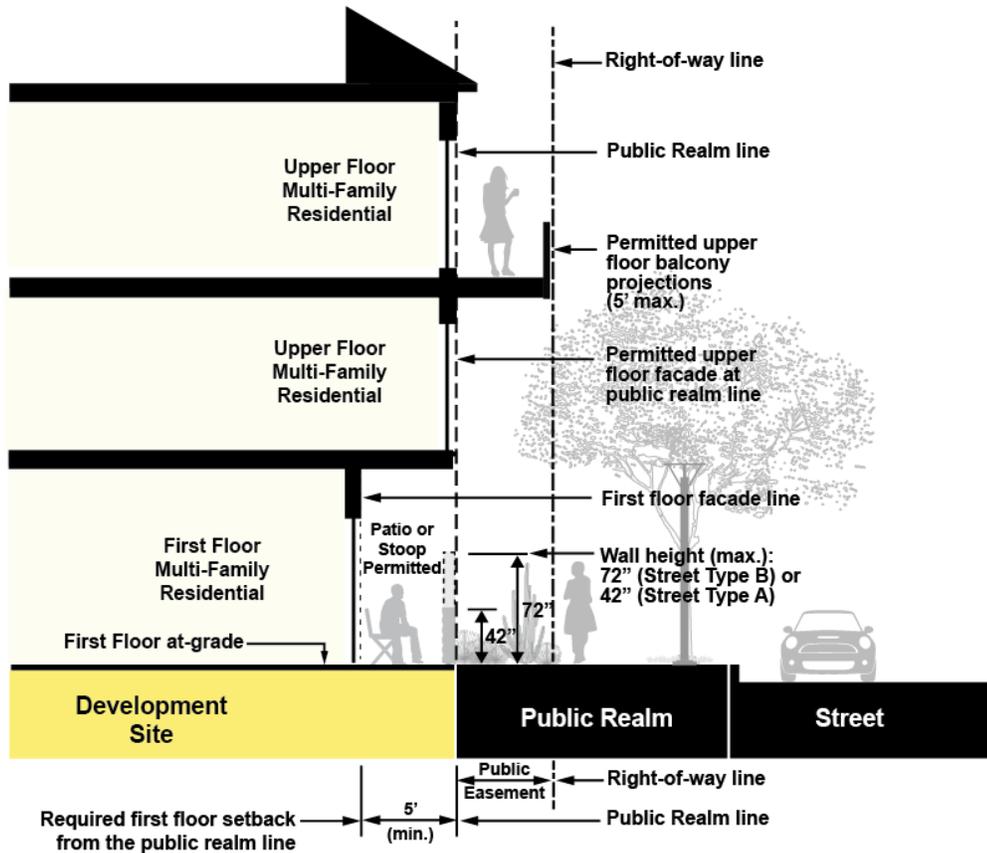
- a. **Shared Roadway Zone (SRZ).** Motor vehicle traffic shall be permitted to include either one-way or two-way traffic patterns. A 20-foot minimum width multi-modal roadway shall be provided.
 - i. Fire access— all roadways shall comply with fire apparatus access standards of the California Fire Code and the Riverside County Fire Department.
 - ii. Surface treatment— paving shall be asphalt, stone, brick or concrete unit pavers or poured in place concrete with integral color pigment. Stamped concrete shall be prohibited.
 - iii. Curb free — streets shall be integrated with the Pedestrian Refuge Zone. Curbless or rolled curbs shall be permitted.
 - iv. Illumination— cantenary street lighting shall be permitted. Emergency and maintenance vehicle height clearances shall be maintained.
 - v. Parking— one-sided parallel curbside parking (8-foot maximum width) in addition to the minimum 20-foot width shall be permitted. Angled or head-in parking shall be prohibited.
- b. **Sidewalk Zone (SWZ).** Two SWZ zones shall be provided. The zones are intended to provide a pedestrian-protected area free of motor vehicle traffic. A 6-foot width measured from the back-of-curb to the Transition area Zone shall be provided.
 - i. Universal accessibility— the zone shall include a 5-foot (minimum) wide clear width that is free of all obstructions to maintain American Disabilities Act (ADA) access. Steps or ramps are prohibited within the zone.
 - ii. Physical separation — cast iron or concrete bollards shall be provided to protect pedestrians from the shared street within a 1-foot zone from the back of the curb. Bollards shall be spaced a maximum of 10 feet on-center. Traffic or wayfinding poles shall be permitted within this zone between the bollards.
 - iii. Paving— paving shall be brick or concrete unit pavers or poured in place concrete with integral color pigments. Concrete banding and scoring pattern shall differentiate the SWZ from the SRZ. Differentiated stone, brick or concrete paving, differentiated concrete banding and scoring patterns shall be provided at parking garage and intersection conflict points.

- iv. Street furniture— benches, tables, chairs, trash receptacles, and bike racks are prohibited in the zone.
 - v. Landscaping— shrubs, groundcover, and street trees are prohibited in the zone. Any landscaping planted in the adjacent Transition Area Zone shall not project into the SRZ at a height less than 8 feet above finished SRZ grade.
 - vi. Utilities— transmission line poles, utility boxes and vaults are prohibited in the zone.
- c. **Transition Area Zone (TAZ).** There shall be a minimum 4-foot transition area zone width measured from the SWZ to the build-to line.
- i. Landscaping— the TAZ shall be comprised of a minimum of 10 percent of the total building frontage(s). All landscaping shall be selected, installed, irrigated, and maintained per 8.44.220 California MWELo requirements. A combination of decomposed granite mulching and drought tolerant native and desert-adaptable shrubs, succulents, groundcover, and ornamental trees shall be permitted. Landscape planting beds shall have a minimum width of 3 feet. Any landscape material shall not project into the SWZ or SRZ at a height less than 8 feet above finished SRZ grade.
 - ii. Paving— stone, brick or concrete unit pavers or poured in place concrete with integral color pigments is permitted in the TAZ. Steps are permitted to above grade first floor entrances.
 - iii. Street furniture— permanent or temporary seating shall be permitted in the transition area zone.
 - iv. Walls— retaining walls or landscape planting walls less than 42 inches in height shall be permitted.
 - v. Utilities— ground or façade mounted utilities shall be screened. Below grade utility vaults or lines are permitted.
 - vi. Parking— auto parking along driveway aprons shall be prohibited.

- C. Public Realm Transition Standards.** The intent of the standards is to address all potential first floor residential or commercial building conditions and establish requirements for any required building setback behind the public realm line along Street Type A and Street Type B. The standards prescribe at-grade and above grade conditions for first floor uses and conditions for upper floor projections.
- 1. First Floor Transition Area Use.** All multi-family or multi-family mixed use development fronting either Street Type A and Street Type B shall comply with the following standards for the use of any site frontage area between the building facade and the public realm line.
 - a. Motor Vehicle Parking and Service Access.** Driveways shall be limited to the minimum width and length necessary to provide direct and efficient motor vehicle ingress to and egress from off-street parking, loading, or service parking spaces located behind a build-to-line. Ride-share drop-off and pick-up short-term parking spaces are permitted within the setback.
 - b. Utilities.** Public utilities vaults and transmission lines shall be fully screened or subterranean.
 - c. Residential Unit Private Space Enclosures.** Patio walls that are 42 inches or less in height above the finished grade of the adjacent public realm are permitted for Street Type A frontages; patio walls that are 60 inches or less in height above the finished grade of the adjacent public realm are permitted along Street Type B frontages.
 - d. Steps, Stoops, or Terraces.** Shall be prohibited along first floor commercial tenant storefront frontages. 30-inch (minimum) and 48 inch (maximum) height terraces, steps and stoops are permitted for first floor residential units. At-grade or above-grade individual residential entrances shall comply with all Multifamily Building Design Standards of this ordinance.
 - e. Parking Garages.** Subterranean parking garages, including below grade equipment, service, utility, and storage areas that extend to the property line are permitted.
 - f. Landscaping.** Any area between the public realm line and the building shall be landscaped a minimum of 60 percent of the total multi-family building frontage where at-grade ground floor residential units are provided. All landscaping shall comply with the site landscaping standards of this ordinance.
 - g. Exemptions.** First floor residential units subject to California Building Code accessibility requirements shall all be exempt from the steps, stoops, or terrace standards and landscape standards. The landscape minimum area standards do not apply to building frontages where interior vertical circulation stairs and elevators; common areas, or lobbies occur.

- 2. **At-Grade First Floor Residential Use.** The intent of the standards is to provide adequate privacy separation between the first-floor unit interior living space and the public realm. All buildings with a first-floor residential units that are at-grade with the adjacent public realm shall comply with the following standards as specified in Figure 17.20.010.4

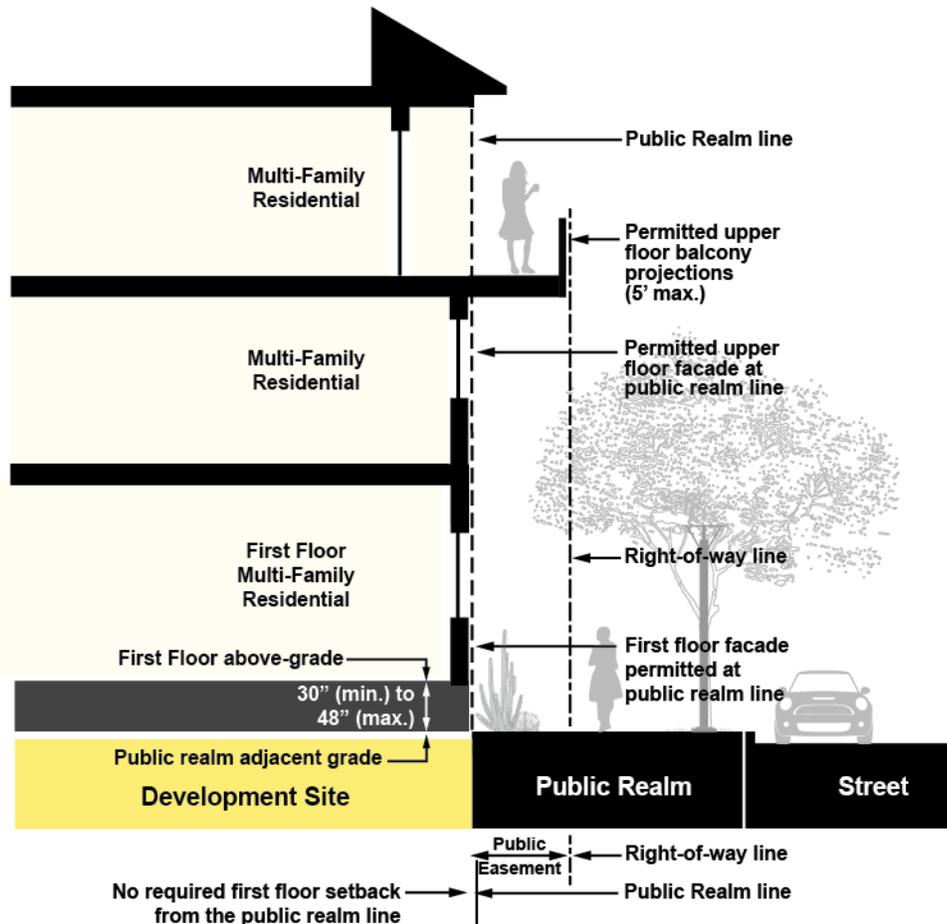
FIGURE 17.20.010.4
PUBLIC REALM TRANSITION STANDARDS
AT-GRADE FIRST FLOOR RESIDENTIAL USE SETBACK



- a. **Public Realm Line Setback.** A minimum 5-foot first floor setback from the public realm line shall be provided for residential units.
- b. **Private First Floor Residential Use.** Residential front door stoops or enclosed patios shall be permitted within the 5-foot minimum setback.
- c. **Projections.** Upper floors of multi-family buildings are permitted to project over any first-floor setback to the public realm line. Upper floor residential balconies are permitted to project to the right-of-way (property line) or 5 feet, whichever is less.

3. **Above-Grade First Floor Residential Use.** The intent of the standards is to provide a privacy grade separation between the first-floor units and the public realm. Buildings shall comply with all the above-grade standards as specified in Figure 17.20.010.5

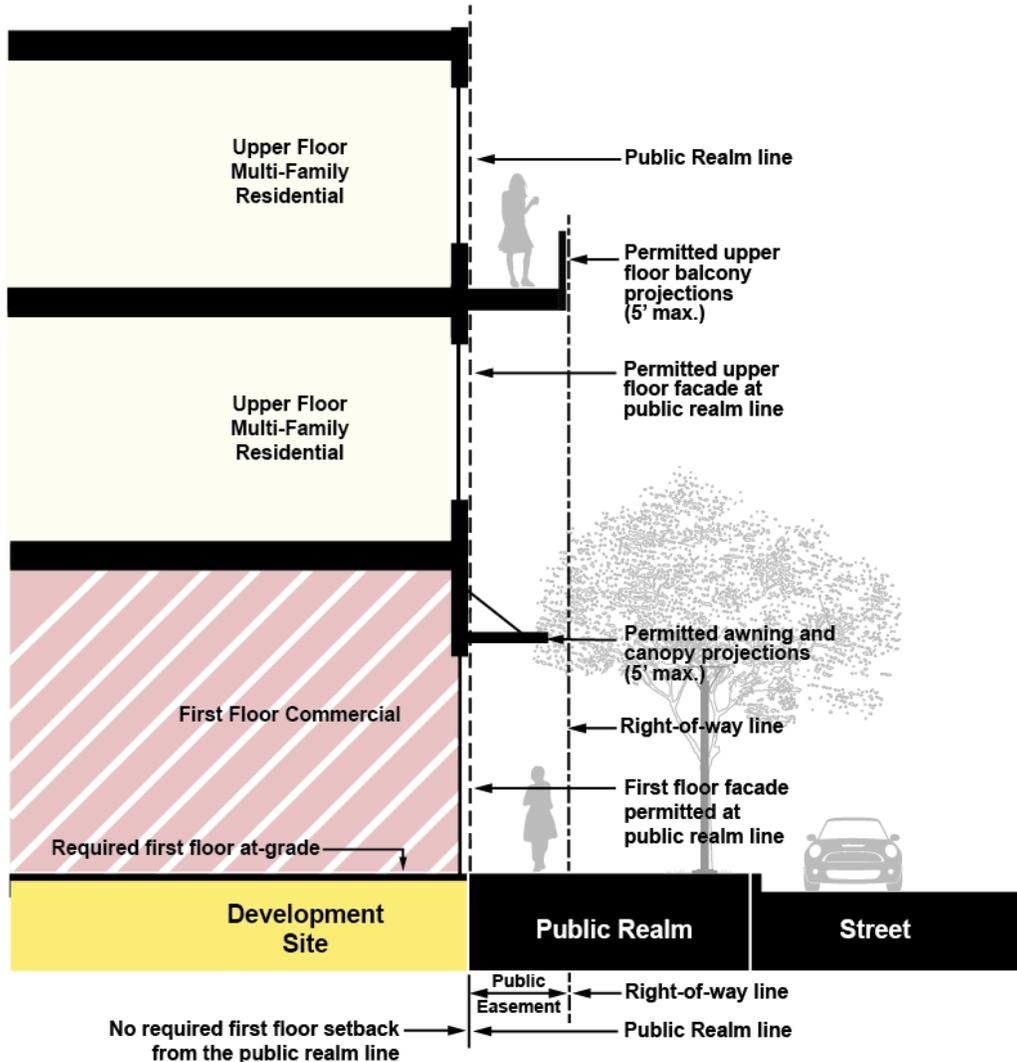
FIGURE 17.20.010.5
PUBLIC REALM TRANSITION STANDARDS
ABOVE-GRADE FIRST FLOOR RESIDENTIAL USE



- a. **Public Realm Line Zero Setback.** Where residential units are constructed at the public realm line, the finished first floor shall be a minimum of 30 inches and a maximum of 48 inches above the adjacent public realm grade.
- b. **Private First Floor Residential Outdoor Use.** Where provided, first floor balconies shall be permitted to project a maximum of 18 inches beyond the public realm line. Terraces shall not project beyond the public realm line.
- c. **Projections.** Upper floors of multi-family buildings are permitted to project over any first-floor setback to the public realm line. Upper floor residential balconies are permitted to project to the right-of-way (property line) or 5 feet, whichever is less.
4. **At-Grade Commercial Use.** The intent of the standards is to permit direct first floor access between first floor commercial uses and the public realm. All mixed-use buildings with an at-grade

first floor commercial use that are adjacent public realm shall comply with the following standards as specified in Figure 17.20.010.6

**FIGURE 17.20.010.6
PUBLIC REALM TRANSITION STANDARDS
MIXED USE BUILDINGS WITH FIRST FLOOR COMMERCIAL USE**



- a. **Public Realm Setback.** Mixed use multi-family development with a first-floor commercial component setbacks shall not be required.
 - b. **Projections.** Upper floors of multi-family buildings are permitted to project over any first-floor setback to the public realm line. Upper floor residential balconies and first floor or upper floor canopies or awnings are permitted to project to the right-of-way (property line) or 5 feet, whichever is less.
- D. **Site Landscaping Standards.** Landscaping shall be provided to unify multiple buildings on development sites, enhance the enjoyment and beauty of public and private spaces, provide visual screening for existing adjacent uses, and aid in energy conservation by providing shade from the sun and shelter from the wind. The following standards shall apply to the landscape materials, placement, layout and installation for all

multifamily zones, and mixed-use zones where multi-family building occur. All landscaping shall comply with any other applicable landscaping requirements identified in Chapter 17.60 Development Standards.

1. **Desert Appropriate Landscaping Standards.** All landscaping shall be selected, installed, irrigated, and maintained per any applicable 8.44.220 Coachella Model Water Efficient Landscape ordinance requirements and City approved landscape plans.
 - a. **Landscape Design.** A combination of decomposed granite mulching and drought tolerant native and desert-adaptable shrubs, succulents, groundcover, and ornamental trees shall be provided for all required landscaped areas. Turf grass installation shall be prohibited throughout with the exception of active recreation areas. Live plant materials shall constitute a minimum of 25 percent of all surface area coverage at installation.
 - b. **Required irrigation.** A permanent underground irrigation system shall be installed. Spray irrigation shall be permitted for recreation turf areas only.
2. **Minimum Common Area Landscaping Standards.** No less than 20 percent of the total required usable common open space for multifamily residential development shall be comprised of landscaped beds, planters, or pots.
 - a. **Planters and Pots Requirements.** Planters and pots shall have a minimum length, width, diameter, and depth of 36 inches.
 - b. **Minimum Planting Bed Dimensions.** Beds shall be a minimum of 4 feet in width and 12 feet in length.
 - c. **Required Landscape Areas.** Landscaping is required in the setback area for individual residential units on the ground floor, except for where a walkway, ramp, stoop, or stairs are directly adjacent to the public realm. Landscaping shall be of an appropriate height to screen the residential unit walls and stoops.

E. Site Outdoor Illumination Standards. Minimum illumination requirements of multi-family and mixed development sites and adjacent public realm shall be provided to ensure nighttime safety for residents and other users. Lighting shall be permitted to animate gathering areas and extend hours of the day that residents use sidewalks and common spaces. No lighting shall create any unnecessary nuisance for site residents and adjoining property occupants.

1. General Provisions. All exterior lighting shall be designed, located and installed in order to prevent over-lighting, energy waste, glare, light trespass and unintentional sky glow. Lighting shall be permitted to highlight building and landscape features and provide illumination for mixed use business operations.

a. Luminaires and Poles. Multifamily residential sites and building façades shall comply with the following standards.

- i. Sky glow limitations— all parking lot and common area light fixtures shall be fully shielded, and dark sky rated.
- ii. Maximum Illumination Impact— the extent of light coverage of all site light installations shall not exceed a 2-foot candle maximum illuminance impact on any fronting residential or commercial sites.
- iii. Energy efficiency— all non-essential exterior mixed use commercial and multi-family residential lighting shall be turned off after business hours and/or when not in use. All commercial lights shall be on a timer.
- iv. Security— sensor activated lights are to be used for security purpose lighting only. Security luminaires shall not be triggered by activity off the development site, including the fronting public realm.
- v. Glare restrictions— awning or canopy lights shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on the public realm or adjacent properties.
- vi. Exceptions— luminaries and poles used for resident recreation area courts, pools, and play areas shall be exempt from the height and illumination restrictions provided all other provisions of this section are met and the light is used only while the recreation area is in use.

2. Site Open Space, Public Realm, Roadway, and Exterior Building Lighting. All parking lots, accessible common areas, and private residential open space area lighting shall comply with all location requirements identified in the public realm standards of this subsection and the following additional location, height and illumination standards as follows:

a. Public Realm and Development Site Common Area Lighting. Pedestrian-oriented lighting shall have a maximum light pole and luminaire height of 15 feet. Sidewalk lighting shall have an average of 2-foot candles and a minimum of 1-foot candle and a maximum of 5-foot candles.

b. Landscape and Building Facade Accent Lighting. Glare-free direct accent light fixtures with an illumination ratio of less than 30:1 shall be permitted to highlight façade articulation, artwork, and landscape specimen plantings.

c. Parking Lot, Private Roadway, and Driveway Lighting. Parking area lights shall be greater in number, lower in height, and lower in light level, as opposed to fewer in number, higher in height, and higher in light level. The light pole and luminaire height shall be no greater than 18 feet above the parking lot finished grade. Parking lot lighting shall not exceed an overall average illumination of 1.5 foot-candles. Lighting shall have a minimum 1 foot candle and a maximum of 4 foot candles. Private roadway and driveway catenary or pole mounted luminaires shall be LED, unless otherwise determined City of Coachella Public Works. Streetlights shall meet all City of Coachella Public Works illumination and standard specifications and procedures for installation height, number, and location.

- F. Site and Public Realm Utilities Standards.** Utilities required for the function and operation of any multi-family development shall be integrated into sites, facades, and roofs to ensure that they do not detract from the visual quality of a public realm or building facades, or pose health or safety hazards to residents, visitors, and employees. All development shall comply with any utility service provider requirements for access, maintenance, and service; and any applicable Engineering Department standards and specifications for installation. For all multi-family and mixed-use buildings and sites, the following standards shall be met.
- 1. Underground Utilities.** New and existing utilities service connections including wires, cable, and pipelines and equipment shall be placed entirely below ground when located within a multi-family or mixed development site undergoing new development or redevelopment, and/or along the length of the front yard property line in the adjoining half-street, except when the following conditions are met:
 - a. Feasibility.** Where undergrounding of utilities within a site is not feasible due to utility or infrastructure conflicts, topographic conditions, or site limitations. The Engineering Department Director shall have the authority to waive, limit, or modify the requirement for such improvements.
 - b. Exemptions.** Fire hydrants and Fire Department connections as required by the International Fire Code, and any traffic control devices as required by the Engineering Department shall be exempted from all requirements of this ordinance.
 - 2. Site At-Grade Utilities.** Utility facilities that cannot feasibly be installed underground shall be located and screened with landscaping or walls consistent with the standards of this ordinance to minimize their impact.
 - a. Required screening.** All exterior mechanical and electrical equipment, which includes, but is not limited to façade mounted or ground mounted Heating, Venting, and Cooling (HVAC) units, gas and electric utility meters, telecommunication equipment, backflow preventions, assemblies, irrigation control valves boxes, and electrical transformers shall be screened.
 - i. Panels and meter locations— exterior utility panels and meters shall be located on building side yard or rear yard facades.
 - ii. Wall or vegetative screening requirements— walls, landscaping, or the combination of these screens shall have a minimum of 75 percent opacity and shall be a equal or exceed the height of the screened utilities. Screening walls shall utilize the same design elements, colors and materials of the building.
 - iii. Accessibility— all screening shall not prohibit access for maintenance and emergency service or repair. Access standards identified by utility providers shall be met.
 - 3. Roof-mounted Utilities.** Exposed mechanical equipment shall be visually screened by a 75 percent (minimum) opaque or solid, non-reflective visual barrier. The design and materials of the visual barrier shall comply with the following requirements:
 - a. Architectural Screening.** Screening be comprised of parapets, screen walls, trellis systems, or mechanical penthouses and shall include common design elements and finish materials of the building facades. Screening shall be as high and wide or higher and wider than the equipment it screens.
 - 4. Antennas.** All telecommunication antennas, including but not limited to dishes, towers, and wires shall be installed and maintained in compliance with applicable requirements of the building code and standards of the Coachella Municipal Code Chapter 17.68- Antennas.
- G. Site Freestanding Walls, Fences, and Gates Standards.** The standards shall be applied for at-grade visual screening between multifamily buildings, the public realm, parking lots, and adjacent development; first floor residential unit privacy patio walls; and private residential or commercial common areas. No

freestanding wall, fence or gate shall preclude direct and convenient access for residents, visitors, or employees to building lobbies, or individual unit front doors from the public realm.

1. **General Requirements.** All walls and fences shall be installed and maintained in compliance with all applicable standards for residential single family zone fences of Chapter 17.60.
 - a. **Emergency Access.** All wall fences shall not restrict access for fire department vehicles. All development shall comply with fire vehicle accessibility standards of the California Building Code, the Coachella Chapter 15.24- Fire Code, and shall be approved by the fire code official. The fire official shall have the authority to waive, limit, or modify the standards and requirements of this ordinance.
 - b. **Swimming Pool Enclosure Fences.** All fences required to enclosure swimming pools, hot tubs, spas, and associated facilities shall be exempt from these standards and shall comply with all California Building Code requirements and standards.
 - c. **Location.** All freestanding walls, gates or fences shall be located a minimum of 2 feet behind any public realm line.
 - d. **Materials.** Walls shall be constructed of either masonry units that are clad in true stucco or Exterior Insulation Finishing Systems (EIFS), or decorative perforated breeze-block Concrete Masonry Units (CMU Blocks). Wrought iron fences are permitted when used in combination with evergreen landscaping that meets the 75 percent minimum opacity standard. Fences and gates constructed of chain link, wood, and vinyl are not permitted along public realm or common area frontages.
2. **Parking Lot Screening Walls.** All parking lots that front a public realm or common open space shall be screened by walls or a combination of walls, earth berming, and an evergreen hedge of equal height and opacity to the parking screen wall. All freestanding at-grade parking lot screening walls shall be a minimum of 42 inches in height and shall have a minimum of 75 percent opacity.

- H. Site Solid Waste Container Enclosures Standards.** Enclosures are necessary to ensure that garbage and recycling areas are properly located and screened from view from the public realm. Where possible solid waste containers should be located in a designated trash room of a building. Solid waste enclosures shall comply with the following standards:
- 1. Placement.** Containers shall be placed behind the front façade of the primary building and outside of any easements and rights-of-way, unless expressly permitted by the City of Coachella. Containers and their screening enclosures shall be permitted to reduce the number of required parking stalls and maneuvering space. Required parking shall not be reduced without submittal and approval of an approved site plan.
 - a. Collection Vehicle Access.** A 20-foot-wide unobstructed vehicular service drive must be maintained as measured from the truck collection side of an enclosure or container placement area. Containers and enclosures located perpendicular to or along a service drive must have no less than a 30-degree angle to the drive aisle.
 - b. Collection Vehicle Clearance.** A minimum 24-foot height clearance must be maintained along the 15 feet of vehicular path closest to the servicing side of the solid waste container or enclosure to enable overhead lifting of the container for servicing. The remaining length of the unobstructed vehicular path must maintain a minimum 16-foot height clearance. A minimum 24-foot height clearance over containers must be maintained to allow overhead lifting of the container for servicing.
 - 2. Container Screening.** All containers shall be screened from view of adjacent streets, public open space, and directly adjacent side and rear yard properties. The enclosure shall be compatible in design, material, and color to the primary multifamily or mixed-use building(s) on the site.
 - a. Concealed Service Area Placement.** Containers shall be screened from view by buildings, freestanding screening walls, and/or combined within irrigated evergreen vegetated screen equal or greater in height of the enclosure. The containers should be located in a service area is an area at the rear or side of the building and designated for discreet service functions including deliveries, loading of goods, staging, solid waste collection and compaction, and similar activities supporting operations of the multi-family site.
 - b. Enclosure Wall Design Standards.** Enclosures shall be a minimum of 7 feet in height, 12 feet in width and length. Enclosures must be constructed of cast-in -place concrete or concrete masonry block. Wood, vinyl, wrought iron or chain link fences, cementitious or metal panels materials shall be prohibited. EIFS cladding shall be prohibited. Gates shall be provided that are solid, heavy-gauge metal or of a heavy-gauge metal frame clad with a heavy gauge sheet metal or other suitable, opaque material compatible to the primary multi-family structure. Five-foot-high bollards shall be placed 1-foot from all sides of the structure. All screening walls must be continually maintained in a state of good repair. Living vegetative screens must be installed and maintained in compliance with the landscape standards of this ordinance.

17.20.015 Multi-family Building Design Standards

- A. Applicability.** The building design standards provided in this subsection shall apply to G-N General Neighborhood, U-N Urban Neighborhood, and applies to multi-family residential buildings in the DT-PV Downtown Pueblo Viejo zone, DT-PV Transition zone, and the U-E Urban Employment, and Neighborhood Commercial Zone District. The following design standards shall be used in determining a project's consistency with the purpose of this Code of Ordinances and with the policies of the General Plan related to building design. The standards shall apply to all new multi-family residential building construction. Review of projects under this subsection is ministerial and shall be consistent with 17.72. Architectural Review procedures and requirements.
1. **Building Modulation.** The design of the building façade and roof shall be modulated to reduce the building's scale— the perceived size and presence in relation to its existing or planned setting; and building massing— the overall volume of the structure. For all multifamily and mixed-use development, applicants shall select one of the four building modulation options.
 - a. **Development Standards.** The selected option shall comply with the site's development standards based upon the zone in which it is located, as identified in Tables 2-4 and 2-5 of this ordinance, including permitted minimum and maximum density, lot area requirements, yard requirements, encroachments for colonnades and arcades, height limits, stepbacks, distance between buildings, usable open space standards, and parking standards.
 - b. **Street Type.** Standards for building modulation shall apply only to building façades fronting Street Type A, Street Type B, and Street Type C.
 - c. **Common Area Façades.** Standards for building modulation shall apply to façades that front usable open space common areas.
 - d. **Sites with Multiple Buildings.** Sites may be composed of multiple buildings utilizing one or more options.
 2. **Modulation Options.** For all multifamily and mixed-use development, applicants shall select one of three options. All of the standards and requirements for building modulation shall be met.
 - a. **Option 1.** The standard shall be applied only to multifamily and mixed-use buildings where:
 - i. Minimum density— 20 dwelling units per acre,
 - ii. Zone— General Neighborhood (G-N), Urban Neighborhood (U-N), and Urban Employment (UE) zones.
 - b. **Option 2.** The standard shall be applied only to multifamily and mixed-use buildings where:
 - i. Maximum density— less than 20 dwelling units per acre.
 - ii. Zone— General Neighborhood (G-N) and Downtown Transition (DT-PV Transition) zones.
 - c. **Option 3.** The standard shall be applied to multifamily and mixed-use buildings for:
 - i. All multifamily residential buildings.
 - ii. All multifamily and mixed-use zones.

3. **Option 1 Standards.** The standards are intended to result in buildings with complex, varied, asymmetrical form and massing.
- a. **Vertical Modulation.** Building façade modulation shall be achieved by providing asymmetrically arranged, irregularly stepped variations in building façade height and width. The number and arrangement of façades for all buildings greater than 2 stories in height shall be modulated as identified in Figure 17.20.015.7.

FIGURE 17.20.015.7
OPTION 1 STANDARDS
VERTICAL MODULATION

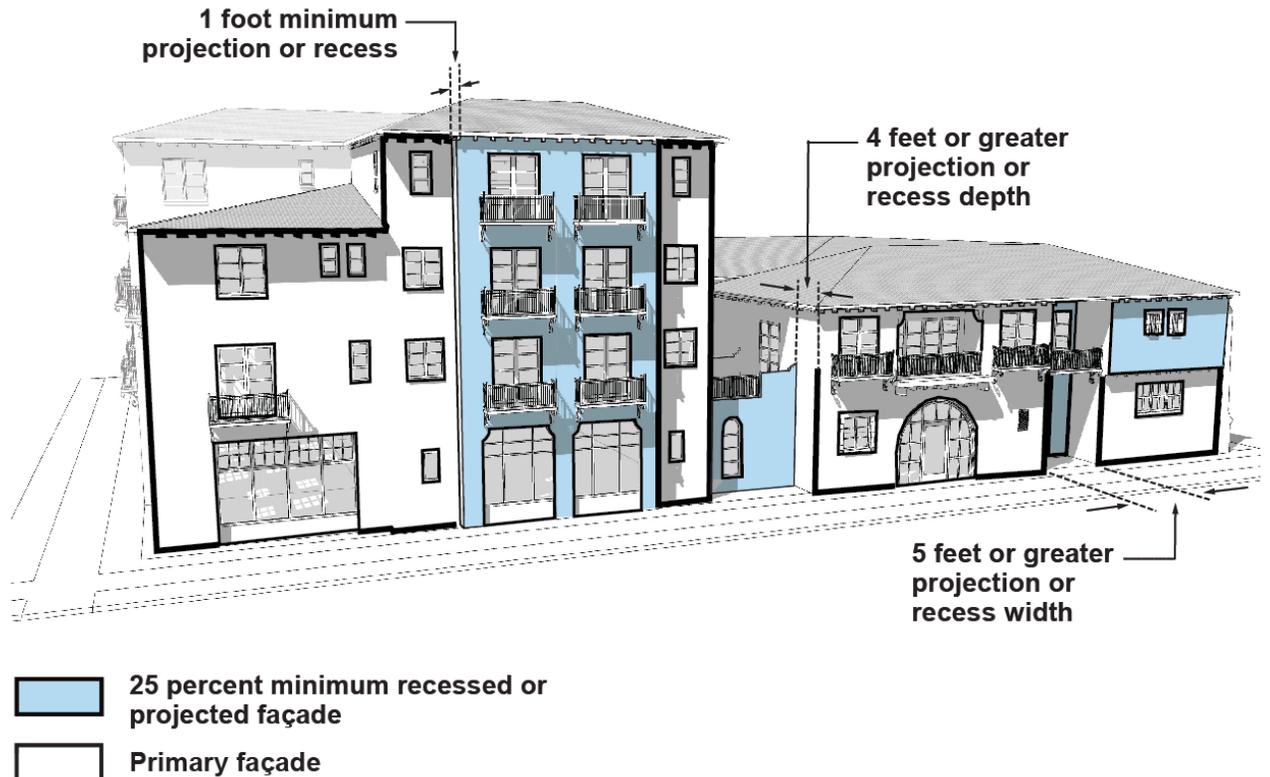


	Height 1: 75 percent (maximum) of total building façade area
	Height 2: 10 percent (minimum) of total building façade area greater or lesser façade height
	Height 3: 5 percent (minimum) of total building façade area greater or lesser façade height

- i. Variation— buildings 3 floors in height shall include a minimum of 2 façade heights. Buildings 4 floors in height shall include a minimum of 3 façade heights.
- ii. Arrangement— The primary façade height shall comprise more than 75 percent of the total building façade. A second façade shall be provided that comprises a minimum of 20 percent of the total façade area. A third façade height shall be provided that comprises a minimum of 5 percent of the total façade area/
- iii. Prohibited— façades vertically modulated with a uniform base, middle, and top utilizing projecting belt course or cornices or uniform stepping of floors.

- b. **Horizontal Modulation.** Building horizontal façade modulation shall be achieved by providing a combination and variation in location, width, and depth of façade recesses and projections. For all buildings greater than 2 stories in height, façades shall be modulated horizontally as identified in Figure 17.20.015.8.

FIGURE 17.20.015.8
OPTION 1 STANDARDS
HORIZONTAL MODULATION



- i. Variation— façades recesses or projections shall include a minimum of two different heights. Heights shall vary 10 feet (minimum). No more than 25 percent of any façade shall include projections or recesses that are equal in height.
- ii. Arrangement— A minimum of 25 percent of the total façade area shall be recessed or projected from the primary façade.
- iii. Width— recesses or projections shall be a minimum of 10 feet in width. No more than 4 façade projections or recesses shall be of equal width.
- iv. Depth— recesses and projections shall be 4 foot or greater in depth, measured from the primary façade of the building. A minimum of 10 percent of recessed or projected façade area shall be 10 feet or greater in depth.
- v. Articulation— Recessed or projecting balconies, bays, oriels, exterior walkways, stairs, and terraces shall be layered and integrated into the façade modulation as an essential component of all façade compositions. However, projecting, or recessed balconies, bays, and oriel architectural articulation shall be excluded as part of the calculation of required recessed or projected façade modulation area.

- c. **Roof Form and Materials.** Roof volume and massing shall contribute to and complement façade horizontal and vertical modulation. All buildings shall create a varied building silhouette by providing a variety of primary and secondary roof forms that are comprised of different widths, heights, and sizes as illustrated in Figure 17.20.015.9.

FIGURE 17.20.015.9
OPTION 1 STANDARDS
ROOF FORM

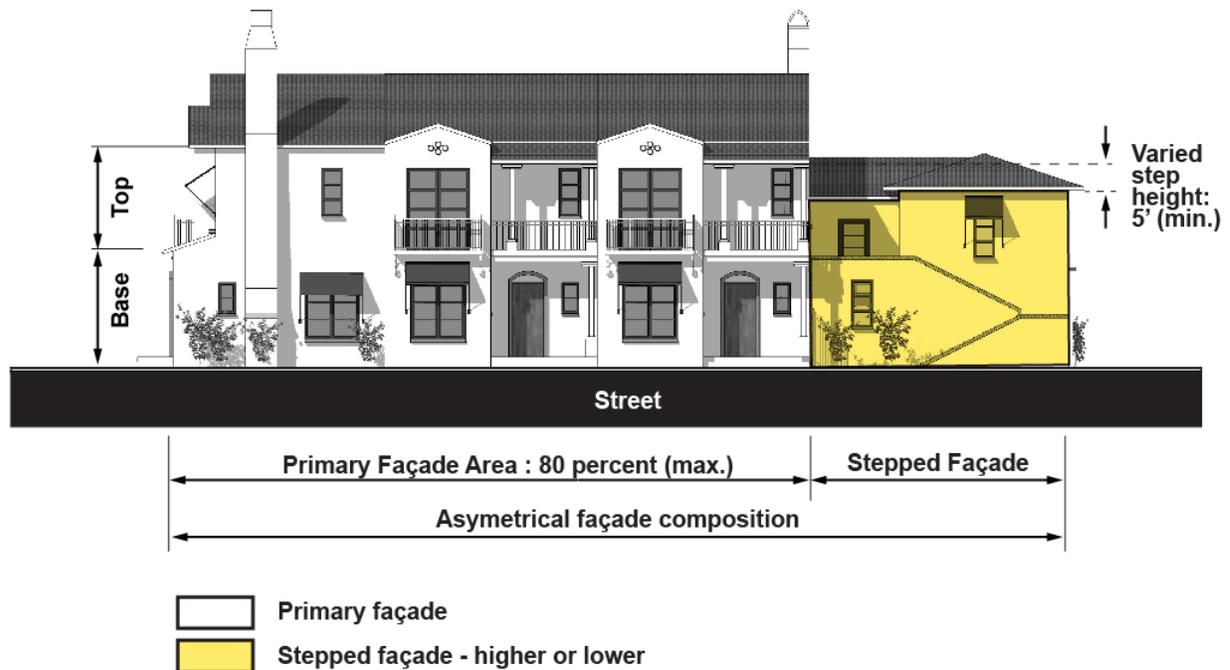


- i. Required sloped roof forms— hipped or gabled roofs forms with a minimum slope of 3:12 and a maximum slope of 4:12 shall be required for a minimum of 60 percent of all roof area.
- ii. Permitted flat roof forms— Parapet and mansard-screened flat roofs are permitted. Mansard roofs shall have a minimum 3:12 and a maximum 4:12 slope. Flat roofs with mansards or parapet wall enclosures shall not comprise more than 40 percent of total roof area.
- iii. Roof Materials— all sloped roofs shall consist of long-lasting, durable clay or concrete tiles. Standing seam metal, asphalt, or wood shingle or shake roofs shall be prohibited.
- iv. Rooftop Amenities— rooftop private terrace or occupied outdoor common space, and stair and elevator penthouse structures shall be permitted and shall be exempt from the required flat roof area requirements.

- d. Façade Colors.** All façade surfaces shall be painted. Paint color and finish shall be muted and flat to imitate colors found naturally in desert soil, trees, rocks, and other organic materials of the Coachella Valley. Paint hues and tones shall be limited to warm white shades and rich warm colors containing some brown, ranging from neutral tan to deep brown.
- i. Primary color and secondary façade colors— shall be limited to a maximum of 2 paint colors. A primary color shall comprise a minimum of 80 percent of total of all façades. A secondary color shall comprise a maximum of 20 percent of any façade fronting a public realm.
 - ii. Windows, doors, and trim colors— limited to a maximum of 3 paint colors. Building windows shall be limited to shades of blue, black, or warm colors containing deep brown.
 - iii. Exemptions— all approved murals or other public artwork painted on façades shall be exempt from all façade color standards.
- e. Façade Materials.** Façades shall be clad with durable and long-lasting materials that cannot be degraded by desert sun and high temperatures. Façades are permitted to be comprised of a single cladding material. No more than two façade materials shall be utilized for any façade.
- i. Primary and secondary façade materials— where 2 materials are utilized, a primary material shall clad a minimum of 80 percent of the total building façade area. A secondary material shall comprise no more than 20 percent of any public realm fronting façade.
 - ii. Prohibited façade materials— wood siding, cementitious siding, metal panel, glazed spandrel curtain wall, un-clad poured in-place concrete or concrete masonry block, and stacked stone veneer siding, panels, or sheets.
- f. Fenestration.** The arrangement, location, and character of door and window openings shall provide depth, shade, and shadow and contribute to a varied façade composition.
- i. Arrangement— door and window locations shall be vertically and horizontally offset in an asymmetrical pattern. For façades greater than 2 floors in height, a maximum of 50 percent of any façade area shall be arranged in a vertically stacked windows and door pattern.
 - ii. Recess depth— No window shall be flush with any building façade. Individual or combined window and door system shall be recessed a minimum of 4 inches from the façade. The recess shall be measured from the outer face of the window glazing or door surface to the outer surface of the façade cladding.
 - iii. Projection depth— projecting sills, lintels, and trim shall not be required for any window or door. Where provided, sills, lintels, and trim shall project a maximum of 2 inches beyond the façade cladding surface.
 - vi. Shading— upper floor door and window shading is permitted. Awnings or canopies that project no more than 4 feet beyond the façade are permitted. For mixed use multifamily buildings with commercial first floor use, first floor awnings and canopies are permitted. All public realm and setback standards of this ordinance for projections shall be met.

4. **Option 2 Standards.** All Option 2 building design standards shall apply to buildings two floors or less in height. All buildings shall comply with the following standards.
- a. **Vertical Modulation.** Building vertical façade modulation shall be required. For any vertically modulated buildings greater than 1 story in height, façades shall be modulated vertically as identified in Figure 17.20.015.10.

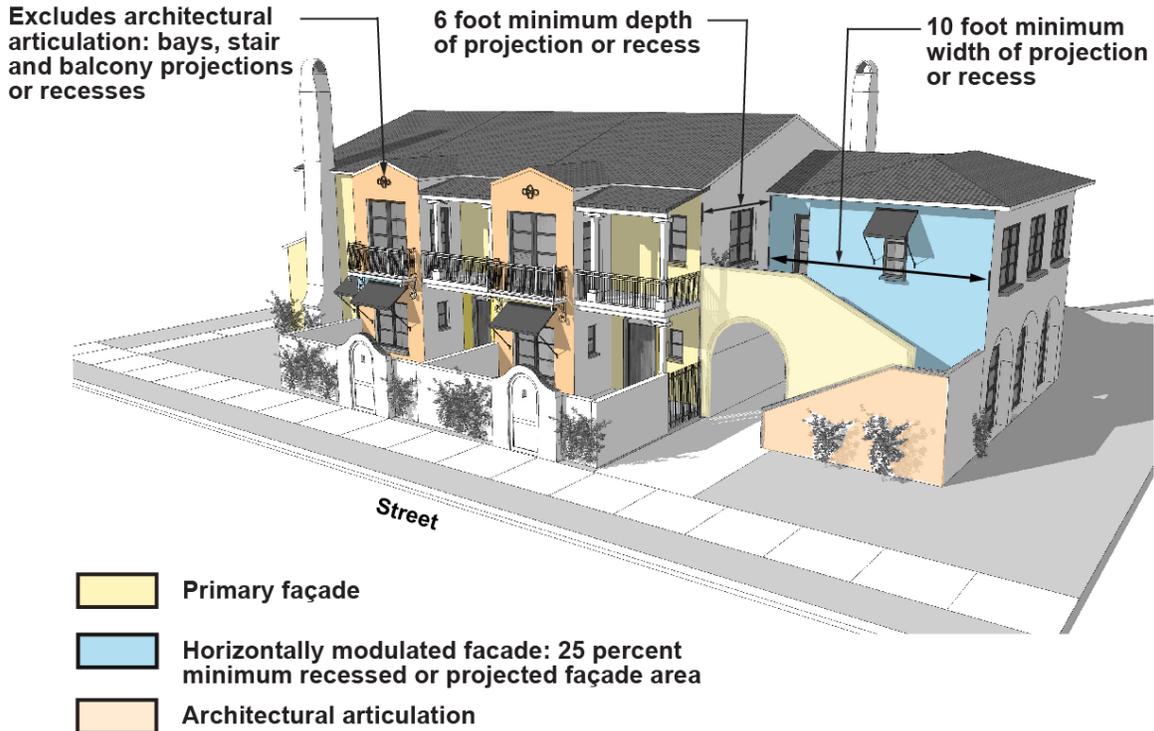
FIGURE 71.20.015.10
OPTION 2 STANDARDS
VERTICAL MODULATION



- i. Façade height variation— changes in façade height is not required for building 2 floors or less in height. Any variation in building façade height shall be asymmetrical. Where façade height variation is provided, a maximum of 80 percent of the total primary façade area shall be of a uniform height. Stepped façade height shall be a minimum of 5 feet higher or lower than the primary façade height.
- ii. Vertical differentiation— buildings 2 floors or greater are not required to provide façade differentiation between lower (base) and upper (top) floors. Use of functional and/or decorative horizontal belt courses that extend the entire length of the façade is prohibited.
- iii. Prohibited— façades vertically modulated utilizing façade material and color changes to differentiate any portion of the base (first floor) from the top (second floor).

- b. **Horizontal Modulation.** Building horizontal façade modulation shall be achieved by providing façade recesses and/or projections. For all buildings greater than 1 story in height, façades shall be articulated horizontally as identified in Figure 17.20.015.11.

FIGURE 17.20.015.11
OPTION 2 STANDARDS
VERTICAL MODULATION



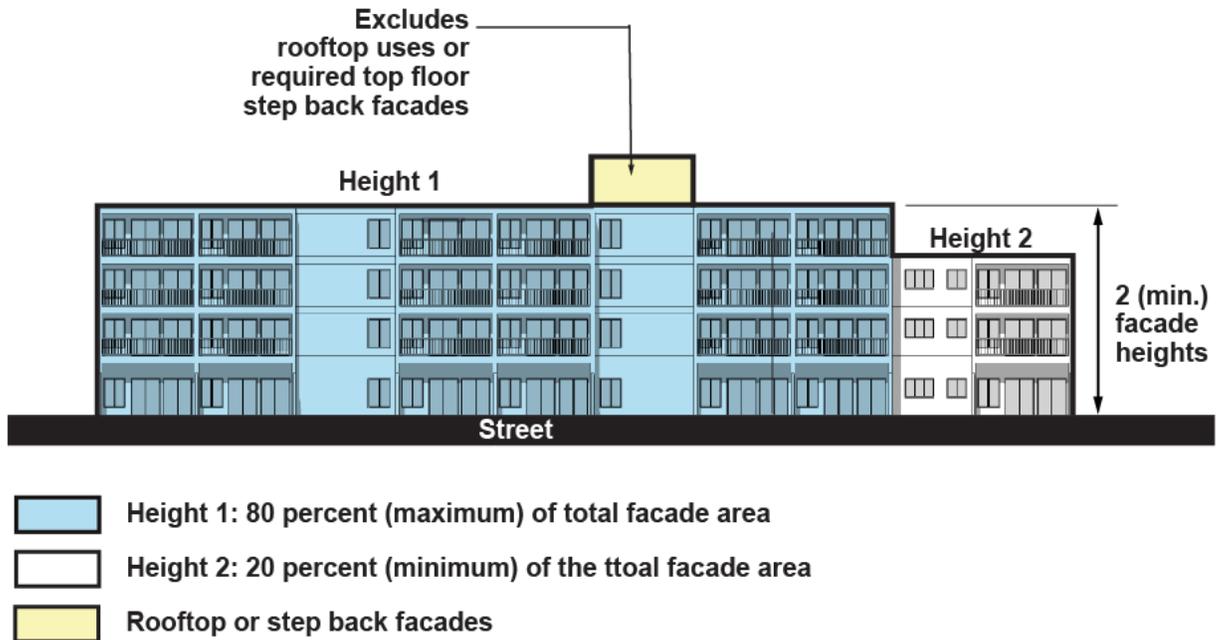
- i. Arrangement— a minimum of 25 percent of the total façade area shall be recessed or projected from the primary façade. Horizontal modulation variation in location, width, and depth is not required. Recessed or projecting balconies, exterior walkways, stairs, and stepback terraces shall be integrated as an essential component of all façade compositions.
- ii. Width— recesses or projections shall be a minimum of 10 feet in width
- iii. Depth— recesses and projections shall be 6 feet or greater in depth, measured from the primary façade of the building.
- iv. Articulation— Recessed or projecting balconies, bays, oriels, exterior walkways, stairs, and terraces shall be layered and integrated into the façade modulation as essential components of all façade compositions. However, projecting or recessed balconies, bays, and oriel architectural articulation shall be excluded as part of the calculation of required recessed or projected façade modulation area.

- c. Roof Form and Materials.** Roofs shall contribute to and complement façade variations in volume and massing. A variety of roof widths, heights, sizes, and forms are permitted but are not required. No roof overhang shall project more than 1 foot beyond any building façade or balcony. Any rooftop mechanical equipment shall comply with all rooftop screening standards of this ordinance.
- i. Roof forms— sloped roof forms shall comprise a minimum of 80 percent of the total roof area. Hipped or gabled roof forms with a minimum slope of 3:12 and a maximum slope of 4:12 shall be required. A maximum of 20 percent of the total roof area shall be permitted to include flat roofs screened by mansards that have a minimum 3:12 and a maximum 4:12 roof slope.
 - ii. Roof Materials— all sloped roofs shall consist of long-lasting, durable clay or concrete tiles. Standing seam metal, asphalt or wood shingle or shake roofs shall be prohibited.
- d. Façade Colors.** All façade surfaces shall be painted. Paint color and finish shall be muted and flat to imitate colors found naturally in desert soil, trees, rocks, and other organic materials of the Coachella Valley. Paint hues and tones shall be limited to warm white shades and rich warm colors containing some brown, ranging from neutral tan to deep brown.
- i. Primary color and secondary façade colors— utilization of a single façade color shall be permitted. A maximum of 2 paint colors shall be permitted. A primary color shall comprise a minimum of 80 percent of total of all façades. A secondary color shall comprise a maximum of 20 percent of any façade fronting a public realm.
 - ii. Windows, doors, and trim colors— limited to a maximum of 3 paint colors. Building windows shall be limited to shades of blue, black, or warm colors containing deep brown.
- e. Façade Materials.** Façades shall be clad with durable and long-lasting materials that cannot be degraded by desert sun and high temperatures. Façades are permitted to be comprised of a single cladding material. No more than two façade materials shall be utilized for any façade.
- i. Primary façade materials— where 2 materials are utilized, a primary material shall clad a minimum of 80 percent of the total building façade area. A secondary material shall comprise no more than 20 percent of any public realm fronting façade.
 - ii. Permitted secondary materials include cast in place or precast concrete, decorative tiles, painted metal, treated or painted wood exposed structural beams, columns, and posts for balconies, trellises, or arcades.
 - iii. Prohibited façade materials— wood siding, cementitious siding, metal panel, glazed spandrel curtain wall, un-clad poured in-place concrete or concrete masonry block, stacked stone veneer siding, panels, or sheets; moulded simulated stucco (EIFS) cornices, belt courses, door and widow trim, sills, and lintels.

- f. Balconies.** Private balconies shall be provided for a minimum of 25 percent of all residential units fronting the public realm.
- i. **Articulation**— balconies are permitted to be recessed or projected from the building's primary or horizontally modulated façade.
 - ii. **Minimum depth**— balconies shall project or recess a minimum of 6 feet from the building's primary or horizontally modulated façade.
 - iii. **Shading**— balconies are permitted but not required to include a projecting roof structure above.
- g. Fenestration.** The building façade shall be articulated to create visual interest and provide weather protection. The arrangement, location and of character of door, window openings shall be "punched in" to provide depth, shade, and shadow.
- i. **Openings**— a minimum of 20 percent of all façades shall include window or door openings.
 - ii. **Recess depth**— no window shall be flush with any building façade. All window and door openings shall be recessed a minimum of 4 inches. The recess shall be measured from the outer face of the window or door glazing to the outer edge of the primary façade cladding surface.
 - iii. **Projection depth**— projecting sills, lintels, and trim shall not be required for any window or door. Where provided, sills, lintels, and trim shall project a maximum of 1 inch beyond the façade cladding surface.
- h. Architectural Accents.** Functional, structural or ornamental embellishment consistent with the architectural vernacular of the building is permitted. Architectural accents shall be used to reinforce vertical and horizontal modulation and provide visual interest to blank walls. The following design features shall be permitted to provide façade articulation and modulation:
- i. **Awnings and canopies**— upper floor awnings or canopies are permitted over windows, doors, or balconies. Materials and colors of all canopies or awnings shall be complimentary with the overall building color palette. Interior-illuminated vinyl awnings are prohibited. Any integrated light fixture within a canopy or awning shall direct light downward toward the sidewalk or façade.

5. **Option 3 Standards.** The standards are intended to result in simple horizontally emphasized, streamlined building form, volume, and massing.
- a. **Vertical Modulation.** Vertical modulation is not required for buildings two floors or less in height. Buildings shall be vertically modulated identified in Figure 17.20.015.12.

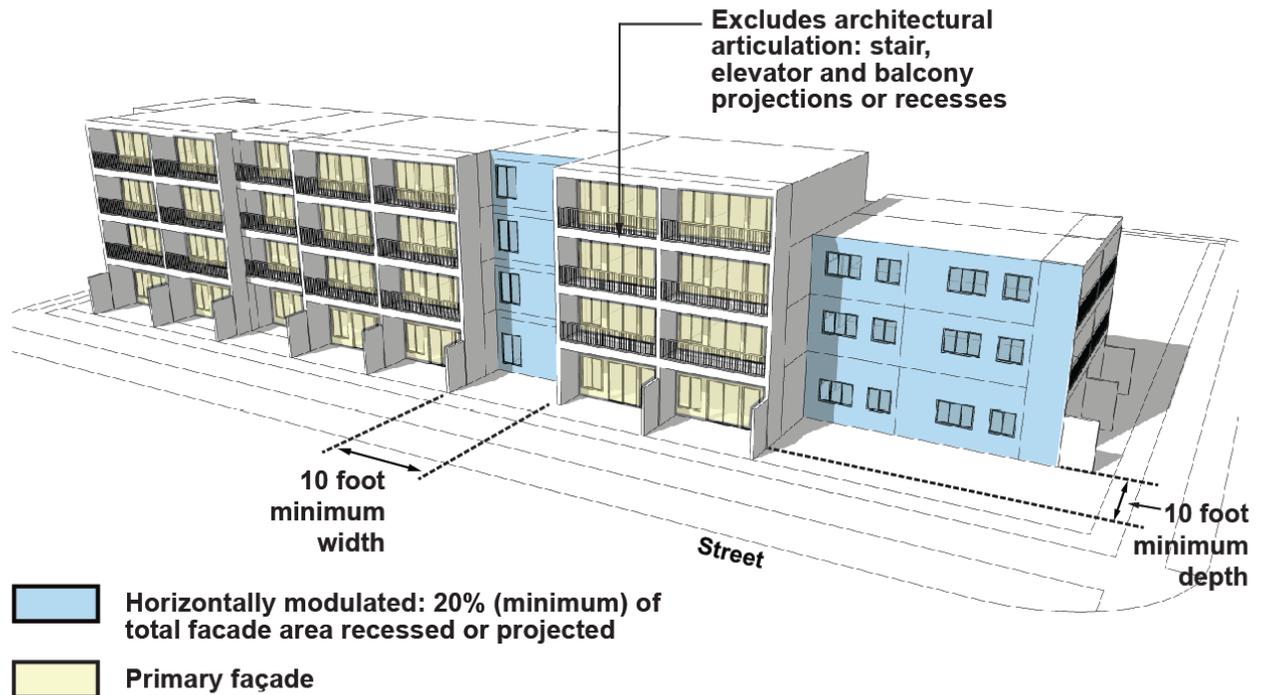
FIGURE 17.20.015.12
OPTION 3 STANDARDS
VERTICAL MODULATION
FOUR FLOOR BUILDINGS



- i. Variation— a minimum of 2 and a maximum of 3 building heights shall be required for all building façades. For sloped sites of more than 5 percent, a maximum of 4 façade height shall be permitted.
- ii. Arrangement— the primary façade shall not comprise more than 80 percent of the total façade area.
- iii. Exemptions— any required stair and elevator penthouse structure, rooftop mechanical, solar array screen walls, or rooftop common area structures shall not be included in the vertical modulation calculations.

- c. **Horizontal Modulation.** Building horizontal façade modulation shall be achieved by providing a uniform and consistent modulation in location, width, and depth of façade recesses and/or projections. For all buildings greater than 2 stories in height, façades shall be articulated horizontally as identified in Figure 17.20.015.13.

FIGURE 17.20.015.13
OPTION 3 STANDARDS
HORIZONTAL MODULATION



- i. Variation— a minimum of 20 percent of the total façade area of buildings shall be recessed or projected from the primary façade.
- ii. Width— recesses or projections shall be a minimum of 10 feet in width.
- iii. Depth— recesses and projections shall be a minimum of 10 feet and a maximum of 30 feet in depth, measured from the primary façade of the building.
- iv. Articulation— Recessed or projecting balconies shall be integrated into the façade composition. However, recessed or projected stair and elevator vertical circulation, or balconies shall not be included as part of the calculation of required recessed.

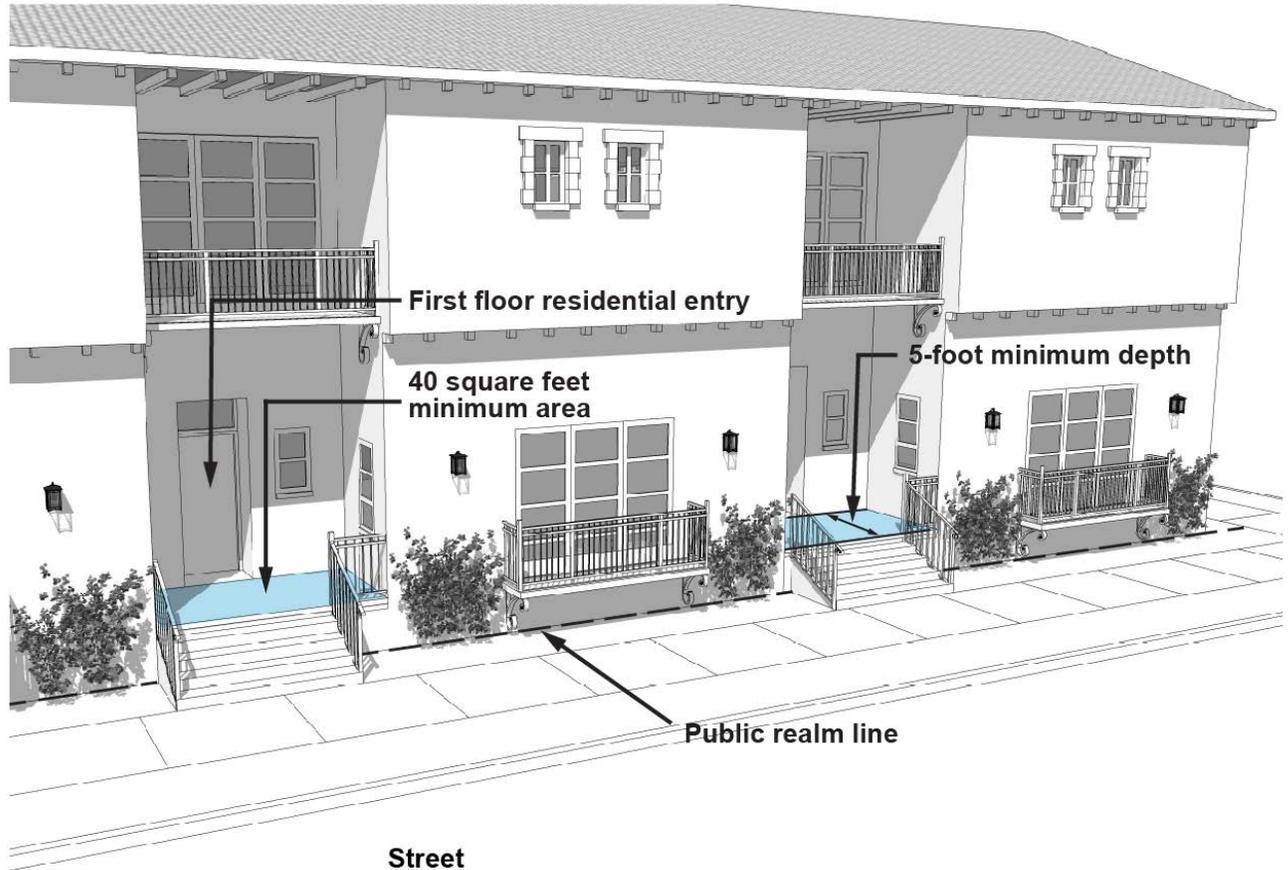
- d. Roof Forms.** Roofs shall contribute to and complement façade simple horizontal volume and massing. Stepping variation of roof height shall be minimized.
- i. Flat Roof Forms— all roofs shall be flat. Roofs shall permit minimal sloping to meet drainage requirements. All roofs shall have a uniform height for a minimum of 80 percent of the building area. Parapets no greater than 4 feet in height are permitted. All roofs shall overhang a minimum of 6-foot bond the building's primary façade.
 - ii. Accent Roof Forms— raised, angled shed, or lowered roofs shall be limited to roofs over the lobbies, stair and elevator vertical circulation, and rooftop common areas.
 - iii. Prohibited— hipped, gable, and mansard sloped roof forms.
- e. Façade Colors.** Façades are not required to be painted. Painted façades are permitted to be painted a single paint color. Façades painted more than one color shall comply with the following standards.
- i. Primary and secondary colors— façades shall be limited to a maximum of 4 paint colors. A primary color shall be used for a minimum of 60 percent of all façades. The primary color shall be limited to warm white shades or rich, warm colors containing some brown (ranging from neutral tan to light brown). Primary paint color and finish shall be muted and flat to imitate colors found naturally in desert soil and rocks of the Coachella Valley. A secondary color(s) shall comprise a maximum of 40 percent of all façades. Secondary façades are permitted to utilize all the tints, tones, and hues of the full color spectrum.
 - ii. Window and door colors— windows and doors shall be limited to 1 paint color. Building windows shall be limited to shades of white or black or warm colors containing deep brown.
- f. Façade Materials.** Façades shall be clad with durable and long-lasting materials that cannot be degraded by desert sun and high temperatures. Façades are permitted to be comprised of a single cladding material. No more than 3 façade materials shall be utilized for any façade.
- i. Primary façade material — the primary material shall be limited to metal panel, stucco or simulated stucco (EIFS), cast in place or precast concrete, or concrete masonry block, or masonry brick materials applied to a minimum of 75% of the total façade area.
 - ii. Secondary materials — cast in place or precast concrete, decorative tiles, stone veneer, metal panels and glazed curtain walls are permitted.
 - iii. Prohibited façade materials— wood siding, cementitious siding; treated or painted wood exposed structural beams, columns, and posts for balconies, or trellises; moulded simulated stucco (EIFS) door and widow trim, sills, and lintels.
- g. Balconies.** Balconies shall be required for all upper floor residential units.
- i. Articulation— balconies are permitted to be recessed or projected from the building's primary façade.
 - ii. Minimum depth— balconies shall project or recess a minimum of 6 feet from the building's primary façade.
 - iii. Minimum area— 60 square feet.
 - iv. Shading— all balconies shall be required to include a projecting roof for top floors or a balcony structure above for lower floors.

- i. Fenestration.** The building façade shall be articulated to create visual interest and provide weather protection. The arrangement, location and of character of door, window openings shall be “punched in” to provide depth, shade, and shadow. Door and window locations shall contribute to a symmetrical building form. Buildings following Option 3 shall comply with the following standards:
- i. Required openings— Façades shall be comprised of a minimum of 50 percent openings for all façades fronting a public realm or common open space, excluding façades that contain stair or elevator vertical circulation.
 - ii. Recess depth— no window shall be flush with any building façade. All window and door openings shall be recessed a minimum of 2 inches. The recess shall be measured from the outer face of the window or door glazing to the outer edge of the primary façade cladding surface.
 - iii. Projection depth— projecting sills, lintels, and trim shall not be required for any window or door. Where provided, sills, lintels, and trim shall project a maximum of 1 inch beyond the façade cladding surface.

- B. Residential Entry Standards.** First floor residential entrances shall be located to foster street-oriented pedestrian activity. Residential entrances of all multi-family or mixed-use buildings shall comply with the following standards.
- 1. Lobby Entries.** Primary common entrances for tenants, guests, and interior first floor common areas and staff offices shall be located at the first floor and shall be directly accessible from the Street Type A or Street Type B public realm, usable open space common area adjacent to the public realm, or a required front yard setback.
 - a. At-grade Entrances.** All multi-family and mixed-use zone lobby entrances shall be at-grade with the adjacent public realm sidewalk.
 - b. Visibility.** Lobby entrances shall have direct sight lines and continuous and unobstructed pedestrian access from the public realm.
 - c. Prohibited Orientation.** Lobby primary entries are prohibited from alleys, driveways, parking lots, or parking structures. Secondary entries are permitted from driveways, parking lots, or parking structures.

2. **Individual Residential Unit Entries.** First floor residential unit entries are permitted fronting Street Type A, Street Type B, and Street Type C, driveways, and parking lots. Individual entrances shall be accessed from the adjacent public realm, usable common open space, or required setback as specified in Figure 17.20.015.14.

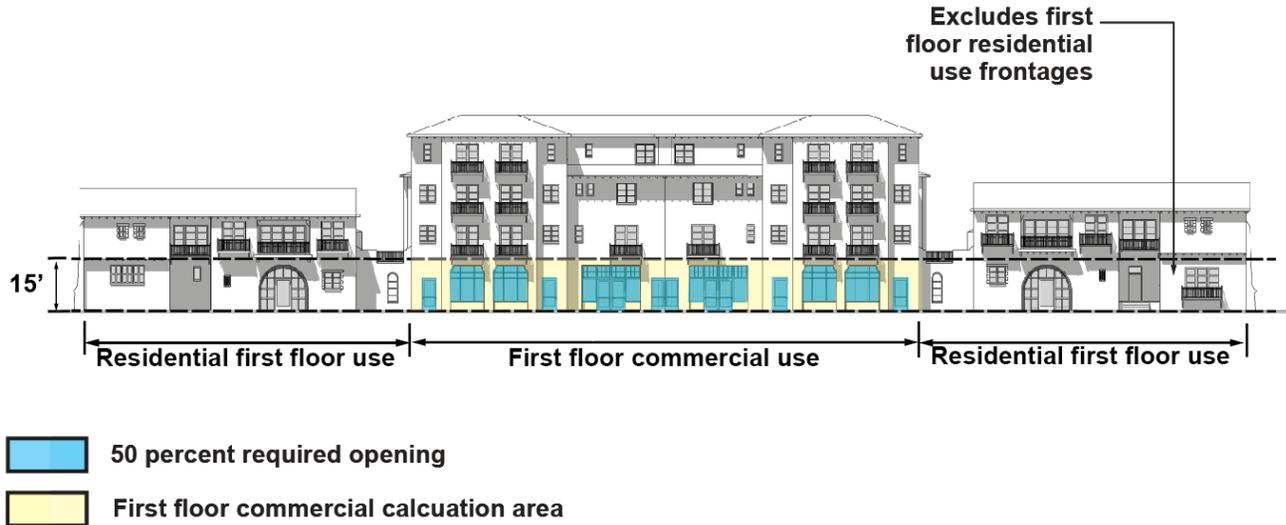
FIGURE 17.20.015.14
INDIVIDUAL RESIDENTIAL ENTRIES STANDARDS



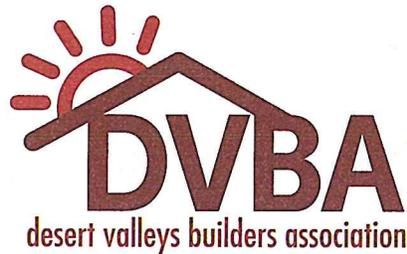
- a. **Universal Access.** All multi-family and mixed use building first floor individual entries shall comply with all current California Building Code minimum requirements for multi-family or mixed-use building means of egress for exterior doors.
- b. **Front Door Setbacks.** All first-floor entrances shall be set back a minimum of 5 feet behind the public realm line.
- c. **Minimum Dimensions.** Entry landing or stoops not including stairs, shall be a minimum of 40 square feet. Individual residential entries accessed directly from the public realm and shall have a minimum walkway, ramp, and/or stairs width of 6 feet for single unit entries. Landings or stoops shall be a minimum of 1 foot wider than the entry doorway width.

- C. **First Floor Transparency Standards.** First floor commercial façades shall be designed to generate passive surveillance 'eyes on the street' visibility by engaging the public realm and providing transparency between the pedestrian realm and first floor uses. This standard applies only to portions of at-grade first floor façades that contain occupied commercial uses fronting the public realm. All multi-family mixed use development shall comply with the following standards as specified in Figure cccc15.

FIGURE 17.20.015.15
FIRST FLOOR TRANSPARENCY STANDARDS



1. **Calculation.** The first-floor façade opening area shall include the area the primary façade measured vertically between the finished floor elevation and 15 feet above the first finished floor elevation multiplied by the horizontal length of the interior occupied use.
 - a. **Openings.** A minimum of 50% of first floor façades shall include transparent glazed doors and window openings.
 - b. **Window and Door Systems.** All window and door components including the frame, jamb, head, sill, mullions, muntins, and glazing shall comprise an opening. Any decorative window or door trim around the window or door frame shall not be included as part of the opening calculation.
 - c. **Prohibited Glazing.** No dark-tinted or opaque glazing for any required wall opening along first floor public realm façades is permitted. Dark-tinted and opaque windows shall be defined as having less than a minimum visible transmittance of 50 percent, including any tint, treatment, or application on glazing.
 - d. **Exceptions.** The first-floor façade opening calculation requirements does not apply to façades where perpendicular recessed or projected wall area occur; and where internal vertical stair and elevator circulation stairs and elevators, loading, and storage, or parking facilities occur.

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May 24, 2023

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Gabriel Perez, Development Services Director

1515 Sixth Street

Coachella, CA 92236

VICE PRESIDENTOF ASSOCIATES

Allan Levin

Allan Levin & Associates

Dear Mr. Perez,

CHIEF EXECUTIVE OFFICER

Gretchen Gutierrez

Thank you for providing the Desert Valleys Builders Association with the opportunity to review the *City of Coachella's Objective Development Standards, Final Draft, April 17, 2023*. In our review of the *Objective Designs Standards and Objective Designs Standards Toolkit (HCD) links*, the DVBA learned more about SB 35 and SB330, and how certainty of design is a requirement in these laws in hopes of spurring more workforce housing.

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CalBest Title

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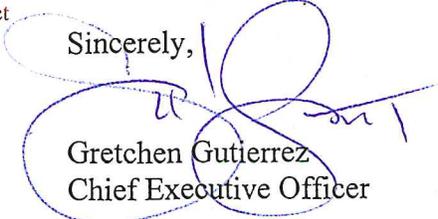
Jeff Wattenbarger

Wattenbarger Construction

DVBA also attended the stakeholders meeting held at the City Library on May 16th. We appreciate that SB35/SB330 and the objective design standards will speed up the planning and approval processes. However, we understand that there is still a quality of workmanship issue by builders/developers that must be attained. For that matter, we constantly hear stories of plans being submitted and redlined, repeatedly, guaranteeing the depletion of deposited funds. In these instances, a third review will see redlines that should have been reviewed in the first submission. At other times, when a project is sent back with redlines, it is resubmitted after corrections made and reviewed by a different planner that has no previous knowledge of the project, nor discussions between builder and planner. These too are regularly sent back with redlines for correction and resubmittal. The timeliness required by SB35/SB330 is forfeited.

The Desert Valleys Builders Association supports the City of Coachella's adoption of an ordinance adopting these Object Design/Developer Standards. We hope that the proposed timelines can be met.

Sincerely,



Gretchen Gutierrez
Chief Executive Officer

34360 Gateway Drive • Palm Desert • CA 92211

(760) 776-7001 or (760) 776-7002 fax

From: [Colleen Edwards](#)
To: [Gabriel Perez](#)
Subject: RE: TCC Project Site - South Portion of 6th between Tripoli and Date
Date: June 13 23 11:16:20 AM
Attachments: [image001.png](#)

Hi Gabriel,

Here are my **personal opinions** with regard to the objective design standards:

- Onsite easements for public use (Transition Area Zones) represent a taking of land making a significant area of private sites unbuildable.
- Setting the first floor back from the rest of the building façade would require upper floor cantilevers which are difficult and expensive. This is a detail that we would not be interested in implementing. Instead the entire building would be pulled back to the buildable line representing a significant loss of building floor area yield per site.
- Vertical modulations is a taking of air space rights reducing the buildable area that can be achieved from development sites. This also creates undesirable conditions where elevators service partial floors. I would suggest roof modulation instead.
- Required depth recesses are a taking of development rights decreasing onsite buildable areas.
- Entries with steps up to entry doors from public sidewalks require import of large quantities of expensive dirt to raise the floor plates in the case of flat sites. This feature is typically not financially feasible for affordable housing.

I would suggest applying the standards to the proposed 6th Street Senior project to see if the impacts to the development are as detrimental as I believe they will be based on the draft objective design standards. We should go through the exercise before we submit TCC to be sure that the development is feasible at all and to be sure that it can be built for the budget that we are including in the grant application.

In general these standards are developer unfriendly, represent a significant reduction in buildable area per site reducing unit production and will increase costs beyond what is feasible for most developments having an overall negative impact on the housing supply in the City of Coachella.

Colleen
Colleen Edwards
LEED AP - MRED
 Sr. Development Executive
 323-590-0233

From: Gabriel Perez <gperez@coachella.org>
Sent: Tuesday, June 13, 2023 9:03 AM
To: Colleen Edwards <cedwards@chelseainvestco.com>; Dave Davis <ddavis@chelseainvestco.com>
Subject: RE: TCC Project Site - South Portion of 6th between Tripoli and Date

Please do. I will need to send to our consultant.

From: Colleen Edwards <cedwards@chelseainvestco.com>
Sent: June 13 23 9:02 AM
To: Gabriel Perez <gperez@coachella.org>; Dave Davis <ddavis@chelseainvestco.com>
Subject: RE: TCC Project Site - South Portion of 6th between Tripoli and Date

Understood. I'll get comments to you today.

I believe the standards would force a partial 4th floor in the building that we would not want if we are required to have strict compliance.

Colleen

From: Gabriel Perez <gperez@coachella.org>
Sent: Tuesday, June 13, 2023 8:56 AM
To: Colleen Edwards <cedwards@chelseainvestco.com>; Dave Davis <ddavis@chelseainvestco.com>
Subject: RE: TCC Project Site - South Portion of 6th between Tripoli and Date

Please submit your comments. I don't know if we will suggest changing them. This is already going to Planning Commission next week.

From: Colleen Edwards <cedwards@chelseainvestco.com>
Sent: June 13 23 8:42 AM
To: Gabriel Perez <gperez@coachella.org>; Dave Davis <ddavis@chelseainvestco.com>
Subject: RE: TCC Project Site - South Portion of 6th between Tripoli and Date

Hi Gabriel,

To meet TCC deadlines we need to have CEQA compliance by application date 8/1. I would appreciate if you would please keep that deadline in mind. Also, the housing element must be approved by the time of award later in the year.

COACHELLA OBJECTIVE DESIGN STANDARDS

PLANNING COMMISSION

June 21, 2023 | 5:00 p.m.



CRANDALL ARAMBULA
URBAN DESIGN | ARCHITECTURE | PLANNING



AGENDA

- | | |
|----------------------------|------------|
| 1. Presentation | 20 Minutes |
| 2. Clarification Questions | |

OBJECTIVE DESIGN STANDARDS

Attachment 3

Item 27.

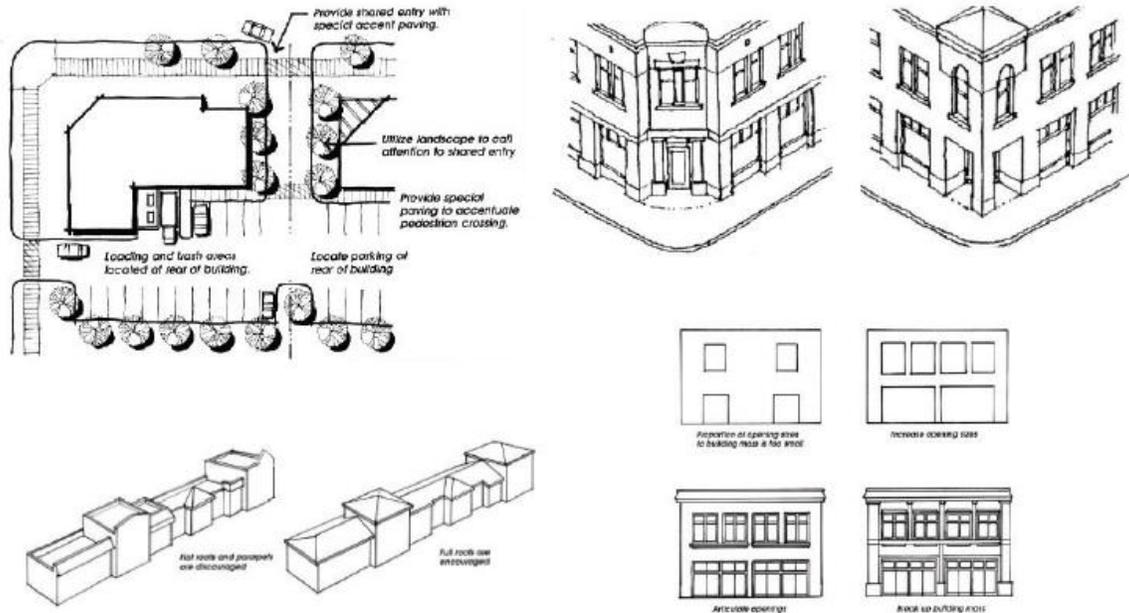


STATE LEGISLATION

Coachella is required to accelerate housing production and reduce housing costs through:

1. Certainty in adopted ODS.
2. Faster permitting

Adopted Pueblo Viejo Design Guidelines



NO ODS CURRENTLY EXIST

The Coachella Planning Commission currently uses the discretionary Architectural Review process to the Pueblo Viejo Design Guidelines to review multi-family housing development applications.

1. The guidelines contain ambiguous and unclear recommendations for the review of new development that can be interpreted multiple ways.
2. Subjectivity of guidelines often results in inconsistent interpretations, as well as prolonged review processes that impede the creation of new townhomes, apartments, and condominiums.

ODS WILL BE PREDICTABLE

Objective development standards offer no “gray area” for interpretation.

1. Objective development standards are ‘requirements’ (e.g., ‘shall’ or ‘must’) that are measurable and verifiable, as opposed to guideline ‘recommendations’ (e.g.; ‘may’ or ‘should’) that are subjective.
2. The objectivity of standards provides predictable outcomes because projects are reviewed without interpretation by City Planning Staff, facilitating the creation of new apartments, townhomes, and condominiums.

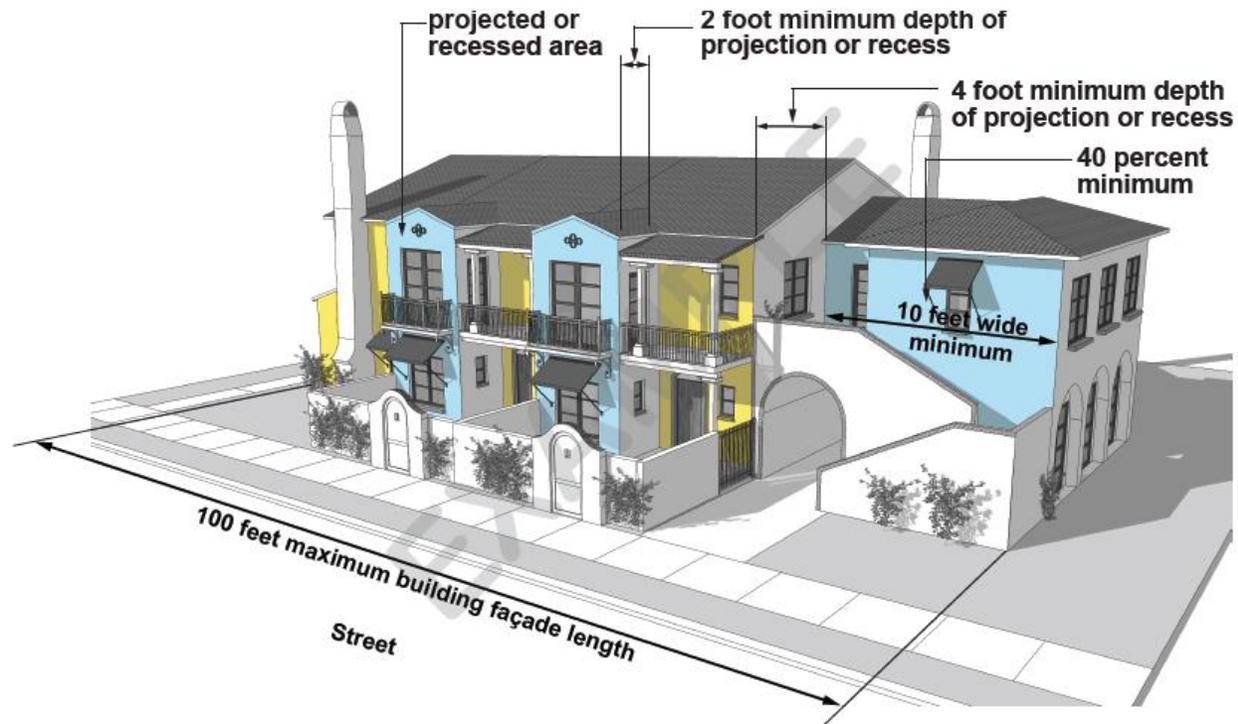


Image: Crandall Arambula

- 40% minimum recessed or projected façade
- Primary façade

NEW DEVELOPMENT

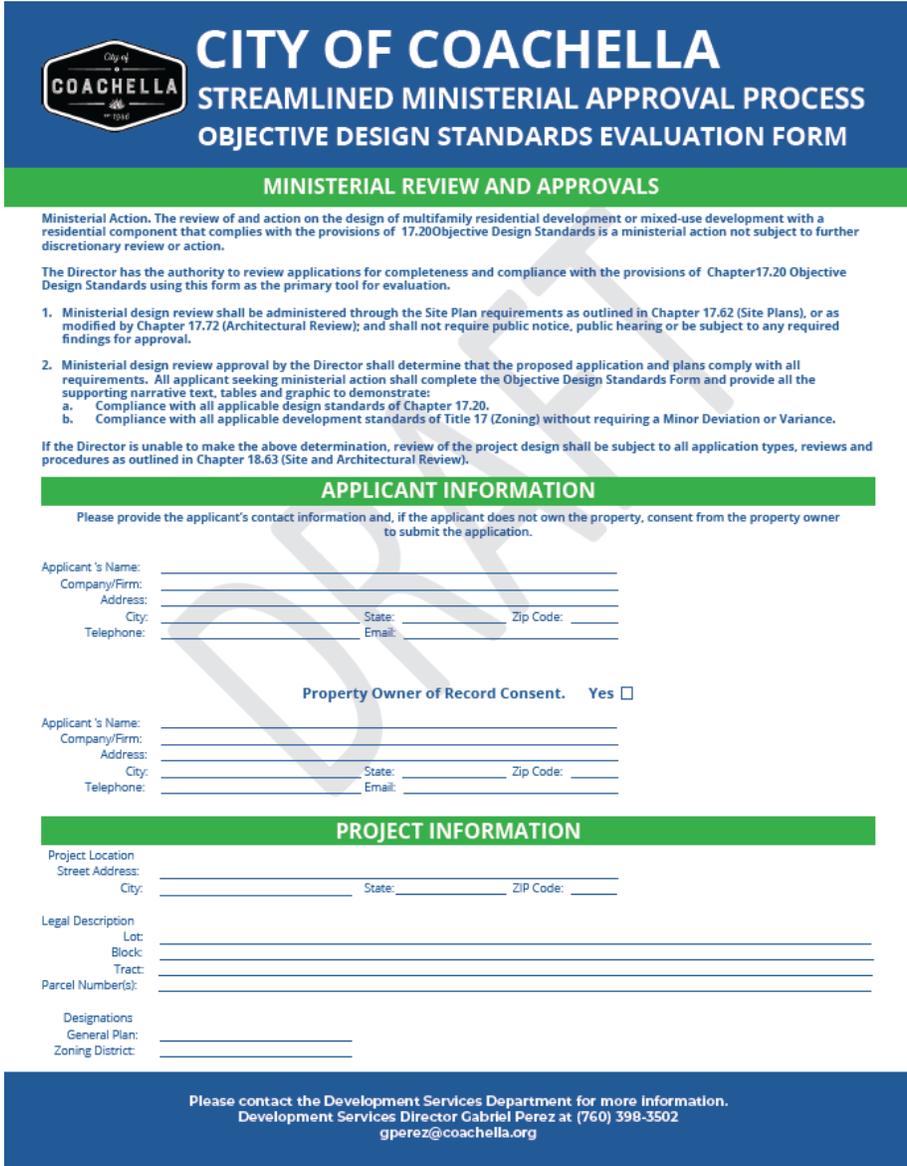
The standards are applicable only to new development in the following General Plan Update 2035 Land Use designated areas:

1. Mixed use apartment development in Downtown, Urban Employment, and Neighborhood Center areas.
2. Apartment and townhome development in the Urban Neighborhood and General Neighborhood areas.
3. Objective Development Standards DO NOT apply to single-family Suburban Neighborhood areas.



General Plan Land Use Designations





CITY OF COACHELLA
STREAMLINED MINISTERIAL APPROVAL PROCESS
OBJECTIVE DESIGN STANDARDS EVALUATION FORM

MINISTERIAL REVIEW AND APPROVALS

Ministerial Action. The review of and action on the design of multifamily residential development or mixed-use development with a residential component that complies with the provisions of 17.20 Objective Design Standards is a ministerial action not subject to further discretionary review or action.

The Director has the authority to review applications for completeness and compliance with the provisions of Chapter 17.20 Objective Design Standards using this form as the primary tool for evaluation.

1. Ministerial design review shall be administered through the Site Plan requirements as outlined in Chapter 17.62 (Site Plans), or as modified by Chapter 17.72 (Architectural Review); and shall not require public notice, public hearing or be subject to any required findings for approval.
2. Ministerial design review approval by the Director shall determine that the proposed application and plans comply with all requirements. All applicant seeking ministerial action shall complete the Objective Design Standards Form and provide all the supporting narrative text, tables and graphic to demonstrate:
 - a. Compliance with all applicable design standards of Chapter 17.20.
 - b. Compliance with all applicable development standards of Title 17 (Zoning) without requiring a Minor Deviation or Variance.

If the Director is unable to make the above determination, review of the project design shall be subject to all application types, reviews and procedures as outlined in Chapter 18.63 (Site and Architectural Review).

APPLICANT INFORMATION

Please provide the applicant's contact information and, if the applicant does not own the property, consent from the property owner to submit the application.

Applicant's Name: _____
Company/Firm: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Telephone: _____ Email: _____

Property Owner of Record Consent. Yes

Applicant's Name: _____
Company/Firm: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Telephone: _____ Email: _____

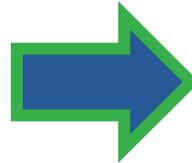
PROJECT INFORMATION

Project Location
Street Address: _____
City: _____ State: _____ ZIP Code: _____

Legal Description
Lot: _____
Block: _____
Tract: _____
Parcel Number(s): _____

Designations
General Plan: _____
Zoning District: _____

Please contact the Development Services Department for more information.
Development Services Director Gabriel Perez at (760) 398-3502
gperez@coachella.org



CITY STAFF REVIEW

Development review will be 'ministerial', provided exclusively by City Staff.

- NO review by the Planning Commission or City Council
- Discretionary. Applicants can opt out and use existing Architectural Review process.

Requires a submittal of:

- Senate Bill (SB) 330 Application.
- SB 35 Affordable Housing Eligibility Application. Is optional.



FOR DEVELOPERS:

Development Application review will be streamlined.

- **90 Days:** Approval for projects 150 units or less.
- **180 Days:** Approval for projects more than 150 units.
- **CEQA:** SB 35 eligible projects are exempt from lengthy environmental review processes.



Image: Crandall Arambula

FOR CITY RESIDENTS:

Increased supply of high-quality development

- Building design based on community values.
- Sidewalk and plaza amenities constructed and maintained by developers.
- Additional shopping opportunities at businesses in mixed use projects.

OBJECTIVE DESIGN STANDARDS

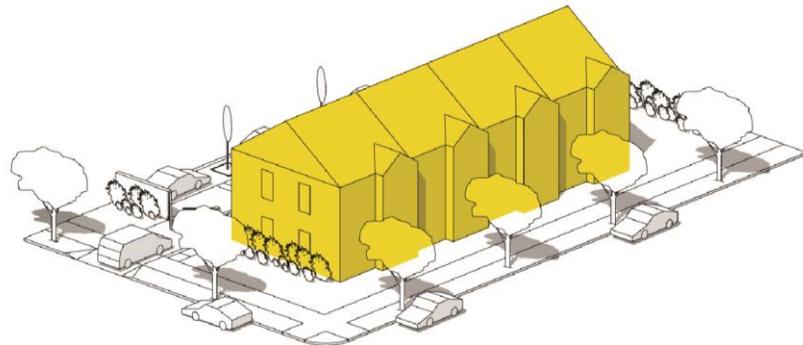
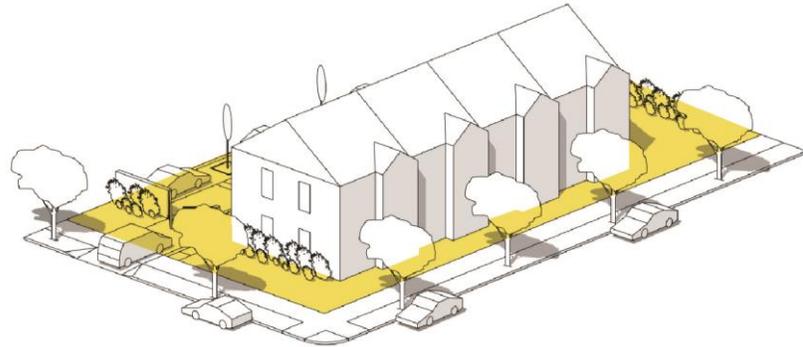
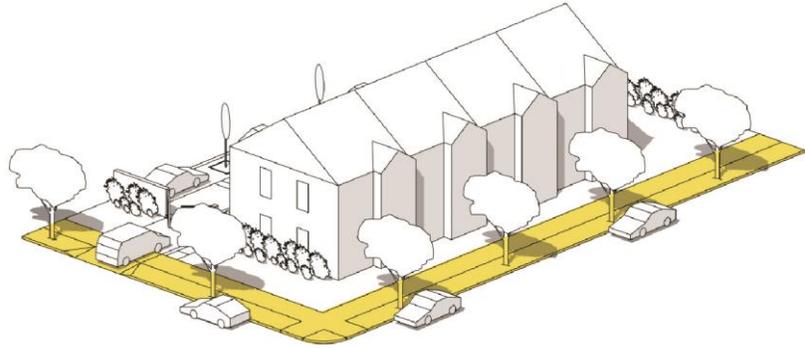
Attachment 3

Item 27.



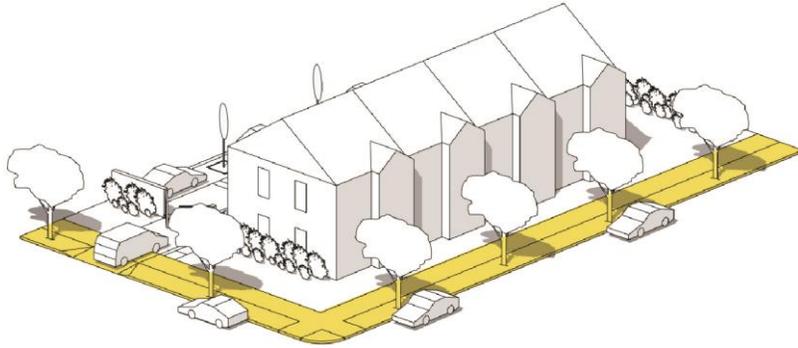
Image: Crandall Arambula

CONTENT



THE ODS WILL REGULATE:

- Public Realm Improvements
- Site Design
- Building Design



THE ODS WILL REGULATE:

- PUBLIC REALM IMPROVEMENTS

Streetscape
improvements
example

'PUBLIC REALM' IMPROVEMENTS

(Perimeter streetscape standards)

- Widened sidewalks
- Canopy street trees
- Shrubs and ground cover
- Ornamental lighting
- Benches and bike racks



Image: Crandall-Arambula

BUSY STREETS

Safe walking and rolling access for people walking is lacking on many busy streets.



Multi-family development site

51502 Cesar Chavez St

Standards will be provided to address pedestrian safety and comfort

BUSY STREETS STANDARDS

Standards apply to streets generally that are wider and have higher traffic volumes.





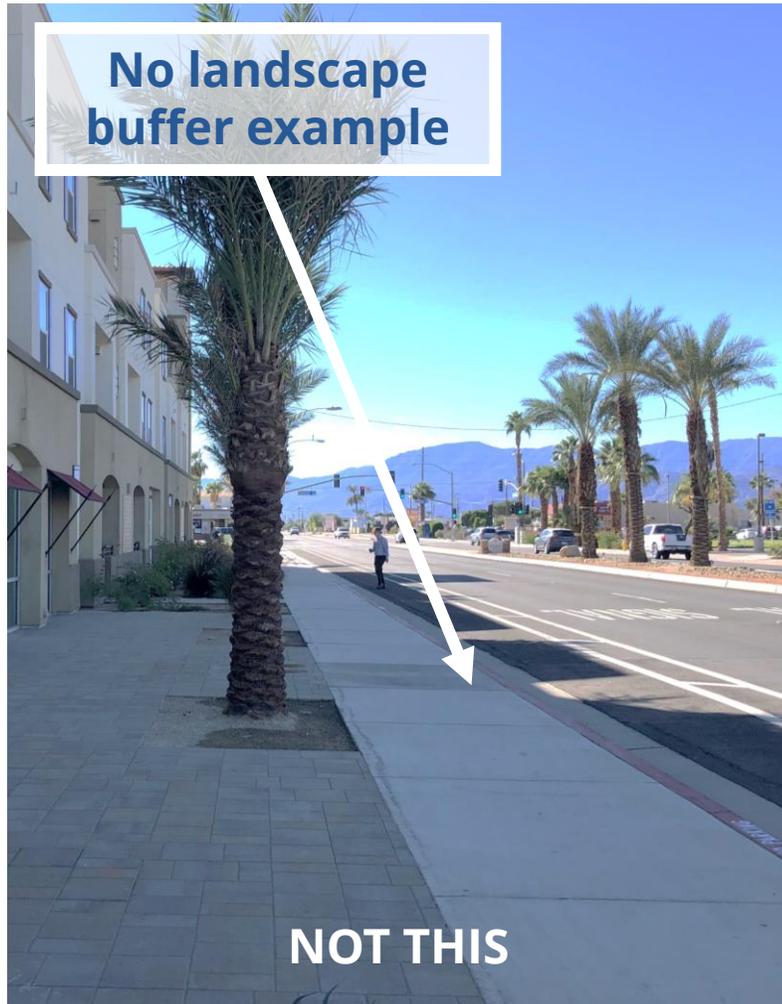
BUSY STREETS STANDARDS

Multi-family buildings on sites that front the following street classifications* shall comply with these standards:

- **Major Arterial**
- **Primary Arterial**
- **Collector Streets**

BUSY STREETS

The intent of standards is to foster safe and comfortable pedestrian access by providing a more robust landscaped buffer between the roadway and the sidewalk.

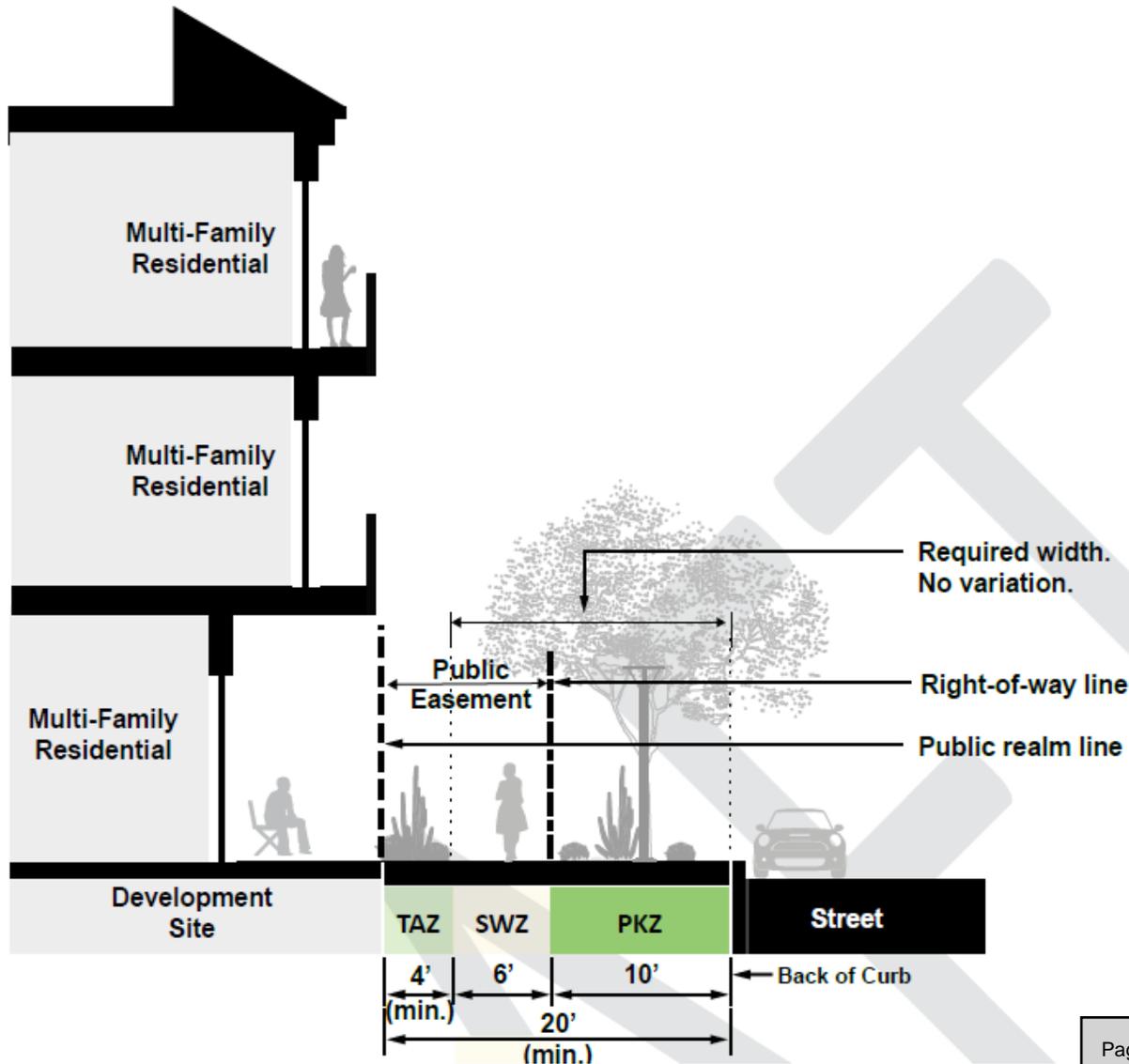


BUSY STREETS

Three distinct and contiguous sidewalk zones comprise the 20' wide public realm.

- Parkway Zone (PKZ)
- Sidewalk Zone (SWZ)
- Transition Area Zone (TAZ)

A public easement will be required.



QUIET STREETS STANDARDS

These streets generally are narrower and have lower traffic volumes.



QUIET STREETS STANDARDS

Multi-family buildings on sites that front the following street classifications* shall comply with these standards:

- **Collector**
- **Suburban Residential**
- **Urban Residential**
- **Cul-de-sac**



QUIET STREETS

The intent of standards is to foster a safe, direct, and comfortable pedestrian access to first floor residential entries, internal driveways, common spaces, and paseos and encourage first floor street-oriented residential activity and visibility.

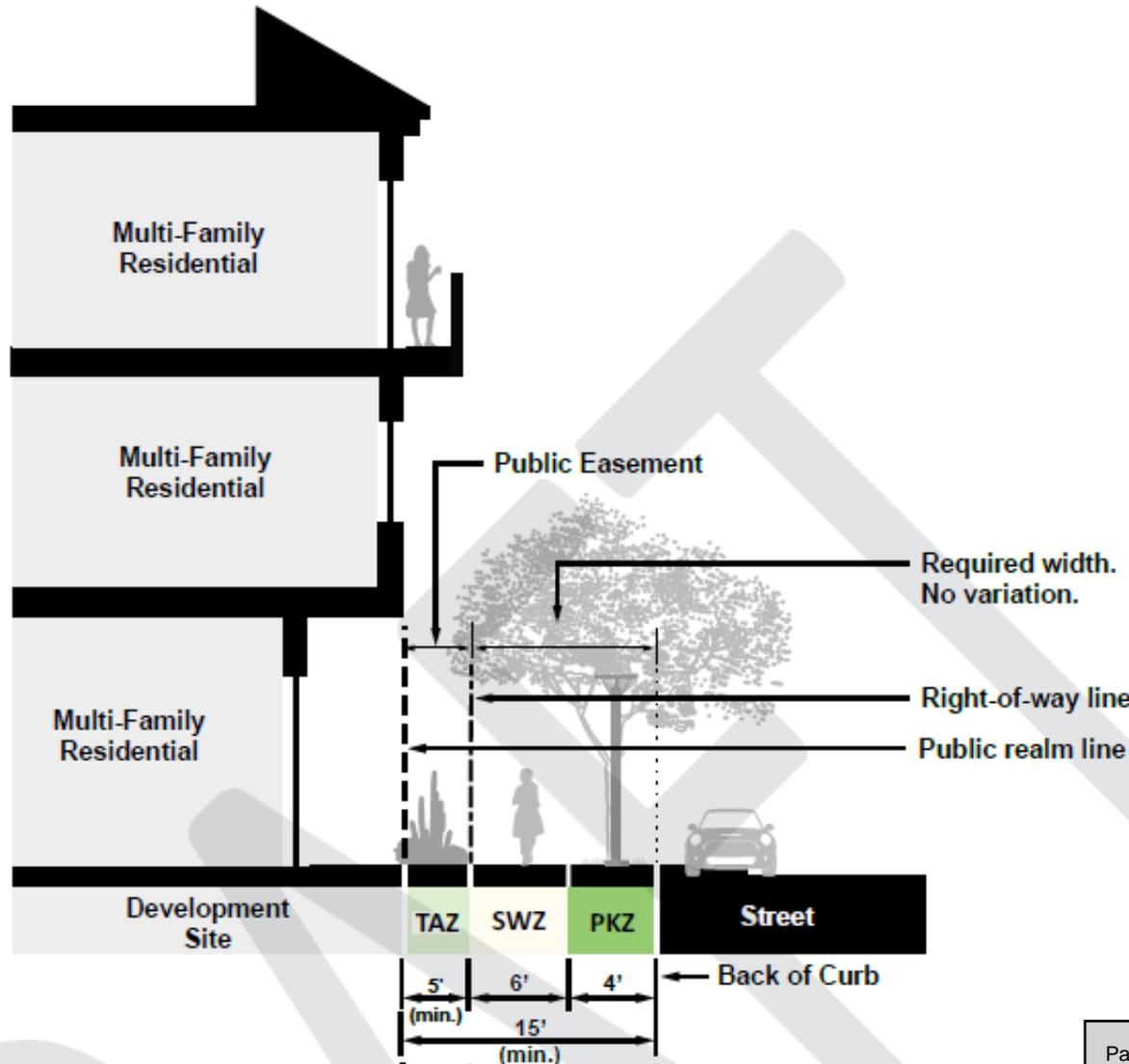


QUIET STREETS

Three distinct and contiguous sidewalk zones comprise the 15' wide public realm.

- Parkway Zone (PKZ)
- Sidewalk Zone (SWZ)
- Transition Area Zone (TAZ)

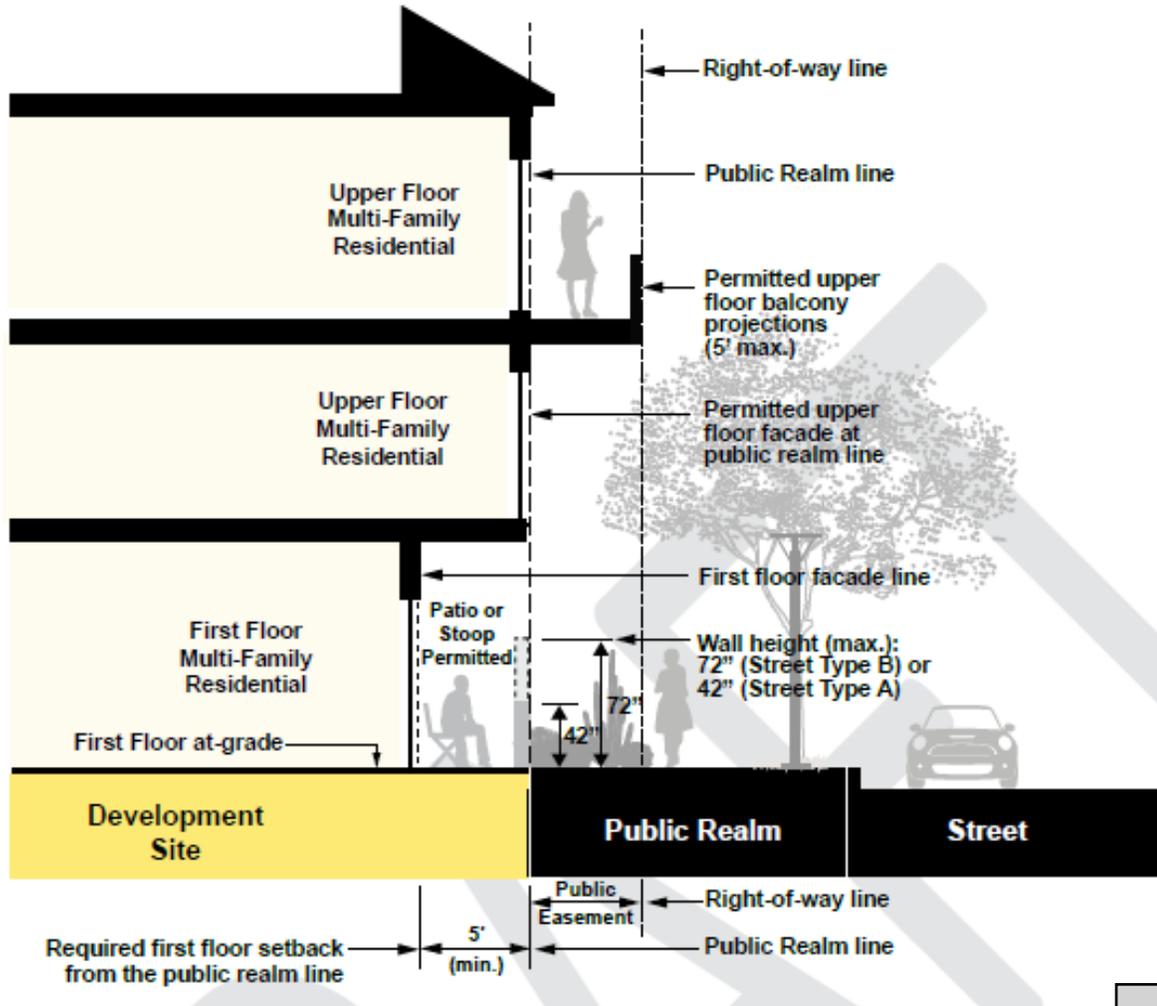
A public easement will be required.



PUBLIC REALM TRANSITION (privacy and livability standards)

- Address potential first floor residential or commercial building conditions
- Establish requirements for any required building setback.





AT-GRADE STANDARDS FIRST FLOOR RESIDENTIAL USE

The intent of the standards is to provide adequate privacy separation between the first floor unit interior living space and the public realm providing a setback.

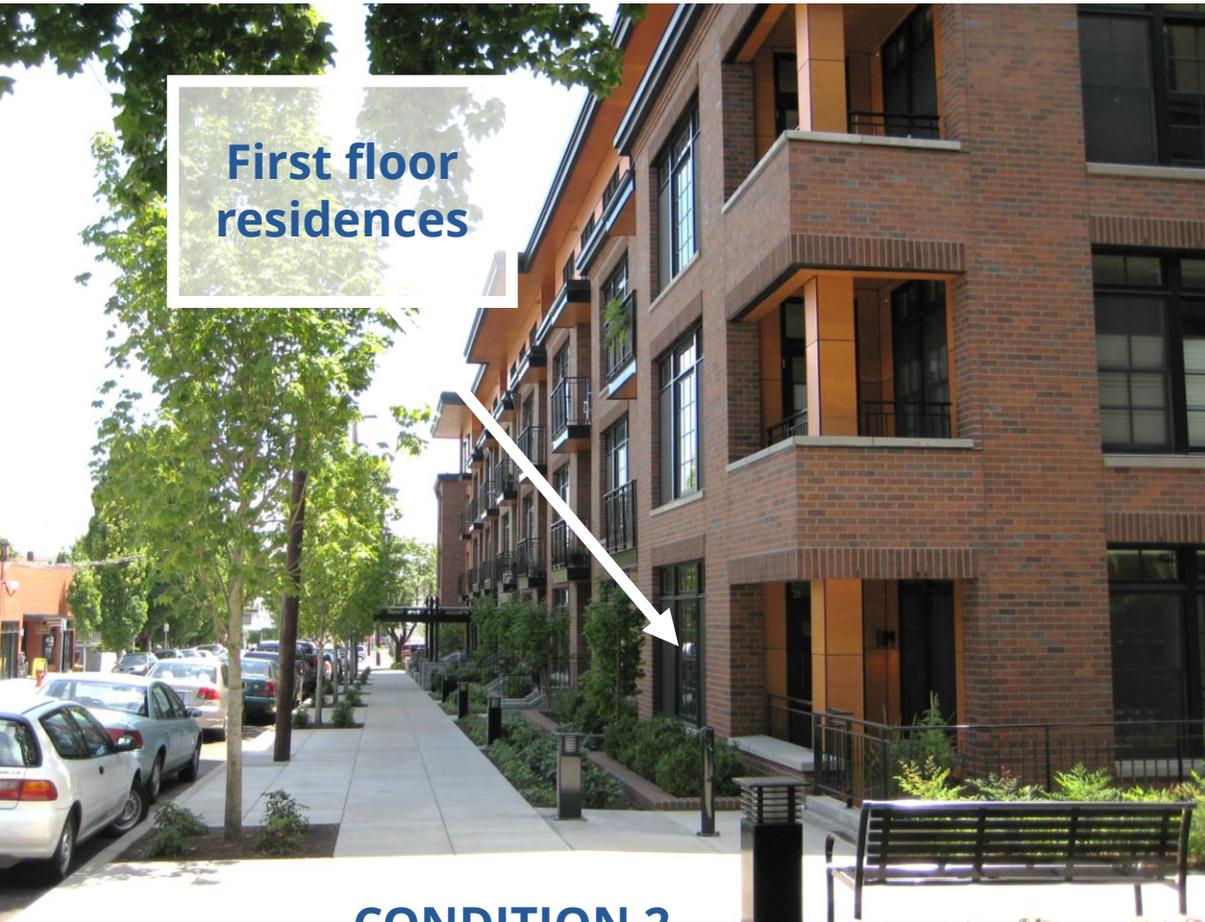
PUBLIC REALM TRANSITION

Standards are intended ensure privacy and provide usable outdoor space.



Standards will establish conditions for at-grade residential uses.

Standards will be created to provide privacy for first floor residents



CONDITION 2

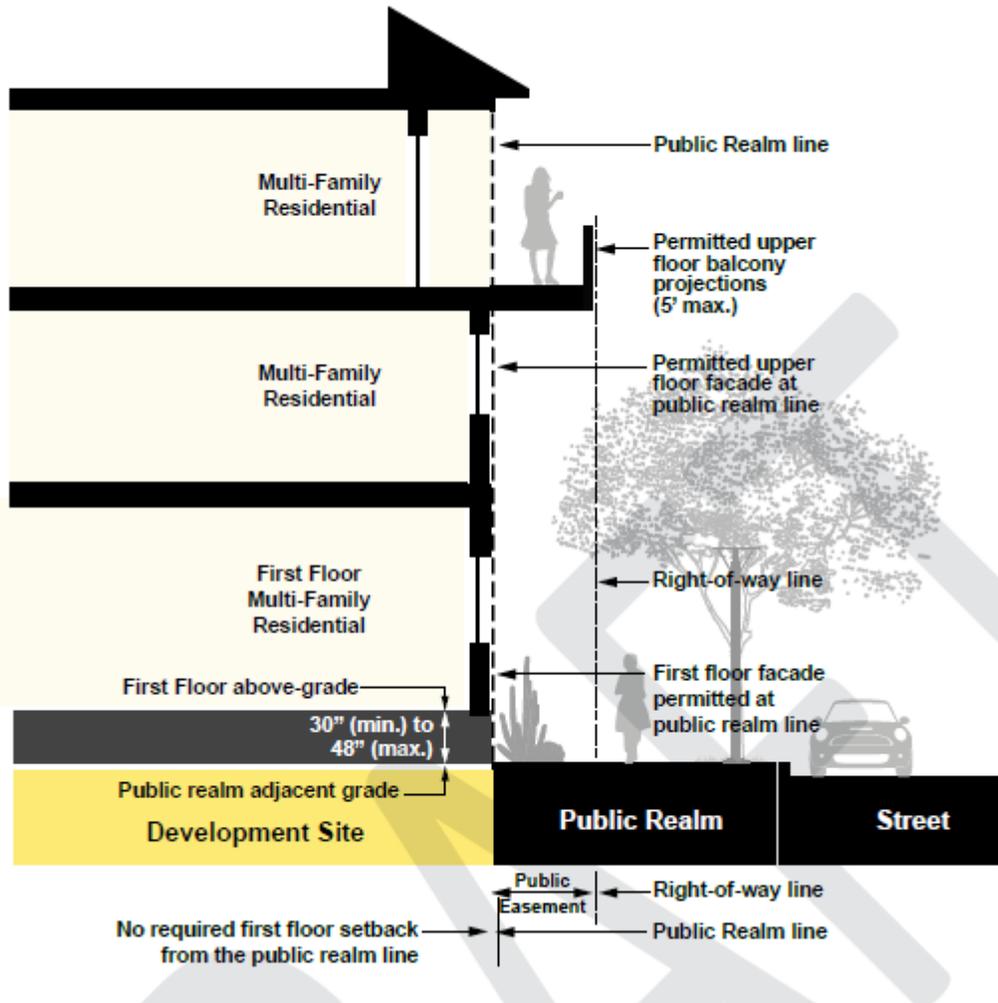


CONDITION 2

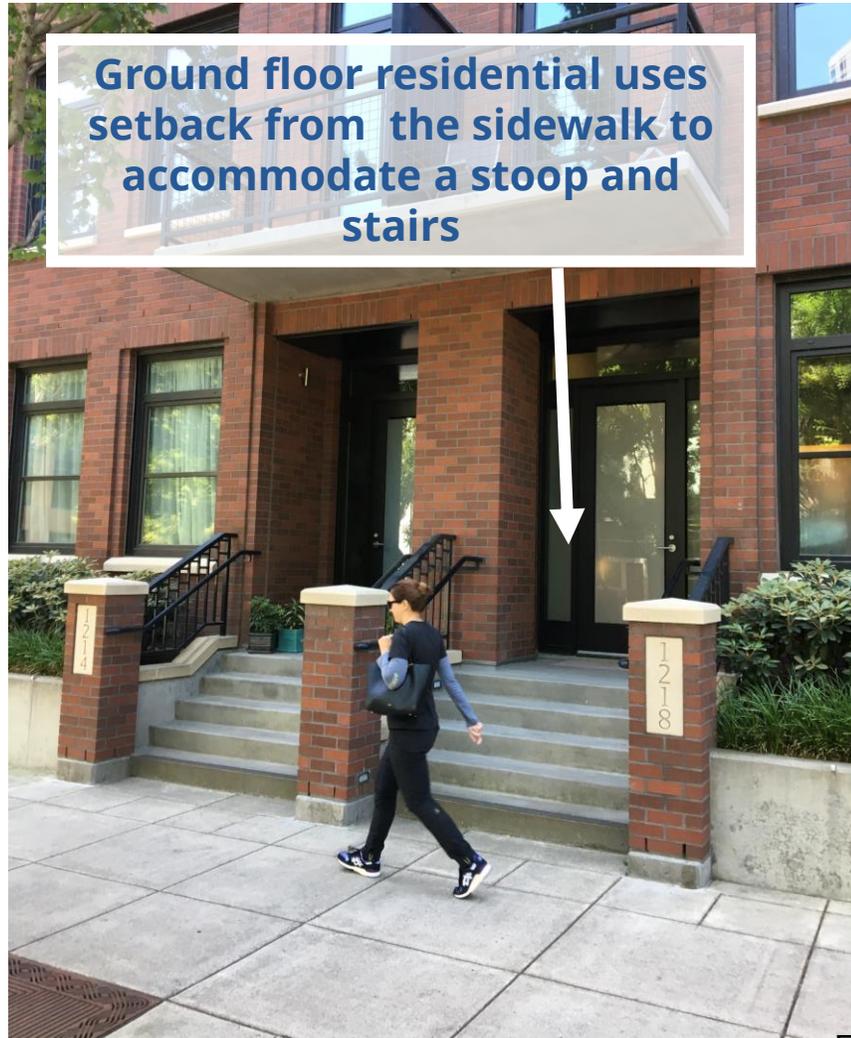
Standards will establish standards for at-grade conditions

ABOVE-GRADE FIRST FLOOR RESIDENTIAL USE.

Provide a privacy grade separation between the first floor units and the public realm when the building is not setback.

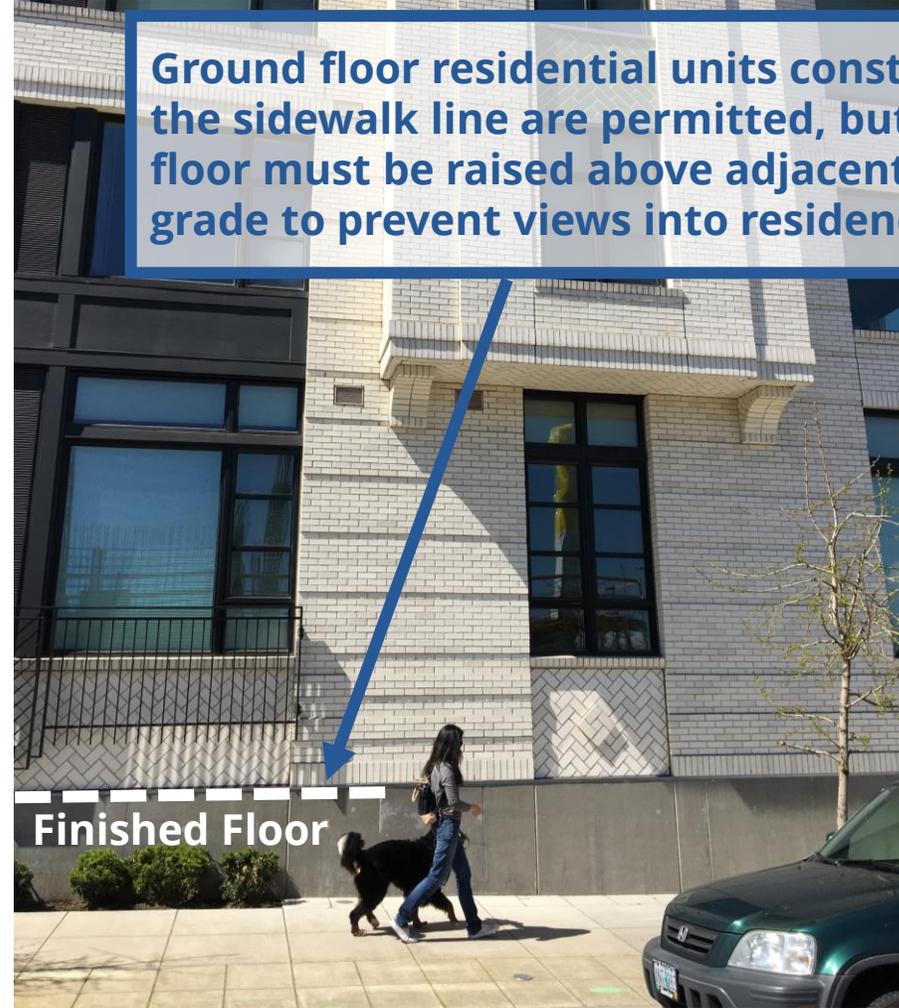


Standards will be created to provide privacy for first floor residents



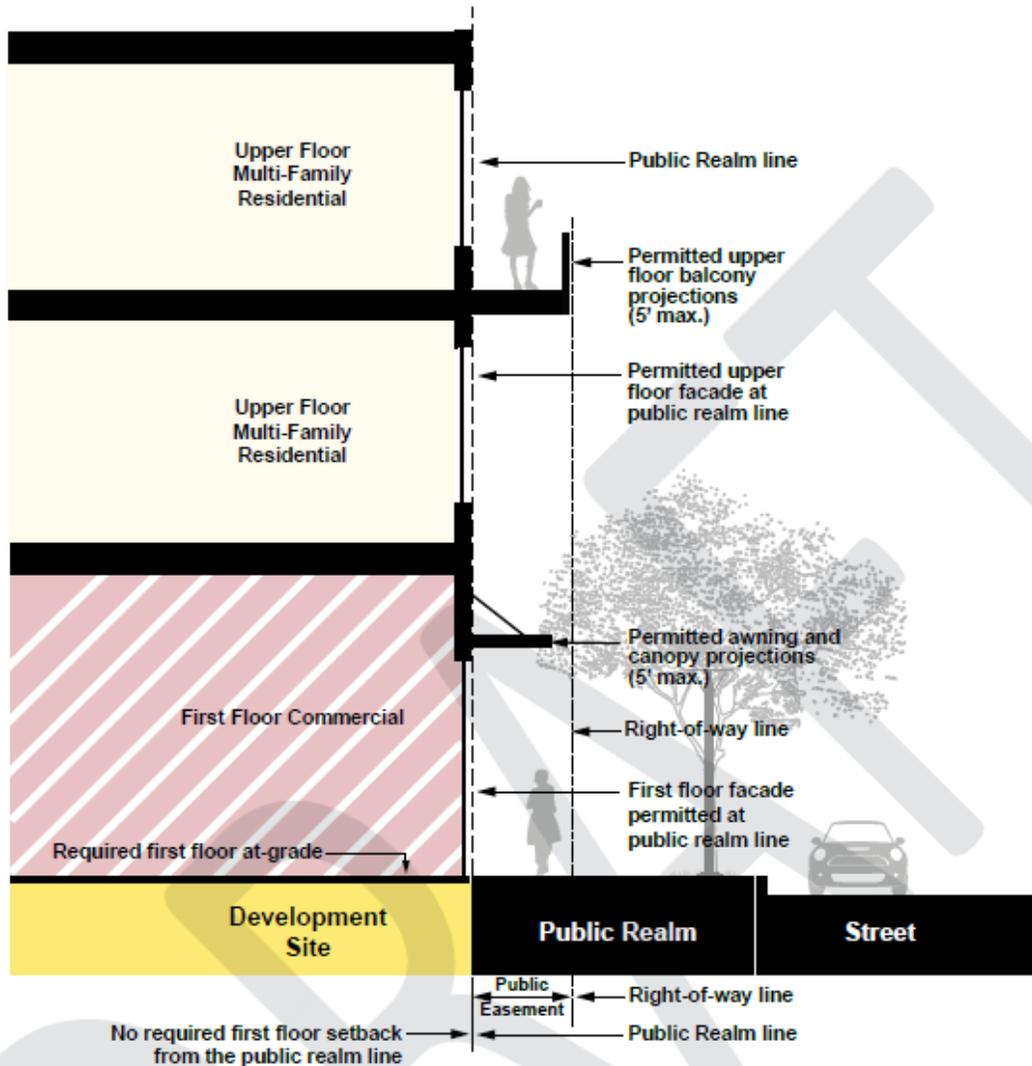
Standards will establish standards for above-grade conditions

Standards are intended to provide privacy for first floor residents



Ground floor residential units constructed to the sidewalk line are permitted, but finished floor must be raised above adjacent sidewalk grade to prevent views into residences

Standards will establish standards for above-grade conditions



AT-GRADE FIRST FLOOR COMMERCIAL USE

Permit direct first floor access between first floor commercial and sidewalk when the building is not setback.

Standards will be created to foster day and evening activity.

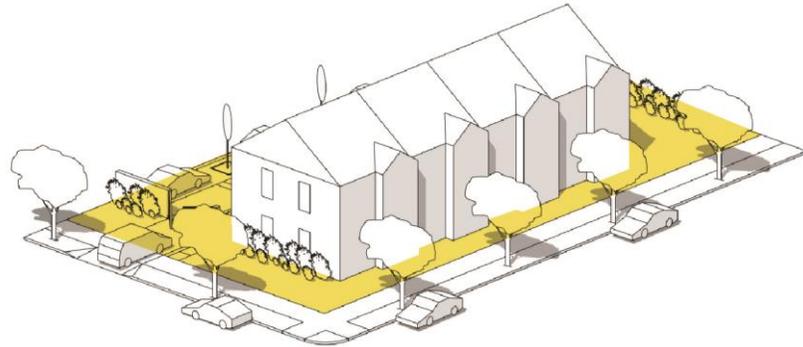
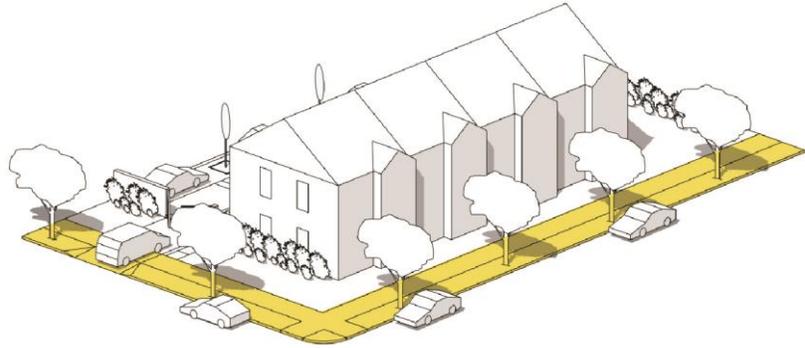


Ground floor commercial shall be permitted to be the sidewalk.



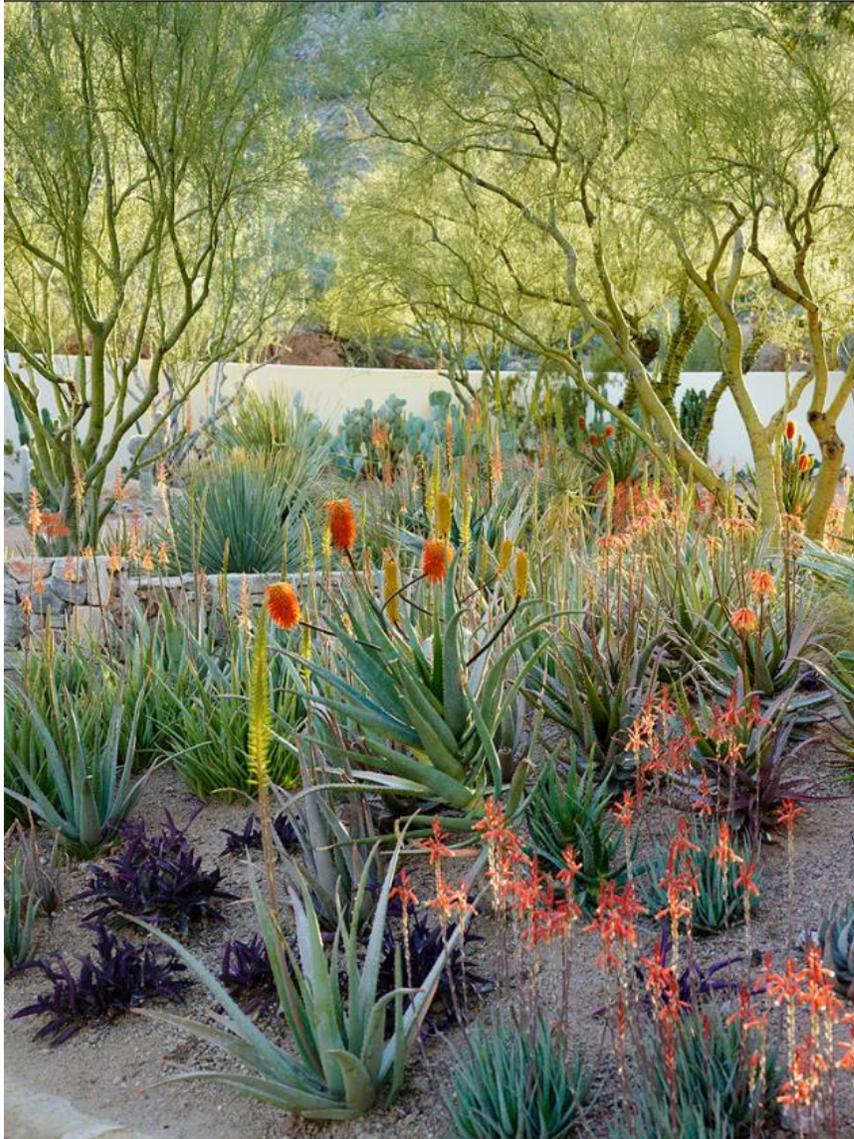
Setbacks will be permitted for public or private outdoor seating and landscaping.

Standards will establish standards for at-grade conditions



THE ODS WILL REGULATE:

- Public Realm Improvements
- SITE DESIGN



LANDSCAPING

- **Unify multiple buildings**
- **Enhance the enjoyment and beauty of public and private spaces**
- **Provide visual screening**
- **Providing shade from the sun and shelter from the wind.**



OUTDOOR LIGHTING

- Ensure nighttime safety
- Animate gathering areas
- No lighting shall create any unnecessary nuisance

UTILITIES

- Do not detract from the visual quality of a public realm or building facades.
- Underground where feasible
- Screened

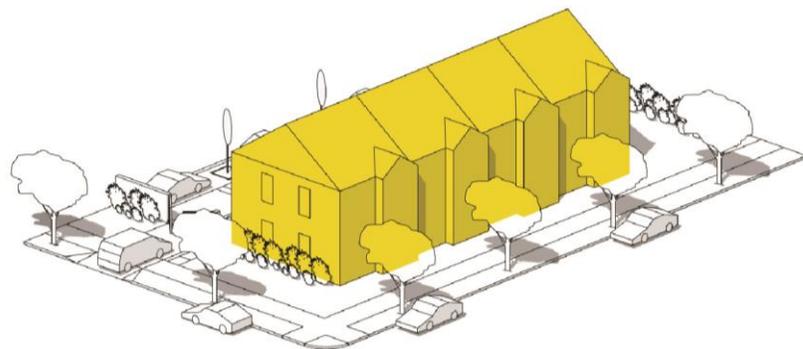
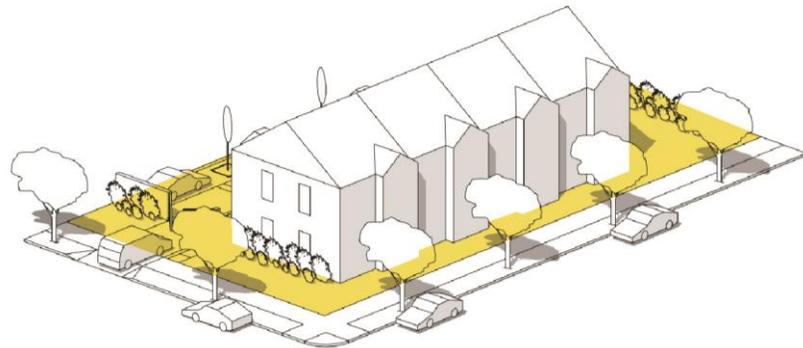
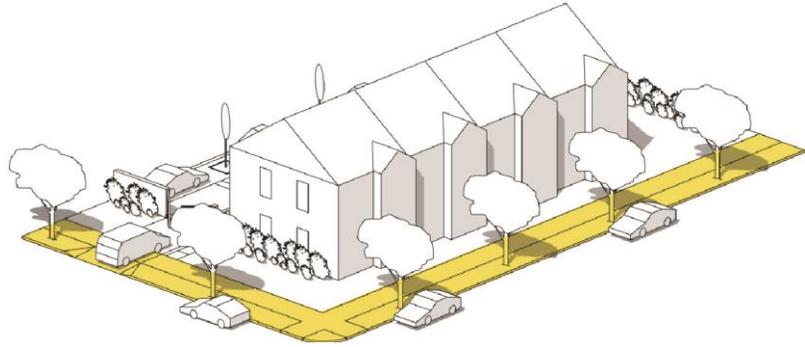




WALLS, FENCES, AND GATES

- Parking lots
- Adjacent development
- First floor residential unit privacy patio walls
- Common areas





THE ODS WILL REGULATE:

- Public Realm Improvements
- Site Design
- **BUILDING DESIGN**

OPTION 1 AND OPTION 2



OPTION 3



BUILDING MODULATION:

INTENT:

- Optional architectural approaches.
- Reduce the building's scale—the perceived size and presence in relation to its existing or planned setting
- Building massing—the overall volume of the structure. Building should be perceived as multiple structures.

BUILDING MODULATION:

OPTION 1

The standard shall be applied where:

- Minimum density— 20 dwelling units per acre.
- General Neighborhood, Urban Neighborhood, and Urban Employment zones.



Three and four
floor buildings

Stepped facades



OPTION 1:

VERTICAL MODULATION

- Requires asymmetrically arranged, irregularly stepped variations in building facade height and width.
- Includes standards for three or four floor buildings

VERTICAL MODULATION

- **Variation**—include a minimum of 3 façade heights
- **Arrangement**— no single facade height shall comprise more than 75 percent of the total building façade.



-  Height 1: 75 percent (maximum) of total building façade area
-  Height 2: 10 percent (minimum) of total building façade area greater or lesser facade height
-  Height 3: 5 percent (minimum) of total building façade area greater or lesser facade height

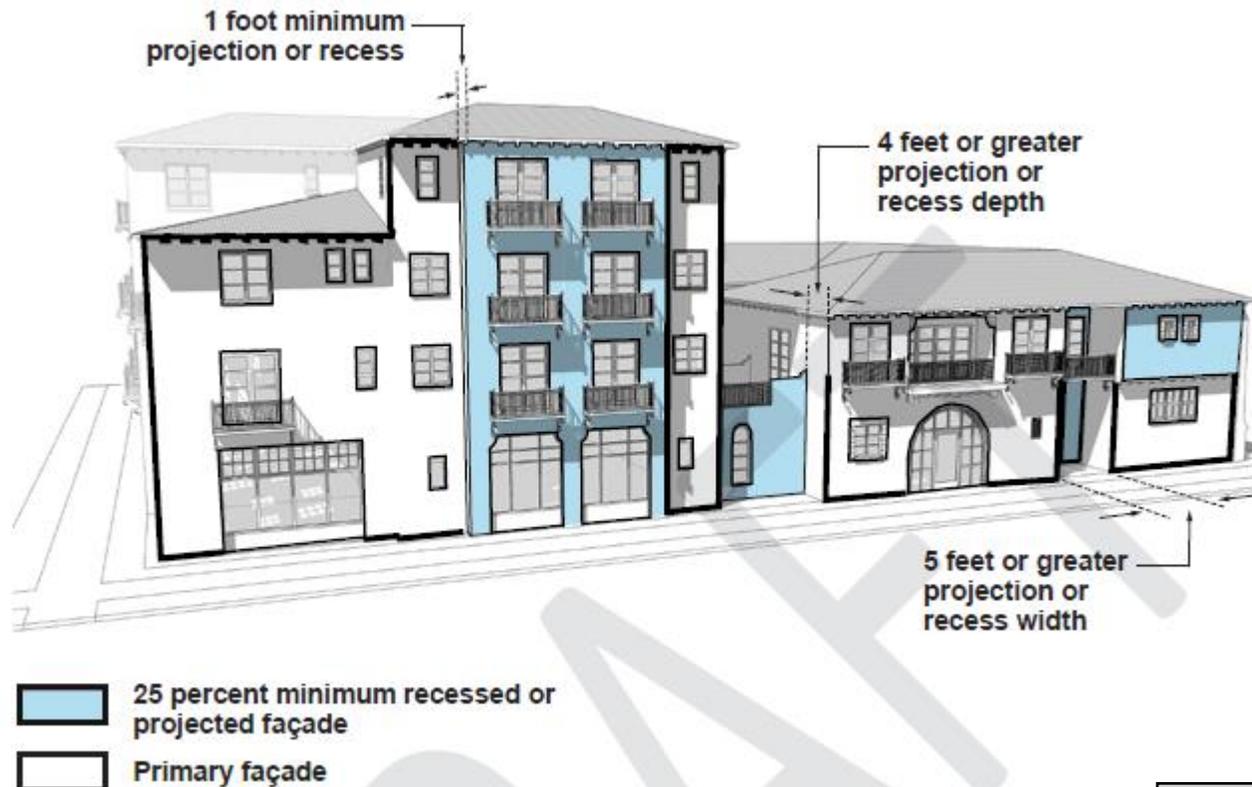
OPTION 1:

HORIZONTAL MODULATION



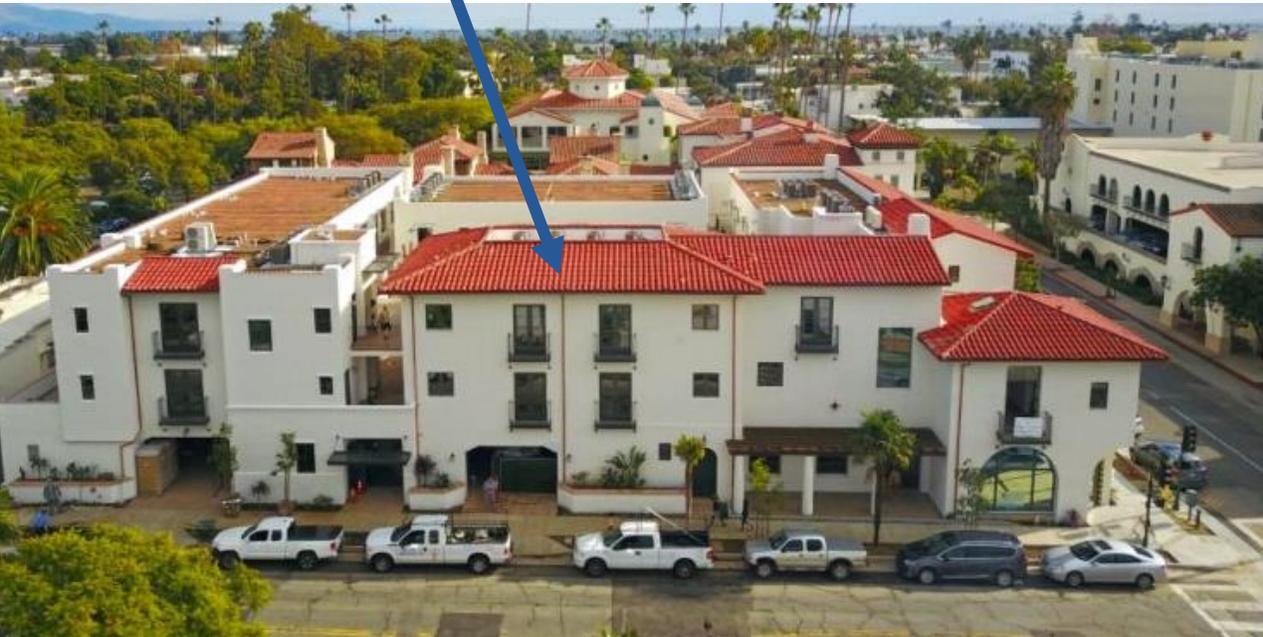
- Achieved by providing a combination and variation in location, width, and depth of façade recesses and projections.
- Applies to buildings are greater than 2 stories in height.

HORIZONTAL MODULATION



- **Arrangement**— A minimum of 25% of the total façade area shall be modulated
- **Width**— modulation shall be a minimum of 10 feet in width. No more than 4 facade projections or recesses shall be of equal width.
- **Depth**— recesses and projections shall be 4 foot or greater in depth. A minimum of 10% modulated facade area shall 10 feet or greater in depth.

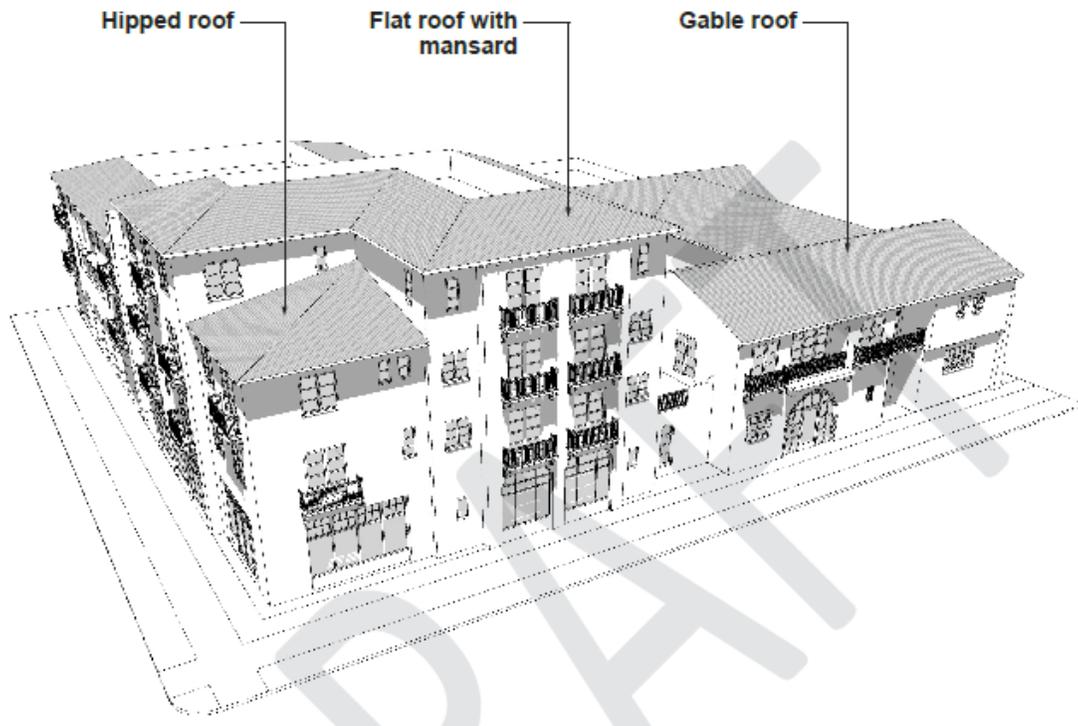
Varied sloped and flat roof forms



ROOF FORM & MATERIALS

- Roof volume and massing shall contribute to and complement facade horizontal and vertical modulation. All buildings shall create a varied building silhouette by providing a variety of primary and secondary roof forms that are comprised of different widths, heights, and sizes.

ROOF FORM & MATERIALS



- **Required sloped roof forms—** hipped or gabled roofs shall be required for a minimum of 60 percent of all roof area.
- **Permitted flat roof forms—** Parapet and mansard-screened flat roofs are permitted. Flat roofs with mansards or parapet wall enclosures shall not comprise more than 40 percent of total roof area.

BUILDING MODULATION:

OPTION 2

The standard shall be applied where:

- Maximum density— 20 dwelling units per acre.
- General Neighborhood, Downtown Transition , and Urban Employment zones.

Two floor buildings

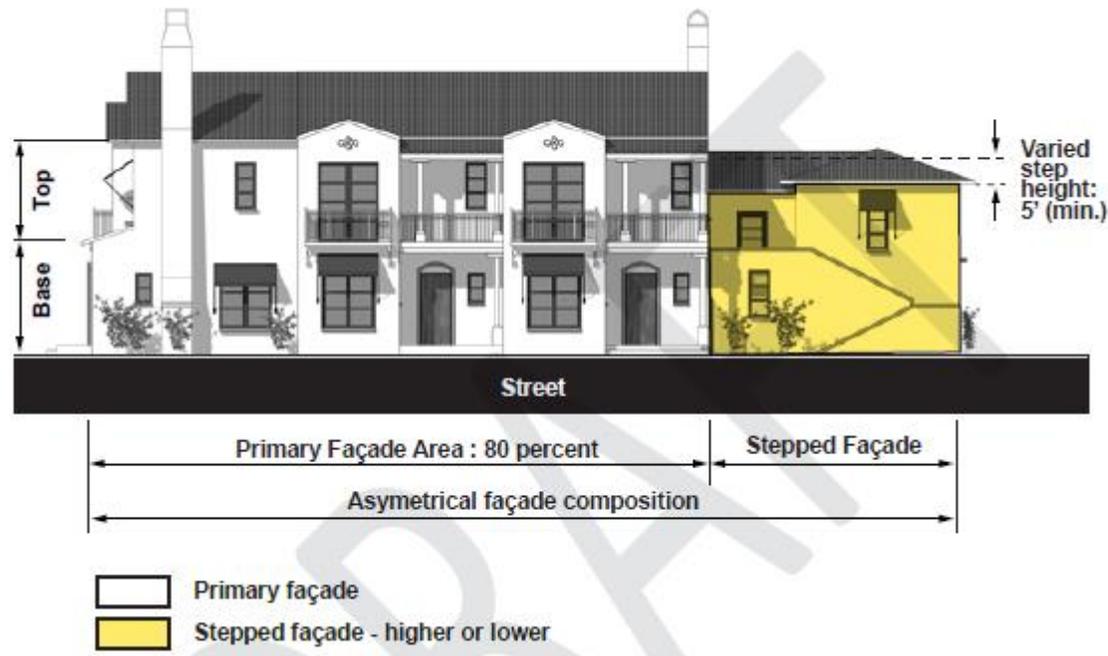


OPTION 2:

VERTICAL MODULATION

- Requires asymmetrically arranged, irregularly stepped variations in building facade height and width.
- Standards apply to two floor buildings





VERTICAL MODULATION

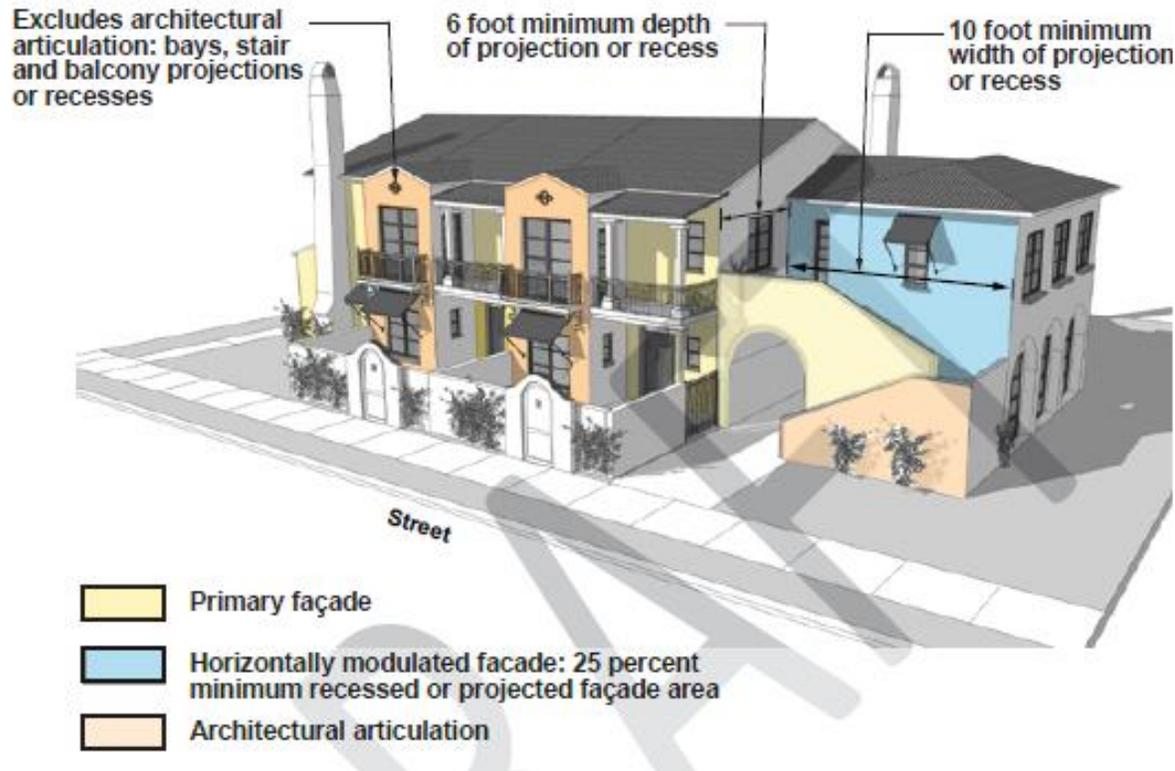
- Variation—maximum of 80 percent of the total primary facade area shall be of a uniform height. stepped facade height shall be a minimum of 5 feet higher or lower than the primary facade height.
- Vertical differentiation— buildings 2 floors or greater are not required to provide facade differentiation between lower (base) and upper (top) floors

HORIZONTAL MODULATION

- **Variation**—include a minimum of 3 façade Arrangement— a minimum of 25 percent of a the total façade area shall be recessed or projected from the primary façade.
- **Width**— recesses or projections shall be a minimum of 10 feet in width.
- **Depth**— recesses and projections shall be 6 feet or greater in depth



HORIZONTAL MODULATION



- **Variation**—include a minimum of 3 façade Arrangement— a minimum of 25 percent of the total façade area shall be recessed or projected from the primary façade.
- **Width**— recesses or projections shall be a minimum of 10 feet in width.
- **Depth**— recesses and projections shall be 6 feet or greater in depth

ROOF FORM & MATERIALS



- **Roof volume and massing shall contribute to and complement facade horizontal and vertical modulation.**
- **All buildings shall create a varied building silhouette by providing a variety of primary and secondary roof forms that are comprised of different widths, heights, and sizes.**



BUILDING MODULATION:

OPTION 3

The standards are intended to result in simple horizontally emphasized, streamline building form, volume, and massing.

The standard shall be applied where:

- All zones where multifamily use is permitted
- No minimum or maximum density requirements



OPTION 3:

VERTICAL MODULATION

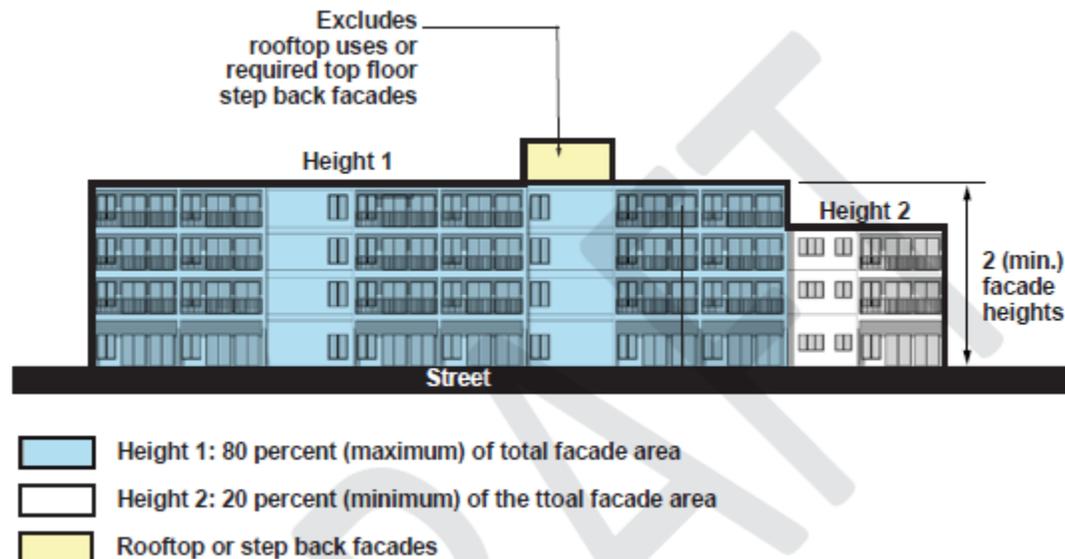
- **Buildings two floors or less — variation in façade height is not required in height.**
- **Buildings three floors or more — three variation facade heights shall be permitted for all building facades.**



Stepped facades

VERTICAL MODULATION

- Arrangement— the primary facade shall not comprise more than 80 percent of the total facade area.
- Excludes—stair and elevator penthouse structure or rooftop common area structures.





Recesses or projections



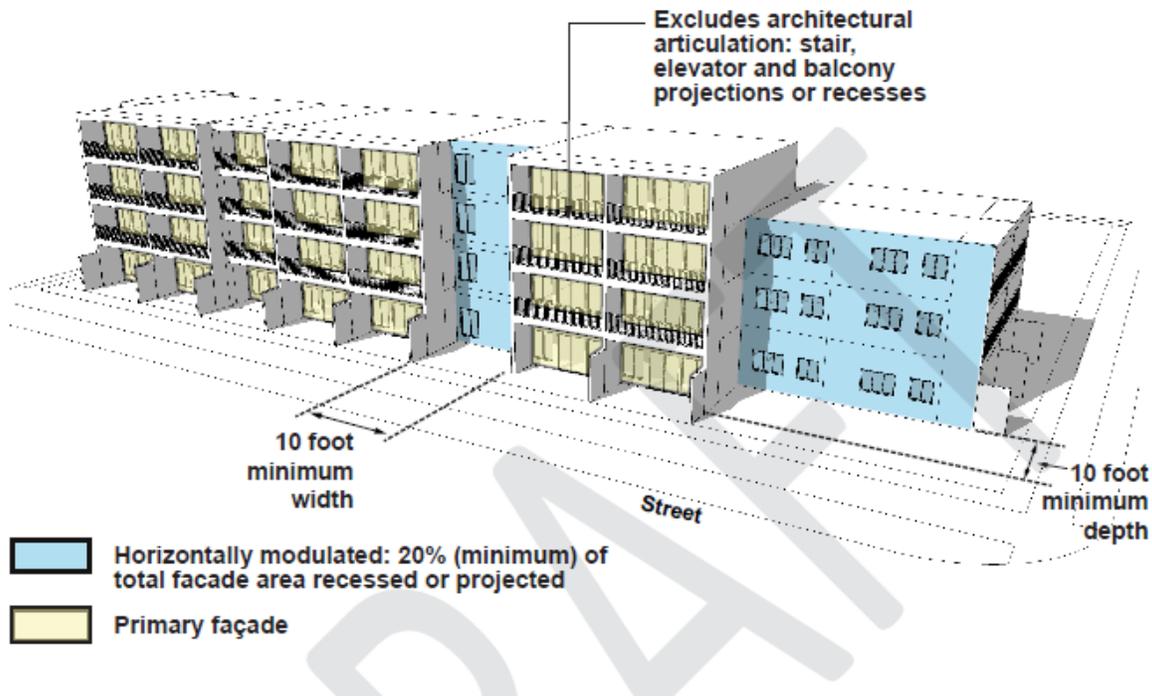
HORIZONTAL MODULATION

Building horizontal façade modulation shall be achieved by providing facade recesses and/or projections that include uniform and consistent modulation in :

- Location
- Width
- Depth

HORIZONTAL MODULATION

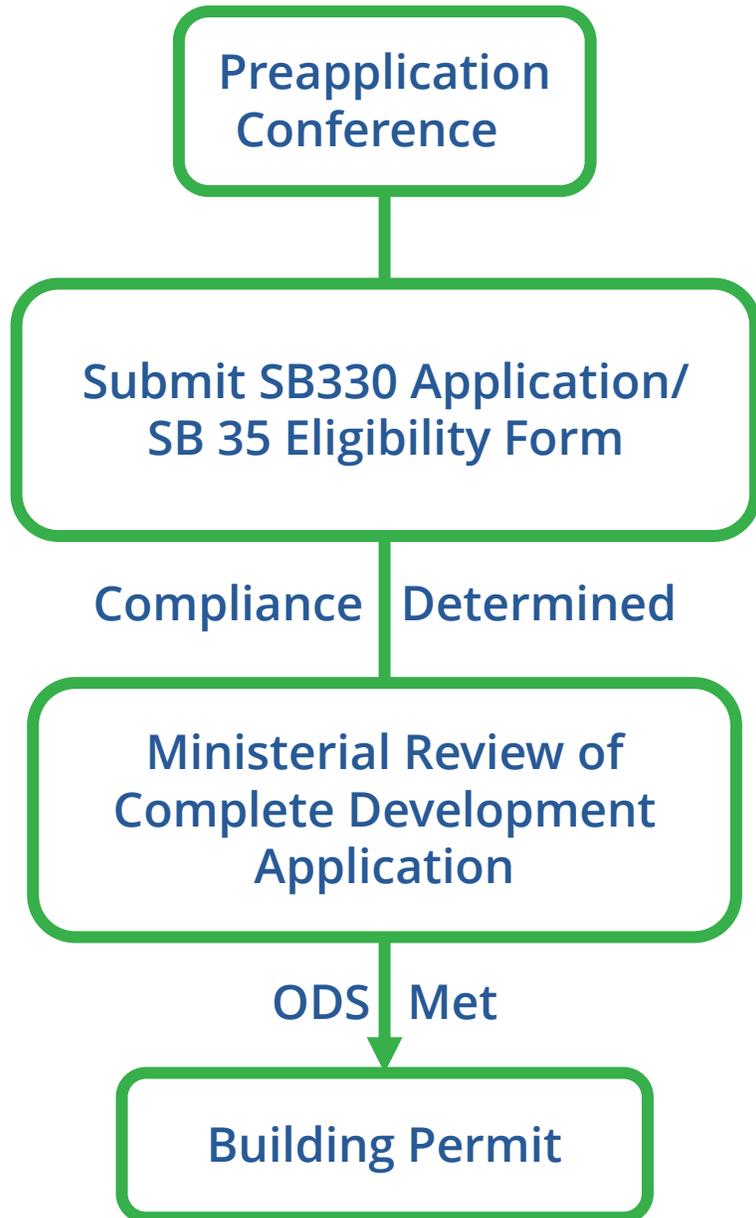
- **Variation**— a minimum of 20 percent of the total facade area of buildings shall be recessed or projected.
- **Width**— recesses or projections shall be a minimum of 10 feet in width.
- **Depth**— recesses and projections shall be a minimum of 10 feet and a maximum of 30 feet.



APPROVAL PROCESSES



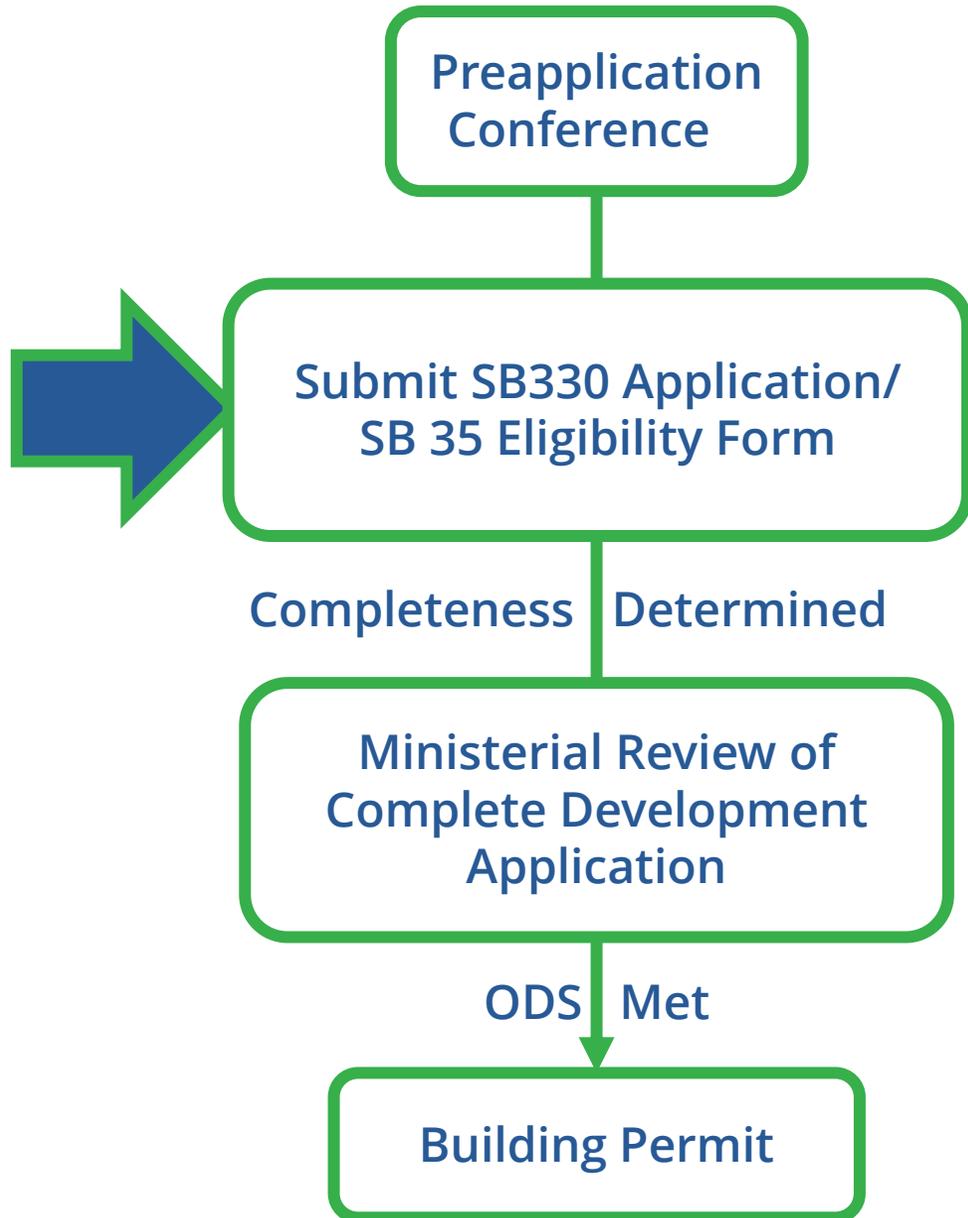
Image: Crandall Arambula



MINISTERIAL REVIEW:

Development Application review will be streamlined.

- **90 Days:** Approval for projects 150 units or less.
- **180 Days:** Approval for projects more than 150 units.
- **CEQA:** SB 35 eligible projects are exempt from lengthy environmental review processes.



MINISTERIAL REVIEW:

Development Application review will be streamlined.

- **90 Days:** Approval for projects 150 units or less.
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- **CEQA:** SB 35 eligible projects are exempt from lengthy environmental review processes.

SB 330 PRELIMINARY APPLICATION FORM



CITY OF COACHELLA STREAMLINED MINISTERIAL APPROVAL PROCESS SB 330 HOUSING CRISIS ACT OF 2019

PRELIMINARY APPLICATION FORM

The SB 330 Preliminary Application review process is an additional review by the Director and provides early identification of all standards and requirements applicable to a project. A review under this procedure is subject to all requirements and information and materials listed on this Preliminary Application.

The availability of this type of review shall sunset on January 1, 2025, unless extended by the State legislature. The preliminary application review process is at the option of a project proponent and may only be implemented when all requirements of this Chapter 17.20 Objective Design Standards are satisfied, including all timeframes required for submittal of a formal application.

PURPOSE

This form serves as the preliminary application for housing development projects seeking vesting rights pursuant to SB 330, the Housing Crisis Act of 2019.

GENERAL INFORMATION

An applicant for a housing development project that includes:

(1) residential units

(2) a mix of commercial and residential uses with two-thirds of the project's square footage used for residential purposes; or

(3) transitional or supportive housing, shall be deemed to have submitted a preliminary application upon provision of all of the information listed in this Preliminary Application form and payment of the permit processing fee to the agency from which approval for the project is being sought.

After submitting this Preliminary Application to the City of Grand Terrace, an applicant has 180 days to submit a full application or the Preliminary Application will expire.

Notes:

1. California Environmental Quality Act (CEQA) and Coastal Act standards apply.
2. After submittal of all of the information required, if the development proponent revises the project to change the number of residential units or square footage of construction changes by 20 percent or more, excluding any increase resulting from Density Bonus Law, the development proponent must resubmit the required information so that it reflects the revisions.

Submittal Date Stamp^{*1,*2}

*1 Submittal of all the information listed and payment of the permit processing fee freezes fees and development standards as of this date, unless exceptions per Government Code § 65889.5(o) are triggered.

*2 Note: Record keeping pertaining to which standards and fees apply at date of submittal is imperative, as penalties may apply for imposing incorrect standards

SITE INFORMATION

1. **PROJECT LOCATION** - The specific location, including parcel numbers, a legal description, and site address, if applicable.
Street Address _____ Unit/Space Number _____
Legal Description (Lot, Block, Tract) _____ Attached? YES NO

Assessor Parcel Number(s) _____

2. **EXISTING USES** - The existing uses on the project site and identification of major physical alterations to the property on which the project is to be located.

3. **SITE PLAN** - A site plan showing the building(s) location on the property and approximate square footage of each building that is to be occupied. Attached? YES NO

4. **ELEVATIONS** - Elevations showing design, color, material, and the massing and height of each building that is to be occupied. Attached? YES NO

5. **PROPOSED USES** - The proposed land uses by number of units and square feet of residential and nonresidential development using the categories in the applicable zoning ordinance.



CITY OF COACHELLA STREAMLINED MINISTERIAL APPROVAL PROCESS SB-35 AFFORDABLE HOUSING ELIGIBILITY

APPLICATION FORM

This form shall serve as the preliminary application checklist for affordable housing development projects seeking vested rights. The form includes the provisions of the Californian Senate Bill 35 Updated Streamlined Ministerial Approval Process Government Code - Section 65913.4. Guidelines. Applicants shall provide the eligibility criteria as outlined in this Form, and submit it for review by the Director to determine eligibility.

The Director will determine if the project is eligible for streamlined approval within 60 days after application submittal for projects of 150 or fewer units, or within 90 days for projects that include more than 150 units. If the Director deems the application as incomplete or ineligible for SB 35, the applicant may revise the project to comply with SB 35 and resubmit the application, subject to the same timeline for review. Once the application is accepted for review under SB 35, the Director will approve or deny the project within 90 days after application submittal for projects of 150 or fewer units, or within 180 days for projects with more than 150 units.

PROJECT TEAM INFORMATION

Please provide the applicant's contact information and, if the applicant does not own the property, consent from the property owner to submit the application.

Applicant's Name: _____
 Company/Firm: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Telephone: _____ Email: _____

Property Owner of Record

Name: _____
 Company/Firm: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Telephone: _____ Email: _____

Agent/Representative(Optional)

Name: _____
 Company/Firm: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Telephone: _____ Email: _____

Consultant(s) (Optional)

Name: _____
 Profession: (Architect, Engineer, Planner, other) _____
 Company/Firm: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Telephone: _____ Email: _____

Primary Contact for Project:

Please select only one:

Applicant: Property Owner: Agent/Representative: Consultant:

Please contact the Development Services Department for more information.
 Development Services Director Gabriel Perez at (760) 398-3502
 gperez@coachella.org

SITE INFORMATION

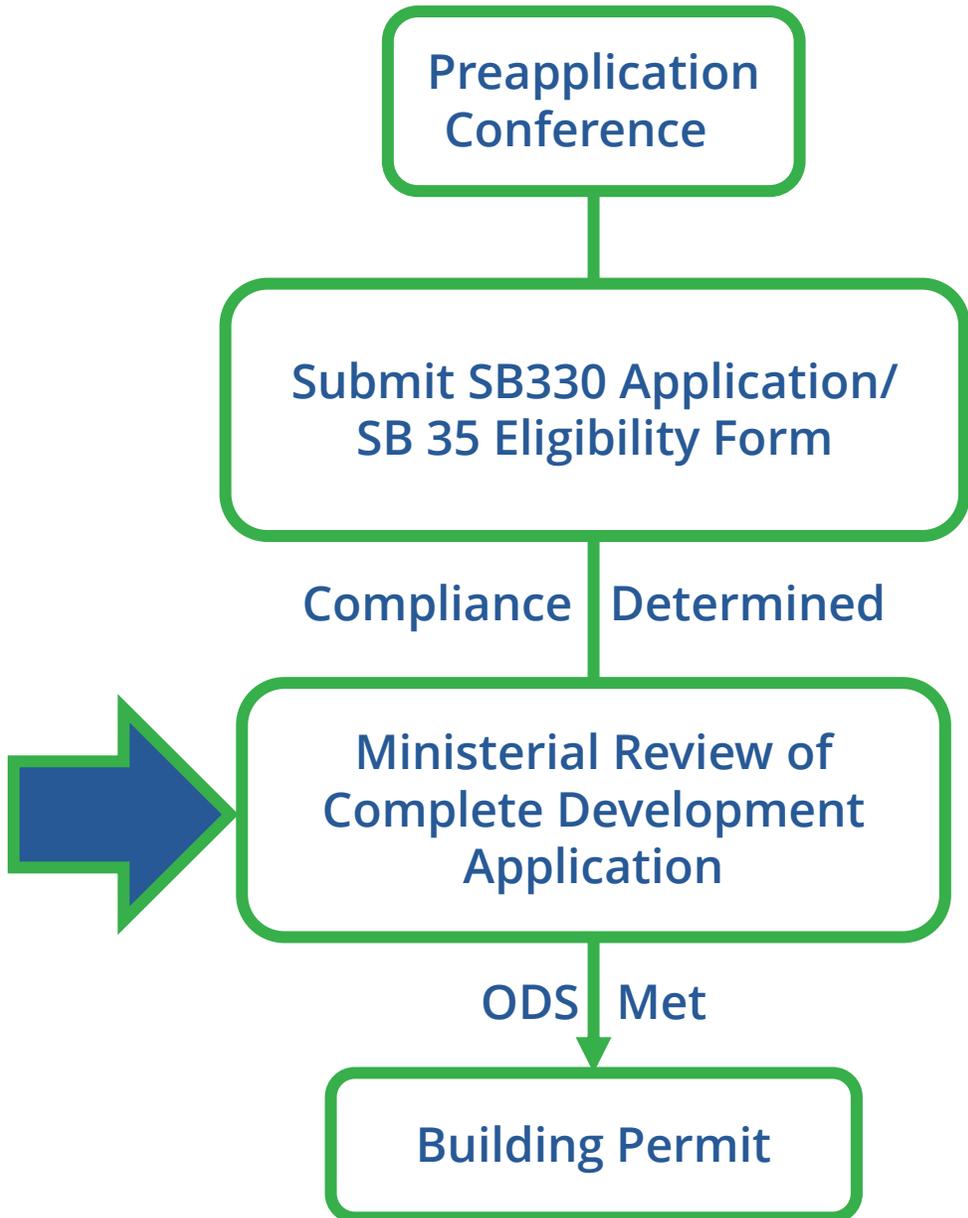
- PROJECT LOCATION** - The specific location, including parcel numbers, a legal description, and site address, if applicable.
 Street Address _____ Unit/Space Number _____
 Legal Description (Lot, Block, Tract) _____ Attached? YES NO

- EXISTING USES** - The existing uses on the project site and identification of major physical alterations to the property on which the project is to be located.

- SITE PLAN** - A site plan showing the building(s) location on the property and approximate square footage of each building that is to be occupied. Attached? YES NO

- ELEVATIONS** - Elevations showing design, color, material, and the massing and height of each building that is to be occupied. Attached? YES NO

- PROPOSED USES** - The proposed land uses by number of units and square feet of residential and nonresidential development using the categories in the applicable zoning ordinance.



MINISTERIAL REVIEW:

Development Application review will be streamlined.

- **90 Days:** Approval for projects 150 units or less.
- **180 Days:** Approval for projects more than 150 units.
- **CEQA:** SB 35 eligible projects are exempt from lengthy environmental review processes.



CITY OF COACHELLA STREAMLINED MINISTERIAL APPROVAL PROCESS OBJECTIVE DESIGN STANDARDS EVALUATION FORM

MINISTERIAL REVIEW AND APPROVALS

Ministerial Action. The review of and action on the design of multifamily residential development or mixed-use development with a residential component that complies with the provisions of 17.20 Objective Design Standards is a ministerial action not subject to further discretionary review or action.

The Director has the authority to review applications for completeness and compliance with the provisions of Chapter 17.20 Objective Design Standards using this form as the primary tool for evaluation.

1. Ministerial design review shall be administered through the Site Plan requirements as outlined in Chapter 17.62 (Site Plans), or as modified by Chapter 17.72 (Architectural Review); and shall not require public notice, public hearing or be subject to any required findings for approval.
2. Ministerial design review approval by the Director shall determine that the proposed application and plans comply with all requirements. All applicant seeking ministerial action shall complete the Objective Design Standards Form and provide all the supporting narrative text, tables and graphic to demonstrate:
 - a. Compliance with all applicable design standards of Chapter 17.20.
 - b. Compliance with all applicable development standards of Title 17 (Zoning) without requiring a Minor Deviation or Variance.

If the Director is unable to make the above determination, review of the project design shall be subject to all application types, reviews and procedures as outlined in Chapter 18.63 (Site and Architectural Review).

APPLICANT INFORMATION

Please provide the applicant's contact information and, if the applicant does not own the property, consent from the property owner to submit the application.

Applicant's Name: Dave Smith
Company/Firm: Coachella Development LLC
Address: 124 1st ave
City: Palm Springs State: California Zip Code: 92264
Telephone: 555-4444 Email: Dave@codev.com

Property Owner of Record Consent. Yes

Applicant's Name: Dave Smith
Company/Firm: Coachella Development LLC
Address: 124 1st ave
City: Palm Springs State: CA Zip Code: 92264
Telephone: 555-4444 Email: Dave@codev.com

PROJECT INFORMATION

Project Location
Street Address: 11472 52nd Ave
City: Coachella State: CA ZIP Code: 92236

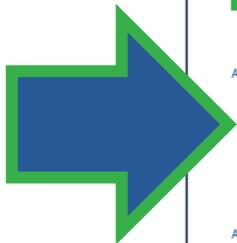
Legal Description
Lot: 12-14
Block: 45
Tract: 113621
Parcel Number(s): 0017 0018 0017

Designations
General Plan: GN
Zoning District: GN General Neighborhood

Please contact the Development Services Department for more information.
Development Services Director Gabriel Perez at (760) 398-3502
gperez@coachella.org

MINISTERIAL REVIEW: Application Information.

- Applicant
- Property Owner
- Project Information



OBJECTIVE STANDARD		NOT APPLICABLE		COMPLIES	
		YES	NO	YES	NO
17.20.XXX	PUBLIC REALM STANDARDS				
B.3	Street Type A Standards: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.5	Street Type B Standards: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B.7	Street Type C Standards: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attachment: Please describe and depict with narrative, tables, and graphics as deemed necessary:					
					
C.	Public Realm Transition Standards: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D.	Site Landscaping Standards: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E.	Site Outdoor Illumination Standards: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F.	Site And Public Realm Utilities Standards: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G.	Freestanding Walls, Fences and Gates Standards: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H.	Solid Waste Container Enclosures Standards: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attachment: Please describe and depict with narrative, tables, and graphics as deemed necessary:					
					
17.20.XXX	MULTIFAMILY BUILDING DESIGN				
A.	Applicability				
	3. Option 1 Standards:				
	a. Vertical Modulation: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b. Horizontal Modulation: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	c. Roof Form & Materials: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	d. Façade Colors: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	e. Façade Materials: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	f. Fenestration: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attachment: Please describe and depict with narrative, tables, and graphics as deemed necessary:					
					

MINISTERIAL REVIEW: ODS EVALUATION CHECKLIST.

- Objective Standard
- Not Applicable Determination
- Compliance Determination

ODS EVALUATION FORM — EXHIBIT EXAMPLES

Attachment 3

Item 27.

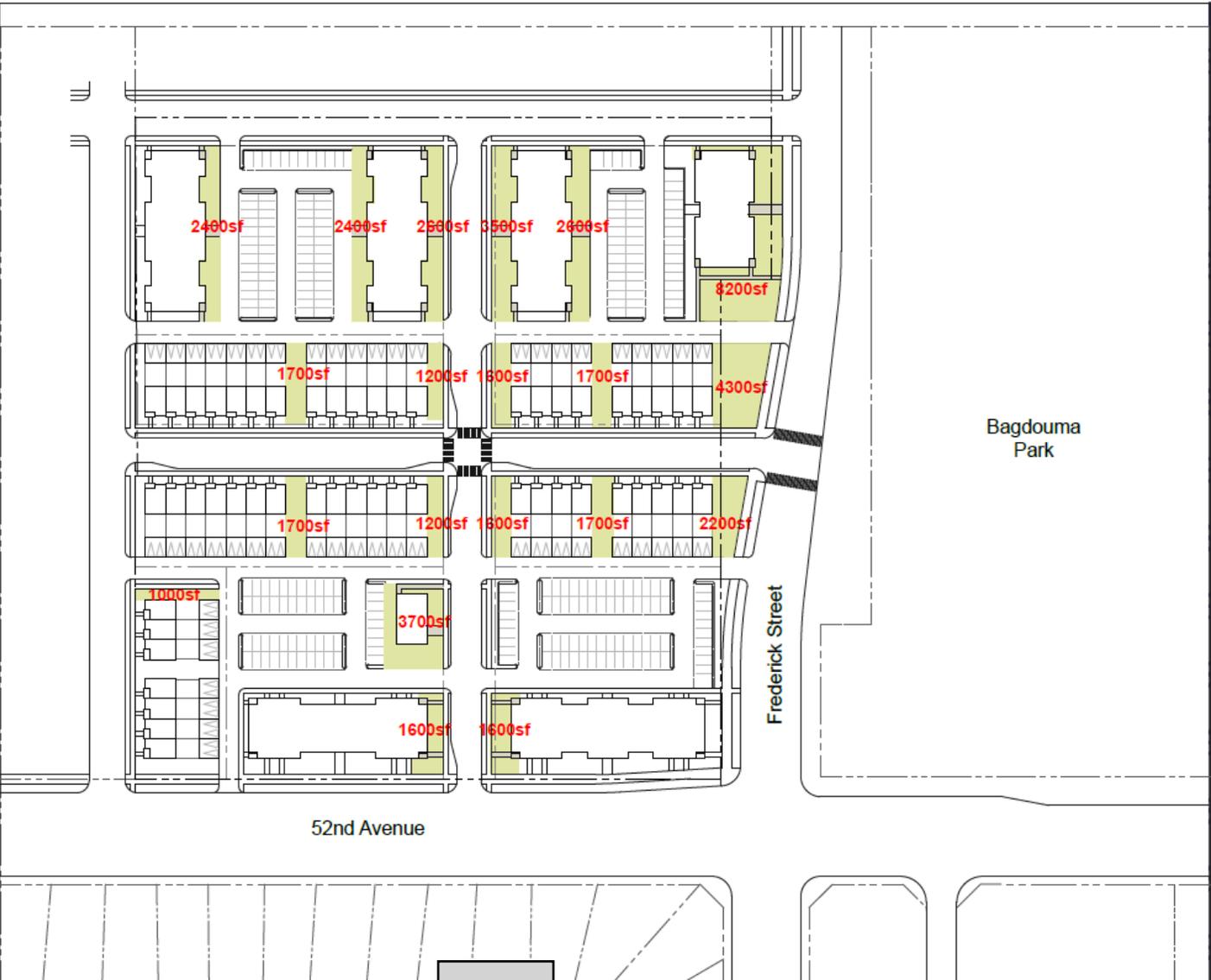
17.20 OBJECTIVE DEVELOPMENT STANDARDS

Minimum Common Area Landscaping Standards

No less than 20 percent of the total required usable common open space for multifamily residential development shall be comprised of landscaped beds, planters, or pots.

200sf/unit required for multifamily housing
 200sf x 235du = 47,000 square feet

	Area (SF)
Required	47,000
Provided	48,200



CRANDALL ARAMBULA

ODS EXHIBIT 8 SITE LANDSCAPING STANDARDS COMMON AREA LANDSCAPING

MULTIFAMILY
DEVELOPMENT
PROPOSAL

REVISIONS

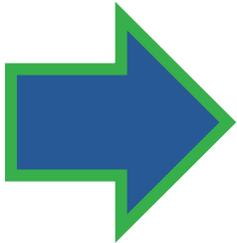
No.	Description	Date

DRAWN BY:
 CHECKED:
 BY:
 JOB NO: 23-001
 DATE: 8/29/2023
 ISSUED FOR:

EXHIBIT No.
E08

17.20.XXX.D Site Landscaping Standards

1. Desert Appropriate Landscaping Standards. All landscaping shall be selected, installed, irrigated, and maintained per any applicable 8.44.220 Coachella Model Water Efficient Landscape ordinance requirements and City approved landscape plans.
 - a. Landscape Design. A combination of decomposed granite mulching and drought tolerant native and desert-adaptable shrubs, succulents, groundcover, and ornamental trees shall be provided for all required landscaped areas. Turf grass installation shall be prohibited throughout with the exception of active recreation areas. Live plant materials shall constitute a minimum of 25 percent of all surface area coverage at installation.



Response:

The following table, also included on landscape sheet LXXX lists material and planting schedule. All plantings are noted as native and drought tolerant. Planting area cumulatively exceeds the 25 percent requirement. The proposal complies with this standard.

	Drought Tolerant	Native	% Surface Area
Decomposed Granite	NA	NA	
Plant A	Y	Y	8.3%
Plant B	Y	Y	9.9%
Plant C	Y	Y	7.2%
Tree A	Y	Y	1.1%
Tree B	Y	Y	0.6%
Total Plant Coverage	Y	Y	27.0%

QUESTIONS?



Image: Crandall Arambula

COACHELLA OBJECTIVE DESIGN STANDARDS

PLANNING COMMISSION

June 21, 2023 | 5:00 p.m.



CRANDALL ARAMBULA
URBAN DESIGN | ARCHITECTURE | PLANNING





STAFF REPORT
7/26/2023

TO: Honorable Mayor and City Council Members

FROM: Gabriel Perez, Development Services Director

SUBJECT: City of Coachella Zoning Consistency Update - General Plan Amendment No. 23-02, Zoning Ordinance Amendment No. 22-03, and Change of Zone No. 23-01 a proposed update of the Official Zoning Map and Zoning Ordinance for consistency with the Coachella General Plan and amendments to the General Plan 2035 and Official General Plan Map. (City-Initiated)

STAFF RECOMMENDATION:

Staff recommends that the City Council:

1. Find and determine that additional environmental review is not required pursuant to CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan or Zoning); and
2. Adopt Resolution No. 2023-43 approving General Plan Amendment No. 23-02 amending the City of Coachella 2035 General Plan and the Official General Plan Map; and
3. Adopt Ordinance No.1204, by second reading, approving Zoning Ordinance Amendment No. 22-03 and Change of Zone No. 23-01 amending the Official Zoning Map and Amending Municipal Code Title 17 (Zoning) for consistency with the City of Coachella 2035 General Plan; and
4. Direct staff to initiate updates to the engineering standard specifications for roadways to implement the Mobility Element of the General Plan

BACKGROUND:

The City Council adopted the Coachella General Plan 2035 on April 22, 2015, that established the goals, policies, and implementation strategies that will implement the vision for the City of Coachella. The General Plan 2035 also included a new adopted General Plan Land Use Map and a Zoning Consistency Analysis that called for the establishment of new zoning districts that currently do not exist in the City's Official Zoning Map.

Many of the existing zoning districts are inconsistent with the General Plan Land Use Map, thereby creating a lack of regulatory clarity and hardship for residents, businesses, and developers to establish new businesses or develop their properties. In many instances, planning staff must

communicate with potential applicants that the proper zoning district does not exist when they consult with staff about potential development projects or businesses. The inconsistent zoning led the City to apply State grant funding for professional services to complete focused zoning efforts to comply with the City's Housing Element.

The City Council adopted the Pueblo Viejo Implementation Strategy Plan on October 23, 2019, and in the adopting Council Resolution 2019-59 Council requested that staff bring back General Plan Amendments, Zoning Amendments, and related environmental assessments that are necessary to implement the zoning districts drafted in the Strategy Plan. The Pueblo Viejo Plan identifies four (4) new zones that would be established in the Downtown. Since the zoning amendments have not occurred for the Pueblo Viejo District, projects such as the Pueblo Viejo Villas and Tripoli mixed-use project require planned unit development overlay zoning approvals from the Planning Commission and City Council.

In 2022 Planning staff engaged the professional services of Raimi + Associates to assist in preparation of the Zoning Consistency Update that would include the following:

- Prepare new or revised citywide zones to implement the 2035 General Plan
- Consolidate and incorporate the zones in the Pueblo Viejo Strategy Implementation Plan into the Zoning Code
- Update the Official Citywide Zoning Map
- Provide environmental clearance for the above changes to the Zoning Code and General Plan
- Update the General Plan Land Use Map for consistency with the Zoning Code and address "clean up."

DISCUSSION/ANALYSIS:

Zoning Code Updates

The City of Coachella Municipal Code (C.M.C.), Title 17, Zoning, is known as "The Comprehensive Zoning Ordinance of the City of Coachella" and is referenced herein as the "Zoning Code." The City's Zoning Code is adopted as a means to implement the General Plan and currently includes 13 zoning districts. The Zoning Consistency Analysis developed with the 2035 General Plan Update effort identified Zoning Code changes necessary to implement the General Plan as follows:

- Reclassify five (5) zones (Agricultural Transition to Rural Rancho, Residential Single Family and 6000 Overlay to Suburban Neighborhood, Residential Multiple Family to General Neighborhood, Tourist Commercial to Regional Commercial Zones)
- Revise eight (8) zones (Agricultural Reserve, Residential Estate, Mobilehome Park, Neighborhood Commercial, General Commercial, Manufacturing Service, Heavy Industrial, and Wrecking Yard Zones)
- Create four (4) new zoning districts (Urban Neighborhood, Urban Employment, Resort District, , Open Space Zones)

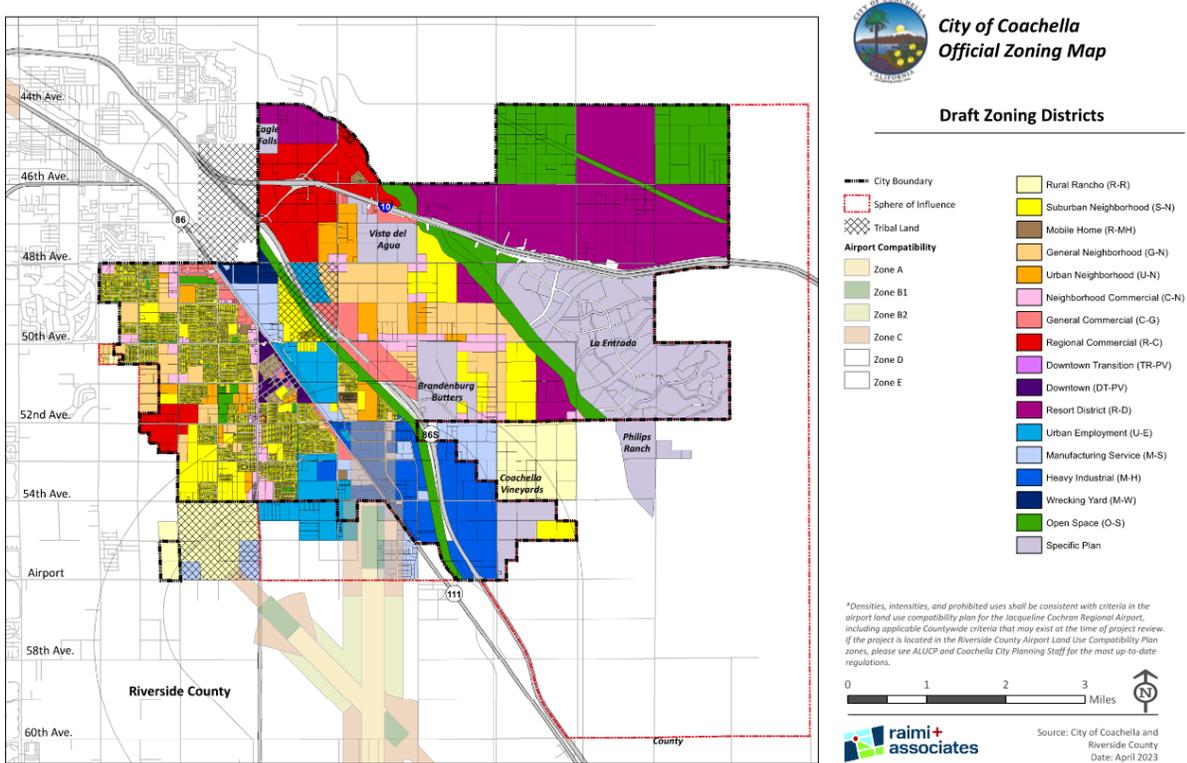
- Delete the Tourist Commercial District and incorporate it into the Regional Commercial and Resort Districts.

Additionally, the Pueblo Viejo Implementation Strategy Plan identified the need to create four (4) new Downtown zones rather than a single district identified in the General Plan. Staff observed that many of the permitted uses and development standards identified for the 4 recommended Downtown zones were similar and proposes to simplify the recommendations by consolidating them into two new zoning districts as follows:

- Downtown Pueblo Viejo, DT-PV: Achieves more intensified urban development standards in key destination areas of Pueblo Viejo.
- Downtown Transition, DT-PV: Allows for less intensified development standards as a transition between residential zoning and more intense Downtown zoning.

The proposed Downtown Zones would allow for uses and establish development standards that would facilitate a thriving downtown environment with everyday shopping and dining as envisioned in the General Plan defined by active building facades and frontages that provide for shops, restaurants, hotels, residences, and community facilities.

Figure 1: Zoning Map Update consistent with Zoning Consistency Update



The table below provides a summary of existing zones, revised or new zones and the corresponding General Plan designation. New zones are shown in red text.

Table 1: Summary of Existing, Revised and New Zones for Zoning Consistency Update

Current Chapter #	Current Zoning District	New Chapter #	New/Revised Zoning District	New Density Range (du/ac)	New FAR	Corresponding GPLU
Residential Zones						
17.10	Agricultural Reserve (A-R)	17.10	Agricultural Reserve (A-R)	Up to 0.025	-	Agricultural Rancho
17.12	Agricultural Transition (A-T)	17.11	Rural Rancho (R-R)	0.4 to 1	-	Rural Rancho
17.14	Residential Estate (R-E)	17.12	Residential Estate (R-E)	1 to 2.2	-	Estate Rancho
17.16	Residential Single Family (R-S)	17.13	Suburban Neighborhood (S-N)	2 to 8	-	Suburban Neighborhood
17.18	6000 Overlay (R-O-6000)					
17.20	Residential Multiple Family (R-M)	17.14	General Neighborhood (G-N)	8 to 25	-	General Neighborhood
		17.15	Urban Neighborhood (U-N)	20 to 38	0.5	Urban Neighborhood
17.22	Mobilehome Park (R-MH)	17.22	Mobile Home Park (R-MH)	(1 mobile home/ 4,500 sf)	-	Varies
Commercial and Mixed Use Zones						
		17.16	Urban Employment (U-E)	30 to 65	2	Urban Employment
		17.17	Resort District (R-D)	Up to 8	0.1	Resort District
	Transition Area Pueblo Viejo Zone (TR-PV)	17.18	Downtown Transition (TR-PV)	Up to 25	1.5	Downtown Transition
Pueblo Viejo Plan	Sixth Street Pueblo Viejo Zone (SS-PV)	17.18	Downtown Zone (DT-PV) – collapses several Pueblo Viejo zones	20 to 65	3	Downtown Center
	Grapefruit Boulevard Pueblo Viejo Zone (GB-PV)					
	Cesar Chavez Street Pueblo Viejo Zone (CC-PV)					
17.24	Neighborhood Commercial (C-N)	17.24	Neighborhood Commercial (C-N)	15 to 40	1.5	Neighborhood Center
17.26	General Commercial (C-G)	17.26	General Commercial (C-G)	-	1	Suburban Retail
17.28	Tourist Commercial (C-T)	17.28	Regional Commercial (R-C)	10 to 15	2	Regional Retail
Industrial and Other Zones						
17.30	Manufacturing Service (M-S)	17.30	Manufacturing Service (M-S)	-	2	Industrial
17.32	Heavy Industrial (M-H)	17.32	Heavy Industrial (M-H)	-	2	Industrial
17.34	Wrecking Yard (M-W)	17.34	Wrecking Yard (M-W)	-	2	Industrial
		17.35	Open Space (OS)	-	-	Parks and Open Space

Several notable proposed Zoning Code modifications depart from the City’s existing development standards and permitted uses as follows:

- Affordable Housing Requirement – Pueblo Viejo. For the Downtown Pueblo Viejo, DT-PV, and Downtown Transition, TR-PV, Zones, a minimum of 10% of all residential units for projects of more than 10 units must be affordable for low and/or moderate-income residents consistent with the adopted Pueblo Viejo Revitalization Implementation Plan.
- Recreational Vehicle (RV) Storage limitation in the M-S, Manufacturing Service, M-H, Heavy Industrial Zones, and M-W, Wrecking Yard Zones. Establishes a cap of 15% for the area RV storage uses can occupy within the M-S, M-H, and M-W Zones. Currently, the Municipal Code does not expressly permit RV Storage and the use has been interpreted to be similar to a mini-storage warehouse. The Zoning Code modification is proposed to ensure that a sufficient balance of revenue and employment generating uses compatible with the intent of the M-S, M-H, and M-W Zones. Existing and proposed projects would total 62 acres, or 4% of the total area within the M-S, M-H, and M-W Zones. On May 4, 2023, the Economic Development Subcommittee discussed limitations for both RV and Mini-storage and recommended further limitations of 10% for these uses in the M-S, M-H, and M-W Zones.
- Suburban Neighborhood Zone includes a proposed minimum lot size reduction from 7,200 sq. ft. to 5,400 sq. ft. Currently, 5,000 sq. ft. lot sizes are only permitted in the R-S, Residential Single Family Zone with custom development standards approved through a planned unit development (PUD) overlay.
- Objective Design Standards for single-family residential units. State law under Senate Bill (SB) 330 requires new housing development to be reviewed against objective design standards. Currently, the City does not have any adopted objective design standards and cannot apply subjective design criteria such as compatibility with the surrounding built environment for new residential development. The proposed supplemental standards for single-family residential units address site planning and building façade standards to ensure adequate building modulation and variation of building materials. Objective design standards for multi-family residential units are under development and will be considered separately by the City Council in June 2023.

General Plan Modifications

The Zoning Consistency Update project includes addition of text in the City of Coachella 2035 General Plan Chapter 4 Land Use and Community Character to establish the Downtown Transition land use. The General Plan Designation Compatible Uses Table 4-1 is proposed to be deleted and will instead be applied within text of permitted uses of zoning districts within the Zoning Code. The General Plan map is updated to include the Vista Del Agua Specific Plan, designate the Downtown Transition land use area, and identify land uses for parcels that were erroneously omitted in the 2035 General Plan Update.

Public Review and Comments

The draft of the Zoning Consistency Update document and zoning map were published on the City website beginning May 2, 2023, and the City hosted two virtual questions and answer sessions for the public in English and Spanish on May 8 and May 11, 2023, that were advertised on the City's social media platforms. The comment letters received by Planning staff are listed in Attachment 6 and staff has outlined responses below and included modification in the draft Zoning Consistency Update. The items highlighted in blue identify areas that the City Council expressed support at the June 28, 2023 meeting.

- **David Turner Letter on behalf of Tyler 52 and Associates Inc regarding 51-996 Tyler Street** – Request to allow commercial day care services in the Urban Neighborhood Zone.

Staff Recommendation:

- Amend the code to allow commercial daycare facilities in Urban Employment (UE) zone. **City Council expressed support for this request.**
- **David Turner Letter on behalf of Dakota Dunes, Inc regarding 85-220 Avenue 50** – 1) Request to allow legacy uses on his multitenant property with industrial type uses in the new Urban Employment Zone without being considered nonconforming and requirements of a Conditional Use Permit (CUP); and 2) Allow Towing and Impounding as a use in the Urban Employment Zone

Staff Recommendation:

- Add following language to 17.16.020.C. Conditional Uses for Urban Employment zone:
5. Light Industrial uses as permitted in the M-S (Manufacturing Service) Zone, and as stand-alone uses operating indoors. Such uses in existence and permitted at the time of adoption of this code amendment shall be permitted to continue as a permitted use without obtaining a conditional use permit.
- **City Council expressed their support for allowing approved legacy uses in the Urban Employment Zone and allowing towing and impounding with a 1% area limitation within the Urban Employment Zone with approval of a CUP.**
- **David Turner Letter on behalf of CVE regarding Manufacturing Service Zone RV Storage limitations** – Request that staff determine where storage facilities be located and create subcategory where they be allowed, whether or not that encompasses the 15% limitation.
 - **City Council expressed support for the reduction to 10% for both Rv Storage and Mini-storage consistent with the recommendation by the Economic Development Subcommittee.**
- **Fountainhead Development Letter request to remove the Fountainhead Commercial Site (Southeast corner of Cesar Chavez Street and Avenue 50) from the Downtown Center General Plan Land Use to allow auto-oriented uses.**

Staff Recommendation: Change the GPLU and Zoning to Urban Employment to better reflect current and proposed uses in this area.

- Current GPLU – Downtown Center
- Recommended GPLU – Urban Employment
- Draft Zone – Downtown (DT-PV)
- Recommended Zone – Urban Employment (U-E)

- City Council expressed support for the Planning Commission recommendation to maintain the Downtown Center General Plan Land Use in this area.
- **Law Office of Luis Lopez Letter regarding request to rezone properties (APN 612-250-010, 612-250-011, and 612-250-012) to General Neighborhood zoning.**
Staff Recommendation: Allow existing single family uses to continue as permitted uses. The property owners referenced in the letter would be able to enjoy their property with existing single-family homes as conforming uses while also maintaining the ability to incorporate multi-family or commercial uses in the future as permitted in the Neighborhood Commercial Zone. Staff does not support the change to General Neighborhood General Plan land use and zoning.
 - City Council expressed support for the Planning Commission recommendation to rezone properties to General Neighborhood zoning.

PLANNING COMMISSION REVIEW:

The Planning Commission considered the proposed Zoning Consistency Update and recommended changes memo (Attachment 6) and recommended approval of the Zoning Consistency Update on June 7, 2023 with the following modifications:

1. Maintaining existing Downtown Center General Plan land use in the triangle bounded by Cesar Chavez Street to the West, First Street to the South, and Grapefruit Boulevard to the East that would prohibit auto-oriented uses such as drive through businesses. **Staff supports this change as this would support General Plan policies to encourage walkability and active transportation.**
2. Allow towing and impounding for 1% of area of Urban Employment Zone with approval of a Conditional Use Permit. **Staff does not support this change as it permits a use not intended for the zoning district.**
3. Limit RV and Mini-Storage to 10% of the area of the Heavy Industrial (M-H), Manufacturing Service (M-S) and Wrecking Yard (M-W) zone. **Staff supports this change.**
4. Modify General Plan Land Use Map and Official Zoning Map for APN 612-250-010, -011, and -012 as General Neighborhood General Plan land use and General Neighborhood Zoning as requested in the letter from the Law Office of Luis Lopez. **Staff does not support this change as the initial accommodation to maintain existing residential uses as conforming uses was included in the Neighborhood Commercial zone.**

The Commission further recommended that the City Council direct staff to prepare visual representations of the proposed single-family residential objective design standards in the Zoning Ordinance.

ENVIRONMENTAL REVIEW:

The City's proposed Zoning Code and General Plan Amendment is in accordance with Section §15183 (Projects Consistent with a Community Plan or Zoning) of the California Environmental Quality Act (CEQA) Guidelines, subsection (a) which states that additional environmental review

is not required for projects “which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified”, except as might be necessary to determine whether there are project-specific significant effects. In this case, the proposed project is consistent with the City’s General Plan 2035 and Final Environmental Impact Report (EIR), which were adopted and certified by the City Council on April 22, 2015. Therefore, the proposed project is consistent with State CEQA Guidelines Section §15168(c)(2) since it is within the programmatic scope covered by the Final EIR and there is no substantial evidence that the proposed Zoning Code Update would require additional environmental analysis.

Similarly, the proposed project is consistent with CEQA Guidelines Section §15183 (d)(1)(C) since it meets the consistency with “a general plan of a local agency”, and with Section §15183 (d) (2) which states that “an EIR was certified by the lead agency for the.... general plan”.

Additionally, the proposed project is consistent with CEQA Guidelines Section §15162(a) in that no subsequent environmental documentation will be required for the proposed project. Specifically, the proposed project is not proposing any substantial changes to the City’s GP 2035 [§15162(a)(1)], would not result in substantial changes due to the GPU and Zoning Code Update [§15162(a)(2)], nor would it present new information of substantial importance, which was not known and could not have been known with the exercise of reasonable due diligence at the time the previous EIR was certified as complete, showing any of the following [§15162(a)(3)]:

- A. The project will have one or more significant effects not discussed in the previous EIR
- B. Significant effects previously examined will be substantially more severe than shown in the previous EIR
- C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative
- D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

A memorandum of the consistency findings for the Zoning Consistency Update project with CEQA is provided as Attachment 3.

Additional General Plan Implementation Measures

The proposed General Plan and Zoning Code changes will provide greater regulatory clarity and certainty for residents, businesses and developers to establish new businesses or develop their properties. Upon adoption of the Zoning Consistency Update, the City Council is recommended to direct staff to initiate updates to the engineering standard specifications for roadways to implement the Mobility Element of the General Plan. Currently, the City’s engineering standard specifications are inconsistent with the General Plan roadway standards, which creates difficulty in administering the General Plan for new development (Attachment 1).

Airport Land Use Commission (ALUC) Review

The Zoning Consistency Update was reviewed by the Airport Land Use Commission (ALUC) on July 13, 2023 and found to be consistent with the ALUC Compatibility Plan for Jaqueline Cochran Airport.

ALTERNATIVES:

- 1) Find and determine that additional environmental review is not required pursuant to CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan or Zoning); Adopt Resolution No. 2023-43 approving General Plan Amendment No. 23-02 amending the City of Coachella 2035 General Plan and the Official General Plan Map; Adopt Ordinance No. 1204, by second reading, approving Zoning Ordinance Amendment No. 22-03 and Change of Zone No. 23-01 amending the Official Zoning Map and Amending Municipal Code Title 17 (Zoning) for consistency with the City of Coachella 2035 General Plan; and direct staff to initiate updates to the engineering standard specifications for roadways to implement the Mobility Element of the General Plan.
- 2) Find and determine that additional environmental review is not required pursuant to CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan or Zoning); Adopt Resolution No. 2023-43 approving General Plan Amendment No. 23-02 amending the City of Coachella 2035 General Plan and the Official General Plan Map; Adopt Ordinance No. 1204, by second reading, approving Zoning Ordinance Amendment No. 22-03 and Change of Zone No. 23-01 amending the Official Zoning Map and Amending Municipal Code Title 17 (Zoning) for consistency with the City of Coachella 2035 General Plan *with amendments*; and direct staff to initiate updates to the engineering standard specifications for roadways to implement the Mobility Element of the General Plan.
- 3) Deny the Zoning Consistency Update.
- 4) Continue this item and provide staff with direction.

FISCAL IMPACT:

There is no expected fiscal impact of the adoption of the Zoning Consistency Update. The adoption of the Zoning Consistency Update would provide greater certainty to residents, property owners, and developers in the development review process and is anticipated to result in increased development activity in the City that could result in greater permit and sales tax revenues.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1 as noted above.

Attachment:

1. Resolution No. 2023-43, General Plan Amendment No. 23-02
Exhibit A – City of Coachella 2035 General Plan Amendment text modifications – Chapter 4 Land Use and Community Character Element
Exhibit B – General Plan Map (clean-up land use modifications)
2. Ordinance No. 1204, (second reading) Zoning Ordinance Amendment No. 23-03 and Change of Zone No. 23-01

Exhibit A.1 - Zoning Consistency Update Zoning Text Modifications (ZOA No. 22-03)

Exhibit A.2 - Official Zoning Map (Zoning Consistency Update changes of Change of Zone No. 23-01)

3. Finding of Consistency Memorandum for compliance with the California Environmental Quality Act (CEQA) – (Exhibit C for Resolution No. 2023-43 and Exhibit A.3 for Ordinance No. 1204)
4. Coachella General Plan 2035 (online version):
<https://www.coachella.org/departments/general-plan-2035>
5. Pueblo Viejo Implementation Strategy Plan - 2019 (online version):
<https://www.coachella.org/home/showpublisheddocument/7799/637068247169270000>
6. Recommended Changes Memo – Zoning Consistency Update
7. Public Comments Letters Received (5)
8. Updated General Plan Map – Changes in Blue Highlight
9. Existing Permitted Areas of RV and Mini-Storage Uses

RESOLUTION NO. 2023-43

A RESOLUTION OF THE COACHELLA CITY COUNCIL APPROVING OF GENERAL PLAN AMENDMENT NO. 23-02 TO AMEND THE CITY OF COACHELLA GENERAL PLAN 2035 AND THE OFFICIAL GENERAL PLAN DESIGNATION MAP. APPLICANT: CITY-INITIATED

WHEREAS, the City initiated General Plan Amendment No. 23-02 to address text amendments to the General plan Chapter 4 Land Use and Community Character Element which include establishment of the Downtown Transition land use and deletion of General Plan Designation Compatible Uses Table 4-1. The General Plan map was updated to include the Vista Del Agua Specific Plan, designate the Downtown Transition land use area, and identify land uses for parcels that were erroneously omitted in the General Plan 2035.

WHEREAS, pursuant to the California Environmental Quality Act (Pub. Resources Code, § 21000 *et seq.*) (“CEQA”) and the State CEQA Guidelines (Cal. Code of Regs., tit. 14, § 15000 *et seq.*), in 2015 the City certified the Final Environmental Impact Report (“CGPU EIR”) (SCH # 2009021007), in connection with the General Plan Update; and

WHEREAS, The City’s proposed Zoning Code and General Plan Amendment is in accordance with Section §15183 (Projects Consistent with a Community Plan or Zoning) of the California Environmental Quality Act (CEQA) Guidelines, subsection (a) which states that additional environmental review is not required for projects “which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified”, except as might be necessary to determine whether there are project-specific significant effects.

WHEREAS, based on that analysis, the City Council does not require preparation of a subsequent or supplemental EIR because in this case, the proposed project is consistent with the City’s General Plan 2035 and Final Environmental Impact Report (EIR), which were adopted and certified by the City Council on April 22, 2015. Therefore, the proposed project is consistent with State CEQA Guidelines Section §15168(c)(2) since it is within the programmatic scope covered by the Final EIR and there is no substantial evidence that the proposed Zoning Code Update would require additional environmental analysis.

WHEREAS, on June 7, 2023 the Planning Commission held a duly noticed public hearing to review the project, as modified and the related environmental documents, at which time during the hearing members of the public were given an opportunity to testify regarding the Project; and

WHEREAS, after said public hearing, the Planning Commission recommended that the City Council approve this Resolution; and,

WHEREAS, on June 28, 2023 the City Council held a duly noticed public hearing to review the project, as modified and the related environmental documents, at which time during the hearing members of the public were given an opportunity to testify regarding the Project; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COACHELLA 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. General Plan Amendment No. 23-01. The City Council hereby approves text modifications to Chapter 4 Land Use and Community Character Element as shown in “Exhibit A” and a change to Figure 4-23 of the General Plan 2035 Land Use and Community Character Element, entitled “General Plan Designation Map” as shown in “Exhibit B” attached and made a part hereto.

SECTION 3. Findings. The City Council finds that the amendments to General Plan proposed by “Exhibit A” and “Exhibit B” are consistent with the goals and policies of all elements of the General Plan and exercise the City’s land use powers to protect the health, safety, and welfare of the public.

The City Council also finds that the proposed amendments to the Coachella General Plan 2035 would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that they will ensure parcels within the City limits include have assigned land use and that the City’s Pueblo Viejo Implementation Strategy Plan is implemented with appropriate land use to ensure a thriving downtown environment.

SECTION 4. CEQA. The City Council finds that proposed Zoning Code and General Plan Amendment is in accordance with Section §15183 (Projects Consistent with a Community Plan or Zoning) of the California Environmental Quality Act (CEQA) Guidelines, subsection (a) which states that additional environmental review is not required for projects “which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified”, except as might be necessary to determine whether there are project-specific significant effects. In this case, the proposed project is consistent with the City’s GP 2035 and Final Environmental Impact Report (EIR) which were adopted and certified by the City Council on April 22, 2015. Therefore, the proposed project is consistent with State CEQA Guidelines Section §15168(c)(2) since it is within the programmatic scope covered by the Final EIR and there is no substantial evidence that the proposed Zoning Code Update would require additional environmental analysis.

Similarly, the proposed project is consistent with CEQA Guidelines Section §15183 (d)(1)(C) since it meets the consistency with “a general plan of a local agency”, and with Section §15183 (d) (2) which states that “an EIR was certified by the lead agency for the.... general plan”.

Additionally, the proposed project is consistent with CEQA Guidelines Section §15162(a) in that no subsequent environmental documentation will be required for the proposed project. Specifically, the proposed project is not proposing any substantial changes to the City’s GP 2035 [§15162(a)(1)], would not result in substantial changes due to the GPU and Zoning Code Update [§15162(a)(2)], nor would it present new information of substantial importance, which was not

known and could not have been known with the exercise of reasonable due diligence at the time the previous EIR was certified as complete, showing any of the following [§15162(a)(3)]:

- A. The project will have one or more significant effects not discussed in the previous EIR
- B. Significant effects previously examined will be substantially more severe than shown in the previous EIR
- C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative
- D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative

The proposed project is further analyzed for consistency with the certified 2015 EIR prepared for the City's General Plan 2035 in the Findings of Consistency Memorandum (Exhibit C) prepared pursuant to the applicable provisions of §15183 of the California Environmental Quality Act (CEQA) Guidelines. Since the Zoning Code Update is a regulatory document that affects the entire City, any future development and redevelopment project in the City would have to be analyzed at a project level for all CEQA related impacts.

SECTION 5. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at Coachella City Hall. City Clerk is the custodian of the record of proceedings.

SECTION 6. Execution of Resolution. The Mayor shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

PASSED APPROVED and ADOPTED this 28th day of June 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Steven A. Hernandez
Mayor

ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

Carlos Campos
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. 2023-43 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on this 28th day of June 2023 by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Delia Granados
Deputy City Clerk

04 | LAND USE + COMMUNITY CHARACTER

INTRODUCTION

This Element provides a long-term vision, goals and policies for land use and development in Coachella over the next 20 to 30 years. Over this time, Coachella is expected to grow significantly and transform from a small town to a medium sized city. Coachella will become a community of walkable neighborhoods, tied together by multi-modal transportation corridors and interspersed with vibrant districts for shopping, working, entertaining and commerce. The walkable neighborhoods will have a diverse mix of housing and will be in close proximity to shopping and services so the majority of one's daily needs are a short walk away. Downtown will grow and expand to serve as the cultural and economic hub of the City with a variety of retail, entertainment and office uses where residents of the region may shop and play. There will also be a significant number of new jobs in industrial areas near the airport, as well as office, and research and development space adjacent to downtown. The urban area of the City will also be supported by a vast network of parks, trails and open spaces.

While high level of growth is desired by the residents and elected officials of Coachella, it also comes with a unique set of challenges that includes maintaining the small-town character, paying for infrastructure, public facilities and services and ensuring the growth improves the quality of life for residents and the economic environment for businesses. Given the amount of development that will occur and the large geographic area of the City, the Element balances the need for long-term flexibility with necessary regulations to meet the City's vision.

The goals and policies in the Land Use and Community Character Element are critical to the overall success of the City. Thus, it goes beyond typical land use element requirements prescribed by California. In addition to regulating land use and development intensity, the Element also regulates the form and character of development that will occur and the connections between development projects. There are also regulations for the provision of the necessary public facilities and services to create the high quality of life desired by the residents of Coachella. However, the regulation of land use is highly flexible to allow for changes in economic and demographic conditions over time. This balance of flexibility and regulation will ensure project sponsors have a high degree of control of what is proposed and the City develops as a network of high-quality neighborhoods, retail areas and employment centers.

ORGANIZATION OF THIS ELEMENT

The Land Use and Community Character Element is organized into the following sections:

- **Our Community's Goals:** This section includes a brief summary of the overall goals and direction of the Element.

- **General Plan Designations:** The General Plan Designations are one of the most important components of the General Plan because they identify the intended future land use, development intensity and development character for the entire City. The designations are divided into six base designations: Ranchos, Neighborhoods, Centers, Districts, Specific Plans, and Public. This section includes descriptions of designations, a designation map, a summary table of regulations and requirements and a description of the master planning process for new development projects.
- **Subarea Descriptions:** For planning purposes and to ensure the City has unique and distinct areas, Coachella is divided into 17 distinct subareas. Each subarea includes an overview of the existing conditions of the area, a vision statement for the area and specific policies that guide future development in the subarea.
- **Goals and Policies:** This section includes broad goals and policies for land use and community design topics that apply to the entire City.

OUR COMMUNITY'S GOALS

The General Plan is designed to be a transformative vision for the future of Coachella through the year 2035 and beyond. It provides guidance not just for day-to-day planning decisions but for how these individual decisions should move the City toward a new future.

During the General Plan update process, the citizens of Coachella, along with the City Council and Planning Commission, provided their ideas for what Coachella should look like in the future. They identified the unique aspects of the City as well as the vision for the growth as Coachella transforms from a small town into a medium-sized city. As part of this process, the community identified key land use and community design concepts, described below, which are the foundation for both the City's future land-use vision, the development of General Plan designations and for the specific goals and policies contained in this Element, as well as elsewhere in the General Plan.

To achieve the community's vision as presented in Chapter 3 of the General Plan, the Land Use and Community Design Element is organized around the following broad goals.

- **Grow into a medium sized City while preserving small town character and identity.** The City is expected to grow from approximately 40,000 people in 2010 to upwards of 150,000 by 2035 and more growth is envisioned for the City beyond 2035. As the City grows, there is a strong desire to preserve the small-town character and identity while also becoming a full-service city. Allowing for growth while maintaining the character of the community is a critical goal of the plan.
- **Preserve cultural and ethnic heritage.** The City is culturally diverse with a rich heritage. While the City will change over time, the community desires that maintaining cultural and ethnic diversity be a priority of the City.
- **Create walkable and interconnected neighborhoods.** Neighborhoods are the building blocks of cities and the residents of Coachella desire those that are walkable, attractive and near goods and services.
- **Create neighborhood-oriented retail centers.** Interspersed between neighborhoods should be retail and commercial centers that provide daily goods and services for residents within a walking distance of most homes. The centers should be designed to be easily accessible from neighborhoods and have a walkable, main street character.

- **Revitalize the existing City.** While the City will grow and change over time, care and attention must be given to the current residents and businesses and the existing built environment. This plan calls for a revitalization and improvement of the City's character and infrastructure. Projects such as streetscape improvements, attracting new uses and revitalizing the downtown and the major transportation corridors will enable Coachella to move toward becoming a complete city.
- **Define the form and character of new development.** Moving forward, the City will use urban design to differentiate Coachella from its neighbors. There are standards and guidelines for how the City – its neighborhoods, centers and districts – should look, feel and function.
- **Make the City connected and multi-modal.** Connectivity for pedestrians, cyclists, transit and vehicles is a critical component of a livable and sustainable city. While much of the plan is flexible and visionary, this plan includes specific standards for how areas of the City should link to one another and how individual development projects should be connected internally and externally.
- **Preserve the natural beauty and scenic quality of the City.** The City is located in an area of striking natural beauty. While the landscape will be altered with future development, the views of the mountains and the rural, agricultural character should be respected. In general, the natural topography of the hills should be maintained, some of the existing agricultural uses should be preserved or integrated into the landscape and views of the surrounding mountains should be maintained.
- **Provide public facilities and services to improve the quality of life.** As the City grows, it is essential that quality public facilities and services be provided for residents. This includes parks, civic buildings, community centers and programs, such as athletic leagues. Providing services at the time development occurs, and requiring developers pay for their fair share of the costs, is an important part of transforming Coachella into a full-service city.
- **Revitalize and expand the Downtown.** The Downtown is the heart of the City and should be supported, revitalized and expanded to accommodate Coachella's growing population. Arts and cultural activities, civic uses and destination retail and shopping should be focused here. Festivals and farmers markets should occur Downtown whenever possible and the Downtown can be expanded to become a hub of office and economic activity for the Coachella Valley.
- **Make Coachella a destination for tourism and entertainment.** Coachella should expand the number and variety of tourism and entertainment uses as the City grows and changes over time. While difficult to attract, such uses could include hotels, theme parks, sports complexes, performing arts venues and major retail centers.
- **Expand economic development opportunities.** As the City's population grows, so too should the number and diversity of jobs. Over time, the job base should expand considerably so Coachella is not just a bedroom community but is also a thriving job center and a major hub of commerce in the Coachella Valley. There should be a diversity of jobs that match the diversity and skill level of its residents. Supplementing this should be an educational system – including a college or university – and vocational training to improve the socio-economic conditions of Coachella residents.
- **Improve the fiscal health of the City.** As the City and its economy grows and diversifies over time, the fiscal health of Coachella should also improve. New development should pay its own way and all decisions should be made with an understanding of the overall, long-term fiscal health of the City.
- **Allow for creativity and flexibility in development and growth.** Coachella is going to grow considerably over time and the exact location of each use is difficult to predict. Thus, this plan provides for significant flexibility in the location of new uses. This will allow developers to define

the range of new uses in their projects so long as it conforms to the overall vision of the City and the vision of the subarea where the project is located.

- SB 244. A description of the disadvantaged communities found in the Planning Area is in Chapter 3, Existing Conditions.

GENERAL PLAN DESIGNATIONS

State law requires that General Plans identify the future intended land use in the City and the allowable density or intensity of development. The General Plan designations are developed to provide a vision of the organization of uses in the City and a flexible structure to allow for changes in economic conditions and community visions. Further flexibility is added in the General Plan to account for the large amounts of undeveloped land that may be converted into urban uses as Coachella grows from a small town to a medium-sized city by 2035.

The General Plan designations are organized into six base designations. A description of each is below and summarized in [Table 4-1](#) and [Table 4-2](#):

- **Ranchos.** These rural areas include space for agriculture and low density residential development. The preservation of agriculture in viable sizes for continued agricultural production is critical as the City urbanizes over time.
- **Neighborhoods.** Neighborhoods are the basic building block of great cities and this General Plan identifies a range of neighborhood types. The vision of the plan is to create complete, compact and connected neighborhoods that provide a high quality of life for residents.
- **Centers.** Centers are the primary places of commerce, neighborhood-serving retail, arts and culture and civic activities. There are a variety of centers ranging from walkable, mixed-use Neighborhood Center to Downtown to higher intensity employment areas. Centers are characterized by the urban and walkable character and their mix of uses.
- **Districts.** Districts are areas of the City that are more single use and automobile-oriented. The Districts include large format retail and commercial areas, industrial areas and resorts. These areas are critical to the overall economic prosperity of the City but have a lower level of design regulation and pedestrian-orientation than other areas of the City.
- **Specific Plans.** These areas are approved Specific Plans. In these areas, the Specific Plan defines the land uses and development intensity. As approved Specific Plans are updated or modified, they should conform to the vision and policies in this General Plan.
- **Public.** This category of designations is for a range of public facilities and uses including parks, public buildings and preserved open spaces.

Within the six base designations there are [16-18](#) General Plan character designations, each of which is described in the next section.

In addition to the required information on allowed land use and intensity of development, the General Plan character designations provide more detailed information on the built form and character of the uses than is typically found in a general plan. With the exception of the Public and Specific Plan designations (which are described more generally), each designation has policy guidance on:

- **Intent and purpose.** This describes the overall purpose of the land use designation.

- **Intended physical character.** This describes the intended physical form and character that new development will take.
- **Allowed land uses.** The allowed land uses are generally described. Additional detail on specific land uses is provided in a separate table that follows the land use designation descriptions. (See Table 3-1.)
- **Development intensity.** The intensity of development as measured in dwelling units per acre for residential development and floor area ratio (FAR) for non-residential development.
- **Network and connectivity.** This includes descriptions and metrics for ensuring a high level of connectivity in the transportation system.
- **Street design.** A description of the roadways desired in each designation is included. This description works in concert with the policies and street types in the Mobility Element.
- **Parks and open space.** This includes descriptions of the range of parks and open spaces desired. Additional detail on specific park types is provided in a separate table presented in the Sustainability and Natural Environment Element. (See Table 6-1.)
- **Urban form guidelines.** This includes information on the overall urban form of the designation including lot coverage, building frontages, parking location and access and allowed building types.

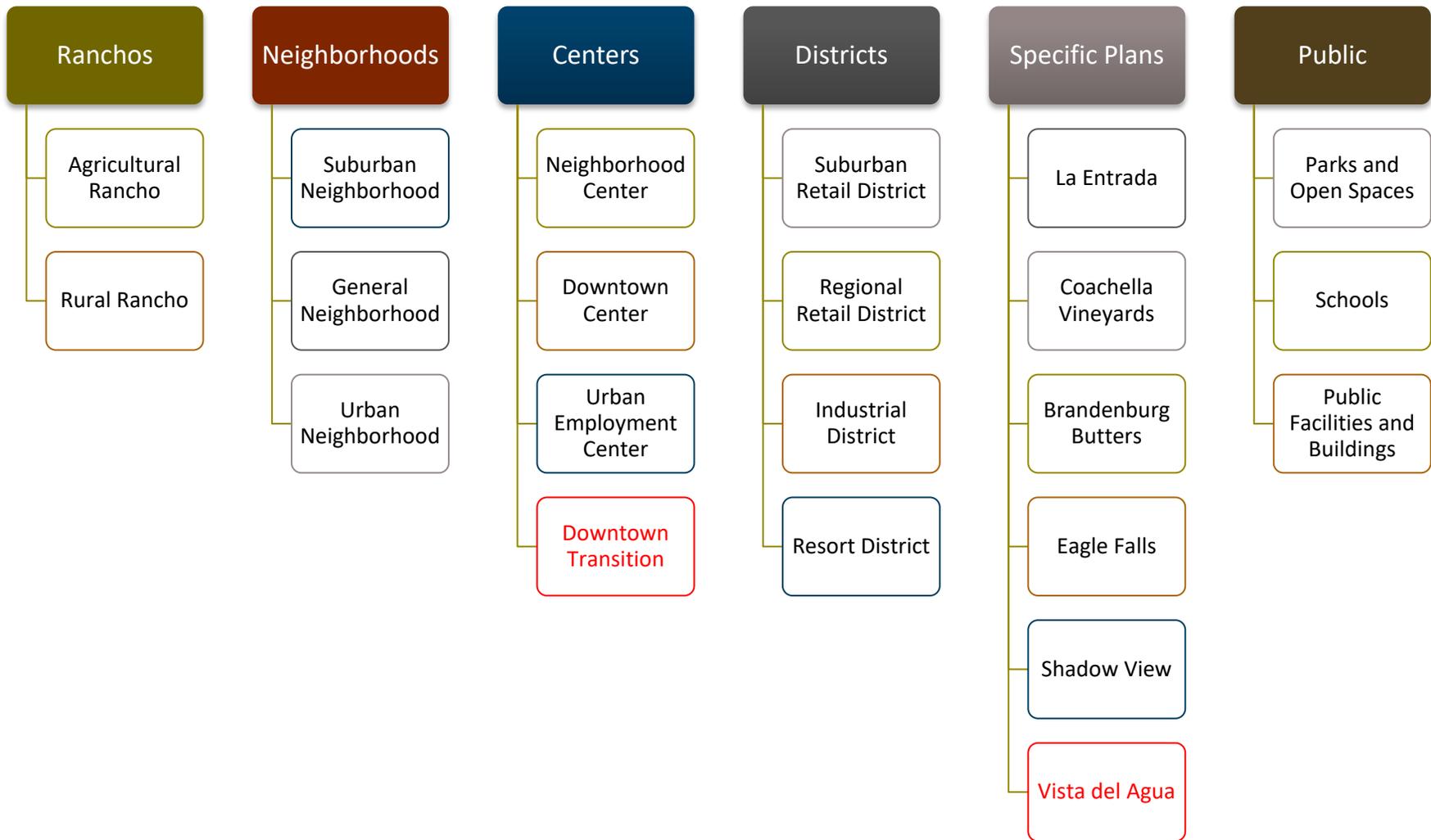


Figure 4-1: General Plan Base Designations and Character Designations.

RANCHO DESIGNATIONS

Rural and agricultural areas are part of the history and heritage of Coachella and are important aspects of the community's image and identity. These land use designations are intended to preserve agriculture in the City for economic development and aesthetic benefits. This category also allows for rural development, both in a common pattern of homes on large parcels and in developments with homes clustered together and surrounded by preserved open space. Based on these characteristics, the General Plan contains two Rancho designations: Agricultural Rancho and Rural Rancho.

AGRICULTURAL RANCHO

INTENT AND PURPOSE

The Agricultural Rancho designation provides areas for productive agriculture uses in the City. Agricultural areas provide for active uses such as date farms, field crops or grapes. In some cases, this designation also encompasses other working lands that provide an open space benefit or are in other ways a non-urban land use, such as mining. These rural environments – and the natural and agricultural systems that define them – are intended to be preserved in perpetuity and may not be converted for urban use.

INTENDED PHYSICAL CHARACTER

Areas with this designation are undeveloped except for rural roads providing access and buildings related agricultural production.

ALLOWED LAND USES

Allowed uses include agricultural lands and small amounts of accessory uses that support the agricultural use. Agricultural uses include housing for farm owners and workers, equestrian stables, barns and sheds for packaging, processing and selling produce grown on site. In certain cases, mining is also allowed.

DEVELOPMENT INTENSITY

DU/AC = 1 unit per parcel or 1 unit per 40 acres, whichever is smaller.
Commercial = 0.01 FAR max.

NETWORK AND CONNECTIVITY

“Blocks” defined by public roads through these environments are very large – in some cases 1 mile by 1 mile or ½ mile by ½ mile, in some cases transected by private roads – paved and unpaved – and by trails to the extent necessary for access. Some dead end roads may be warranted to preserve existing topography and/or natural environment.

STREET DESIGN

Streets accessing these properties are rural in character, with:

1. Paved and/or compact aggregate pedestrian and multi-use trails – generally separated from the roadway – in lieu of sidewalks.
2. Compacted shoulders in lieu of on-street parking lanes.

3. Open drainage swales (ditches) in lieu of curb and gutter improvements.
4. Minimal or no street lights.

PARKS AND OPEN SPACE

This designation is intrinsically an open space designation, so no additional open-space requirements are necessary.

RURAL FORM GUIDELINES

1. Parcels are large, ranging from 40 acres to several hundred acres.
2. Grading is strictly limited to the bare minimum necessary for access or cultivation. Buildings conform themselves to the natural terrain.
3. Buildings are generally set back from roads with deep front, side and rear setbacks. Frontages are generally defined by rustic, open fences.
4. Building heights are generally one to two stories and in some cases 2 ½ stories with a partial third floor under the roof on larger lots. In the case of agricultural barns and buildings, structures may be taller and the equivalent of multiple stories.



Existing farmlands in eastern Coachella.



Very large blocks are acceptable in Agricultural Rancho designations.



Cultivation is an integral part of the Coachella heritage and economy.



Buildings should be agricultural in character and design.

Figure 4-2: Examples of Agricultural Rancho character

RURAL RANCHO

INTENT AND PURPOSE

The Rural Rancho designation accommodates low intensity residential development within a preserved rural landscape. These areas are intended to serve as a buffer between Agriculture and any of the urban designations of this Plan or as the edge of the urbanized City.

INTENDED PHYSICAL CHARACTER

Dwellings and their accessory buildings are integrated into the natural or agricultural landscape and don't fundamentally alter that landscape. Residences may be distributed throughout the landscape on large lots or may be clustered as a village.

ALLOWED LAND USES

Residential primarily, except for home occupations, and uses accessory to agricultural cultivation.

DEVELOPMENT INTENSITY

DU/AC = 0.4 (1 unit per 2.5 acres) – 1 DU/AC

FAR = n/a

NETWORK AND CONNECTIVITY

"Blocks" defined by public roads through this rural environment are large, up to ¼ mile by ¼ mile, in some cases transected by private roads – paved and unpaved. Some dead end roads may be warranted to preserve existing topography and/or natural environment.

STREET DESIGN

Streets accessing these properties are rural in character, with:

1. Paved and/or compact aggregate pedestrian and multi-use trails – generally separated from the roadway – in lieu of sidewalks.
2. Compacted shoulders in lieu of on-street parking lanes.
3. Open drainage swales (ditches) in lieu of curb and gutter improvements.
4. Minimal or no street lights.

PARKS AND OPEN SPACE

1. Neighborhood Parks and Mini Parks, such as tot-lots, are required as part of rural development projects.
2. Community Parks may be located in limited amounts throughout these areas.
3. Areas should be connected to the urban parts of the community through multi-use trails and greenways.
4. Nature, as exemplified by agriculture and open space, is acceptable, as well, when resource conservation is a priority at a given site.

RURAL FORM GUIDELINES

1. Parcels are large with low building coverage (generally less than 10 percent), except for rural cluster development (where parcels are smaller and clustered in order to preserve large open space areas for common use, public use and/or natural preservation).

2. Grading is strictly limited to the bare minimum necessary for access or cultivation. Buildings conform themselves to the natural terrain.
3. Buildings are generally set back from roads with deep front, side and rear setbacks to maintain the rural character. Frontages are generally defined by rustic, open fences.
4. Buildings are limited to single family houses, accessory second units and agricultural barns and sheds.
5. Building heights are generally one to two stories and in some cases 2 ½ stories with a partial third floor under the roof on larger lots. In the case of agricultural barns and buildings, structures may be taller and the equivalent of multiple stories.



Cluster pattern achieved through “conservation subdivision” design (Source: University of Idaho Junior Design Studio).



Rural Rancho houses have deep setbacks with rustic fencing.



Clustered development allows for substantial open-space preservation (Source: Capitol Development Design).

Figure 4-3: Examples of Rural Rancho land use character.

NEIGHBORHOOD DESIGNATIONS

Neighborhoods are the basic building blocks of a livable and sustainable Coachella. A Coachella neighborhood – as defined in this Plan – mixes a variety of residential types within a walkable network of green streets and parks, well-connected to parks, schools and neighborhood centers to serve daily shopping needs. Almost all of Coachella’s residents live in neighborhoods, which must provide safe, attractive and comfortable places to live and play. The neighborhood designations presented below call for the development of such traditional neighborhoods throughout the City. The design character and mix of residential types will vary by neighborhood and by location within town, but all neighborhoods should have the following common characteristics:

- A diversity of housing types.
- A diversity of architectural styles.
- A variety of attractive, green, walkable streets that provide a safe environment for pedestrians, bicyclists and children.
- A focus on a public amenity, such as a park, school or civic or recreational center.
- Comfortable walking and biking access to a neighborhood center with basic commercial amenities, such as shops and restaurants.
- A street network designed to provide abundant routes within the neighborhood – and connecting to adjoining neighborhoods, districts and corridors – for walking, biking and short car trips.

Neighborhoods with these simple, timeless characteristics have generally proven to be the most desirable living environments in cities throughout California over the past century, holding their value through economic downturns and enjoying multiple cycles of reinvestment and renovation. The conventional, automobile-oriented residential development patterns that have been prevalent in recent years in the Coachella Valley, and Southern California at large – such as those with gated subdivisions, cul-de-sacs, treeless walled arterial streets, and limited connectivity to adjoining neighborhoods and amenities – do not support the active, healthy lifestyles that Coachella envisions for its future.

Based on these characteristics, the Coachella General Plan identifies three designations for the creation of neighborhoods within the City. These are:

1. **Suburban Neighborhood.** Predominantly single family residential housing types.
2. **General Neighborhoods.** A mix of single-family and multi-family housing types with good non-motorized access to a range of civic and commercial amenities.
3. **Urban neighborhoods.** Predominantly – although not exclusively – multi-family housing types with very good non-motorized access to a wide range of civic and commercial amenities located at the edges and/or within the mixed-use fabric of the neighborhood.

Many existing residential areas of Coachella do not meet the criteria identified here, and most are valued by the residents who call them home. However, their long-term value and livability may be further enhanced by the introduction of selected elements of this vision for Coachella’s neighborhoods over time. Improved landscape, pedestrian and bike facilities along with enhanced access and connections to nearby civic and commercial amenities should be considered in particular.

SUBURBAN NEIGHBORHOOD

INTENT AND PURPOSE

Suburban Neighborhoods provide a lower intensity, quieter, family-living environment but are still well connected to surrounding neighborhoods, retail areas as well as natural and agricultural open spaces. Because Suburban Neighborhoods are less compact than General Neighborhoods, they are inherently less walkable and amenities such as parks, schools and convenience retail are farther from most residences. Accordingly, greater accommodation is provided to the automobile in these Neighborhoods, and greater attention must be paid to bike routes.

INTENDED PHYSICAL CHARACTER

Suburban Neighborhoods provide a more naturalistic, landscaped setting than General Neighborhoods, and tend to have larger lots, larger yards, larger setbacks, more landscaping and predominantly single-family houses.

ALLOWED LAND USES

Residential only (except for home occupations).

DEVELOPMENT INTENSITY

DU/AC = 2 – 8, with 5 DU/AC average for new projects

FAR = n/a

NETWORK AND CONNECTIVITY

1. The street network should be well connected with walkable blocks – between 400 and 600 feet long in most cases. The maximum block perimeter should be 3,200 feet. Larger blocks or dead-end streets may be considered where the community design value of natural elements – such as waterways, hills or sensitive habitats – warrant compromise.
2. Neighborhoods must be designed with at least one through street every 800 feet, unless the community design value of natural elements – such as waterways, hills or sensitive habitats – warrant compromise. Considerations warranting such compromise do *not* include increasing the number of lots or reducing the connectivity within a neighborhood or adjoining neighborhoods.

STREET DESIGN

1. Residential streets should be as narrow as practical to encourage slow, safe driving speeds, with curbside parking on both sides. Recommended curb to curb dimensions range from 34 to 36 feet, depending on expected traffic volumes.
2. Sidewalks (minimum of six feet) should be provided on both sides of the street, separated from the curb by a parkway strip least six feet wide or more.
3. Street trees should be planted approximately 30 to 40 feet apart – sometimes in uneven, naturalistic patterns – to provide a picturesque canopy to shade the yards and street while enhancing neighborhood character and identity. Broad canopied, deciduous trees are preferred near homes to provide shade in the summer and still allow heating and daylight from the winter sun.

PARKS AND OPEN SPACE

1. Mini Parks and Neighborhood Parks should be integrated into the neighborhood, approximately a quarter-mile walk distance of at least 75 percent of the dwelling units. Other allowed park

types include Community Parks, Plazas/Greens, Linear Parks, Special Use Parks, Greenways/Trails and Nature.

URBAN FORM GUIDELINES

1. Lot coverage generally does not exceed 40 percent.
2. Buildings should have generous front, rear and side yards.
3. The main entrance to the residence should be located within the front façade, accessed directly from the street and designed to welcome visitors.
4. Building heights are generally one and two stories, and in some cases 2 ½ stories with a partial third floor under the roof on larger lots.
5. Alleys are recommended for lots less than 60 feet wide to minimize dominating streets with garages. Driveways from the street should be as narrow as practical, and not more than 20% of the lot width within the front yard setback to minimize front yard paving.



Typical Suburban Neighborhood land use pattern.



Architecture appropriate to the Coachella context.



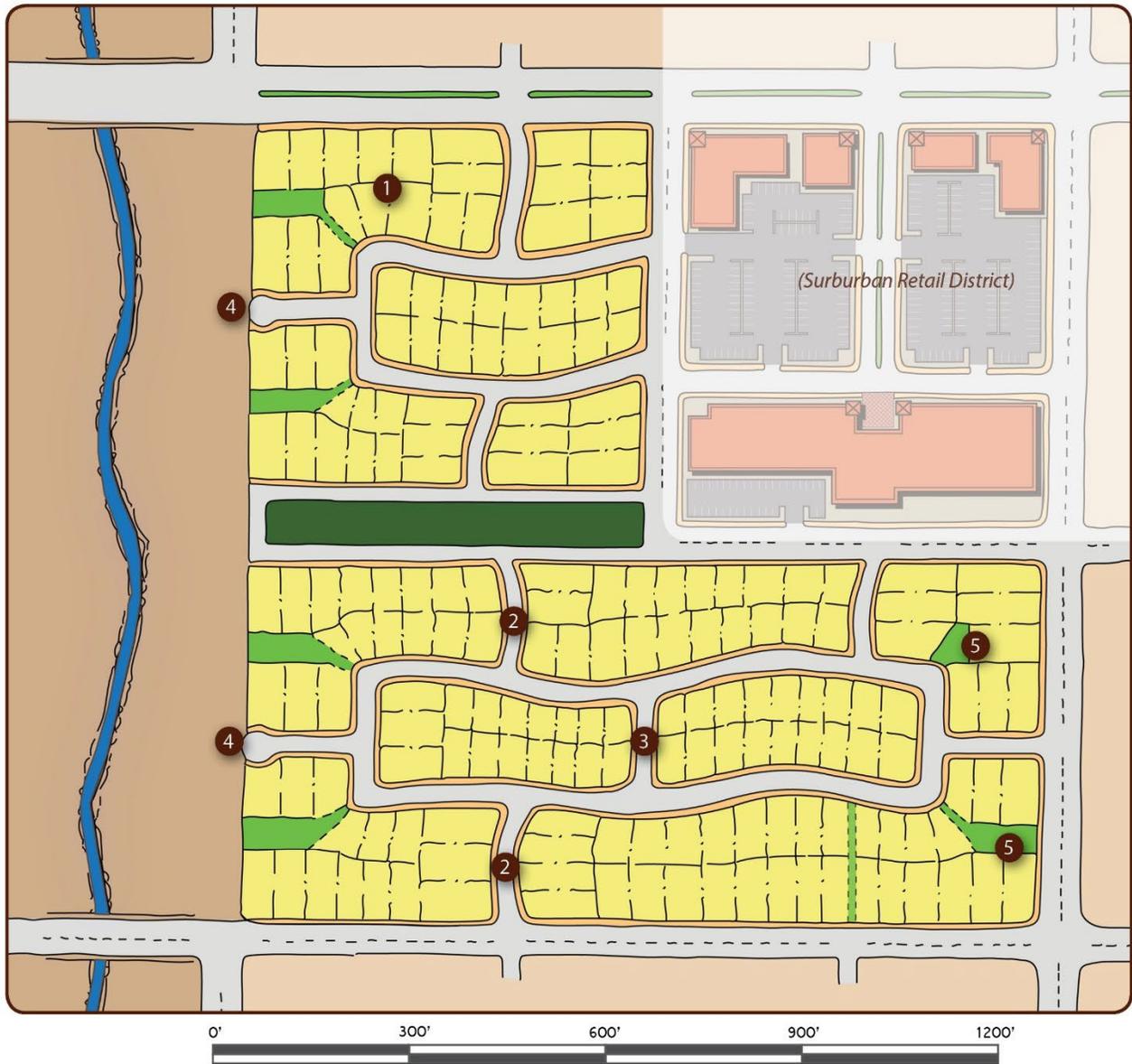
If alleys are not possible, design a frontage which minimizes the visual impact of the garage/driveway.



Generous front yard setbacks with planter strip between sidewalk and roadway.

Figure 4-4: Examples of Suburban Neighborhood pattern and character.

Suburban Neighborhood



- 1 Predominantly detached single-family housing type.
- 2 Walkable blocks with through streets at regular intervals.
- 3 Sidewalks provided on both sides of the street.
- 4 Cul-de-sacs permitted if waterways or sensitive habitats exist.
- 5 Tot lots or mini-parks integrated into neighborhood,

Figure 4-5: Illustrative land use diagram for desired character and form of Suburban Neighborhood.

GENERAL NEIGHBORHOOD

INTENT AND PURPOSE

General Neighborhoods provide a diversity of housing that meets the needs of Coachella's many household sizes, incomes and lifestyle preferences. General Neighborhoods integrate a range of single- and multi-family housing options within a green, walkable neighborhood environment that offers parks and playgrounds for their residents and access to schools and basic shopping needs within a comfortable walk, bike ride or short drive.

INTENDED PHYSICAL CHARACTER

The fundamental character of these neighborhoods is defined by tree-lined streets and small blocks, well-landscaped front yards and welcoming entries to each residence. Vehicular access and parking on each lot should not intrude into the front yards, primarily places for children to play and neighbors to meet. Although most of the residences are single-family detached houses, multi-family housing is also provided in "house-form" building types – such as duplexes, garden apartments and rowhouses – that are compatible in scale and character with houses. Large apartment buildings or complexes are not compatible with this sort of neighborhood setting.

ALLOWED LAND USES

Residential only (except for home occupations)

DEVELOPMENT INTENSITY

DU/AC = 7 – 25 DU/AC, with 12 DU/AC average for new projects

FAR = n/a

NETWORK AND CONNECTIVITY

1. The street network should be well interconnected with pedestrian friendly blocks – between 400 and 500 feet long in most cases. The maximum block perimeter should be 2,400 feet. Larger blocks or dead-end streets may be considered where the community design value of natural elements – such as creeks, hills or sensitive habitats – warrant compromise.
2. Neighborhoods must be designed with at least one through street every 800 feet, unless the community design value of natural elements – such as creeks, hills or sensitive habitats – warrant compromise. Considerations warranting such compromise do *not* include increasing the number of lots or reducing the connectivity within a neighborhood or adjoining neighborhoods.

STREET DESIGN

1. Residential streets should be as narrow as practical to encourage slow, safe driving speeds, with curbside parking on both sides. Recommended curb-to-curb dimensions range from 34 to 36 feet, depending on expected traffic volume. Narrower dimensions might be acceptable if approved by the city engineer and fire department.
2. Sidewalks (minimum of six feet) should be provided on both sides of the street, separated from the curb by a parkway strip at least six feet wide.
3. Trees should be planted approximately 30 to 40 feet apart to provide a canopy and shade to enhance neighborhood character and identity. Deciduous trees and those with broad, shading canopies are preferred.

PARKS AND OPEN SPACE

1. Mini Parks and Neighborhood Parks should be integrated into the neighborhood, within approximately a ¼-mile distance of at least 75 percent of the dwelling units. Other allowed park types include Plazas/Greens, Linear Parks, Community Parks, Special Use Parks, Greenways/Trails and Nature.

URBAN FORM GUIDELINES

1. Lot coverage generally does not exceed 50 percent.
2. Desired building types are Single-Family Houses, Duplex/Triplex/Quadplex, Multiplex/Efficiency Dwelling, Rowhouse/Townhouse, Garden Apartment and Urban Apartment.
3. Buildings are generally one and two stories, with some three-story buildings near a Neighborhood Center.
4. Buildings – except row houses – should have front, rear and side yards.
5. The main entrance to the residence should be located within the front façade, accessed directly from the street and designed to welcome visitors.
6. Vehicular access should be provided through an alley at the rear of the lot or a driveway to the street. Driveways from the street should be as narrow as practical – and not more than 20% of the lot width – to minimize front-yard paving.



Duplexes provide a high quality street-fronting condition.



Two-story rowhouses are suitable to General Neighborhood.



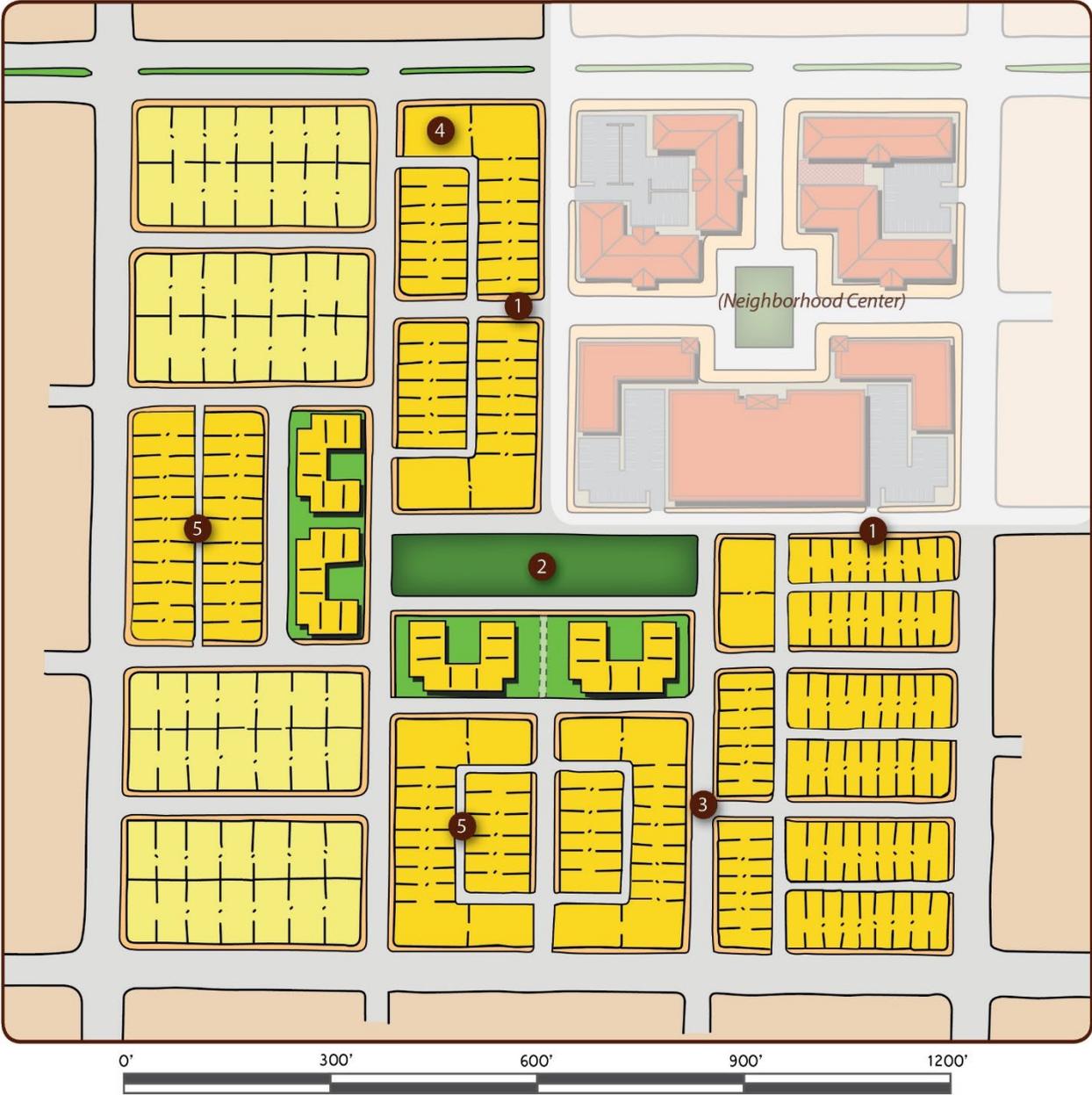
Bungalow courts are appropriate for a desired density of 7-25 DUA.



Alley-loaded townhouses face a narrow, residential street.

Figure 4-6: Examples of General Neighborhood form and character

General Neighborhood



- 1 Diversity of housing in close proximity and well-connected to neighborhood center.
- 2 Neighborhood park located near the center of the community.
- 3 Well-connected street network with 200' x 350' blocks.
- 4 Multiplex/efficiency dwelling housing type fronting arterial.
- 5 Alley-loaded attached building types can be used for narrow lots.

Figure 4-7: Illustrative land use diagram for desired character and form of General Neighborhood.



Figure 4-8: Illustrative renderings of General Neighborhood form and character (Source: Sargent Town Planning)

URBAN NEIGHBORHOOD

INTENT AND PURPOSE

Urban Neighborhoods create a high-intensity, walkable, transit-ready neighborhood with a variety of types of housing - predominantly multi-family of various types. Urban Neighborhoods should be located in close proximity to high quantities of commercial, civic and recreational uses. The value of the Urban Neighborhood derives from its compactness, and the degree to which it allows a larger number of residents to live near one another, within easy walking distance of parks, schools, shops, transit and employment.

INTENDED PHYSICAL CHARACTER

The design character of an urban neighborhood is defined by its buildings, with smaller setbacks and smaller yard area per household. This compression of more building and more activity into each block requires vehicular access, parking and services be provided primarily by alleys, to avoid degrading the pedestrian quality of the streetscapes. The design quality of public open spaces and private frontages is especially critical to making a comfortable living environment for neighborhood residents.

ALLOWED LAND USES

Primarily multi-family residential. Support retail, office, civic and recreational uses may be allowed in limited quantities. Small numbers of single-family homes may be allowed.

DEVELOPMENT INTENSITY

DU/AC = 20 – 38 DU/AC with 30 DU/AC average for new projects
FAR = 0.5

NETWORK AND CONNECTIVITY

1. The street network should be highly interconnected with pedestrian friendly blocks, between 400 and 500 feet long in most cases. Block depths are generally 250 to 300 feet to allow space for alley-accessed parking at the rear of lots. The block perimeter should be no more than 2,400 feet
2. Neighborhoods must be designed with at least one through street every 800 feet, unless the community design value of natural elements – such as waterways, hills or sensitive habitats – warrant compromise. Considerations warranting such compromise do *not* include increasing the number of lots or reducing the connectivity within a neighborhood or adjoining neighborhoods.

STREET DESIGN

1. Streets should be as narrow as practical to encourage slow, safe driving speeds, with curbside parking on both sides. Recommended curb to curb dimensions range from 34 to 36 feet, depending on expected traffic volumes.
2. Sidewalks (minimum of six feet) should be provided on both sides of the street, separated from the curb by a parkway strip at least six feet wide. On streets with multi-family housing, portions of the parkway strip may be paved to facilitate higher parking volume.
3. Trees should be planted approximately 30 to 40 feet apart to provide a canopy and shade to enhance neighborhood character and identity. Deciduous trees and those with broad, shading canopies are preferred.

PARKS AND OPEN SPACE

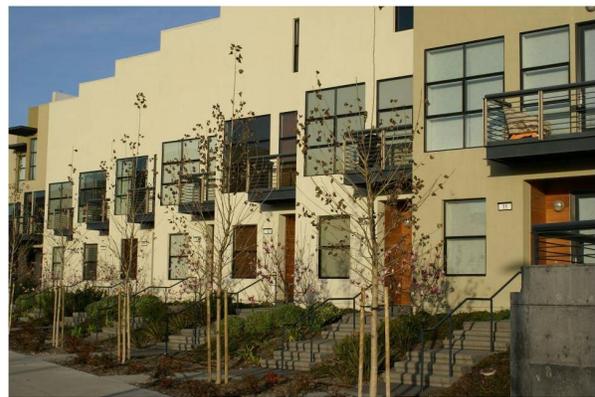
1. Mini Parks and Neighborhood Parks should be integrated into the neighborhood, within approximately a quarter-mile distance of at least 75 percent of the dwelling units. Other allowed park types include Plazas/Greens and Greenways/Trails.

URBAN FORM GUIDELINES

1. Lot coverage generally does not exceed 60 percent.
2. Buildings should generally have front and rear yards.
3. Desired building types are Rowhouse/Townhouse, Garden Apartment and Urban Apartment.
4. The main entrance to each building should be located within the front façade, accessed directly from the street and designed to welcome visitors.
5. Building heights are generally two to ~~three~~-four stories.
6. Vehicular access should be provided through an alley at the rear of the lot or a driveway connecting to the street. Driveways from the street, when necessary, should be as narrow as practical – and not more than 18 feet wide.



Three-story apartment complex with a landscaped setback.



Narrow townhouses contribute to a dense, walkable place.



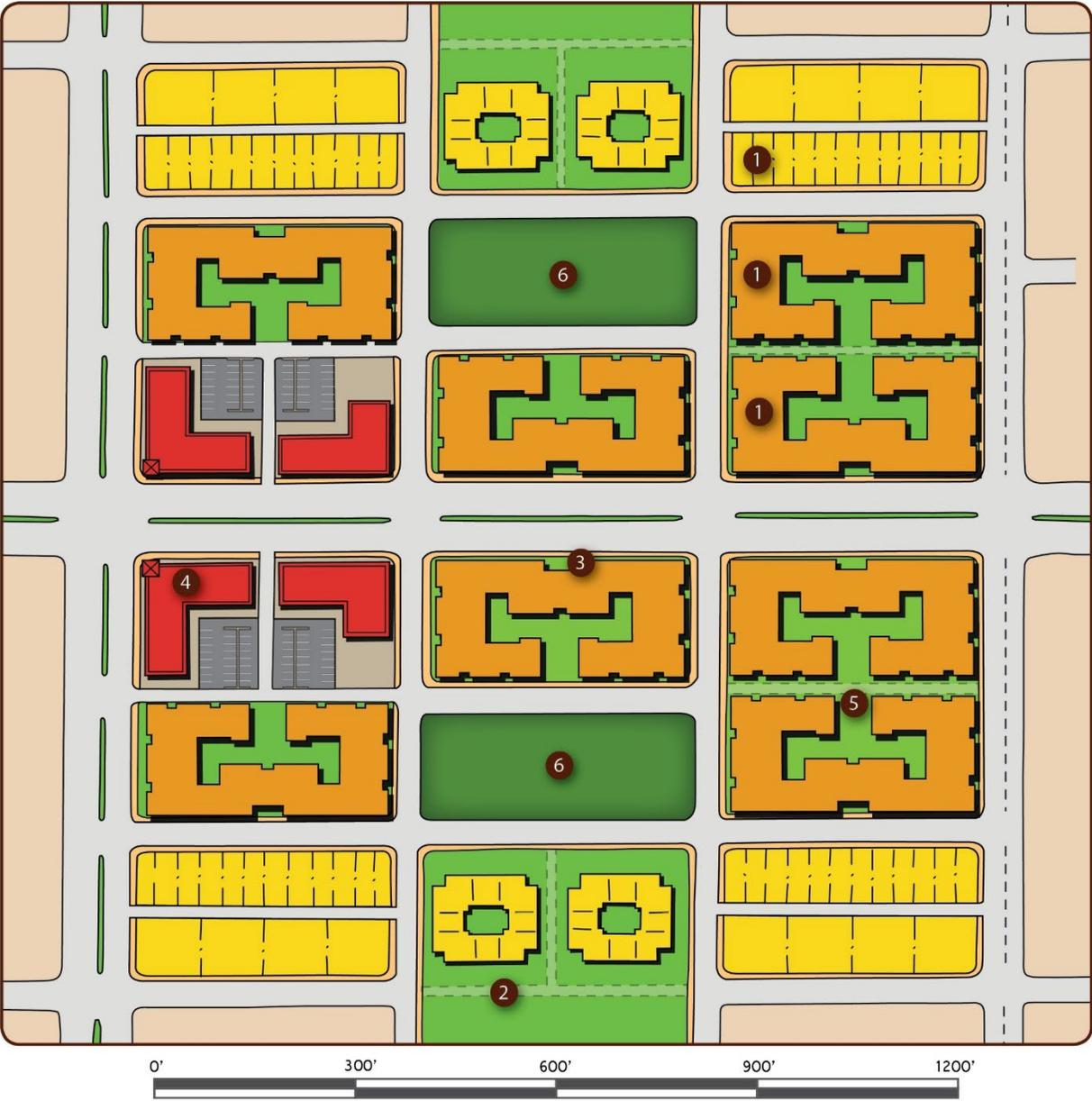
Garden multiplexes with common entrances and private yards.



Three-story modern townhouses with tuck-under parking.

Figure 4-9: Examples of Urban Neighborhood Form and Character

Urban Neighborhood



- 1 Mix of housing types, including townhouses, courtyard housing, and apartment buildings.
- 2 Pedestrian pathways allow mid-block connections.
- 3 Residential entrances located to the front.
- 4 Commercial uses within walking distance of residents.
- 5 Block sizes of approximately 300 to 400 feet.
- 6 Open spaces serve as amenity for residents.

Figure 4-10: Illustrative land use diagram for desired character and form of Urban Neighborhood Form.

CENTER DESIGNATIONS

Centers are commercial areas with a compact and walkable environment and a mix of primarily non-residential uses. Some Centers are retail and service commercial oriented and provide concentrations of goods and services that residents of the nearby neighborhoods need for their daily lives. Others provide concentrations of jobs, civic and cultural uses. Multi-family residences may also be integrated into Centers, often on upper floors of buildings above ground-floor businesses.

This General Plan presents three different Centers, each with a slightly different character and non-residential intent. Retail-oriented Centers will vary in size but are generally located on larger, cross-town avenues, where they have the benefit of significant amounts of pass-by traffic as well as connections back into adjoining neighborhoods. In some areas near the middle of town, Centers may extend along major avenues in a form similar to strip commercial but with a stronger pedestrian orientation. There can be town-scale buildings that address the avenue and neighborhood streets that provide high quality pedestrian and bicycle connections to nearby residences. In such cases, the Centers become “corridors” (or linear Centers) that derive value from the traffic on the avenue while buffering the flanking neighborhoods from the busier corridor environment.

Like neighborhoods, the design character and mix of commercial types will vary by center and by location within town but all should have the following common characteristics:

- A diversity of architectural styles.
- A variety of attractive, green, walkable streets that provide a safe environment for pedestrians, bicyclists and children.
- Comfortable walking and biking access to nearby neighborhoods.
- An interconnected street network designed to provide abundant routes connecting to adjoining neighborhoods, districts and corridors – for walking, biking and short car trips.

Based on these characteristics, the Coachella General Plan identifies three designations for the creation of centers within the City. These are:

1. **Neighborhood Center:** Provides for a concentration of neighborhood-serving commercial businesses and civic amenities - often mixed with multi-family housing - within convenient walking or biking distance of nearby neighborhoods.
2. **Downtown Center:** Serves to bring the entire community together in a one-of-a-kind Coachella center that is the civic heart of the City. The hallmark of Downtown Coachella is unique local goods, services, culture and society.
3. **Urban Employment Center:** Provides for a range of employment uses to help expand and diversify the City’s economy and transform Coachella from a small town into a full-service city. These centers are the primary location for office and professional jobs, supported by retail, services and homes.

3-4. Downtown Transition: Serves to transition commercial development from that along Grapefruit Boulevard to the core of the Pueblo Viejo around Veteran’s Park and City Hall.

NEIGHBORHOOD CENTER

INTENT AND PURPOSE

This designation creates a concentration of commercial businesses and civic amenities—often mixed with multi-family housing—within convenient walking or biking distance of nearby neighborhoods. Centers provide gathering places for the residents of surrounding neighborhoods and are ideal locations for high-quality transit stops.

INTENDED PHYSICAL CHARACTER

Generally located at the intersection of two major roadways, Neighborhood Centers balance the need to provide convenient access and parking for passing motorists with the need to provide a comfortable, walkable environment for shoppers and diners. Buildings face public streets (either the primary roadway or new internal streets) with attractive shopfronts designed to display merchandise, dining rooms, patios and signage to passersby. Streets connect the center to adjacent neighborhoods and to the urban corridor(s), providing convenient access on foot or by bike from residences to retail amenities and to transit.

ALLOWED LAND USES

Primarily neighborhood-serving retail and services, with residential uses on upper floors of mixed-use buildings and in multi-family buildings at the edge of the center where it transitions to the adjoining neighborhood.

DEVELOPMENT INTENSITY

DU/AC = 15 – 40

FAR = 0.5 – 1.5

NETWORK AND CONNECTIVITY

1. Blocks may be large, up to 800 by 800 feet to accommodate parking required for such commercial centers. These blocks should be subdivided into smaller “virtual blocks” with dimensions in the 400- to 500- foot range by major driveways or internal streets that include sidewalks on at least one side, detailed as small streets within individual projects. The streets flanking the blocks and the drives that transect them should connect to neighborhood streets to provide convenient access for nearby residents as well as motorists.
2. Block perimeters should be no more than 3,200 feet and Neighborhood Centers must be connected to adjacent neighborhoods and other areas at least every 600 feet, except where connections cannot be made because of physical obstacles, such as prior platting of property, construction of existing buildings or other barriers, slopes over 20%, water bodies, railroad and utility rights-of-way, existing limited access motor vehicle rights-of-way and existing parks and dedicated open space.

ICSC CENTER TYPE CORRELATIONS

While Coachella’s Neighborhood Centers are envisioned as shopping centers and centers of social life – as well as possessing physical design characteristics particular to Coachella – the close parallel among the center types defined by the International Council of Shopping Centers (ICSC) would be the eponymous Neighborhood Center, providing a super market and other shops and restaurants to meet the daily and weekly shopping needs of residents.

STREET DESIGN

1. New internal streets should be designed for pedestrians and vehicles with comfortable sidewalks and vehicle lanes that are 10 feet wide in most cases, and up to 12 feet to accommodate

back-out movements from angled parking spaces. Parallel parking lanes should typically be 8 feet wide.

2. Sidewalks 10 to 18 feet wide should be provided on both sides of the street, with trees planted in grates or landscaped planters approximately 30 feet on center.
3. High-branching deciduous trees with relatively open canopy structure are recommended to increase the visibility of buildings and signage.
4. Streets along major roadways may be wider but should be designed to be comfortable and safe for pedestrians and cyclists while also accommodating the needs of vehicles.

PARKS AND OPEN SPACE

1. Open spaces in Centers generally take the form of Plazas and Greens and should be flanked by active ground floor retail or restaurant uses and in some cases ground-floor residences. Mini Parks with playgrounds could also be utilized as a park type within Centers.

URBAN FORM GUIDELINES

1. A variety of building types are allowed, ranging from Rowhouse/Townhouse to Main Street/Mixed-Use.
2. Building entrances are direct from the sidewalk, generally via shopfronts.
3. Building heights are generally one to three stories.
4. Vehicular access is provided to parking lots via common drives detailed as small streets and by alleys. Services and trash should be located behind the buildings in alleys.



Neighborhood-serving commercial with a mix of upper-floor uses.



Two-story corner building with flats above storefronts.

Figure 4-11: Examples of Neighborhood Center Form and Character



Figure 4-13: Examples of Neighborhood Center form and character. (Source: Sargent Town Planning)

DOWNTOWN CENTER

INTENT AND PURPOSE

As Neighborhood Centers bring residents of surrounding neighborhoods together by providing a convenient and congenial environment for everyday shopping and dining, the Downtown brings the entire community together in a one-of-a-kind Coachella center that is the civic heart of the City.

While many of Coachella’s other Centers and Districts are focused on bringing goods and services from around the region and the world to the residents of the City, the hallmark of Downtown Coachella is unique local goods, services, culture and society.

Downtown should integrate the seat of city government, include a higher educational institution and provide a variety of space for local startup businesses, local theater and entertainment, boutiques and studios focused on local goods, arts and crafts and restaurants featuring fresh local foods and produce. Most importantly, the Downtown is a place that belongs to all of the people of Coachella and provides a space where they can meet and greet one another as they enjoy the life of their town.

“PUEBLO VIEJO IS THE CIVIC AND CULTURAL HEART OF COACHELLA. THE COMMUNITY IS PROUD OF THE HISTORIC CHARM, LOCALLY-OWNED BUSINESSES AND VIBRANT CIVIC CENTER. AS YOU ENTER THROUGH THE ATTRACTIVE GATEWAYS ON SIXTH STREET, YOU ARE IMMERSSED IN A LIVELY STREET SCENE OFFERING SHADY WALKWAYS, COOLING WATER FOUNTAINS, OUTDOOR DINING AND UNIQUE SHOPPING. ONCE EMPTY LOTS ARE NOW FILLED WITH MIXED-USE BUILDINGS THAT RESPECT THE HERITAGE, CLIMATE AND COMMUNITY VALUES. FAMILY-FRIENDLY EVENTS AND FESTIVALS FILL THE STREETS AND PUBLIC SPACES. AS YOU RELAX IN THE CLEAN, WELL-MAINTAINED CIVIC CENTER CORE, YOU KNOW . . . YOU HAVE ARRIVED IN PUEBLO VIEJO!”

PUEBLO VIEJO REVITALIZATION PLAN (MARCH 2010)

INTENDED PHYSICAL CHARACTER

Every Downtown street is designed as an outdoor room, defined by active building facades and frontages that provide valuable addresses for shops, restaurants, hotels, residences and community facilities of many kinds. Plazas and squares punctuate the network of streets, providing larger, comfortable spaces for formal and informal gatherings, outdoor dining, public markets and special events.

Buildings define the public realm with arcades, galleries and awnings that provide welcome shade for pedestrians. Large trees offer shade on hot days and moderate winds make open spaces more inviting.

ALLOWED LAND USES

A diverse mix of commercial, civic, and residential uses focused primarily on retail, office, residential, civic and recreation.

DEVELOPMENT INTENSITY

DU/AC = 20 – 65
FAR = 0.5 – 3.0

ICSC CENTER TYPE CORRELATIONS

While Coachella’s Downtown is envisioned as much more than a shopping center, to the extent that a concentration of retail businesses can be attracted to and organized within the Downtown, the closest parallel among the center types defined by the International Council of Shopping Centers (ICSC) would be the Theme or Festival Center, as it emphasizes a unique theme (Coachella and the Coachella Valley) along with restaurants and entertainment.

NETWORK AND CONNECTIVITY

1. Blocks are 300 by 400 feet (the approximate size of the existing blocks in Downtown Coachella). Mid-block paseos are recommended to provide pedestrian connections from the streets to parking facilities within the blocks. Selected blocks may be larger if necessary to accommodate special uses such as theaters, college facilities or major municipal parking structures but multiple paseos should be provided in such blocks to ensure a high degree of connectivity and amenities for pedestrians.

STREET DESIGN

1. Downtown streets should be designed for slow driving speeds, convenient curbside parking and easy and safe pedestrian movement. Large delivery or emergency vehicles must be accommodated but the geometry of intersections and crosswalks should favor the pedestrian in all cases.
2. Vehicular lanes should be 10 feet wide in most cases, and up to 12 feet to accommodate back-out movements from angled parking spaces. Parallel parking lanes should typically be eight feet wide, although seven feet is sufficient along residential frontages.
3. Sidewalks of 14 to 20 feet wide should be provided on both sides of the street, with trees planted in grates or landscaped planters approximately 30 feet on center.
4. High-branching deciduous trees with relatively open canopy structure are recommended to increase the visibility of buildings and signage. Palms can provide vertical accents in selected locations but should generally be used sparingly in combination with canopy trees that provide shade.

PARKS AND OPEN SPACE

1. Open spaces in the Downtown will generally take the form of Plazas, Squares, Courtyards and Paseos. In limited instances, Mini Parks and Neighborhood Parks would also be acceptable.

URBAN FORM GUIDELINES

1. An overall diversity of building types is allowed and encouraged. The allowed types are: Rowhouse/Townhouse; Garden Apartment; Urban Apartment and Main Street/Mixed Use.
2. Building entrances are direct from the sidewalk, via shopfronts, arcades, galleries and forecourts for shops and restaurants, and via stoops, dooryards or porches for residences.
3. Building heights are generally two to five stories, with taller buildings toward the Downtown core.
4. Vehicle access is designed to minimize impact on the pedestrian environment. Parking lots are located internally to blocks and accessed via side streets, alleys or with a minimal number of intrusions in the sidewalk.
5. Buildings made of, or emulating, heavy masonry are generally recommended in the Downtown subarea.



Main street shopping corridor with mid-block paseo.



Pedestrian-scaled frontages.



Two-story of residential above ground floor shops.



High-quality streetscape.



Mixed-use apartment building with pedestrian arcade.



Open space in Downtown Coachella.



Pedestrian zone.

Figure 4-14: Examples of Downtown Center form and character

DOWNTOWN TRANSITION

INTENT AND PURPOSE

The Downtown Transition area refers to the parcels surrounding Veterans' Park and City Hall. The area is envisioned to serve as a transition between residential and commercial use, using the existing residential structures and maintaining similar density and massing. This designation intends to utilize and improve existing structures, encourages infill development and co-exists with surrounding single-family residential use for convenience services and a transition between automobile uses and the core of the Pueblo Viejo.

INTENDED PHYSICAL CHARACTER

The Veterans' Park, City Hall and Coachella Branch Library create a civic presence in this part of Downtown. The surrounding blocks are expected to transition to provide building facades and frontages that create a gracious and active interface for new shops, restaurants, residences, and community facilities. New buildings define the public realm with arcades, galleries and awnings that provide welcome shade for pedestrians. Large trees offer shade on hot days and moderate winds make open spaces more inviting. The scale of buildings is less dense than that in the Downtown Center.

ALLOWED LAND USES

A diverse mix of commercial, civic, and residential uses focused primarily on retail, office, residential, civic and recreation.

DEVELOPMENT INTENSITY

DU/AC = > 25

FAR = > 1.5

NETWORK AND CONNECTIVITY

1. Blocks are 300 by 400 feet (the approximate size of the existing blocks in Downtown Coachella). Mid-block paseos are recommended to provide pedestrian connections from the streets to parking facilities within the blocks.

STREET DESIGN

2. Downtown streets should be designed for slow driving speeds, convenient curbside parking, and easy and safe pedestrian movement. Large delivery or emergency vehicles must be accommodated but the geometry of intersections and crosswalks should favor the pedestrian in all cases.
3. Vehicular lanes should be 10 feet wide in most cases, and up to 12 feet to accommodate backout movements from angled parking spaces. Parallel parking lanes should typically be eight feet wide, although seven feet is sufficient along residential frontages.
4. Sidewalks of 10 to 14 feet wide should be provided on both sides of the street, with trees planted in grates or landscaped planters approximately 30 feet on center.
5. High-branching deciduous trees with relatively open canopy structure are recommended to increase the visibility of buildings and signage. Palms can provide vertical accents in selected locations but should generally be used sparingly in combination with canopy trees that provide shade.

PARKS AND OPEN SPACE

- 1. Open spaces in the Downtown Transition subarea will generally take the form of Plazas, Squares, Courtyards and Paseos. In limited instances, Mini Parks and Neighborhood Parks would also be acceptable.

URBAN FORM GUIDELINES

- 1. An overall diversity of building types is allowed and encouraged. The allowed types are: Rowhouse/Townhouse; Garden Apartment; Urban Apartment and Main Street/Mixed Use.
- 2. Building entrances are direct from the sidewalk, via shopfronts, arcades, galleries and forecourts for shops and restaurants, and via stoops, dooryards, or porches for residences.
- 3. Building heights are generally two to three stories to be compatible with the existing fabric.
- 4. Vehicle access is designed to minimize impact on the pedestrian environment. Parking lots are located internally to blocks and accessed via side streets, alleys or with a minimal number of intrusions in the sidewalk.
- 5. Buildings made of, or emulating, heavy masonry are generally recommended in the Downtown Transition area.



Walkup apartments accessible from the sidewalk with front stoops and landscaping. ~~A mid-block paseo.~~



Mix of commercial retail uses with wide sidewalks and a comfortable pedestrian environment.



Mix of commercial retail uses with wide sidewalks and a comfortable ~~Residential over retail mixed-use~~ featuring arcade design



Commercial use with inviting outdoor space. ~~Mix of commercial retail uses with wide sidewalks and a comfortable~~

|

URBAN EMPLOYMENT CENTER

INTENT AND PURPOSE

This General Plan designation provides space for a range of employment uses to help expand and diversify the City's economy and transform Coachella from a small town to a full-service city. The desired employment uses are office and research and development rather than industrial uses such as manufacturing, distribution and warehouse. The employment uses are supported by retail, service and similar uses. Residential uses are allowed in residential-only buildings or in a mixed-use configuration with ground-floor retail. Also allowed are higher education uses (such as a college or university) designed in urban setting.

~~SUBAREA~~ INTENDED PHYSICAL CHARACTER

The buildings are configured in an urban format of walkable blocks, attractive streetscapes and buildings at or near the sidewalk edge. There is limited surface parking and minimal landscaping between the buildings and the sidewalk, typical of office or business parks in the Coachella Valley and Western Riverside County.

ALLOWED LAND USES

Office, research and development, live-work, multi-family residential, and support retail.

DEVELOPMENT INTENSITY

DU/AC = 30 – 65

FAR = 0.5 – 2.0

NETWORK AND CONNECTIVITY

1. Blocks should be approximately 400-500 feet in length with a block perimeter of no more than 2,400 feet.
2. Pedestrian connectivity within these centers—and connecting them to adjoining neighborhoods and the Downtown system—are top priorities as that is what will differentiate these centers from the more auto-oriented industrial district closer to the airport. Mid-block paseos are recommended to provide pedestrian connections from the streets to parking facilities within the blocks.

STREET DESIGN

1. Streets should be designed for slow speeds, convenient curbside parking and easy and safe pedestrian crossing. Large delivery or emergency vehicles must be accommodated but the geometry of intersections and crosswalks should favor the pedestrian.
2. Vehicular lanes should be 10 to 12 feet wide and parallel parking lanes typically eight feet wide, although seven feet is sufficient along residential frontages.
3. Sidewalks 10 to 16 feet wide should be provided on both sides of the street, with trees planted in grates or landscaped planters at approximately 30-40 feet on center.
4. High-branching deciduous trees with relatively open canopy structure are recommended to increase the visibility of buildings and signage. Palms can provide vertical accents in selected locations but should generally be used in combination with canopy trees that provide welcome shade.
5. In some areas—and particularly in order to attract a large employer to locate in these center—it may be appropriate for several blocks to be joined together as a campus environment with

pedestrian-only paths that connect to the streets of the surrounding district and neighborhoods. This configuration should not be used for speculative building development but reserved as a potential enticement to a large user offering significant employment opportunities.

PARKS AND OPEN SPACE

1. Open spaces in the Urban Employment Centers will generally take the form of public Plazas/Greens, Mini Parks and perhaps a Neighborhood Park. Greenways/Trails may also be used to connect open spaces throughout the area and provide connectivity to adjacent areas.

URBAN FORM GUIDELINES

1. The primary building types allowed should be Office/R&D and Mixed Use/Main Street. Other allowed building types are Garden Apartment and Urban Apartment. Rowhouses/Townhouses may be allowed in limited circumstances to serve as a transition to lower density residential uses.
2. Buildings with ground-floor shopfronts are generally built to the sidewalk and office or R&D buildings may be set back behind shallow front yards or forecourts.
3. Building entrances are directly from the sidewalk, via forecourts, shopfronts, dooryards, stoops and porches.
4. Building heights are generally two to five stories.
5. Vehicular access is provided to parking lots or structures by alleys and driveways. Services and trash should be located behind the buildings in alleys or rear parking areas.
6. Buildings made of, or emulating, heavy masonry are generally recommended in the Downtown subarea. Concrete buildings—including good quality tilt-up buildings designed with appropriate urban facades—as well as buildings clad with metal are appropriate except in the Downtown subarea.



Office building with special corner treatment.



Cluster of office buildings.



Typical two-story office building.



“Corporate campus” style development pattern which attracts larger employers by virtue of the enhanced public realm.

Figure 4-15: Examples of Urban Employment Center form and character. (Source: Sargent Town Planning)

Urban Employment Center



- 1 Typical block size is 300' by 400'
- 2 Ground floor retail provides services for workers.
- 3 Public spaces interspersed throughout office buildings.
- 4 Wide sidewalks (15 to 20 feet wide).
- 5 Residential uses integrated into employment district.
- 6 Buildings front streets, plazas, and parks.
- 7 Retail uses integrated with employment uses.
- 8 Multiple blocks joined together to create 'campus'

Figure 4-16: Illustrative land use diagram for desired character and form of Urban Employment District.

DISTRICT DESIGNATIONS

Districts are areas of the City that generally have a single or limited number of uses and are more automobile-oriented. They differ from Neighborhoods and Centers in that the most important physical characteristics are the connectivity through the area and the way the districts adjoin (and potentially impacts) adjacent uses. Districts play an important role in the City since they are the primary retail and entertainment areas (Suburban Retail District and Regional Retail District), and provide jobs and economic development opportunities (Industrial District). The Resort District also provides an opportunity for the City to capitalize on the part-time living and hospitality economic sectors.

SUBURBAN RETAIL DISTRICT

INTENT AND PURPOSE

The Suburban Retail District provides concentration of retail businesses—including "big box" and "large format" retailers—in a setting that accommodates the parking requirements of such businesses. It also provides good pedestrian connectivity and town scale buildings adjacent to corridor frontages, bringing shopping amenities and fiscal resources to Coachella without unreasonably disrupting its small-town character.

INTENDED PHYSICAL CHARACTER

Located on major crosstown corridors, retail districts balance the need to provide convenient access and parking for motorists while also providing an attractive shopping environment. Buildings face the street or internal sidewalks with attractive shop fronts. Neighborhood streets connect the center to adjacent neighborhoods and urban corridor(s), providing convenient access on foot or by bike from residences to retail amenities and to transit.

ALLOWED LAND USES

Primarily retail and services, sometimes with commercial uses on upper floors.

DEVELOPMENT INTENSITY

DU/AC = n/a

FAR = 0.35 – 1.0

NETWORK AND CONNECTIVITY

1. Blocks – as defined by public streets – may be very large, up to 1,000 by 1,000 feet to accommodate the parking required for such commercial centers. These blocks should be subdivided into smaller "virtual blocks" with dimensions in the 400- to 500- foot range by major drives that include sidewalks on at least one side, detailed as small streets. The streets flanking the blocks and the drives that transect them should connect to neighborhood streets to provide convenient access for nearby residents as well as motorists.
2. The internal streets should result in block perimeters that are no more than 3,200 feet.

ICSC CENTER TYPE CORRELATIONS

Coachella's Suburban Shopping Districts – integrating concentrations of larger format retail businesses with Coachella's family-oriented neighborhoods – are expected to be similar in retail tenant mix and functional format to the Community Center type as defined by ICSC. These generally include two or more anchor tenants, and occupy sites between 10 and 30 acres in size.

3. To ensure connectivity with adjacent areas, there must be a vehicle or pedestrian connection at the project boundary every 800 feet.

STREET DESIGN

1. New internal streets and drive aisles should be designed for slower speeds and provide access to the retail areas. Recommended lane widths are 10 to 12 feet, and curbside parking lanes, if any, should be eight feet wide.
2. Sidewalks of six to eight feet wide should be provided on at least one side of the private streets, and 12 to 18 feet wide along the shop front side of private drives.
3. Rows of high-branching deciduous trees with relatively open canopy structure are recommended along the private streets, in order to provide shade and spatially define those streets.

PARKS AND OPEN SPACE

1. Open spaces in Suburban Retail Districts should generally be Plazas/Greens to provide sufficient gathering space for shoppers and visitors. Mini Parks may be appropriate as supporting open space. Greenways/Parkways may be acceptable to link open spaces together.
2. Parking lots should be defined by rows of high-branching deciduous trees to provide shade and improve the visual appearance. The location of trees should be balanced with the desire to provide visibility from the major thoroughfare.
3. Drainage swales planted with drought tolerant native species are recommended between parking rows to manage storm water flow, improve stormwater quality and provide locations for planting trees.

URBAN FORM GUIDELINES

1. Lot coverage generally does not exceed 30 percent and building heights are generally one ~~and to two-three~~ stories.
2. The allowed building types for this District are Suburban Retail and Main Street/Mixed Use.
3. Buildings with ground-floor shop fronts are generally built to the sidewalk or walkway and are generally attached, with no side yards. Service functions (loading and trash pickup) should occur at the rear, where employee parking may also be provided to reduce the required size of front parking lots to the minimum needed for customers.
4. Vehicular access is provided to parking lots via private streets (a.k.a. common drives detailed as small streets) by driveways from adjacent neighborhood streets and by service alleys.

Suburban Retail District



- 1 Liner buildings front major streets.
- 2 Connections to surrounding neighborhoods improve access.
- 3 Parking lots are mostly set back from major streets.
- 4 Private, internal driveways service retail parking lots.
- 5 Service functions occur at the rear of building and must be separated from adjacent uses.

Figure 4-17: Illustrative land use diagram for desired character and form of Suburban Retail District.



Gateway feature at entrance to suburban retail center.



Typical façade rhythm for retail center.



Retail center that provides pedestrian speed table in front.



Parking lots may be located in front, below or on top of retail.



Retail center composed of scattered one to two-story buildings, with high visibility signage.

Figure 4-18: Examples of Suburban Retail District form and character. (Source: Sargent Town Planning)

REGIONAL RETAIL DISTRICT

INTENT AND PURPOSE

This designation provides opportunities for a wide range of shopping and entertainment in a variety of urban and suburban formats. These include regional shopping centers, mixed destination centers or similar uses. The uses allowed in this designation will cater to regional clientele and provide a unique amenity to all residents of the Coachella Valley and an important revenue source for the City. The primary purpose of the District is to provide for commercial opportunities, with residential uses supporting the retail environment.

INTENDED PHYSICAL CHARACTER

Like the other Centers and Districts of Coachella, the Regional Retail District is organized into blocks by a combination of public and private streets that provide addresses for the businesses and organize access and parking for them. The blocks of this District may be the largest in Coachella, with buildings, landscape and signage similarly scaled up in size, but not neglecting the importance of creating a comfortable and attractive pedestrian environment for shoppers.

ALLOWED LAND USES

A wide range of retail, lodging, entertainment and residential uses.

DEVELOPMENT INTENSITY

DU/ac = 10 – 15

FAR = 0.35 – 2.0

NETWORK AND CONNECTIVITY

1. The block size will vary depending on the type of uses. The majority of retail, residential and commercial uses should strive for blocks of no more than 1,000 feet in length with a block perimeter of no more than 4,000 feet.
2. Where large blocks exist, pedestrian and bicycle connections, which could be realized as sidewalks, bicycle paths and multi-use paths, should ideally occur as frequently as every 400 to 500 feet. Also, in pedestrian-oriented retail and residential environments, these blocks should be subdivided into smaller “virtual blocks” with lengths in the 400- to 500- foot range by major drives that include sidewalks on at least one side, detailed as small streets. The streets flanking the blocks and the drives that transect them should connect to neighborhood streets to provide convenient access for nearby residents as well as motorists.

ICSC CENTER TYPE CORRELATIONS

Among other uses, Coachella’s Regional Retail District will allow shopping environments similar to a number of the ICSC Center Types, including Regional Center, Superregional Center, Power Center and Outlet Center. As Coachella is able to attract significant new retail and entertainment businesses, careful and strategic consideration should be given to their location within the City. Ideally, tenants with a very large trade area should be allocated to the Regional Retail District tenants with a trade area focused more on Coachella and neighboring towns to the Suburban Retail District, and smaller scale tenants focused on food and entertainment to the Downtown.

STREET DESIGN

1. Street widths may vary depending on the adjacent uses, with some streets carrying high traffic volumes.

2. All streets should create safe and comfortable pedestrian accommodations with sidewalks, trees and safe pedestrian crossings. Sidewalks six to eight feet wide should be provided on at least one side of the private streets, and 12 to 18 feet in front of retail projects. On other major roadways, sidewalks shall be at least eight feet and separated from the vehicle travel lanes planting strips and by on-street parking or street trees. Soundwalls and other similar barriers should be avoided, except adjacent to freeways.
3. Rows of high-branching deciduous trees with relatively open canopy structure are recommended along the pedestrian-oriented streets, to provide shade, to spatially define those streets and the parking lots they organize, while providing visibility of buildings and signage.

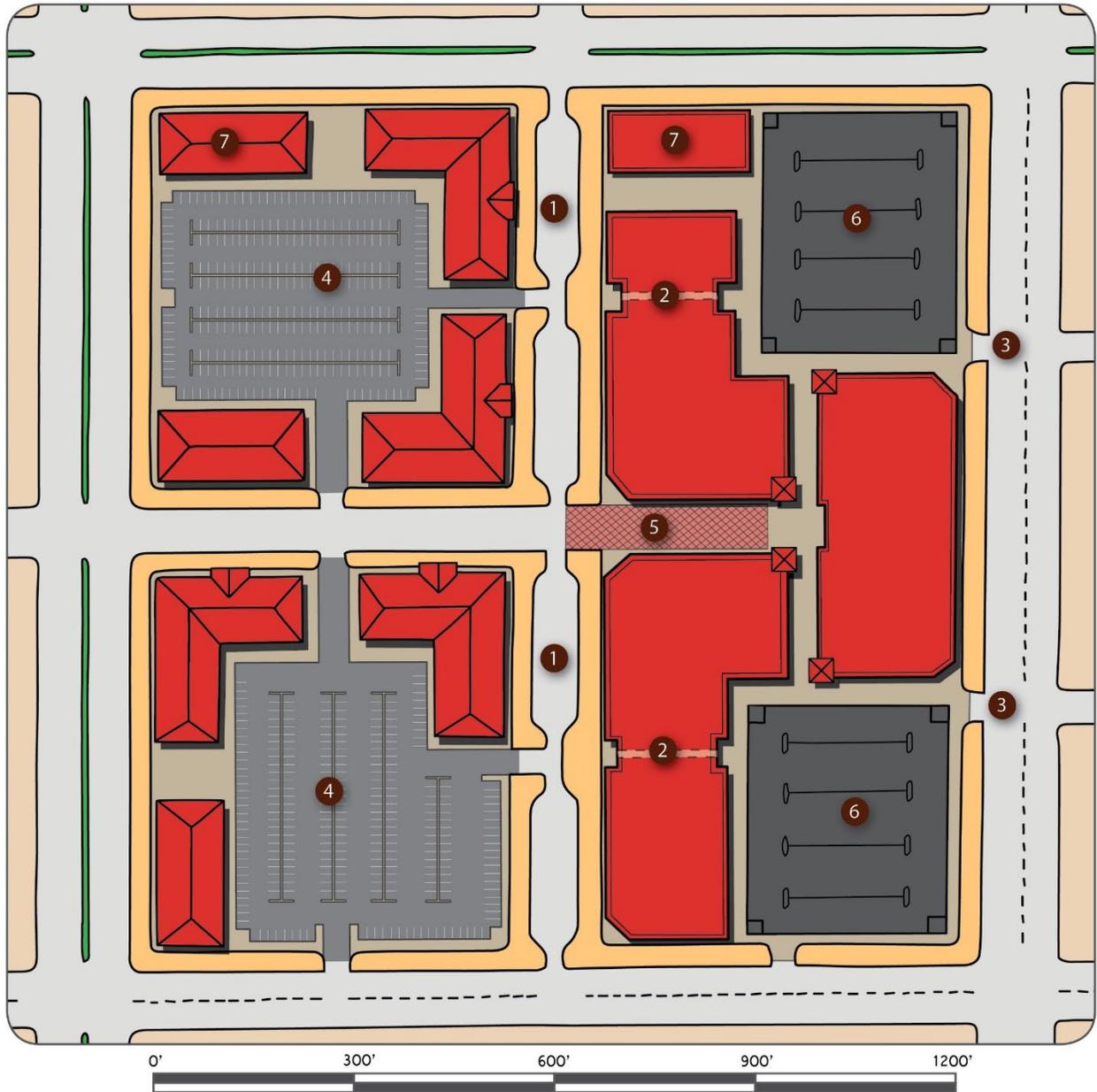
PARKS AND OPEN SPACE

1. A variety of open spaces allowed depending on the uses. These include Mini Parks, Community Parks, Plazas/Greens and Greenway/Trails.

URBAN FORM GUIDELINES

1. The primary building type envisioned for this designation is Suburban Retail. Other building types allowed include Main Street/Mixed Use, Urban Apartment and Rowhouse/Townhouse.
2. Building heights are generally one and two stories but may be up to four stories, particularly for mixed use projects. Exceptions may be made in special circumstances such as hotels, iconic buildings or structures.
3. The District—including its streets, buildings, parking fields and signage—should be designed for the comfort and wayfinding of shoppers within the District, while projecting a unique and compelling image from the adjoining highways to entice passersby to become shoppers.
4. Buildings with ground-floor shopfronts are generally built to the sidewalk and are generally attached, with no side yards. Service functions such as loading and trash pickup should occur at the rear, where employee parking may also be provided to reduce the required size of front parking lots to the minimum needed for customers.
5. Vehicular access is provided to parking lots via public and private streets (e.g., common drives detailed as small streets) by driveways from adjacent neighborhood streets, by service alleys and from the primary roadway.
6. Drainage swales planted with drought tolerant native species are recommended between parking rows to manage stormwater flow, improve stormwater quality, and provide locations for planting trees.

Regional Retail District



- 1 Wide sidewalks and on-street parking enhance district character.
- 2 Pedestrian paseos create smaller 'virtual' blocks within larger blocks.
- 3 Connections to adjacent neighborhoods allow residents to walk to services.
- 4 Parking primarily located behind buildings.
- 5 Major plaza creates central activity space.
- 6 Structured parking minimizes surface area needed for parking.
- 7 Commercial buildings front arterials.

Figure 4-19: Illustrative land use diagram for desired character and form of Regional Retail District.



Though most customers arrive by car, a regional retail district can still provide a walkable experience.



Large, nationally recognized anchors occupy significant square footage at a Regional Retail District.



Vast parking lots are necessary to serve regional retailers but facades can still front onto internal streets rather than the lots.

Figure 4-20: Examples of Regional Retail District form and pattern

INDUSTRIAL DISTRICT

INTENT AND PURPOSE

This designation accommodates a range of light and heavy commercial and industrial businesses that provide employment and generate more noise, light, odors or truck traffic than would be appropriate in the Urban Employment District.

INTENDED PHYSICAL CHARACTER

Coachella's Industrial District is characterized by larger blocks, lots and buildings that would be incompatible with the scale and character of Coachella's neighborhoods and centers. This District accommodates higher concentrations of heavy business activity. Nonetheless, the streetscapes of this District are well landscaped and include good quality pedestrian and bicycle routes so employees and visitors may conveniently arrive by bicycle or transit, while safely and comfortably walk to restaurants and service businesses in the course of their workday.

ALLOWED LAND USES

Industrial and research and development uses, with support retail and office uses.

DEVELOPMENT INTENSITY

DU/ac = n/a

FAR = 0.1 – 2.0

NETWORK AND CONNECTIVITY

1. Blocks – as defined by public streets – may be very large, up to 1,200 by 1,200 feet to accommodate the large buildings, truck loading and outdoor storage functions required for such industrial districts. Whenever practical, these blocks should be subdivided into smaller “virtual blocks” or provide non-motorized through connections with dimensions in the 400- to 600- foot range by major drives that include sidewalks on at least one side, detailed as small streets, organizing large parking areas and providing addresses for buildings within multi-building complexes or campuses.
2. External connections from individual development to adjacent areas shall occur at least every 1,200 feet.

STREET DESIGN

1. Streets are generally wider than those elsewhere in Coachella in order to accommodate higher volumes of large vehicle traffic. Curb to curb widths range from 40 to 60 feet, with curbside parking generally provided on both sides for employees and visitors and center turn lanes where appropriate. Vehicular lanes should generally be 12 feet wide and parallel parking lanes should be a minimum of eight feet wide.
2. Within multi-building complexes or campuses – whether designed for large users or as a multi-tenant industrial development – the major drives should be designed as small streets, defined by rows of “street trees” to project the image of valuable business addresses.
3. Sidewalks of six to eight feet wide should be provided on all public streets and on at least one side of private streets and major drives aisles to improve the visitor/customer experience while encouraging employees to commute by transit.
4. Rows of deciduous trees are recommended along the private streets and within the parking fields to provide shade.

PARKS AND OPEN SPACE

1. Open spaces in the District will generally take the form of small private or public Plazas/Greens to provide comfortable locations for employee breaks, dining areas for District restaurants and play areas for day-care facilities.
2. Neighborhood Parks, with athletic facilities and passive open spaces, are allowed in order to serve employees and visitors.
3. Greenways/Trails are also encouraged to increase non-motorized connectivity through the area.

URBAN FORM GUIDELINES

1. Lot coverage is generally in the 25- to 50- percent range but may be lower for uses with significant outdoor operations and higher for uses requiring only small amounts of parking.
2. Buildings should face the street with simple, attractive facades with main entries and windows, welcoming visitors, providing light and view for the occupants and animating the architecture.
3. Buildings may be set back from the street with appropriate landscaping to provide an attractive visual buffer.
4. Allowed building types are Office/R&D, Industrial and Suburban Retail.
5. Building heights are generally one and two stories but office buildings may be up to three stories. Higher height limits may be allowed if necessitated by specific uses and industries so long as there is no negative impact on health, welfare or the economic development opportunity of other properties in the District or nearby areas.
6. Office functions and activity areas – such as lunchrooms – should be organized at the frontage when feasible to provide a human scale and sense of activity along the streetscapes.
7. Loading functions should be located toward the rear of the property. Employee parking lots should also be located beside or behind buildings when possible rather than in front.
8. Simple modern masonry and concrete architecture is recommended. Large buildings should be organized into multiple simple masses and articulated with fenestration. Galleries, arcades, and projecting sunscreens are recommended architectural elements, providing valuable shade and visual depth to the architecture.
9. Natural masonry, concrete and metal materials that weather and age with grace, are recommended.



Typical two-story industrial/R&D warehouse style building.



Utilitarian architecture is appropriate for industrial districts.



Industrial building with well landscaped pedestrian path.



Large industrial manufacturing facility provides head of household jobs but should be distant from residential districts.

Figure 4-21: Examples of Industrial District form and character

RESORT DISTRICT

INTENT AND PURPOSE

This designation creates a neighborhood organized around a recreational, entertainment or vacation destination, providing a range of residential options, neighborhood-serving retail, service and restaurant amenities, and, in some cases, lodging. This designation also allows a range of entertainment and destination uses not allowed in other areas, such as theme parks, that require large amounts of land and that draw visitors to the City.

INTENDED PHYSICAL CHARACTER

The design of resorts will vary, depending upon the core amenities or intended market niche. However, a resort by its nature must be a place where visitors will go out of their way to spend time, thus must present a cohesive, comfortable and attractive vacation environment. In general, there is significant flexibility on the internal design of resorts. Critical to the City is visual appearance of the outside of the resort so its location does not affect the overall connectivity, and the economic development benefits that result for the City. This designation also provides for flexibility for certain uses, such as theme parks or large entertainment venues, which may not be able to meet the urban and pedestrian-oriented standards of other designations.

ALLOWED LAND USES

Residential, lodging, recreational and support retail and commercial services. Theme parks, sports venues and specialized entertainment uses are also allowed within this designation.

DEVELOPMENT INTENSITY

DU/AC = up to 8¹

FAR = 0.10 max, exceptions may be made for certain entertainment uses such as theme parks.

NETWORK AND CONNECTIVITY

1. An internal street network is not defined for resorts. However, residential resorts with a variety of housing types should follow the same general design principles as the Neighborhood General destination.
2. Resorts, by reduced vehicular connectivity, should be located and designed to not unreasonably disrupt the overall connectivity of Coachella. Accordingly, it is recommended they be located adjacent to elements that inherently impede such connectivity, such as the highways, the canal, and the river. Properties abutting the southerly/westerly edge of the canal are particularly suitable for resorts, being adjacent to the open space of the canal and connecting to the linear park and trails that will flank the canal, which should be designed to accommodate pedestrians, bicycles and horses. External connections around and through the resort should be at minimum

¹ Within Resorts, the distinction between lodging and vacation rentals may become blurred. A mix of houses, casitas, small multi-family buildings and larger hotels could be mixed within a single resort, making dwelling units per acre an inadequate metric. Such facilities should occupy buildings from one to four stories, having a town scale and Coachella character, which will be determined on a case-by-case basis.

every quarter-mile but exceptions may be made depending on the location and the proposed uses.

3. Resorts may be gated and provide limited public access.

STREET DESIGN

1. Streets internal to resorts may be designed according to the specifications of the resort developer. However, residential resorts with a variety of housing types should follow the same general design principles as the Neighborhood General destination.
2. Streets on the perimeter of the resort may vary based on location but all streets should provide comfortable pedestrian amenities such as sidewalks (of at least five feet in width), street trees (planted approximate every 40 feet) and safe pedestrian crossings.

PARKS AND OPEN SPACE

1. Parks should be integrated into the resort design in the form of Plazas/Greens, Mini Parks, Special Use Parks and Greenways/Trails. Parks internal to the resort may be private, however public parks outside of the project must be provided to meet City standards.

URBAN FORM GUIDELINES

1. A range of building types are allowed to suit the needs of the resort developer and expected clientele and types other than these are allowed so long as there is no negative visual or aesthetic impact to areas outside of the resort.
2. Building heights should generally be between one and four stories but higher limits may be allowed in certain circumstances such as larger hotels or other structures.



Roundabout circulation entrance is acceptable for resorts.



Tall vertical landscaping elements mark entrance to a resort.

Figure 4-22: Examples of Resort District form and character

SPECIFIC PLANS

This designation provides unique projects the City entitles under a Specific Plan. State legislation provides for the preparation and use of Specific Plans as focused implementation tools for individual developments in a defined area. In the future, the City may see fit to process and entitle special projects that may not be easily described by this General Plan and a Specific Plan would be an acceptable approach for approving such a project. If a Specific Plan is approved, that document defines the parameters of the land uses and character. However, under this General Plan designation, should an area of land be designated as “Specific Plan” and a Specific Plan be prepared for the area, the Specific Plan must conform to the Vision, Goals, and Policies of this General Plan. Additionally, when possible, the General Plan designation presented here should be used by any future Specific Plans.

At the time of this General Plan update, the City had numerous approved Specific Plans in place for various areas of the City. Given the change in the housing market and other economic and demographic changes, many of the City’s Specific Plans are undergoing revisions or expected to undergo revisions. Following The following, is a brief summary of the nature and status of the City’s larger Specific Plans.

LA ENTRADA

The La Entrada Specific Plan provides for approximately 2,200 acres on the eastern edge of the City, providing for approximately 7,800 residential units, 135 acres of mixed-use, elementary schools, 343.8 acres of parks, multi-purpose trails and 556.9 acres of open space.

COACHELLA VINEYARD

The Coachella Vineyard Specific Plan provides for 807 units in the southeastern area of the City.

BRANDENBURG BUTTERS SPECIFIC PLAN

The Brandenburg Butters project provides for 71.5 acres of commercial uses and 1,381 dwelling units.

EAGLE FALLS

The Eagle Falls is a Specific Plan that is within the boundaries of Coachella (60 acres) and Indio (30 acres) on a 90-acre site with plans for 295 units, of which 202 units will be within the City of Coachella. The Specific Plan provides for a gated golf course community and is included as a part of the Cabazon Band of Mission Indians Fantasy Springs Master Plan.

SHADOW VIEW

The Shadow View Specific Plan provides for a single-family residential community consisting of 1,600 dwelling units on 380 acres, a mixed-use commercial center on 100 acres, and a 37-acre park. The commercial site has a residential overlay that provides an option to construct up to 1,000 high-density residential units.

VISTA DEL AGUA

The Vista del Agua Specific Plan is located on 275 acres in the north central portion of Subarea 11 - Commercial Entertainment district as designated in the City's General Plan. The Specific Plan provides for a mixed residential community consisting of 1,639 dwelling units, a neighborhood commercial center on 17 acres, and a 14-acre neighborhood-serving park.

PUBLIC DESIGNATIONS

This category of General Plan designations is intended for a variety of public uses including parks, schools, public buildings and other similar uses. These areas host community services and/or educational, cultural, administrative and recreational facilities often located within a well-landscaped setting. These areas provide a public function and often include a significant amount of parking to accommodate users of the facilities. It should be noted many of the public uses are also allowed and located in other General Plan Designations.

PARKS AND OPEN SPACES

Parks and Open Spaces 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, picnic areas, sitting areas, concession businesses, open turf, natural areas, trails and public golf courses.

The following describes the variety of Parks and Open Space types included in the General Plan and additional details can be found in Table 6-1, Parks Classification Standards, within the Sustainability and Natural Environment Element:

Mini Parks. Mini Parks are spaces that exist primarily in residential areas or adjacent to light business zones and have features such as grass, shade, trees, passive areas, green space, shelters, native plant life, playgrounds and play structures. Use is limited to the local neighborhood. They may be realized in "tot-lot" configurations that provide secure recreational space for small children and typically include equipment such as swings, slides, 'monkey bars' and sandboxes while leaving sufficient room for people to sit and enjoy the space. The size of Mini Parks varies but should be up to 1.5 acres in size and are intended to serve a population within a walking or short biking distance.

Plazas/Greens. Plazas and Greens have the widest variety and the most intense activities of all open spaces. Plazas and Greens serve as formal or informal community gathering spaces. Plazas are unique to the City of Coachella and represent a connection to the culture of the community. These park types are often shaped primarily by building frontages. Plazas are shaped primarily by building frontages, primarily hardscape with occasional landscape in planters or containers. Greens are landscaped open areas located at the center of a community. Features may include gazebos, water features, trees, shade, performance areas, public artwork and other similar features. Plazas and Greens vary in size but are typically no larger than two acres.

Neighborhood Parks. Neighborhood Parks are larger than Mini Parks and provide large unobstructed areas for passive or active recreation throughout neighborhoods. Neighborhood Parks often contain community gardens and playgrounds and are primarily landscaped. Neighborhood parks are between approximately 1.5 acres and 15 acres in size. These parks provide features such as grass, trees, restrooms, tot-lots, picnic and shade shelters, grills, playground equipment, open fields, informal sport areas, swimming pools and neighborhood/community centers. Neighborhood Parks have a service area of about a 2.5-mile radius.

Community Parks. Community Parks are larger than Neighborhood Parks and the largest of formal (non-natural) open spaces for the purpose of providing regionally-oriented areas for passive or active recreation. Community Parks may contain large grass areas, large picnic and shelter areas, restrooms, on-site parking, swimming pool, community centers, sports arenas/complexes, entertainment areas and special features such as skateboard areas, outdoor theaters, disc golf, exercise stations, ponds and water features. Community parks are approximately between 10 and 45 acres in size (but may be larger under special circumstances) and have a service area of greater than 2.5 miles in radius.

Special Use Parks. Special Use Parks are not located in residential areas. Features might include large scale sports complex, special events site (such as fairs and festivals), gardens, concessions, trails, natural/open space, lakes and animal uses.

Nature/Open Space. Nature areas are generally free from development and respect the natural environmental characteristics that serve as preservation of natural, cultural and archeological resources. Specific uses include natural parks, habitat, floodplains and areas with permanent open-space easements. In some cases, Open Space also includes working lands such as farming, ranching and mining.

Greenway/Trails. Greenways and Trails are community- and regionally-oriented, active and passive open spaces. Greenways and Trails traverse or define multiple neighborhoods and can have natural or identified paths and trails. Greenways may be opportunistic such as the reclaiming of areas within overhead utility easements or may be in response to natural conditions such as an existing natural feature such as a river, canal or seismic hazard area.

Linear Parks. Linear parks are a special type whose primary purpose is to connect parks, entry ways and transportation routes with unique features. These parks and the trails may be concrete, asphalt, or crusher fine, among other options.

SCHOOLS

This designation is intended for public schools, including elementary, middle and high schools and colleges and universities within the City of Coachella. Public K through 12 schools will vary in size but all new schools should be located within or adjacent to neighborhoods to enable students to walk and bike to school. Schools should not be designed as fenced and walled-off campuses. Colleges and universities should be encouraged to integrate uses such as residential, retail, services and other public facilities in and around their campuses to augment the economic vitality of the neighborhood. They should ensure other public enhancements that contribute to a greater quality of life in Coachella, such as arts, culture, athletics, public lectures and/or medical facilities are accessible to the community.

PUBLIC FACILITIES AND BUILDINGS

This designation provides for governmental buildings and facilities to ensure a high quality of life for residents of Coachella. A wide range of public uses in this designation include city hall, libraries, community centers, senior centers, fire stations, police stations, corporate yards and similar uses. Given the activities that occur in public facilities and buildings, the urban design will vary greatly from use to use. The majority of public facilities and buildings should be located in Downtown, Neighborhood Centers or integrated within neighborhoods to ensure they are central to the residents they intend to serve. Locating city office in remote, auto-oriented areas shall be discouraged.

BUILDING TYPES

All complete cities have a wide variety of types of buildings that vary depending on the use, location and intended intensity of development. While there are a large number of building types, the following are the types that will help implement the City's vision. The information below provides a general description of the building type and general rules of thumb on the density and lot size for each type. These summaries are meant to be guides rather than standards. Other types may be used as long as they conform to the vision and character defined in this General Plan.

SINGLE-FAMILY HOUSE

A building surrounded on all four sides by setbacks and may contain one dwelling unit and/or commercial use as allowed by the zone. On-site open space is provided through a rear yard. The intensity range varies from very low density rural settings of one unit per 40 acres or large to upwards of eight units per acre. Lot areas are a minimum of 5,000 square feet.



DUPLEX/TRIPLEX/QUADPLEX HOUSE

A building with two or more dwellings surrounded on all four sides by setbacks and may contain dwelling units and/or commercial uses as allowed by the zone. Onsite open space is provided through a rear yard for all the dwellings or through individual yards for each dwelling. The density range depends on location but is generally between eight and 18 units per acre. Lot areas are generally between 5,000 and 15,000 square feet.



MULTIPLEX/EFFICIENCY DWELLING

A building with the appearance of a large house containing up to eight dwelling units or congregate living facilities. The building has a central lobby that provides access to individual units. On-site open space is provided by a rear yard for all the dwellings. The building may accommodate commercial uses allowed by the General Plan. The density of Mansion buildings is generally between 15 and 20 units per acre. Lot areas are generally between 10,000 and 15,000 square feet.



ROWHOUSE/TOWNHOUSE

A building of attached dwellings arranged side by side, with above grade to provide rooms and unit access from the street. The building is located at the front of the property, with the garage at the rear, ideally separated by a rear yard. The density range for Rowhouses/Townhouses is between 15 and 22 units per acre. The lot area is generally 2,000 to 2,500 square feet per unit.



GARDEN APARTMENT

A group of attached dwellings arranged to share one or more common courtyards with pedestrian access to the building's entrances from the courtyard and/or fronting street. Courtyard buildings may accommodate commercial/flex uses as allowed by the General Plan. The density range for Courtyard Buildings is between 25 and 35 units per acre and the lot area is generally between 15,000 and 60,000 square feet.



URBAN APARTMENT BUILDING

A building with multiple stories of dwellings that is arranged on a large open space such as a park or along a street. The building has a central lobby or multiple lobbies that provide access to individual dwellings. The ground floor may accommodate commercial/ flex uses as allowed by the General Plan. The dwelling unit range is between 30 and 65 units per acre and the lot area is generally between 20,000 and 60,000 square feet. (Note that this intensity may be increased for affordable and senior housing where smaller units and/or less on-site parking is provided.)



MAIN STREET/MIXED USE BUILDING

A building designed for occupancy by retail, service and/or office uses on the ground floor with upper floors configured for retail, service, office and/or dwellings with occupancy fronting on streets. Upper units may be directly accessed from the street through a stair or street level lobby. Residential densities range between 30 to 65 units per acre and non-residential intensities vary by General Plan Designation. The lot area is as small as 5,000 and as large as 125,000 square feet.



SUBURBAN RETAIL BUILDING

A building designed for occupancy by commercial service or retail uses on the ground floor, with upper floors configured for the same uses. The building is located away from the street typically with parking between the street and the building. Non-residential intensities vary by General Plan Designation and the minimum lot areas is 10,000 square feet.



OFFICE/R&D BUILDING

A building designed for occupancy by office and laboratory-type space on the ground floor, with upper floors configured for the same uses. Ground floors may accommodate commercial uses as allowed by the General Plan. Non-residential intensities vary by General Plan Designation and lot areas have a vast range from 10,000 to 250,000 square feet.



INDUSTRIAL BUILDING

A building designed for occupancy by industrial, commercial service or retail uses on the ground floor, with upper floors configured for service or industrial uses. The building is located anywhere on the lot to accommodate outdoor industrial activity. Non-residential intensities vary by General Plan Designation and the minimum lot size is 5,000 square feet; however parcels are usually much larger to accommodate industrial uses.



RANGE OF COMPATIBLE LAND USES

The following table, Table 3-1, further defines the range of allowed land uses expected within each General Plan Designation. The table includes three categories. The first is the primary use or uses expected within the designation. There may be more than one “primary” use in a designation. The next category is the secondary use (shown with an “S” in the table). The secondary uses are support uses that are allowed but shall not be the primary use. The last category is for uses that are not allowed within the designation. These uses are marked with the following symbol: “—”. In addition, some of the uses have annotations to further explain the vision for the use within the designation. This table of compatible uses is not the complete range of possible uses and the allowable uses will be further refined in the zoning code. [Table 4-1: General Plan Designations Summary](#)~~Table 4-2: General Plan Designations Summary~~ provides a summary of the development characteristics for each General Plan Designation.

Table 4-1: General Plan Designations- Compatible Uses

	RANCHOS		NEIGHBORHOODS			CENTERS			DISTRICTS			
			SUBURBAN NEIGHBORHOOD	GENERAL NEIGHBORHOOD	URBAN NEIGHBORHOOD	NEIGHBORHOOD CENTER	DOWNTOWN CENTER	URBAN EMPLOYMENT CENTER	SUBURBAN RETAIL DISTRICT	REGIONAL RETAIL DISTRICT	INDUSTRIAL DISTRICT	RESORT
RANGE OF COMPATIBLE LAND USES												
SINGLE FAMILY	S	P	P	P	S	--	--	--	--	--	--	P
MULTI-FAMILY*	--	--	--	P	P	S	P	S	--	S	--	P
MOBILE HOME PARK	--	S	--	S	--	--	--	--	--	--	--	--
ENTERTAINMENT AND RECREATION	--	--	--	--	S	S	P	S	P	P	--	P
GOLF COURSE	--	S	S	--	--	--	--	--	--	--	--	P
LODGING (HOTEL, MOTEL, B&B)	B&B only	S	--	--	S (no motel)	S	S (no motel)	S	S	P	--	P
AUTOMOTIVE (INCL GAS STATION)	--	--	--	--	--	S (with limitations)	--	--	P	S	S	--
RESTAURANT	--	--	--	--	S (with limitations)	P	P	S	P	S	S	S
DRIVE THROUGH RESTAURANT	--	--	--	--	--	--	--	--	P	P	S	S
RETAIL <10,000 SF	--	S	--	--	S (with limitations)	P	P	P	P	P	S	S
RETAIL > 10,000 SF	--	--	--	--	--	P	P	--	P	P	--	S
RETAIL > 35,000 SF	--	--	--	--	--	--	S (with limitations)	--	P	P	--	--
PERSONAL SERVICES (e.g., dry cleaner, travel agent, etc.)	--	--	--	--	S	P	P	S	P	S	S	S
MEDICAL OFFICE	--	--	--	--	S	S	S	P	P	S	--	--
OFFICE/RESEARCH & DEVELOPMENT	--	--	--	--	--	S	S	P	S	--	S	--
AGRICULTURE	P	P	S (interim)	--	--	--	--	--	--	--	--	S
INDUSTRIAL/DISTRIBUTION	--	--	--	--	--	--	--	S	--	--	P	--
HOSPITAL / AIRPORT*	--	Airport	--	--	--	--	Hospital	P	--	--	P	--
CIVIC AND GOVERNMENT	--	S	S	S	S	S	P	S	S	S	S	--
RESOURCE EXTRACTION	S	S (with limitations)	--	--	--	--	--	--	--	--	--	--

KEY: P= Primary use S = Secondary Use - = Not allowed

* See additional land use regulations for non-residential development and hospitals near airport (Policies 10.9 and 10.10).

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Table 4-21: General Plan Designations Summary

	RANCHOS		NEIGHBORHOODS			CENTERS			DISTRICTS				
			SUBURBAN NEIGHBORHOOD	GENERAL NEIGHBORHOOD	URBAN NEIGHBORHOOD	NEIGHBORHOOD CENTER	DOWNTOWN CENTER	DOWNTOWN TRANSITION	URBAN EMPLOYMENT CENTER	SUBURBAN RETAIL DISTRICT	REGIONAL RETAIL DISTRICT	INDUSTRIAL DISTRICT	RESORT
DEVELOPMENT CHARACTERISTICS													
DU/AC (RANGE AND AVERAGE)* (Density varies depending on building type)	1 DU per 40 acres	1 DU/2.5 acres to 1 DU/ac	2 – 8 DU/ac with 5 DU/ac average for new projects	7-25 DU/ac with 12 DU/ac average for new projects	20 – 35 DU/ac with 30 average for new projects	15-40 DU/ac	20 - 65 DU/ac	> 25 DU/ac	30-65 DU/ac	n/a	10-15 DU/ac	n/a	Up to 8 DU/ac
FAR	0.01	n/a	n/a	n/a	0.5	0.5 – 1.5	0.5 – 2.0	> 1.5	0.5 – 2.0	0.35 – 1.0	0.35 – 2.0	0.1 – 2.0	0.1 max
STREET DESIGN, NETWORK AND CONNECTIVITY													
BLOCK PERIMETER Note: exceptions apply for natural and man-made barriers	n/a	n/a	3200 ft. max	2400 ft. max	2400 ft. max	1600 ft. max	2000 ft. max	2000 ft. max	2400 ft. max	3200 ft. max	4000 ft. max	4,800 ft. max	n/a
BLOCK LENGTHS (DESIRED) Note: exceptions apply for natural and man-made barriers	n/a	n/a	400-500 ft.	400-500 ft.	400-500 ft.	400-500 ft.	300-500 ft.	300-500 ft.	300-500 ft.	Up to 1000 ft.	Up to 1000 ft.	Up to 1200 ft.	n/a
EXTERNAL CONNECTIVITY (project or neighborhood boundary)	n/a	¼ mi. min	Min 1 connection every 800 ft.	Min 1 connection every 800 ft.	Min 1 connection every 800 ft.	Min 1 connection every 600 ft.	Min 1 connection every 600 ft.	Min 1 connection every 600 ft.	Min 1 connection every 600 ft.	Min 1 connection every 800 ft.	Min 1 connection every 1000 ft.	Min 1 connection every 1200 ft.	Min 1 connection every ¼ mi.
GATED RESIDENTIAL AREAS	--	Y	--	--	--	--	--	--	--	n/a	n/a	n/a	Y
PARKS AND OPEN SPACE													
MINI PARK	--	--	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
NEIGHBORHOOD PARK	--	Y	Y	Y	Y	--	Y	Y	--	--	--	Y	--
COMMUNITY PARK	Y	Y	Y	Y	--	--	--	--	--	--	Y	--	Y
PLAZA/GREEN	--	--	Y	Y	Y	Y	Y	Y	Y	Y	Y	--	--
GREENWAY/PARKWAY	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
SPECIAL USE	--	--	Y	Y	--	--	--	--	--	--	--	--	--
NATURE/OPEN SPACE	Y	Y	Y	Y	--	--	--	--	Y	--	--	--	Y
LINEAR PARK	--	Y	Y	Y	--	--	--	--	--	--	--	--	Y

* See additional density restrictions and potential development regulations for new residential developments near airport (Policies 10.4 and 10.8).

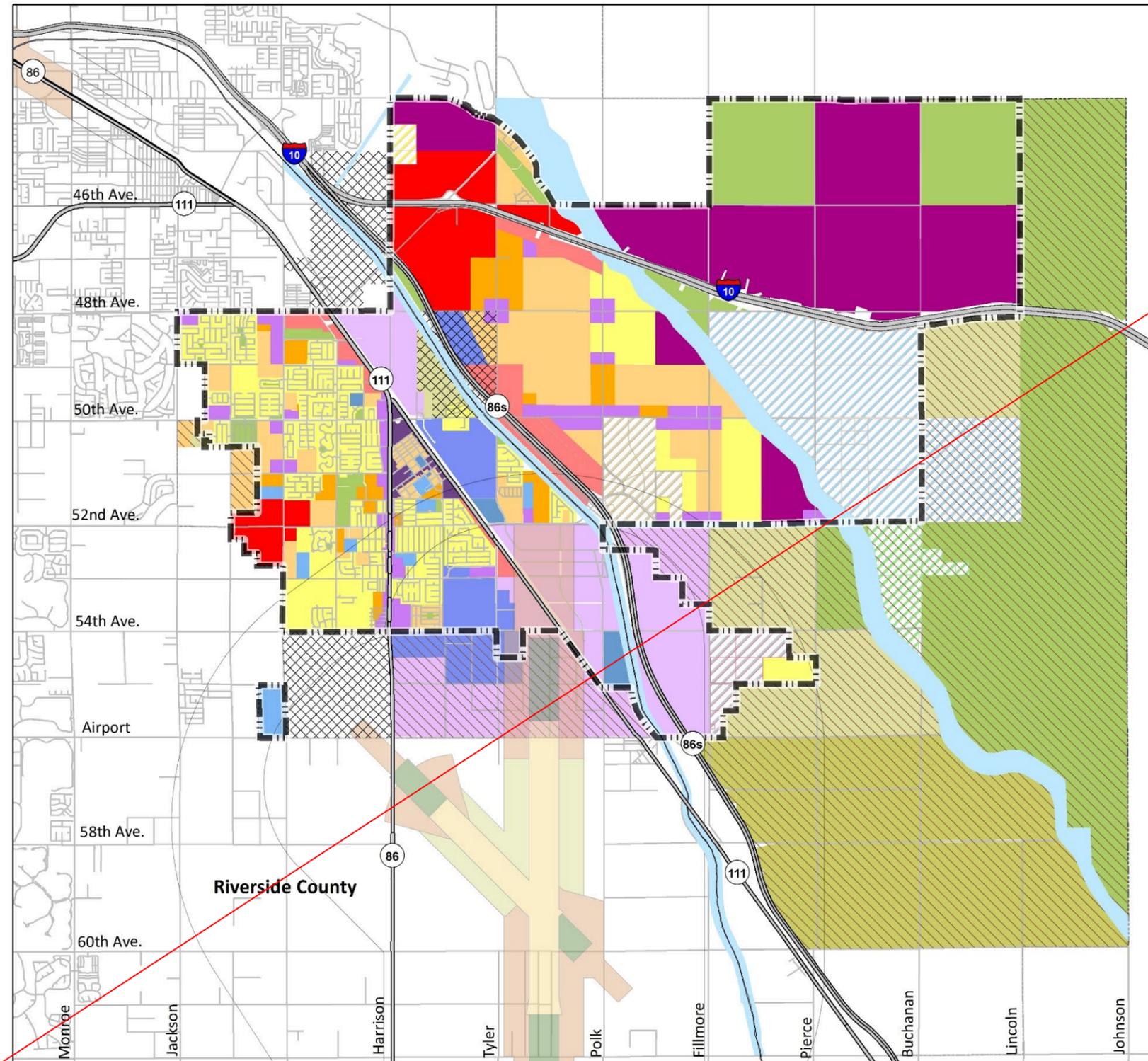
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GENERAL PLAN DESIGNATION MAP

This section presents the General Plan Designation Map for the City of Coachella. While the General Plan Designations are applied directly to each parcel, the General Plan provides for some flexibility in the ultimate range and distribution of uses for subareas 5 through 17. The ranges of appropriate uses for each of these subareas are defined in the Subarea Descriptions. It is expected that the final mix and distribution of appropriate uses would be defined for each through the City's Master Planning process. ~~Figure 4-23: General Plan Designation Map~~~~Figure 4-23: General Plan Designation Map~~ shows the General Plan Designation map and Figure 4-24: General Plan Subareas Map, shows the extent of the various subareas.

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Figure 4-23: General Plan Designation Map



**City of Coachella
General Plan Update 2035**

General Plan Land Use Designations

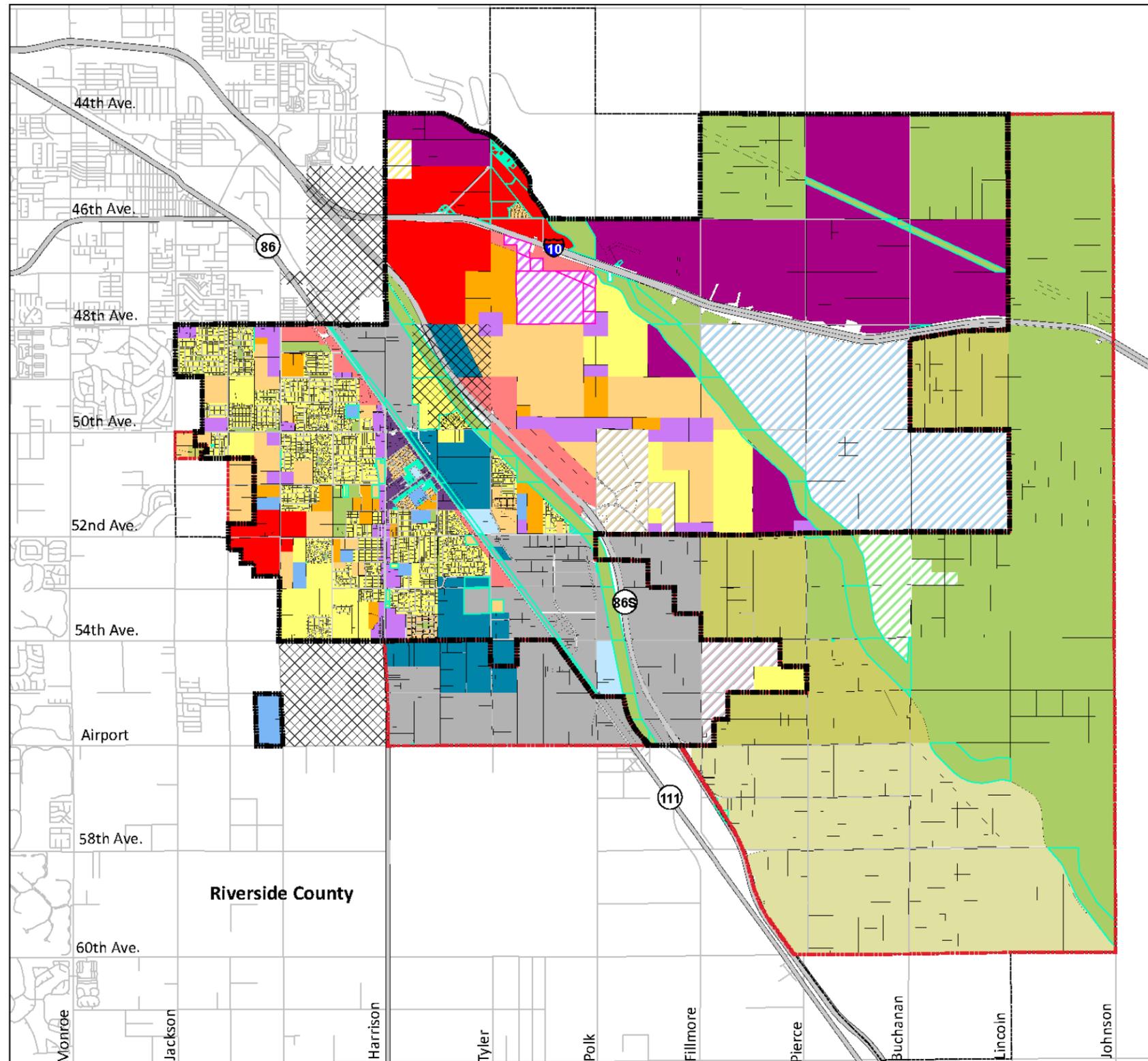
Legend

- Coachella City Limits
 - Tribal Land
 - Sphere of Influence
 - General Plan Planning Area
- Airport Compatibility Zones**
- Zone A
 - Zone B1
 - Zone B2
 - Zone C
 - Zone D
 - Zone E
- Land Use Designation**
- Downtown Center
 - Urban Employment Center
 - Neighborhood Center
 - Regional Retail District
 - Suburban Retail District
 - Resort District
 - Industrial District
 - Urban Neighborhood
 - General Neighborhood
 - Suburban Neighborhood
 - Rural Rancho
 - Agricultural Rancho
 - Open Space
 - School
 - Public Facilities
 - Brandenburg Butters Specific Plan
 - Coachella Vineyards Specific Plan
 - Eagle Falls Specific Plan
 - La Entrada Specific Plan
 - Philips Ranch Specific Plan



raimi+ associates Source: City of Coachella and Riverside County
Date: January 2014

Figure 4-23: General Plan Designation Map



City of Coachella
General Plan Update 2035

General Plan Land Use Designations

Legend

- City Boundary
- Sphere of Influence
- General Plan Planning Area
- Tribal Land
- GP Map Cleanup From Previously Adopted GPA
- General Plan Amendment

Land Use Designation

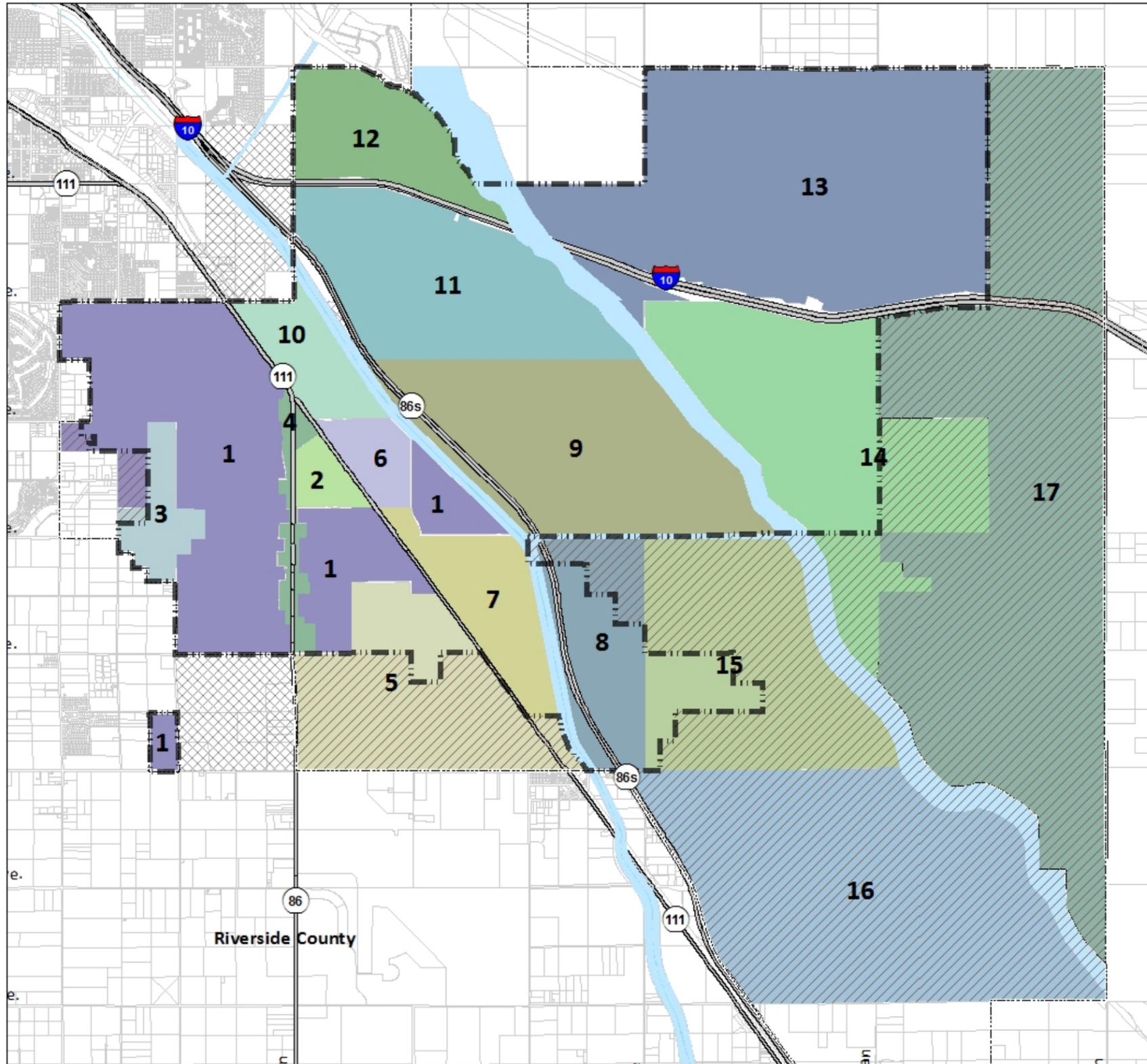
- Agricultural Rancho
- Rural Rancho
- Suburban Neighborhood
- General Neighborhood
- Urban Neighborhood
- Downtown Transition
- Downtown Center
- Neighborhood Center
- Suburban Retail District
- Regional Retail District
- Resort District
- Open Space
- Public Facilities
- School
- Urban Employment
- Industrial District
- Brandenburg Butters Specific Plan
- Coachella Vineyards Specific Plan
- Eagle Falls Specific Plan
- La Entrada Specific Plan
- Philips Ranch Specific Plan
- Vista del Agua Specific Plan



Source: City of Coachella and
 Riverside County
 Date: March 2023

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Figure 4-24: General Plan Subareas Map



City of Coachella
General Plan Update 2035

General Plan Subareas

Legend

- Coachella City Limits
- General Plan Planning Area
- Tribal Land
- Sphere of Influence

General Plan Subareas

- 1 - West Coachella Neighborhoods
- 2 - Downtown
- 3 - Van Buren Corridor
- 4 - Harrison Street Corridor
- 5 - Airport District
- 6 - Downtown Expansion
- 7 - South Employment District
- 8 - East Industrial District
- 9 - Central Coachella Neighborhoods
- 10 - North Employment District
- 11 - Commercial Entertainment District
- 12 - North Dillon Road
- 13 - The Uplands
- 14 - La Entrada
- 15 - Cocopah Area
- 16 - South Coachella
- 17 - Eastern Coachella



Source: City of Coachella and
 Riverside County
 Date: January 2014

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MASTER PLANNING PROCESS DESCRIBED

For parcels in Subareas 5 through 17, project sponsors must use the following system during the project application process. The purpose of this section is to enable incremental development of vacant parcels while generating interconnected neighborhoods and employment areas of the City. Before preparing a subdivision map, the applicant is required to prepare a Specific Plan or similar master planning document (Master Plan) for City review and comment per the following requirements.

DUE DILIGENCE STAGE

1. **Identify the location of the site in neighborhood and review General Plan policies.**
 - Project sponsors must first identify the project site and the subarea where the project site is located.
 - The project sponsor must then review the General Plan vision and policies for the subarea and the range of allowed General Plan designations. As part of this process, the project sponsor should understand the requirements for preserving open space, development of parks and public facilities and the specific network connectivity requirements in the General Plan.
2. **Meet with City staff.**
 - Once the materials have been reviewed, the project sponsor should meet with the City to determine if any other Master Plans have been created for the subarea.
 - For land controlled by others, those owners are to be invited to participate in the master planning process. The requirements for land not controlled by the applicant are focused on minimum connectivity and adjacencies.
3. **Identify non-buildable land.**
 - For all land within the subarea, the project sponsors should identify and map the general extent of existing and potential future land not buildable because of environmental constraints such as soils, drainage, seismic conditions, endangered species or other factors. This may require reviewing existing technical studies or working with resource agencies.
 - A detailed parcel-by-parcel assessment and major technical studies are not required at this point in the process and the information should be more detailed within the project site than outside of the project site.
 - This analysis should also include consideration of projects within the subarea that are built or in the development pipeline.

PRE-APPLICATION REVIEW STAGE

4. **Identify City-wide transportation network.**
 - Once the major non-buildable land is identified, the project applicant should identify the major transportation network through the entire subarea, if this has not already been created by a previous project or the City.
 - The project sponsor should map this network (which is assumed to be approximately every quarter-mile) and show connections to the project site.

5. **Identify street network and blocks for land controlled by applicant.**
 - The next step is to develop the internal transportation network for the project site. Requirements in the General Plan designations shall be followed to understand the intersection spacing.
 - Connections to existing roadways adjacent to the site should be, wherever feasible, continued into the site and the project should plan for connections to adjacent undeveloped areas. The point of this critical step is to ensure that isolated subdivisions are not created and new neighborhoods, centers and districts connect to one another throughout the City.
 - This process will result in both a transportation network and block pattern within the project site.
6. **Apply General Plan Designations, parks and building types to blocks.**
 - For each block, the project applicant should then apply the allowed General Plan designations and identify the approximate location and amount of various types of parks to be located within the project site. While the General Plan has a map of designations, it is understood that in large, undeveloped areas the designations may change as long as the vision of the General Plan and subareas is met. The policy guidance for each subarea provides a range of designations allowable.
 - As part of this step, the project sponsor should further identify the potential building types by block to more precisely define the form and character of their development.
7. **Identify net development yield.**
 - Using the information in the previous step, the project sponsor should create a block-by-block development program table that calculates the various building types, number of units, non-residential square footage and other site conditions.

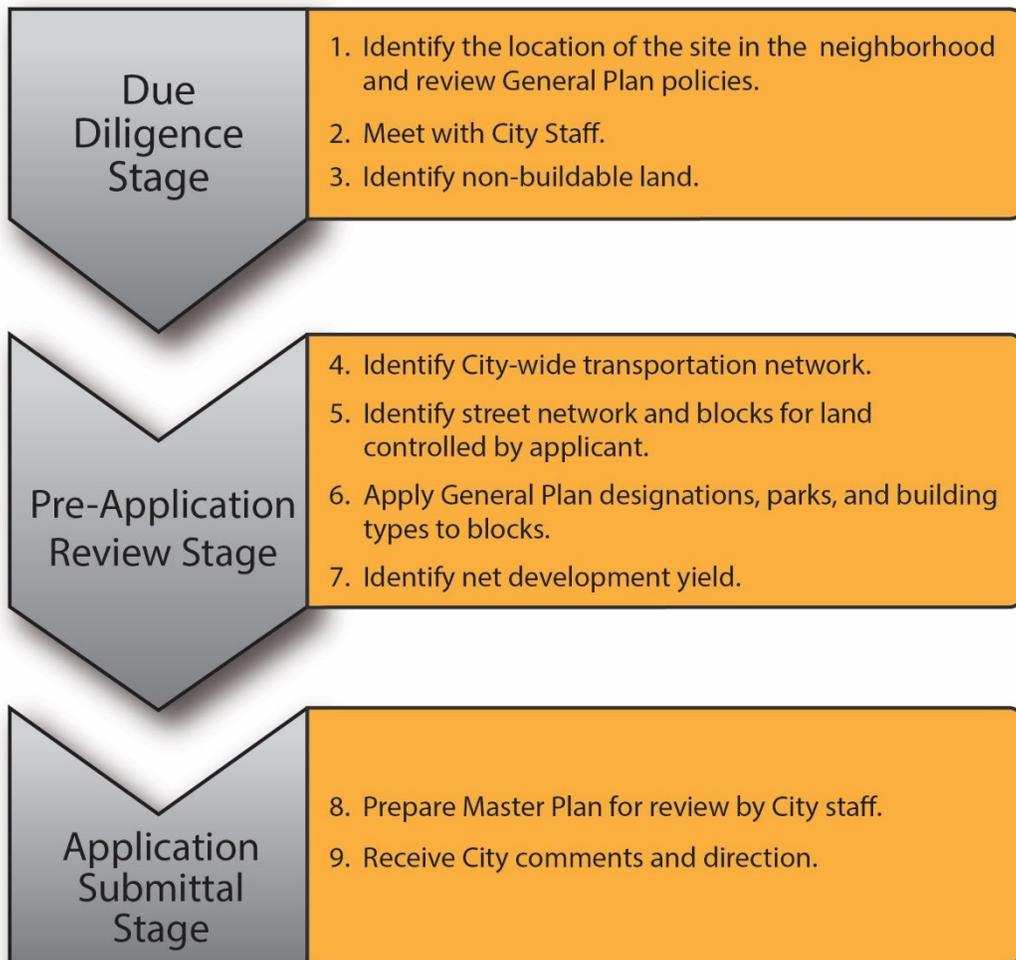
APPLICATION SUBMITTAL STAGE

8. **Prepare Master Plan for review by City staff.**
 - The project sponsor shall prepare a master plan for site review by City staff. The Master Plan should have the following components:
 - Land not controlled by project sponsor:
 - Subarea map with project site identified.
 - Undevelopable land due to environmental or other constraints (generalized if specific data is not available).
 - Existing streets in the subarea.
 - Planned major streets at approximately quarter-mile intervals
 - Existing planned and approved projects in the subarea
 - Land controlled by project sponsor:
 - Site boundary map.
 - Undevelopable land due to environmental or other constraints (must be more detailed than land not controlled by project sponsor).
 - Existing streets in the project site.

- Planned streets and network connections within and external to the project site
- Blocks for development (based on the street network requirements).
- Required park locations, types and acreages.
- Map of General Plan designations applied to blocks (or portions of blocks).
- Map of building types applied to blocks (or portions of blocks).
- Development program table calculating net development yield and the amounts of other uses (such as parks, roads, open space, etc.).

9. Receive City comment and direction.

- Present Master Plan to the City for review and comment. At its discretion, the City may retain an outside consultant such as a “town planner” to provide guidance on compliance with the vision and the policies. Additionally, the Planning Commission or the City Council may provide input or guidance on compliance with the vision and policies.
- Upon receiving direction from the Planning Commission, the applicant may proceed with preparing a subdivision map.



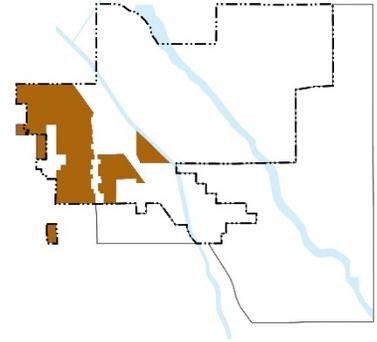
SUBAREA DESCRIPTIONS

For planning purposes, the City of Coachella is divided into 17 unique subareas and every parcel in the City is located in one of these areas. Figure 4-24: General Plan Subareas Map, shows the subareas. The purpose of the subareas is to define an overall vision and specific policy direction that supplements the General Plan Designations and the citywide goals and policies.

SUBAREA 1 – WEST COACHELLA NEIGHBORHOODS

EXISTING CONDITIONS

The West Coachella neighborhoods are located west, south and east of downtown and encompass most of the urbanized area in 2010. The area is predominantly single-family homes but also contains various types of retail uses, apartments, schools and parks. The area was built over a long period with a significant number of homes and retail centers built in the past 20 years. While there are some areas that are highly walkable and built on a traditional street grid, a significant amount of the area is in conventional subdivisions characterized by cul-de-sacs, sound walls and automobile-oriented roadways. The development pattern has resulted in a lack of connectivity, between both residential subdivisions and residential and commercial areas along with a limited amount of parks space.



VISION

The West Coachella Neighborhoods will evolve over time with new development and improvements to existing neighborhoods to create a block and street network that links existing and new development into a coherent town. West Coachella will provide much needed housing that ranges from single-family houses to house-scale multi-family buildings. New development will occur as infill development completes and repairs the neighborhood fabric of West Coachella. The discontinuous street networks are retrofitted to interconnect with all new areas fully connected, providing easy access to shopping and jobs located within adjacent areas. Streets are pedestrian friendly with on-street parking, sidewalks shaded by trees and safe crosswalks.

POLICY DIRECTION

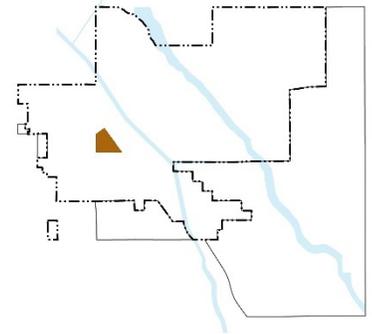
1. Encourage the infill of vacant and underutilized parcels with neighborhood patterns that support walkability, exemplify great urban neighborhoods as described by the General Plan designations and expand the range of housing available.
2. Retrofit existing neighborhoods with a variety of improvements including improved connections to adjacent neighborhoods and commercial districts, pedestrian-friendly streets, parks and open spaces.
3. Pursue the transformation of automobile-oriented strip commercial areas into walkable Neighborhood Centers that are physically connected with the adjacent neighborhoods.
4. Retrofit existing streets to be more pedestrian friendly, including trees, safe crossings, road diets, and traffic calming.
5. Encourage and facilitate the development of new parks and related recreational opportunities.

6. Balance the development of new homes and the preservation of existing residences to realize a dynamic mix of housing vintages.
7. Pursue the creation of new and improved physical connections to Downtown and the Harrison Street corridor from adjacent neighborhoods.

SUBAREA 2 – DOWNTOWN

EXISTING CONDITIONS

The Downtown subarea of Coachella is diverse and dynamic, containing historic homes, shops, and numerous civic uses, housing City Hall, the Post Office, churches, schools and parks. The Downtown is an original railroad town and is laid out in a walkable, small-block pattern west of the railroad tracks. Harrison Street also runs through the Downtown Subarea, providing a variety of new and old commercial uses and a fairly auto-focused transportation system.



VISION

Downtown will continue as the physical, civic and cultural heart of Coachella.

As the City grows, new civic uses, cultural facilities, housing and retail will be located in Downtown to enhance its role as the central meeting and gathering place for Coachella residents. Sixth Street, the central spine of Downtown, will continue to evolve as a lively, mixed-use street offering shady walkways, cooling water fountains, outdoor dining and unique shopping. New mixed-use, town-scale buildings that respect the heritage and community values of Coachella will be built to expand the retail, commercial and cultural offerings. The existing residential areas north and south of the central core will evolve over time as existing homes are upgraded and new housing added. As Coachella grows into a large city, the Downtown area will grow, expanding into the area east of the railroad with additional specialty and local-serving retail, civic uses, restaurants, services, arts, and cultural opportunities and diverse employment opportunities (See subarea 3).

POLICY DIRECTION

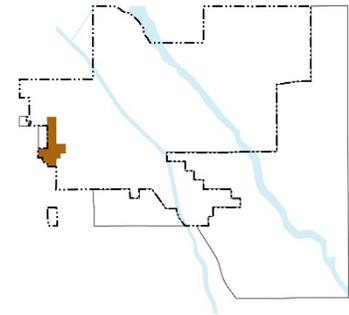
1. Actively facilitate the implementation of the Pueblo Viejo Plan through appropriate new development approvals and targeted public investments.
2. Ensure new development does not conflict with the Pueblo Viejo Plan. If there are inconsistencies between the Pueblo Viejo Plan and this General Plan, the General Plan shall govern.
3. Recognizing that Downtown is the heart of the City, encourage development there.
4. Focus a variety of cultural arts and cultural uses in the Downtown.
5. Improve Sixth Street as the “main street” of Downtown with a pedestrian-oriented environment and a diverse mix of retail and commercial activity.
6. Maintain a strong civic focus and ensure that City Hall remains in the area.
7. Pursue mixed-use development on vacant parcels and create a new gateway to Downtown at the intersection of Sixth Street and Harrison Street.
8. Improve residential neighborhoods adjacent to Downtown by upgrading existing housing and infilling vacant and underutilized parcels with a diverse mix of housing types.
9. Conduct streetscape improvements throughout Downtown to make the area safe and inviting for pedestrians.

10. Develop a plan to provide for the evolution of Downtown and its expansion east across the railroad tracks into an active, livable civic core, appropriate for a large city.
11. Seek to construct multiple, safe connections across the railroad tracks from Downtown to the Downtown Expansion subarea.
12. Work with local and regional transit and transportation agencies to establish a transportation center in Downtown provides for bus and rail transit to the City.
13. Work with State and regional agencies to bring high frequency, regional transit to the Downtown.
14. Allow the re-zoning of certain residential block faces where existing bungalows can be converted to office and/or professional uses.

SUBAREA 3 – VAN BUREN CORRIDOR

EXISTING CONDITIONS

The Van Buren Corridor extends from approximately 50th to 53rd Avenues along Van Buren. Existing uses along the corridor include single-family, retail, schools and vacant land. The Van Buren Corridor is at a key location between Indio, Coachella, and La Quinta and much of the land through the corridor is still available for quality development, providing Coachella with a great opportunity to create a strong neighborhood center and regional shopping district.



VISION

The Van Buren Corridor will transform into a major sub-regional retail destination that will provide a wide variety of goods and services for Coachella residents, as well as neighboring communities. The large format, regional-serving retail will be built in a fashion so it coexists with existing and future neighborhood development in and around the Van Buren Corridor. The new commercial development will promote walkability with a mix of appropriately scaled buildings fronting the streets and large, block-scale buildings throughout. While walkable, the retail area will also provide ample parking for visitors. The commercial development will be connected to the surrounding new and existing residential areas, allowing a high degree of access and balancing the impact of traffic on the community.

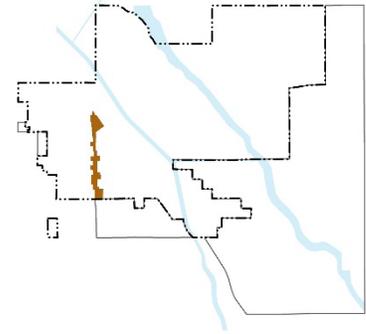
POLICY DIRECTION

1. Pursue a diverse mix of retail and services along the Van Buren Corridor to capitalize on the area's strategic location.
2. Allow large format, auto-oriented retail and commercial uses to locate along the corridor.
3. Ensure appropriate and well-designed transition between retail and commercial development along the corridor and the adjacent residential neighborhoods.
4. Physically connect the development along Van Buren with adjacent areas with frequent streets and pedestrian connections to ensure easy pedestrian, bicycle and automobile access.
5. Require new development include wide sidewalks, trees, pedestrian furniture, safe pedestrian crossings and direct connections to the front entrances of retail and services.

SUBAREA 4 – HARRISON STREET CORRIDOR

EXISTING CONDITIONS

The Harrison Street corridor extends from approximately 54th Avenue north to the intersection of Harrison Street and SR111 (at approximately 49th Avenue). Presently, the corridor is an automobile oriented roadway with shopping centers, large surface parking lots and limited pedestrian facilities.



VISION

Over time, the Harrison Street Corridor will become a pedestrian-oriented mixed-use corridor with a diverse mix of retail, commercial and residential uses. New development will be more urban in design with buildings that frame the street and parking located back of the buildings. While transformed over time, the corridor will continue to serve as a major thoroughfare and a major retail street for the City, focusing on goods and services that meet the daily needs of residents.

POLICY DIRECTION

1. Require new development to follow the vision and design direction presented in the 2011 report titled “Improving Neighborhood Connections along Coachella’s Harrison Street Corridor.” If there are inconsistencies between the report and this General Plan, the General Plan shall govern.
2. Pursue the revitalization of the Harrison Street Corridor as proposed by the Harrison Street Corridor Plan through:

Transforming the Harrison Street Corridor into a pedestrian friendly neighborhood commercial area that is integrated with the Downtown and surrounding neighborhoods.

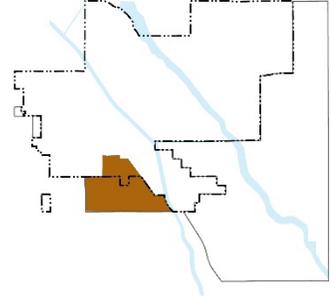
Conducting a series of roadway improvements to Harrison Street that:

- Improve safety for everyone on the street.
 - Reduce vehicle speeds.
 - Reduce unsafe turns in and out of driveways.
 - Reduce crashes.
 - Reduce crash severity.
 - Shorten crosswalk distance to improve pedestrian safety.
 - Improve sidewalks where they are insufficient or missing.
 - Provide space dedicated to bicyclists.
 - Beautify the streets.
3. Creating gateways to the City at Harrison Street and SR111 and at Harrison Street and 54th Avenue. Create a new gateway to the Downtown at Sixth Street.
 4. Allowing mixed use and pedestrian-oriented retail along the corridor.

SUBAREA 5 - AIRPORT DISTRICT

EXISTING CONDITIONS

This area of the City contains a variety of industrial uses, very low density residential development and agricultural uses. Generally bounded by Harrison Street on the west, Airport Boulevard on the south and SR111 on the east, the area has exceptional regional highway and airport access and a significant amount of vacant parcels.



VISION

The Airport District will continue to evolve into one of the primary industrial areas of the City. Proximity to the airport and access to regional highways provides an excellent location for manufacturing, logistics, and agricultural support uses. The area will be built with large buildings, lots and block sizes to accommodate the large areas needed for a variety of industrial activities. Visitor and service retail is allowed along Harrison Street and Grapefruit Boulevard, serving the employees of the District, as well as the traffic traveling these roads.

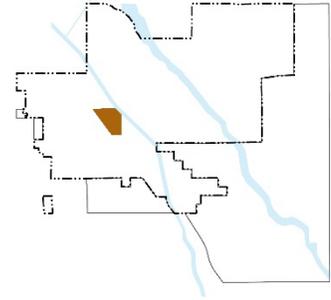
POLICY DIRECTION

1. Encourage the development of a variety of industrial and manufacturing uses within this subarea.
2. Target new uses to this area that take advantage of the proximity to the Jacqueline Cochran Airport.
3. Ensure new development is compliant with airport safety standards and the Airport Land Use Compatibility Plan.
4. Ensure new uses are compatible with, and appropriately transition, from nearby residential and commercial uses and focus objectionable uses near the airport.
5. Allow a variety of retail and commercial activities to locate along SR111 and Harrison Street to take advantage of through traffic along these roadways.
6. Limit heavy industrial to vicinity of Grapefruit Avenue and 54th Street.
7. Prohibit the annexation of additional land adjacent to this subarea into the City limits unless other areas that allow industrial development are significantly built out or unless there is a major industrial development that produces new jobs and economic development opportunities for the City.
8. Final designation mix should be:
 - 70 to 90 percent Industrial District
 - Up to 20 percent Suburban Retail District

SUBAREA 6 - DOWNTOWN EXPANSION

EXISTING CONDITIONS

The Downtown Expansion area is located on the east side of SR111 and the railroad tracks and is bordered by 50th Avenue to the north, Tyler Street to the east and Bagdad Avenue to the South. The area is currently primarily agricultural uses with fields and processing facilities.



VISION

Over time, this area will serve as the expansion of Downtown Coachella and it is envisioned to have a wide diversity of employment and civic uses. The area is envisioned as having small, walkable blocks with office, R&D and supporting retail and services. Multi-family residential uses may be located on the edges of this area and adjacent to existing residential development, such as the area east of Tyler Street. This area would also be an ideal location for a college or university that could benefit from the proximity to Downtown and expected office and R&D uses and an orientation towards walkable, university campus-style development.

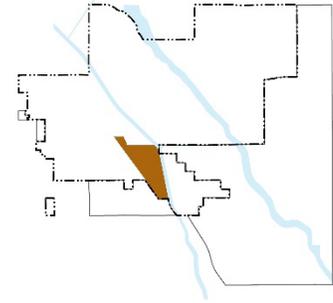
POLICY DIRECTION

2. Design the Downtown Expansion area as a series of walkable blocks (between approximately 300 and 500 feet in length).
3. Pursue a variety of office and R&D uses to anchor the area.
4. Require all new developments are pedestrian-oriented with buildings fronting the street with minimal setbacks and parking located internal to blocks. Prohibit new projects designed in a typical automobile-oriented business-park format.
5. Seek out and recruit a college or university to locate in this subarea.
6. Encourage the creation and incubation of new businesses and research and development operations.
7. Increase connectivity between this subarea and the Downtown subarea with additional pedestrian, bicycle and vehicle connections across SR111 and the railroad tracks.
8. Encourage the creation of a riverfront promenade and park that incorporates the regional Whitewater River multi-use trail.
9. Final designation mix should be:
 - Up to 10 percent General Neighborhood
 - 10 to 50 percent Urban Neighborhood
 - Up to 50 percent Downtown Center and Downtown Transition
 - 20 to 35 percent Urban Employment Center

SUBAREA 7 – SOUTH EMPLOYMENT DISTRICT

EXISTING CONDITIONS

The South Employment District contains a variety of industrial uses, a significant amount of vacant land, limited single-family residential uses, and a school. The area is bounded by the railroad and SR111 on the west and by the Whitewater River and SR86S on the east.



VISION

This area will transform over time into an employment district that contains a diversity of job-producing uses. Toward the northern end of the subarea, the uses should focus on office and research and development while to the south the uses should be more industrial, warehouse and distribution. The subarea should capitalize on the proximity to the airport and the railroad corridor. Residential development should be allowed in limited locations and in situations that do not interfere with the expansion of jobs and employment uses. Connecting this area over the Union Pacific Railroad and SR86S should be a priority as development occurs.

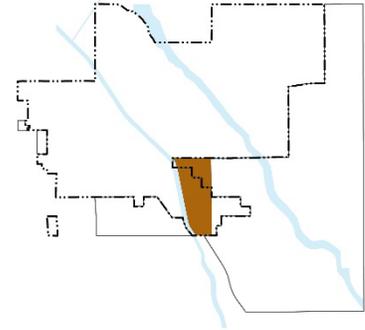
POLICY DIRECTION

1. Require most of the area be developed with employment uses and prohibit the conversion of this subarea to residential uses.
2. Pursue uses that capitalize on the subarea's location adjacent to the railroad and SR86S.
3. Require new industrial development to locate in this subarea (or adjacent subareas 5 and 8) before additional annexation of land into the City limits.
4. The area south of 52nd Avenue, west of Polk, and north of 54th should remain light industrial.
5. Limit heavy industrial to the SR-86 corridor.
6. Discourage significant residential development and only locate new residential uses in ways that do not inhibit the employment generating uses.
7. Allow support retail and services in this subarea that support the employment uses. Such uses would include restaurants, dry cleaners, cafés and small markets.
8. Pursue an auto mall or auto dealers adjacent to SR86S.
9. Final designation mix should be:
 - Up to 15 percent General Neighborhood
 - Up to 10 percent Downtown Center
 - 20 to 80 percent Urban Employment Center
 - 50 to 75 percent Industrial District

SUBAREA 8 – EAST INDUSTRIAL DISTRICT

EXISTING CONDITIONS

The East Industrial District is located east of the Whitewater River, west of Fillmore and between Airport Boulevard and 52nd Avenue. Approximately two-thirds of the subarea is within the City limits and the other one-third is located in the Sphere of Influence. The area is topographically flat and contains agricultural uses.



VISION

This subarea will transform over time into an employment district that contains a variety of industrial and office uses. The area should take advantage of the SR86S that runs along the eastern side of the subarea. Development along 52nd Avenue could also be for retail and office development as this corridor transforms into a major east-west thoroughfare.

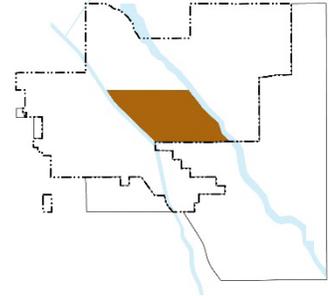
POLICY DIRECTION

1. Require that the majority of land area be developed with employment uses and prohibit the conversion of this subarea to residential development.
2. Encourage uses that take advantage of the area's location adjacent to the railroad and SR86S.
3. Encourage new industrial development to locate in subarea the City limits (or adjacent subareas 5 and 7) before additional annexation of land. However, given the location, this subarea could be completely annexed into the City before 2035.
4. Encourage a collaborative planning effort with the Rancho California Vineyards Specific Plan in Subarea 15 in order to achieve a critical mass of development that will help facilitate the extension of infrastructure to this area of the City.
5. Limit heavy industrial to the SR-86 corridor.
6. Capitalize on the transformation of 52nd Avenue into a major thoroughfare and allow a range of retail, commercial and office uses.
7. Ensure well designed, effective transitions between the employment uses in this subarea and residential uses that are expected to occur in subareas 9 and 15 so as to minimize impacts and encourage connectivity between areas.
8. Encourage support retail and services in this subarea that support employment uses. Such uses would include restaurants, dry cleaners, cafés and small markets.
9. Pursue an auto mall or auto dealers adjacent to SR86S.
10. Final designation mix should be:
 - Up to 10 percent General Neighborhood
 - 30 to 60 percent Urban Employment Center
 - Five to 10 percent Suburban Retail District
 - 50 to 90 percent Industrial District

SUBAREA 9 – CENTRAL COACHELLA NEIGHBORHOODS

EXISTING CONDITIONS

The area is bounded by the Whitewater River on the west and the Coachella Canal on the east, Avenue 52 on the south and Avenue 49 on the north. The area is primarily used for agricultural production, with a combination of cultivated row crops, orchards and natural open space. The area also hosts limited rural homes, including unpermitted informal mobile home parks.



VISION

Central Coachella is a priority expansion area, envisioned as a series of vibrant, sustainable, healthy, walkable, interconnected neighborhoods, each with its own unique character and amenities. Housing is the dominant use of Coachella's neighborhoods – and single family houses the prevalent housing type – but most neighborhoods also include additional amenities that enrich the life of the neighborhood, including neighborhood-scale retail and services, neighborhood parks and playgrounds, schools and other civic facilities. To promote choice, livability and economic viability, multi-family housing is also present in most neighborhoods in modest amounts, designed so as to be integrated into the fabric of the neighborhood. In some cases this will be in house-scale buildings interspersed with houses and in other cases built along cross-town corridors and in mixed-use centers at key crossroads with good access to transit. Multi-family uses will be more often found near neighborhood commercial nodes in order to better promote transit viability. Most neighborhoods should be within walking distance of neighborhood services, a school or park and open space, including regional multi-use trails on the Whitewater River and Coachella Canal. Neighborhoods should emphasize residential living but include non-residential along the edges and at key locations. The public realm will be beautiful and comfortable, with diverse and finely-grained streets, parks and plazas. The street networks will be highly interconnected, providing multiple paths for pedestrians, bicyclists and motorists.

POLICY DIRECTION

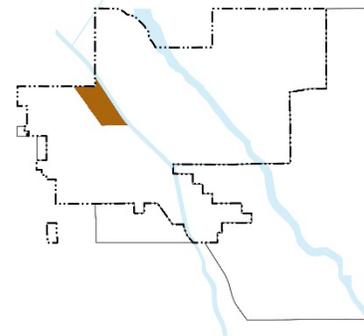
1. As the City grows, prioritize new residential development in this subarea over subareas to the east.
2. Require a variety of neighborhood types throughout the central Coachella Neighborhoods subarea.
3. Ensure neighborhoods are tied together with pedestrian, bicycle and vehicle connections and not treated as separate subdivisions surrounded by sound walls or other barriers.
4. Prohibit gated subdivisions in this subarea.
5. Prohibit sound walls along major thoroughfares.
6. Capitalize on Avenues 50 and 52 as major east-west thoroughfares and promote the development of retail, goods and services along these corridors.
7. Create a diversity of parks and open spaces that are connected by green streets and a multi-use trail network and strive for a majority of residents to be within a quarter-mile walking distance of a park or open space.
8. Locate Neighborhood Centers at major intersections so the majority of residents are within a short walk of retail, goods and services.
9. Allow higher intensity, non-residential uses in the western portion of the subarea in order to complements and support the Downtown and nearby employment centers.

10. Require primary boulevards to be designed, constructed and operated as multi-modal, not wide, auto-oriented arterials.
11. Pursue an auto mall or auto dealers adjacent to SR86S.
12. Final designation mix should be:
 - Up to 35 percent Suburban Neighborhood
 - 40 to 70 percent General Neighborhood
 - Up to 15 percent Urban Neighborhood
 - Five to 15 percent Neighborhood Center
 - Up to 10 percent Suburban Retail District

SUBAREA 10 – NORTH EMPLOYMENT DISTRICT

EXISTING CONDITIONS

The North Employment District is used primarily for agricultural activities, but also includes some industrial and residential uses. The area is bounded by the 50th Avenue on the south, Grapefruit Boulevard and the Union Pacific Railroad on the west, Whitewater River on the east and the city limit on the north. Given its location, regional access to the area is relatively poor with limited roadway access. Additionally, most of the area is Native American tribal land, thus limiting the amount of new development that can be controlled by the City.



VISION

While much of this area is under tribal governance and subject to their land use and development decisions, the North Employment District is intended to become an employment center with industrial and, to a lesser degree, office jobs and residential uses. The North Employment district allows for a mixture of office and light fabrication in a block structure and building fabric compatible with a mixture of urban commercial and residential uses, becoming a jobs center that hosts a wide variety of employment opportunities. Limited residential uses could be near the Whitewater River on the east and multi-family residential is also found on the south of the area, in a mixed-use configuration that supports the Downtown Expansion Subarea with nearby residents.

POLICY DIRECTION

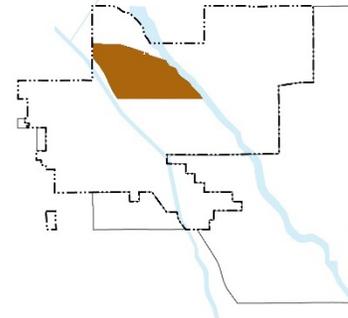
1. Work with the Native American Tribes to develop the area in a way that supports the vision for Coachella and this Subarea.
2. Develop the subarea in a way that supports Downtown by locating more intense and active uses closest to the Downtown Expansion subarea, allowing industrial uses to occur in the northern portion of the subarea.
3. Require the development of pedestrian-appropriate building designs, with loading activities sited behind buildings.
4. Require a mix of retail to provide adequate services for the daytime employment population.
5. Allow residential development adjacent to the Whitewater River.

6. Allow residential development adjacent to the Downtown Expansion Subarea when residential uses are a secondary use in mixed-use buildings.
7. Encourage areas immediately adjacent to the Interstate 10 interchange to develop visitor serving, auto-oriented uses.
8. Allow recycling and wrecking yard uses to continue in the vicinity of 48th and Harrison Street.
9. Final designation mix should be:
 - Up to 10 percent Suburban Neighborhood
 - Up to 15 percent General Neighborhood
 - Up to 10 percent Urban Neighborhood
 - Up to 10 percent Neighborhood Center
 - 20 to 60 percent Urban Employment Center
 - Up to 10 percent Suburban Retail District
 - 20 to 50 percent Industrial District

SUBAREA 11 – COMMERCIAL ENTERTAINMENT DISTRICT

EXISTING CONDITIONS

The Commercial Entertainment District is located at the junction of Interstate 10 and SR86S, an area with exceptional regional accessibility. It is in close proximity to tribal lands and Spotlight 29 Casino. The area is mostly agricultural uses and limited residential and commercial uses.



VISION:

The Commercial Entertainment District will contain much of the new development that attracts visitors to Coachella, including destination retail, hotels and resorts, and entertainment uses. This subarea will capitalize on its location at the junction of Coachella's major freeways, making it easy for people to reach these unique, visitor-serving destinations from other parts of the region. Special attention to design will be paid in the development of the area to ensure that it is visually attractive to motorists traveling the adjacent highways. This is a highly unusual area and it will have special and unique developments in the area. A range of residential densities and building types should be encouraged in this subarea, provided they are designed to integrate with the high intensity commercial uses planned for the area. The subarea must also exhibit strong, fine-grained connections to the surrounding neighborhoods of the subarea and the adjacent subareas, allowing community members easy access to shopping and entertainment.

POLICY DIRECTION

1. Encourage a wide variety of entertainment, commercial and mixed use projects and focus commercial uses in the area west of Tyler and north of Avenue 48.
2. Act with strong discretion when approving projects, seeking unique, destination-oriented and visitor-serving entertainment and retail uses that would be enhanced by the subarea's location and exceptional regional access.
3. Allow resort developments along the eastern edge of the subarea adjacent to the canal.

4. Pursue a large scale destination retail complex (that could include multi-family housing) in this subarea.
5. Require new development buildings and signage visible from Interstate 10 and SR86S to be attractive to passing motorists.
6. Allow a range of hospitality uses including hotels and motels.
7. Work with the tribal government to pursue development of regionally unique entertainment.
8. Allow development of walkable neighborhoods with a mix of housing types within the subarea provided it does not inhibit the primary goal of developing regionally unique retail and entertainment uses and provided such development is connected and integrated with the intense, regional uses.
9. Require new developments to incorporate design features that facilitate pedestrian, bicycle and vehicular connections throughout the subarea.
10. Encourage areas immediately adjacent to the I-10 interchange to develop visitor serving, auto-oriented uses.
11. Require an amendment to portions of the Shadow View Specific Plan in general, conceptual conformance with the site plan concept shown in Figure 3-25. With this modification, and notwithstanding the percentages set forth in Policy Directive No. 12, the remaining components of the Shadow View Specific Plan, as shown on Exhibit 3-4, Land Use Master Plan, of the approved Specific Plan, including the single family residential development, is determined to be consistent with the goals and policies of the Commercial Entertainment District.
12. Consider Urban Neighborhood as a substitute for Regional Commercial so long as the walkable character intended for the subarea is still achieved and so long as the opportunity for viable Regional Retail is not lost.
13. Final designation mix should be:
 - Up to 25 percent Suburban Neighborhood
 - Up to 50 percent General Neighborhood
 - Up to 25 percent Urban Neighborhood
 - Up to 15 percent Neighborhood Center
 - Up to 15 percent Urban Employment Center
 - Up to 15 percent Suburban Retail District
 - 30 to 60 percent Regional Retail District
 - Up to 50 percent Resort

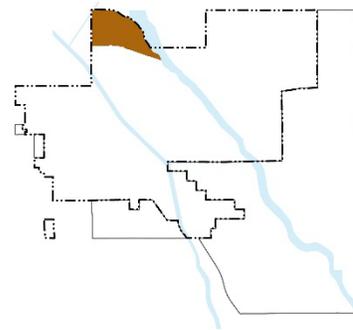
Figure 4-25: Conceptual Amendments to Shadow View Specific Plan



SUBAREA 12 - NORTH DILLON ROAD

EXISTING CONDITIONS

The North Dillon Road Area is largely undeveloped, but does contain some limited residential, recreational and commercial development. The area is adjacent to Interstate 10 and situated with particularly rich and interesting natural amenities. The site has excellent views of the nearby mountains, is adjacent to the Coachella Canal and is adjacent to the San Andreas fault zone. The area is bounded by Interstate 10 to the south, the Coachella Canal to the east and the City limits to the north and west.



VISION

With excellent regional access and unique natural attributes, this area has great entertainment, recreation and service retail potential. The North Dillon Road area is intended to develop as a regional visitor-serving area with uses that complement the regional Commercial Entertainment District to its south. Lodging, entertainment and large-scale service and fueling stations can all be found in this area

along Interstate 10 and the uses are arranged in a highly logical way that builds value and minimizes use incompatibilities.

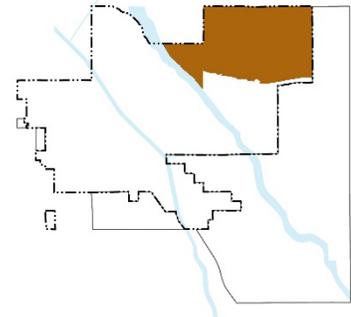
POLICY DIRECTION

1. Seek out and encourage uses that complement the vision of the Commercial Entertainment District and ensure proposed uses do not conflict with those planned for the Commercial Entertainment area.
2. Capitalize on the access to the freeway and seek out and encourage freeway oriented uses, large format retail, truck stops, lodging and regional entertainment and recreational uses that benefit from easy regional access.
3. Work closely with nearby tribes to ensure compatibility of uses with planned development on nearby tribal land.
4. Allow resorts and lower density residential development within this subarea, particularly along the Coachella Canal and the northern edge of the subarea.
5. Consider a range of entertainment uses for this subarea including amphitheaters, sports complexes, golf courses and similar uses.
6. Final designation mix should be:
 - Up to 10 percent Neighborhood Center
 - 15 to 40 percent Suburban Retail District
 - Up to 25 percent Regional Retail District
 - Up to 25 percent Resort

SUBAREA 13 – DESERT LAKES

EXISTING CONDITIONS

Desert Lakes is an environmentally diverse and rich area of the City. It is part of the Mecca Hills that serve as a scenic backdrop to Coachella and is bounded on the south by Interstate 10 and on the west by the San Andreas Fault and Coachella Canal. The area is a very environmentally sensitive and constrained area, with desert washes and 100 year floodplains, active faults and potentially sensitive habitat. Access to the area is very limited.



VISION

As a very sensitive area with limited access and a need for substantial infrastructure investment, this area of the City is envisioned, but not required, to remain undeveloped during the planning horizon of the General Plan. When development does occur, the vision for this area is to have low density resorts, rural residential development and some suburban neighborhoods and suburban retail. Until this is developed, this subarea will contribute to the visual identity and aesthetic beauty of Coachella.

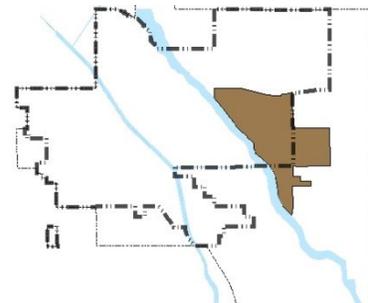
POLICY DIRECTION

1. Maintain Resort and Open Space General Plan designations for this subarea.
2. Facilitate good roadway connectivity to Dillon Road. The network illustrated by Figure 4-1 could be adjusted to account for topography and physical constraints as long as the envisioned connectivity is maintained.
3. Prior to development, prepare a single conceptual Specific Plan for the subarea that establishes a long-term vision, land uses and an implementation program. Separate implementing project-level specific plans may be prepared for individual projects.
4. Minimize grading of the subarea and follow the natural topographic features during the planning and development process.
5. Require that public facilities and services be provided concurrent with the development to ensure a high quality of life for residents.
6. Require rural and clustered development in steeper and topographically constrained areas.
7. Require new developments be designed for, and provided with, adequate public services and infrastructure to be self-sufficient in the event of a large earthquake.
8. Require the primary boulevards to be designed, constructed and operated as multi-modal boulevards, not wide high-speed streets.
9. Limit all resort development to a density of no more than 4 DU/AC.
10. Final designation mix should be:
 - 20 to 30 percent Open Space
 - Up to 25 percent Agricultural Rancho and Open Space
 - Up to 50 percent Rural Rancho
 - Up to 10 percent General Neighborhood
 - Up to 3 percent Suburban Retail District
 - Up to five percent Neighborhood Center
 - Up to 60 percent Resort

SUBAREA 14 – LA ENTRADA

EXISTING CONDITIONS

The La Entrada subarea is an environmentally rich area of the City with rugged topography. It is part of the Mecca Hills that serve as a scenic backdrop of the City and is bounded on the north by Interstate 10 and on the west by the San Andreas Fault and The Coachella Canal. The area is currently undeveloped and access to the subarea is limited.



VISION

La Entrada is envisioned with a diversity of neighborhoods and commercial services. Regional Commercial and Mixed-Use Development will be located in the western portion of the subarea along 50th Avenue that is being realigned to allow for a new interchange with I-10. The subarea will contain a diversity of residential neighborhoods that may include retirement communities and more traditional walkable neighborhoods. The rugged natural topography shall be maintained with lower density

residential and open space. The area will have a well-defined open-space network with multi-use trails connecting neighborhoods, parks and natural open spaces. While some distance from Downtown, La Entrada will be directly connected to Central Coachella, Downtown and West Coachella via Avenues 50 and 52, which are broad four-six-lane boulevards with frequent pedestrian crossings and pleasant tree-lined sidewalks.

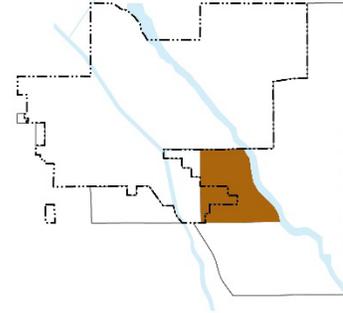
POLICY DIRECTION

1. Prepare and maintain two Specific Plans for the subarea that establish a long-term vision, land uses and an implementation program; one for the La Entrada project and one for the Phillips Ranch project.
2. To the greatest extent feasible, preserve the natural topographic features during the planning and development process.
3. Require public facilities and services be provided concurrent with the development to ensure a high quality of life for residents.
4. Require all new development within this subarea conform to the vision and design parameters of the General Plan Designations.
5. Strive for a high level of connectivity of residents to neighborhood services through site design, open space linkages, and bicycle facilities. Strive for 75 percent of residents (except for the rural residential and resorts) to be within a half-mile walk distance of retail and neighborhood services.
6. Require the 90 percent of residents be within quarter-mile walk distances of a dedicated park, school, or multi-use trail.
7. Require new development be designed as high quality neighborhoods that provide multiple amenities, a beautiful public realm and are consistent with the City's vision for complete neighborhoods.
8. Require rural neighborhoods and clustered development in steeper and topographically constrained areas and use these development types to preserve the significant natural amenities.
9. Require new developments be designed for and provided with adequate public services and infrastructure to be self-sufficient in the event of a large earthquake.
10. Require the primary boulevards to be designed, constructed and operated as multi-modal boulevards, not wide high-speed streets.
11. Follow the block size and connectivity standards for new development found in this General Plan.
12. Require development of grading guidelines and standards as part of a Specific Plan for the Phillips Ranch project.
13. Require clustered single family and multifamily development in less constrained portions of Phillips Ranch, transferring density from areas constrained by seismic, drainage, rights of way, or other conditions based on technical studies. Assumed gross density would be 4 du/acre.
14. Consider annexation as a logical extension of the City boundaries as neighboring properties are annexed and adjacent properties are developed.
15. The final designation mix should be determined through the preparation of Specific Plans.

SUBAREA 15 –COCOPAHA AREA

EXISTING CONDITIONS

This area is primarily used for agricultural production, with a combination of cultivated row crops, orchards and natural open space. The area is bounded by the Whitewater River on the west, Fillmore on the east, 52nd Avenue to the north and Airport Avenue to the south. The area is generally flat with a slight increase in elevation toward the east. The majority of the subarea is located outside of the City limits and within the Sphere of Influence.



VISION

This subarea is identified as a long-term urban expansion area that is not expected to develop during the time horizon of the General Plan. Through 2035, uses are envisioned as agriculture and open space. Over the long term, this area may be urbanized with a diversity of residential neighborhoods supported by Neighborhood Centers and Suburban Retail Districts.

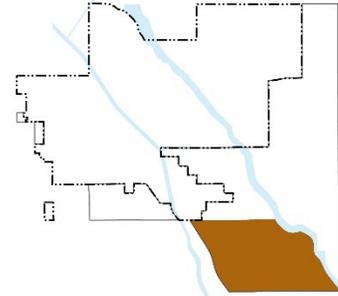
POLICY DIRECTION

1. Prohibit the annexation of new land into the City limits in this subarea unless 60 percent of the land within subareas 9, 11 and 14 are developed with urban uses.
2. Allow the annexation land for public uses such as parks.
3. For areas outside of the City limits, maintain the county's land-use designations until the land is annexed to the City.
4. Prioritize and actively support near and mid-term activities and uses that focus on agriculture and natural open space.
5. When it becomes appropriate to transition to urban uses, require new development be designed as traditional neighborhoods with a mix of housing types and densities, an interconnected street network and access to a diversity of commercial and public uses.
6. Allow resorts in the eastern portion of the subarea and prohibit resort development on the western side or anywhere that resorts could harm network connectivity.
7. Allow rural residential development in the eastern portion of the subarea.
8. Final designation mix should be:
 - Ten to 20 percent Open Space
 - Up to 25 percent Agricultural Rancho
 - Up to 20 percent Rural Rancho
 - Up to 50 percent Suburban Neighborhood
 - Up to 25 percent General Neighborhood
 - Up to five percent Urban Neighborhood
 - Up to five percent Neighborhood Center
 - Up to five percent Suburban Retail District
 - Up to five percent Regional Retail District
 - Up to five percent Industrial District
 - Up to 40 percent Resort

SUBAREA 16 – SOUTH COACHELLA

EXISTING CONDITIONS

This area is primarily used for agricultural production, with a combination of cultivated row crops, orchards and natural open space. The area is bounded by SR86S on the west, the Coachella Canal on the east, Airport Boulevard on the north and 60th Avenue on the south.



VISION

This subarea is identified as long-term urban expansion, not expected to develop during the time horizon of the General Plan. Through 2035, uses are envisioned as agriculture and open space. Over the long term, this area may be urbanized with a diversity of residential neighborhoods supported by Neighborhood Centers and Suburban Retail Districts.

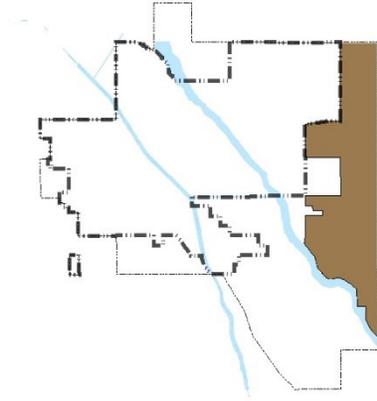
POLICY DIRECTION

1. Prohibit the annexation of new land into the City limits in the subarea unless 60 percent of the land within subareas 9, 11, 14 and 15 are developed with urban uses.
2. For areas outside of the City limits, maintain the county's land use designations until such a time as it is annexed to the City.
3. Prioritize and actively support near and mid-term activities and uses that focus on agriculture and natural open space.
4. When it becomes appropriate to transition to urban uses, require new development be designed as traditional neighborhoods with a mix of housing types and densities, an interconnected street network and access to a diversity of commercial and public uses.
5. Allow resorts in the eastern portion of the subarea and prohibit resort development on the western side or anywhere that resorts could harm network connectivity.
6. Allow rural residential development in the eastern portion of the subarea.
7. Work with the College of the Desert to encourage their growth and expansion to occur adjacent to the Downtown (in subarea 6) as opposed to this area. If the College of the Desert does pursue expansion plans in this subarea, encourage the campus to be located in Subarea 6 as an urban campus rather than an auto-oriented suburban complex.
8. Final designation mix should be:
 - Up to 100 percent Agricultural Rancho
 - Up to 50 percent Rural Rancho
 - Up to 60 percent Suburban Neighborhood
 - Up to 20 percent General Neighborhood
 - Up to five percent Urban Neighborhood
 - Up to five percent Neighborhood Center
 - Up to five percent Suburban Retail District
 - Up to five percent Regional Retail District
 - Up to five percent Industrial District
 - Up to 40 percent Resort

SUBAREA 17 – EASTERN COACHELLA

EXISTING CONDITIONS

The Eastern Coachella area is environmentally diverse and rich. It is part of the Mecca Hills that serve as a scenic backdrop of the City. The area is bounded on the southwest by the San Andreas Fault and Coachella Canal, bisected by Interstate 10. The area is a very environmentally sensitive and constrained area, with desert washes and 100 year floodplains, active faults and sensitive habitat and nearly all of the area has been set aside for conservation. Access to the area is limited due to the topography and location.



VISION

This area of the City should continue to be mostly undeveloped open space that defines the eastern edge of Coachella and provides a beautiful visual backdrop to the City. The urban development that does occur should be rural residential with minimal impact to the natural landscape from roads and homes.

POLICY DIRECTION

1. Investigate and consider the de-annexation of the subarea from the City's jurisdiction since the majority of the land is set aside for conservation or only allows very low density residential development.
2. Limit uses to Rural Residential and passive open space.
3. Prohibit grading to the minimum necessary to construct rural roadways and the allowed Rural Residential development.
4. As feasible, construct multi-use trails along the Coachella Canal either inside, or adjacent to, this subarea.
5. Final designation mix should be:
 - Ten to 40 percent Agricultural Rancho
 - Up to 100 percent Rural Rancho
 - 25 to 100 percent Open Space

GOALS AND POLICIES

Goal 1. Development Regulations. A land development and regulatory system that reinforces the City's desire to grow from a small town to a medium sized city in a sustainable and orderly manner.

Policies

- 1.1 **City limits.** Establish and maintain a city limit for Coachella that allows for a realistic amount of future growth.

- 1.2 **Annexation.** Allow the annexation of new land into the City when at least 60 percent of the land within the city limits is built with urban uses or permanently preserved open space.
- 1.3 **Sphere of influence.** Establish and maintain a Sphere of Influence that identifies the long-term growth plans of the City. The Sphere of Influence may encompass an area that accommodates more growth than the time horizon of the General Plan.
- 1.4 **Planning area.** Establish and maintain a Planning Area that allows Coachella to communicate to adjacent jurisdictions about potential the impact of Growth on the City.
- 1.5 **Subareas.** Establish and utilize a system of subareas to efficiently plan and manage the City's growth. Each area of the City and Sphere of Influence shall be included in a subarea. All development and policy decisions shall conform to the vision and policies for that planning area, in addition to the citywide goals and policies. See Figure 3-24 for a map of the City's subareas.
- 1.6 **General plan designations.** Establish and maintain a system of General Plan designations that:
 - Provides flexibility for land developers to determine the best use of their land within the bounds of the vision for the subarea, particularly in undeveloped areas of the City.
 - Regulates the form and character of new development to ensure the development that does occur is complete with a diversity of uses so residents don't have to drive long distances to access goods and services, connected to the Downtown and other parts of the City via multiple modes of transportation, and compact so that areas are walkable and pedestrian-friendly. The exception to the above shall be Resort developments which may be developed as isolated projects separate from the rest of the City.
 - Uses the development process to enhance the charterer and identity of Coachella.
- 1.7 **Specific Plans.** Utilize specific plans as strategic entitlement tools when considering unique projects that bring exceptional value to the community. Periodically review existing, un-built specific plans for relevance and the potential for needed updates.

Goal 2. Growth and Development. The successful transformation of Coachella from a small town into a medium-sized, full-service City that is a major economic center for the Coachella Valley.

Policies

- 2.1 **Population and employment growth.** Allow the City to grow from its current population of approximately 40,000 and 5,800 jobs to a maximum of 135,000 and 32,000 jobs by 2035.
- 2.2 **Character and identity.** Strive to maintain Coachella's existing small-town character, identity and cultural diversity as development occurs in the future.
- 2.3 **Urban design as identity.** Recognize the City can differentiate itself from other Coachella Valley cities through urban design practices such as the development of complete neighborhoods, preservation of agriculture and open space, pedestrian-oriented design and sustainable development practices.

- 2.4 Natural context.** Retain the City’s natural infrastructure and visual character derived from topography, farmlands and waterway corridors.
- 2.5 High quality construction and architecture.** Require high-quality and long-lasting building materials on all new development projects in the City. Encourage innovative and quality architecture in the City with all new public and private projects.
- 2.6 Architectural diversity.** A diversity of architectural styles is encouraged, particularly those that have their roots in the heritage of Southern California and the Desert Southwest.
- 2.7 Climate-appropriate design.** Require architecture, building materials and landscape design to respect and relate to the local climate, topography, history, and building practices.
- 2.8 Growth and development evaluation.** Every five years, review and adjust, as needed, the General Plan’s population and employment capacities to meet changes in economic and demographic conditions.
- 2.9 Infill development.** Promote and provide development incentives for infill development and redevelopment of existing properties.
- 2.10 Contiguous development pattern.** Encourage and incentivize development to occur contiguous to, or proximate to, existing built areas to facilitate delivery of City services and minimize “leapfrog” development not connected to existing urbanized areas.
- 2.11 New growth.** Continue to plan for future expansion and new growth on previously undeveloped areas.
- 2.12 High priority development areas.** Identify subareas 5, 6, 7, 8, 9, 10, and 11 as Priority Growth Areas to be targeted for growth through City policies and actions and to receive priority for funding, community facilities and services.
- 2.13 Growth expansion areas.** Identify subareas 12 and 14 as future Growth Expansion Areas. During the time horizon of the General Plan, growth that occurs in these areas shall conform to the following criteria and characteristics.
- Minimum size of proposed development projects must be over 100 acres
 - Residential areas must be developed as one or more complete neighborhoods that contain a mix of housing types, sufficient parks and open spaces, necessary community facilities and services with access to retail and other goods and services.
 - Development must be connected to the existing City via a network of multi-modal streets and non-motorized trails.
 - All infrastructure connecting the new development to the existing City must be paid by the project sponsor using the City’s infrastructure specifications.
 - Financing plans for on-going operation and maintenance of streets, roads, parks and other community facilities and services that do not increase taxes or reduce services for existing residents must be approved and in place.
- 2.14 Reserve development areas.** Subareas 13, 15 and 16 shall be maintained as reserve development areas. These areas shall maintain their current land or agricultural use until the identified High Priority Development Areas and Growth

Expansion Areas are at least 60 percent developed with urban uses or preserved open spaces.

- 2.15 Steep slopes.** Limit development and grading in areas with slopes greater than 20 percent and limit the density and intensity of development in areas with slopes of between 10 and 19 percent.
- 2.16 Range of uses.** Through Specific Plans, Planned Developments, or other similar master planning processes, allow the designations shown on the General Plan Designation Map to be adjusted within the ranges set forth for each policy area in large, undeveloped areas of the City so long as the visions of the General Plan and the applicable subarea is met.
- 2.17 Parks and open space.** Establish parks and open space as allowed uses within all General Plan Designations.
- 2.18 Open space conservation.** Establish mechanisms to provide for the conservation of resource land that is not yet conserved if it falls within one of the following categories:
- Flood plain, including Special Flood Hazard Areas.
 - Open Space to be acquired.
 - Wildlife corridors.
 - Legacy farmland.
 - Riparian areas.
 - Areas of cultural significance.
 - Seismic or geological hazard areas.
 - Legacy viewsheds.
- 2.19 Community Amenities.** Encourage the provision of a high-level of neighborhood and community amenities and design features as a way of balancing increased density, recognizing that the General Plan increases the average planned density by several times and specifies a desire for a very high quality, amenity-rich, livable community.

Goal 3. Healthy Community Design. Development patterns and urban design comprised of complete, walkable, attractive, family-friendly neighborhoods, districts and corridors that support healthy and active lifestyles.



Policies

- 3.1 Physical plan.** Facilitate the construction of a built environment that supports a healthy physical and social environment for new and existing neighborhoods.
- 3.2 Walkable streets.** Regulate new development to ensure new blocks encourage walkability by maximizing connectivity and route choice, create reasonable block lengths to encourage more walking and physical activity and improve the walkability of existing neighborhood streets.
- 3.3 Pedestrian barriers.** Discourage physical barriers to walking and bicycling between and within neighborhoods and neighborhood centers. If physical barriers are unavoidable, provide safe and comfortable crossings for pedestrians and cyclists. Physical barriers may include arterial streets with speed limits above 35 mph, transit

or utility rights-of-way, very long blocks without through-streets, and sound walls, among others.

- 3.4 Shared driveways.** Allow and encourage new commercial and residential developments to have common driveways serving multiple units, to minimize the number of curb cuts along any given block to improve pedestrian safety.
- 3.5 Health in Developments.** Evaluate the health impact and benefits of new development projects in the early planning phases to maximize its contribution to the vision for a healthier Coachella.
- 3.6 Family-friendly community.** Strive to create multi-generational family-friendly public spaces and affordable family-friendly neighborhoods through the following measures:
- The provision of family-friendly amenities, such as libraries, recreation centers and parks in residential neighborhoods.
 - Encouraging child-care and schools near employment centers and housing and vice versa.
 - Set a minimum proportion or number of two-, and three-bedroom units in multi-family and rental housing development.
 - Allow family child care in residential units by right.
 - Provide child care at public meetings.
 - Encourage youth participation in the planning process.
- 3.7 Culture and entertainment hub.** Create opportunities for leisure/cultural activities in Coachella such as a movie theater, music and dancing venue, museum/gallery, cafe, or bowling alley, among many other facilities to ensure teens and young adults have safe ways to enrich their social lives.

Goal 4. Rural Areas. A strong, preserved rural and agricultural heritage and character that preserves the natural beauty and context of the City.

- 4.1 Agricultural land preservation.** Provide for the protection and preservation of agricultural land as a major industry for Coachella and sufficient to maintain the rural character of the City. Explore and allow a variety of methods of preserving land in sizes that are viable economic units for continuing agricultural activities including:
- Density transfers to allow a greater portion of proposed development on other in order to allow productive sites to remain in agricultural production.
 - Use of the Williamson Act.
 - Implementation of a “right-to-farm” ordinance.
 - Adopting a farmland protection program.
- 4.2 Agricultural land conversion.** Actively discourage the urbanization of agricultural land when other land not in agricultural use within the city limits is available for development.
- 4.3 Agricultural elements in urban landscape.** Where feasible, incorporate existing agricultural elements, such as date farms, vineyards and citrus trees into the urban landscape as part of development projects. This preservation will enable the agricultural history of the City to remain visible and provide unique urban landscape features that can distinguish Coachella from other cities in the Coachella Valley.

- 4.4 **Agricultural land in sphere of influence.** Preserve existing agricultural land in the Sphere of Influence and limit the annexation of active agricultural land, unless it is part of a development project.
- 4.5 **Rural residential.** Allow rural residential with homes on lots of up to 2.5 acres in size in limited areas of the City. These areas shall serve as buffers between more urban development and permanently undeveloped areas of the City. The Rural areas may serve as part of the City’s greenbelt.
- 4.6 **Conservation subdivisions.** Provide for, and encourage, conservation subdivisions that cluster development on a site as a way of preserving valuable natural resources such as agricultural lands.
- 4.7 **City Greenbelt.** Strive to create an undeveloped or rural greenbelt around the City comprised of rural residential, preserved parks and open space, and agricultural lands.

 **Goal 5. Neighborhoods.** Neighborhoods that provide a variety of housing types, densities, designs and mix of uses and services that reflect the diversity and identity of Coachella, provide for diverse needs of residents of all ages, ethnicities, socio-economic groups and abilities, and support healthy and active lifestyles. *(The following policies apply to all locations with a “Neighborhood” General Plan Designation.)*

Policies

- 5.1 **Complete neighborhoods.** Through the development entitlement process, ensure that all new Neighborhoods (areas with a “Neighborhood” General Plan Designation) are complete and well-structured such that the physical layout and land use mix promote walking to services, biking and transit use; develop community identity and pride, are family friendly and address the needs of multiple ages and physical abilities. New neighborhoods should have the following characteristics:
- Be approximately 125 acres in size and approximately half-mile in diameter
 - Contain short, walkable block lengths.
 - Have a grid or modified grid street network (except where topography necessitates another street network layout).
 - Contain a high level of connectivity for pedestrians, bicycles and vehicles (except where existing development or natural features prohibit connectivity).
 - Have homes with entries and windows facing the street.
 - Contain a diversity of housing types, where possible.
 - Provide a diversity of architectural styles.
 - Have goods and services within a short walking distance.
 - Are organized around a central focal point such as a park, school, civic building or neighborhood retail such that most homes are no more than one quarter-mile from this focal point.
- 5.2 **Conventional neighborhood design.** Discourage the construction of new residential neighborhoods that are characterized by cul-de-sacs, soundwalls, long block lengths, single building and housing types and lack of access to goods and services.
- 5.3 **Variety of types of neighborhoods.** Promote a variety of neighborhoods within the City and ensure that neighborhood types are dispersed throughout the City.

- 5.4 **Balanced neighborhoods.** Within the allowed densities and housing types, promote a range of housing and price levels within each neighborhood in order to accommodate diverse ages and incomes. For development projects larger than five acres, require that a diversity of housing types be provided and that these housing types be mixed rather than segregated by unit type.
- 5.5 **Housing affordability.** Ensure affordable housing is distributed throughout the City to avoid concentrations of poverty and be accessible to jobs.
- 5.6 **Senior housing.** Encourage the development of senior housing in neighborhoods that are accessible to public transit, commercial services and health and community facilities.
- 5.7 **Walkable neighborhoods.** Require that all new neighborhoods are designed and constructed to be pedestrian friendly and include features such as short blocks, wide sidewalks, tree-shaded streets, buildings that define and are oriented to streets or public spaces, traffic-calming features, convenient pedestrian street crossings, and safe streets that are designed for pedestrians, cyclists and vehicles.
- 5.8 **Provision of sidewalks.** Except within designated rural areas, require sidewalks of at least six feet in width on both sides of streets in neighborhoods.
- 5.9 **Street network.** Except where infeasible because of topographic conditions, require new Neighborhoods to be designed with a traditional grid pattern and block sizes ranging from 300 to 600 feet, depending on the General Plan Designations.
- 5.10 **Street layout.** Design streets and lot layouts to provide a majority of lots within 20 degrees of a north-south orientation for increased energy conservation.
- 5.11 **Connections to key destinations.** Require direct pedestrian connections between residential areas and nearby commercial areas.
- 5.12 **Hillside connectivity.** Allow street patterns to follow natural topography and open spaces as long as connectivity and sense of place is maintained.
- 5.13 **Tree-lined streets.** Design and build Neighborhoods to provide trees on both sides of at least 60 percent of new and existing streets within the project and on the project's side of bordering streets, between the vehicle travel way and walkway at intervals averaging no more than 50 feet (excluding driveways and utility vaults). This standard shall apply whenever new streets are constructed or when existing streets and sidewalks are significantly rehabilitated with existing neighborhoods.
- 5.14 **Shaded sidewalks.** Strive to design and build neighborhoods to provide shade over at least 30 percent of the length of sidewalks on streets within the project. Trees must provide shade within 10 years of landscape installation and should be as water efficient as possible.
- 5.15 **Access to daily activities.** Strive to create development patterns such that the majority of residents are within one-half mile walking distance to a variety of neighborhood goods and services, such as supermarkets, restaurants, churches, cafes, dry cleaners, laundromats, farmers markets, banks, hair care, pharmacies and similar uses.

- 5.16 Access to parks and open spaces.** Design new neighborhoods and, where feasible, retrofit existing neighborhoods, so that 60 percent of dwelling units are within a one-third mile walk distance of a usable open space such as a tot-lot, neighborhood park, community park or plaza/green.
- 5.17 Neighborhood transitions.** Require that new neighborhoods provide appropriate transitions in scale, building type and density between different General Plan designations.
- 5.18 Gated communities.** Prohibit the construction of new gated communities except in the Rural or Resort General Plan Designations. As an alternative, consider gates around individual properties.
- 5.19 Gated blocks.** Allow small groups of homes up to one block to be gated as an alternative to gated communities so long as it does not impact community connectivity.
- 5.20 Soundwalls.** Allow the use of soundwalls to buffer new Neighborhoods from existing sources of noise pollution such as railroads and limited access roadways. Prohibit the use of soundwalls to buffer residential areas from arterial or collector streets. Instead design approaches such as building setbacks, landscaping and other techniques shall be used.
- 5.21 Subdivision gateways.** Discourage the use of signs to distinguish one residential project from another. Strive for neighborhoods to blend seamlessly into one another.
- 5.22 Green neighborhoods.** Encourage new developments to build to a green neighborhood rating standard and apply for certification from a program such as LEED for Neighborhood Development or LEED for Homes.
- 5.23 Neighborhood preservation.** Preserve and enhance the character of existing residential neighborhoods.
- 5.24 Infill neighborhoods.** In existing developed areas of the City, encourage repair-oriented development that creates complete neighborhoods (as defined above). Such activities include:
- Enhancing connectivity and reducing block size, including reasonable and related improvements in off-site locations.
 - Completing abandoned subdivisions with building types identified in this General Plan.
 - Making pedestrian-oriented blocks out of large scale superblocks through the addition of new streets.

Goal 6. Centers. A variety of mixed use, urban centers throughout the City that provides opportunities for shopping, recreation, commerce, employment and arts and culture.

Policies

- 6.1 Downtown.** Facilitate the development of the Downtown as a vibrant, active downtown that is the civic and cultural heart of the community and as the regional center of the Coachella Valley for commerce, culture and government.

- 6.2 **Downtown implementation.** Follow the Pueblo Viejo Revitalization Plan for the Downtown adopted by the City Council in 2009.
- 6.3 **Arts and culture.** Focus arts and cultural activities in and around the Downtown.
- 6.4 **Diverse centers.** Encourage the development of local and city-wide centers that address different community needs and market sectors. The centers shall complement and be integrated with surrounding neighborhoods.
- 6.5 **Access to transit.** Promote the development of commercial and mixed use centers that are located on existing or planned transit stops in order to facilitate and take advantage of transit service, reduce vehicle trips and allow residents without private vehicles to access services.
- 6.6 **Redevelopment of existing retail into neighborhood centers.** Provide incentives to transform existing, auto-dominated suburban centers into neighborhood destinations by adding a diversity of uses, providing new pedestrian connections to adjacent residential areas, reducing the visual prominence of parking lots, making the centers more pedestrian-friendly and enhance the definition and character of street frontage and associated streetscapes.
- 6.7 **New neighborhood centers.** Create a series of new neighborhood centers throughout Coachella so the majority of dwelling units in each Neighborhood are no more than one-half mile from any neighborhood center.
- 6.8 **Neighborhood center location.** Locate new Neighborhood Centers at the intersections of major roadways such as collectors and arterials.
- 6.9 **Neighborhood center design.** Design new neighborhood centers to be walkable and pedestrian-friendly with buildings that front internal streets and public sidewalks and with buildings facing major roadways. No more than 50 percent of the frontage on streets may be parking lots.
- 6.10 **New urban employment centers.** Strive to create a series of new Urban Employment Centers in strategic locations in Coachella. The primary locations for this use are subareas 6, 7 and 10.
- 6.11 **Design of urban employment centers.** Design Urban Employment Centers to be urban in character with compact buildings sited at or near front lot lines, a high percentage of lot coverage, and building facades and entrances directly addressing the street and with a high degree of transparency. Parking lots and large setbacks shall not dominate the frontage of the Urban Employment Centers.

Goal 7. Districts. A series of unique, destination-oriented districts throughout Coachella that provide space for large-format retail, industrial and resort uses in order to increase access to jobs, provide amenities for residents and improve the fiscal stability of the City.

Policies

- 7.1 **Higher education.** Actively seek the location and establishment of higher education facilities, such as colleges or universities, within the City, ideally located adjacent to

the Downtown in subarea 6. The colleges and universities should be integrated with the urban fabric and not designed as an isolated campus.

- 7.2 Industrial expansion.** Actively seek to expand the amount of industrial uses in Coachella as a source of jobs and economic development. Industrial uses should be focused in subareas 5, 7 and 8.
- 7.3 Heavy industry.** Locate heavy industrial uses in locations that do not affect sensitive uses.
- 7.4 Impact of industrial development.** Require new development within the City's industrial districts be designed for compatibility with surrounding uses to minimize impact and cultivate connectivity with each district.
- 7.5 Industrial compatibility.** Where industrial uses are near existing and planned residential development, require industrial projects be designed to limit the impact of truck traffic on residential areas.
- 7.6 New suburban retail districts.** Allow Suburban Retail Districts to locate along major roadways throughout the City.
- 7.7 Suburban retail district design.** Allow Suburban Retail Districts to have an automobile-oriented design with surface parking lots with landscaping, buildings set back from the street and relatively low floor area ratios. Freestanding retail pads are encouraged. Ensure that the design also allows for pedestrian and bicycle access to and through the site.
- 7.8 Regional retail districts.** Establish major regional serving commercial centers that provide a mix of uses in a pedestrian oriented format and become vibrant destinations for people to live, work, shop and congregate. Allow a wide variety of uses to locate in Regional Retail Districts including destination retail centers, mixed-use town centers, theme parks, sports venues, entertainment complexes and hotels, among other uses.
- 7.9 Regional retail district design.** Allow for significant flexibility in the design of Regional Retail Districts so long as city-wide and project-level connectivity standards are met, the uses do not adversely affect adjacent uses and accommodations are made for pedestrians, bicycle and transit users.
- 7.10 Resorts.** Actively pursue the establishment of multiple resort complexes in Coachella. Locate resorts in areas of the City where city-wide connectivity will not be negatively affected by the design of the project. Such locations include adjacent to hillsides, on the edge of the Sphere of Influence and city limit where additional annexation is not expected to occur and adjacent to rivers and canals.
- 7.11 Resort design and connectivity.** Allow resorts to be designed as isolated and gated developments as long as through traffic and external connectivity occurs at distances of no greater than 1,300 feet. Exceptions to this may be made where external connection is not possible because of steep slopes, natural or man-made barriers such as limited access roadways or rivers.

Goal 8. Public Facilities and Buildings. A variety of public facilities and buildings throughout the City that improves the quality of life for residents and maintains a high-level of public services.

Policies

- 8.1 **Equitable distribution of facilities and services.** Strive to equitably distribute public facilities, improvements and services throughout Coachella, with priority given to remedying existing deficiencies in blighted or underserved areas of the City.
- 8.2 **Phasing of public facilities.** Require new parks, open spaces and public facilities be constructed concurrent with, or prior to, the development of each Neighborhood. All required parks, open spaces and public facilities should be constructed before 75 percent of the dwelling units are constructed.
- 8.3 **School location and design.** Work with school districts to size, design and locate schools to better enable students to walk or bicycle to them.
- 8.4 **Parks and open space.** Establish a range of parks and open spaces, including tot lots, neighborhood parks, community parks, plazas/greens and/or greenways/parkways within all new Neighborhoods, Centers and Districts.
- 8.5 **Civic and institutional uses.** Locate civic and institutional uses in Downtown and neighborhood centers and avoid locating these uses in remote, single-use complexes.
- 8.6 **Civic identity.** Encourage civic buildings and public gathering places to be designed to provide locations that reinforce community identity and support self-government.
- 8.7 **Role of civic buildings.** Require civic buildings be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the City.

Goal 9. Corridors and Connectivity. A network of transportation and open space corridors throughout the City that provides a high level of connectivity for vehicles, cyclists and pedestrians.

Policies

- 9.1 **City-wide connectivity.** Establish and preserve a Citywide street network throughout the City where through roads occur approximately every one-quarter mile, except where connections cannot be made because of previous large development projects or physical constraints. Physical constraints shall be canals, railroads, water, steep slopes, limited access roadways and similar natural and man-made barriers.
- 9.2 **Subarea connectivity.** Ensure a high-level of connectivity in all Neighborhoods, Centers and Districts throughout the City. The connectivity shall be measured as block perimeter and in external connectivity on the perimeter of a new development project.
- 9.3 **Connections between development projects.** Require the continuation of the street network between adjacent development projects and discourage the use of cul-de-sacs except where necessary because connections cannot be made due to existing development, topographic conditions or limited access to transportation systems.

- 9.4 Transportation corridors.** Plan and reserve transportation corridors in coordination with land use.
- ***Van Buren Corridor.*** Facilitate the development of the Van Buren Corridor into a beautiful, shaded, pedestrian-friendly avenue that provides regional retail commercial and serves to repair the edges of existing neighborhoods of the surrounding area.
 - ***Harrison Street.*** Require development along Harrison Street conform to recommendations of the Harrison Street Study to realize a town-scale Main Street environment that supports pedestrian activity and local serving commerce.
 - ***Avenues 50 and 52.*** Establish Avenues 50 and 52 as important cross-town corridors that connect Coachella, serve as transitions between neighborhoods, provide opportunities for local-serving retail and balance the needs of multiple transport modes.
 - ***Grapefruit Avenue.*** Facilitate the development of Grapefruit Avenue as major cross-town corridor that balances intercity automobile needs with pedestrian, bicycle and transit.
- 9.5 Green/open space network.** Establish an interconnected open space network throughout Coachella that serves as a network for active transportation, recreation and scenic beauty and connects all existing and future areas of the City. In particular, connections should be made between preserved open spaces, parks, the Downtown, Neighborhood Centers and other destinations within the City. Consider the following components when designing and implementing the green/open space network:
- Preserved open space areas.
 - Greenways and parkways along fault lines, the Whitewater River and the Coachella Canal.
 - Roadways with significant landscaping and pedestrian and bicycle amenities.
 - Community and neighborhood parks.
 - Multi-use trails and non-motorized rights-of-way.
- 9.6 Trip Chaining.** Prioritize complementary land uses to encourage trip chaining and reduce automobile use.
- 9.7 Unbundled parking.** Allow and encourage developers of residential, mixed-use and multi-tenant commercial projects to unbundle parking costs from unit sale and rental costs in denser, mixed-use areas to give tenants and owners the opportunity to save money by using fewer parking spaces.

Goal 10. Development requirements. A fair, understandable and predictable approach that ensures new development does not impose a fiscal burden on the City, conforms to regional airport and railroad safety practices, and requires new projects to provide adequate public facilities and services as part of the overall process.

Policies

- 10.1 Required contents of Specific Plans and Planned Developments that implement the subarea Master Plans.** Require that all Specific Plans, Planned Developments, Master Plans and other master-planned community implementation tools include:
- A plan for the phasing of all off-site infrastructure.

- A performance schedule for the issuance of building permits based on the concurrent availability of public services and amenities, including parks, schools and other public facilities identified in the entitlement documents.
 - A clear statement of the minimum public improvements that will be required as part of the first phase of development.
 - A statement of the financing mechanisms that will provide for the ongoing funding and financing of the public facilities of the project. These financing tools should be presented and discussed in the entitlement document implementation plan.
- 10.2 Concurrency.** Prohibit the issuance of precise grading plans and building permits unless the City has made a determination that adequate stormwater facilities, parks, solid waste, water, sewer and transportation facilities are operating to serve each phase of development.
- 10.3 Phasing of project site improvements.** Require that new subdivisions complete the public improvements before occupancy inspections unless a development agreement is implemented.
- 10.4 Airport compatibility.** Require new development in the vicinity of Jacqueline Cochran Airport to conform to the County’s airport land use and safety plans. Notwithstanding the allowable land use intensities and densities set forth by this Land Use and Community Character Element, there may be more restrictive density and intensity limitations on land use and development parameters, as set forth by the Airport Land Use and Compatibility Plan. Additionally, per the Airport Land Use Plan, there may be additional limits, restrictions, and requirements, such as aviation easements, height limits, occupancy limits, and deed restrictions, required of new developments within the vicinity of the airport
- 10.5 Wildlife Hazards Study.** New developments proposing golf course or significant open space and/or water features shall prepare a wildlife hazard study if the site is within the Airport Influence Area.
- 10.6 Airport Land Use Commission Review.** Before the adoption or amendment of this General Plan, any specific plan, the adoption or amendment of a zoning ordinance or building regulation within the planning boundary of the airport land use compatibility plan, the City shall refer proposed actions for review, determination and processing by the Riverside County Airport Land Use Commission as provided by the Airport Land Use Law. The City shall notify the Airport Land Use Commission office and send a Request for Agency Comments for all new projects, and projects proposing added floor area or change in building occupancy type within 2 miles of the airport.
- 10.7 Federal Aviation Administration Review.** Projects that require an FAA notice and review will be conditioned accordingly by the City to obtain an FAA Determination of No Hazard to Air Navigation prior to issuance of any building permits.
- 10.8 Residential Development near airport.** New residential development within Airport Compatibility Zone D shall have a net density of at least five dwelling units per acre. New dwelling units should not be permitted as secondary uses of the Urban Employment Center General Plan Designation within Airport Compatibility Zone C.

- 10.9 **Nonresidential Development near airport.** The land use intensity of nonresidential structures within Airport Compatibility Zones B1, C, and D shall be limited as set forth by Table 2A of the Airport Land Use Compatibility Plan.
- 10.10 **Hospitals near airport:** Hospitals shall be prohibited within Airport Compatibility Zones B1 and C and discouraged in Airport Compatibility Zone D.
- 10.11 **Regional coordination.** Promote coordinated long-range planning between the City, airport authorities, businesses and the public to meet the region's aviation needs.
- 10.12 **Railroad Safety.** When considering development adjacent to the railroad right-of-way, work to minimize potential safety issues associated with railroad adjacency.

Goal 11. Economic Development. A broad-based and long-term economic development environment for Coachella that is supportive of existing businesses and will attract new business and tourism.

Policies

- 11.1 **Long-term economic development.** Support the development and implementation of long-term economic development strategies that seek to establish and keep new businesses and a strong-middle class in Coachella over the decades to come.
- 11.2 **Regional presence.** Encourage economic development strategies that will cause Coachella to become a major city in the Coachella Valley and a driving force behind the area's economy.
- 11.3 **Regional jobs center.** Encourage economic development strategies that will cause Coachella to become a jobs center for the Coachella Valley.
- 11.4 **Diversified economy.** Encourage economic development strategies that allow the City to move beyond reliance on its two main industries – agriculture and resort services – and transform itself to a mature mix of economic activity and job opportunities.
- 11.5 **Jobs-housing balance.** Strive to improve the jobs-housing balance in the City by actively pursuing employment uses to the City.
- 11.6 **Jobs-housing match.** To the extent feasible, attract new employment uses to Coachella that match the skill and educational levels of existing and future residents.
- 11.7 **Job training.** Expand job training opportunities for Coachella residents.
- 11.8 **Development incentives.** Consider incentives for new development that provides a substantial economic benefit to the community such as retail sales taxes, transient occupancy taxes or higher-paying jobs. Prohibit the provision of incentives that outweigh the direct benefits from the use.
- 11.9 **Business support.** Support the Chamber of Commerce, retailers, tourist service businesses, artists, resort operators and other agencies to develop an aggressive marketing strategy with implementation procedures.
- 11.10 **Revitalization incentives.** Develop and provide incentives to assist developers in revitalization and rehabilitation of existing structures, uses and properties through

improvement programs, innovative development standards, specific plans and assessment districts.

- 11.11 **Joint-use.** Promote joint use of public and private facilities for community use, tourism, conference, convention and cultural uses.
- 11.12 **State and Federal assistance.** Utilize state and federal economic development assistance programs when appropriate and develop additional local financing programs. Work with the California Office of Tourism to develop the area's recognition as a major area for state recreational opportunities and cultural development.
- 11.13 **Natural environment.** Maintain and enhance the natural environment as critical to the attraction of tourists and ensure that new development does not adversely affect the natural environment as a tourist draw.
- 11.14 **Recreational amenities.** Strategically utilize City recreational investments to create and enhance development opportunities.
- 11.15 **Creative Economy.** Prioritize strategies that will create an economy full of diverse talents, trades and goods for the City. For long lasting economic success, a range of services, arts, music, entertainment and retail should be supported on all scales of the City's economy.
- 11.16 **Special events.** Actively recruit seasonal and special events, such as festivals and concerts and develop mitigation strategies that will offset the impact of such events in the City on community members and neighborhoods.

Goal 12. Diversity of uses for economic development. Non-residential uses that creates a complete city and diversifies the local economy.

Policies

- 12.1 **Airport.** Encourage activities and developments that capitalize on Jacqueline Cochran Airport as an asset.
- 12.2 **Office/R&D.** Actively attract and expand the number of and development (R&D) uses in Coachella.
- 12.3 **Agriculture.** Recognize and maintain agriculture and related uses as a key component of the City's long-term economic development strategy. Prioritize the preservation of date groves, citrus groves and vineyards.
- 12.4 **Entertainment and tourist attractions.** Pursue one or more major entertainment destinations for Coachella residents and to draw visitors from around the region. Such entertainment uses could include theme parks, water parks, theme-oriented retail destinations, sports facilities, performance venues and other similar uses. Strive to locate these uses near regional transportation infrastructure and in subareas 9, 11, and 12.
- 12.5 **Arts and culture.** Pursue one or more arts and cultural facilities in Coachella as an economic development strategy. Such uses could include museums, theaters, performing arts centers and similar uses. Strive to locate these uses in or around Downtown.

- 12.6 **Casinos.** Support the existing casinos around Coachella due to their ability to attract visitors to the region. Strive to capitalize on the casinos to expand destinations within Coachella.
- 12.7 **Hospitality.** Expand the number and variety of hospitality options with Coachella as a means of providing jobs for residents and expanding the local tax base.
- 12.8 **Convention/retreat center.** Pursue the development of one or more convention and retreat centers for the City over the long-term. To the extent feasible, locate these uses close to existing hospitality uses and/or the Downtown.
- 12.9 **Retail base.** Encourage economic development of all scales of retail development within Coachella in order to create a stronger tax base and increase the City's tax revenue.

Goal 13. Fiscal Stability. A City with thorough economic development strategies and reasoned decisions based on sound fiscal policies.

Policies

- 13.1 **Fiscal impact assessment.** For all major development projects, including but not limited to specific plans, annexations and changes in General Plan designations for areas over 20 acres in size, require a fiscal impact assessment to determine possible fiscal impact of the development project and use the information to formulate conditions of approval for the project.
- 13.2 **Development fees.** Implement a series of development fees needed to maintain the fiscal health of the City and ensure high quality public facilities and services. Annually review and, as needed, update the impact fees to keep pace with changing economic conditions and community needs. Adopt and update the City's authority for collection of development fees within the full extent allowed under state law.
- 13.3 **Efficient growth.** Manage growth in a manner that is fiscally sustainable and protects and/or enhances community values.
- 13.4 **Diverse tax base.** Provide a fiscally sound City with a sustainable tax base and user fees including property tax, sales tax, transient occupancy tax, utilities user tax and user fees that pay for cost of services.
- 13.5 **Rural-town transformation.** Manage infrastructure investments and growth to efficiently manage the transformation of Coachella from a rural area to a midsize town, and to an eventual large city.
- 13.6 **Growth costs.** Prioritize short-term and long-term fiscal sustainability to grow in a way that does not cost the City money.
- 13.7 **Fiscal impacts of infrastructure.** When considering new development proposals, discourage developments that require the construction of new infrastructure across large expanses of the City's undeveloped areas.

Goal 14. Regional Collaboration. A leader and partner in the region.

Policies

- 14.1 **Sustainable development leadership.** Establish the City as a regional leader in sustainable development and encourage compact, higher-density development that conserves land resources, protects habitat, supports transit, reduces vehicle trips, improves air quality, conserves energy and water and diversifies the housing stock in the Coachella Valley.
- 14.2 **Relationships with adjacent jurisdictions.** Maintain strong relationships with adjacent jurisdictions and work together on projects of mutual interest and concern.
- 14.3 **Regional transportation and infrastructure decisions.** Actively support regional transportation decisions that benefit the City and the region.
- 14.4 **Regional governance.** Plan an active role in the Coachella Valley Association of Governments, the Southern California Association of Governments and other regional agencies to protect and promote the interests of the City.

Goal 15. Governance. Fair, predictable and transparent governance.

Policies

- 15.1 **Development decisions.** Strive to conduct the development review process in a consistent and predictable manner.
- 15.2 **Regulations.** Establish clear, unambiguous regulations and policies to clearly communicate the City's expectations for new development.
- 15.3 **Long-term considerations.** Prioritize decisions that provide long-term community benefit and discourage decisions that provide short-term community benefit but reduce long-term opportunities.
- 15.4 **Clear decision making.** Provide for clear development standards, rules and procedures that will guide the implementation of the City's Vision.



- 15.5 **Universal outreach.** Utilize diverse methods of outreach that promote public participation and ensure Coachella events are communicated to all communities, especially to linguistically isolated households, households without internet access along with senior and low-income residents.

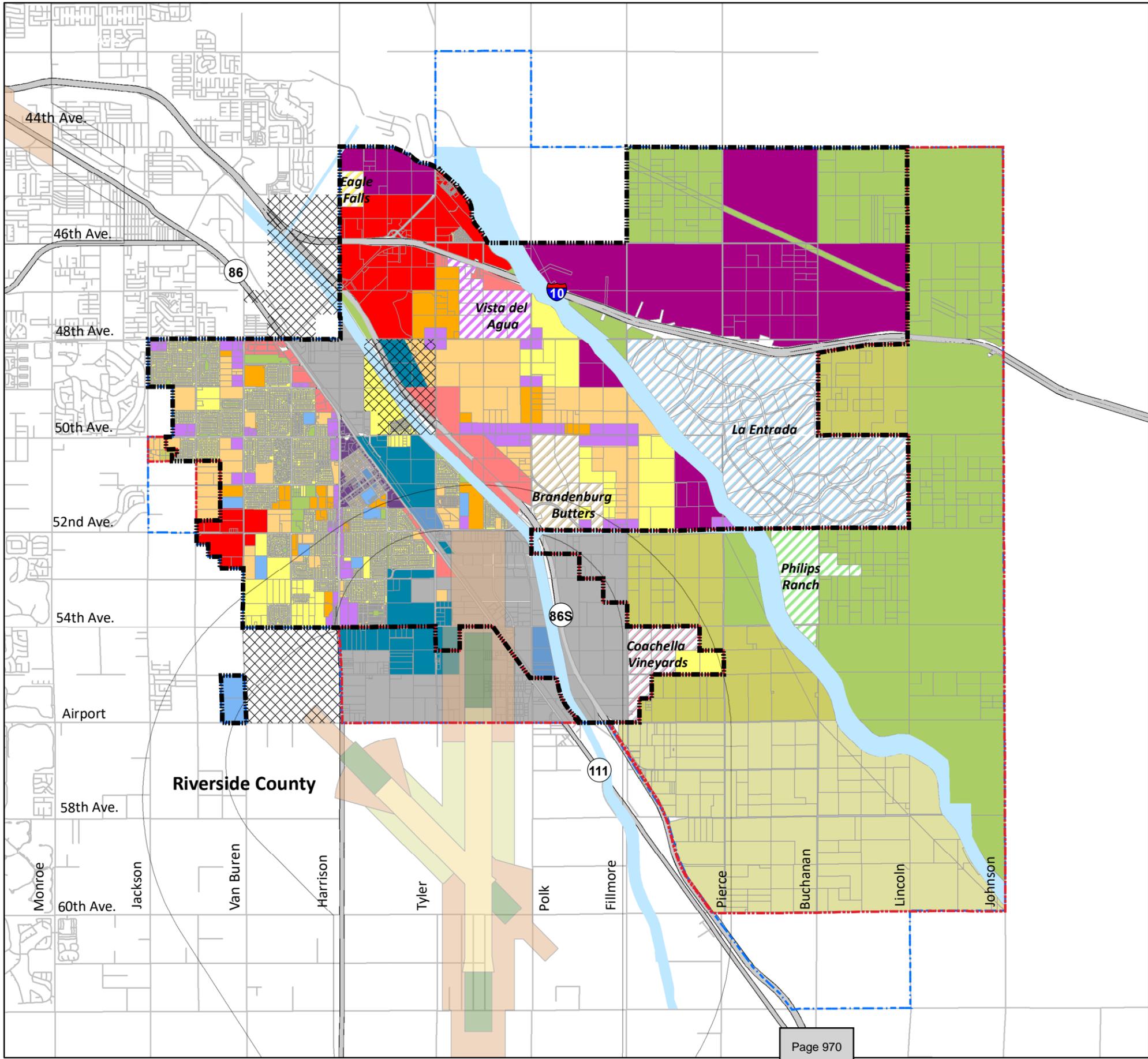


- 15.6 **Universal outreach guidelines.** Establish parameters and guidelines to ensure public participation is promoted through diverse methods.
- 15.7 **Civic policy and leadership academy.** Support the development of a local academy that teaches community members about local government functions and processes and encourages community participation in civic efforts.



City of Coachella General Plan Update 2035

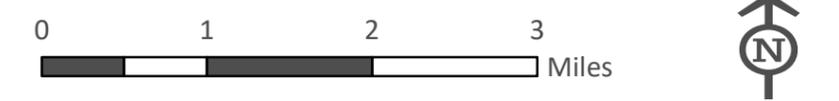
General Plan Land Use



Legend

- City Boundary
 - Sphere of Influence
 - General Plan Planning Area
 - Tribal Land
- #### Airport Compatibility Zones
- Zone A
 - Zone B1
 - Zone B2
 - Zone C
 - Zone D
 - Zone E
- Agricultural Rancho
 - Rural Rancho
 - Estate Rancho
 - Suburban Neighborhood
 - General Neighborhood
 - Urban Neighborhood
 - Downtown Transition
 - Downtown Center
 - Neighborhood Center
 - Suburban Retail District
 - Regional Retail District
 - Resort District
 - Open Space
 - Public Facilities
 - School
 - Urban Employment
 - Industrial District
- Brandenburg Butters Specific Plan
 - Coachella Vineyards Specific Plan
 - Eagle Falls Specific Plan
 - La Entrada Specific Plan
 - Philips Ranch Specific Plan
 - Vista del Agua Specific Plan
 - County Specific Plan

**Densities, intensities, and prohibited uses shall be consistent with criteria in the airport land use compatibility plan for the Jacqueline Cochran Regional Airport, including applicable Countywide criteria that may exist at the time of project review. If the project is located in the Riverside County Airport Land Use Compatibility Plan zones, please see ALUCP and Coachella City Planning Staff for the most up-to-date regulations.*



Source: City of Coachella and Riverside County
Date: July 2023

ORDINANCE NO. 1204

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, AMENDING COACHELLA MUNICIPAL CODE TITLE 17, ZONING, AND THE OFFICIAL COACHELLA ZONING MAP REGARDING ZONING CONSISTENCY UPDATES FOR IMPLEMENTATION OF THE COACHELLA GENERAL PLAN 2035. CITY-INITIATED

WHEREAS, pursuant to the authority granted to the City of Coachella (“City”) by Article XI, Section 7 of the California Constitution, the City has the police power to regulate the use of land and property within the City in a manner designed to promote public convenience and general prosperity, as well as public health, welfare, and safety; and,

WHEREAS, the proposed Ordinance would amend Title 17 (Zoning) under Zoning Ordinance Amendment No. 22-03 to implement the General Plan 2035 by reclassifying five (5) zones, revised eight (8) zones, create four (4) new zones and delete one (1) zone including the list of permitted uses and development standards as well as amend the City of Coachella Official Zoning Map (Change of Zone No. 23-01); and,

WHEREAS, The City’s proposed Zoning Code and General Plan Amendment is in accordance with Section §15183 (Projects Consistent with a Community Plan or Zoning) of the California Environmental Quality Act (CEQA) Guidelines, subsection (a) which states that additional environmental review is not required for projects “which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified”, except as might be necessary to determine whether there are project-specific significant effects.

WHEREAS, based on that analysis, the City Council does not require preparation of a subsequent or supplemental EIR because in this case, the proposed project is consistent with the City’s General Plan 2035 and Final Environmental Impact Report (EIR), which were adopted and certified by the City Council on April 22, 2015. Therefore, the proposed project is consistent with State CEQA Guidelines Section §15168(c)(2) since it is within the programmatic scope covered by the Final EIR and there is no substantial evidence that the proposed Zoning Code Update would require additional environmental analysis.

WHEREAS, on June 7, 2023 the Planning Commission held a duly noticed public hearing to review the project, as modified and the related environmental documents, at which time during the hearing members of the public were given an opportunity to testify regarding the Project; and

WHEREAS, after said public hearing, the Planning Commission recommended that the City Council approve this Ordinance.

WHEREAS, on June 28, 2023 the City Council held a duly noticed public hearing to review the project, as modified and the related environmental documents, at which time during the hearing members of the public were given an opportunity to testify regarding the Project; and

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

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

SECTION 2. Findings. The City Council finds that the amendments to Zoning Ordinance and Official Zoning Map proposed by “Exhibit A.1” and “Exhibit A.2” are consistent with the goals and policies of all elements of the General Plan and exercise the City’s land use powers to protect the health, safety, and welfare of the public.

The City Council also finds that the proposed Zoning Ordinance Amendment No. 22-03 and Change of Zone No. 23-01 would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that they will ensure parcels within the City limits include an assigned zoning district consistent with the General Plan and that the City’s Pueblo Viejo Implementation Strategy Plan is implemented with appropriate zoning to ensure a thriving downtown environment.

SECTION 3. Amendment to Municipal Code Title 17, Zoning, is hereby amended as identified in Zoning Consistency Update Zoning Ordinance Amendment (ZOA No. 22-03) Exhibit A.1

SECTION 4. Amendment to City of Coachella Official Zoning Map The City of Coachella Official Zoning Map is hereby amends as identified in Zoning Consistency Update Zoning Map Amendment (Change of Zone No. 23-01) in Exhibit A.2

SECTION 5. CEQA Analysis. The City Council finds that proposed Zoning Code and General Plan Amendment is in accordance with Section §15183 (Projects Consistent with a Community Plan or Zoning) of the California Environmental Quality Act (CEQA) Guidelines, subsection (a) which states that additional environmental review is not required for projects “which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified”, except as might be necessary to determine whether there are project-specific significant effects. In this case, the proposed project is consistent with the City’s GP 2035 and Final Environmental Impact Report (EIR) which were adopted and certified by the City Council on April 22, 2015. Therefore, the proposed project is consistent with State CEQA Guidelines Section §15168(c)(2) since it is within the programmatic scope covered by the Final EIR and there is no substantial evidence that the proposed Zoning Code Update would require additional environmental analysis.

Similarly, the proposed project is consistent with CEQA Guidelines Section §15183 (d)(1)(C) since it meets the consistency with “a general plan of a local agency”, and with Section §15183 (d) (2) which states that “an EIR was certified by the lead agency for the.... general plan”.

Additionally, the proposed project is consistent with CEQA Guidelines Section §15162(a) in that no subsequent environmental documentation will be required for the proposed project.

Specifically, the proposed project is not proposing any substantial changes to the City's GP 2035 [§15162(a)(1)], would not result in substantial changes due to the GPU and Zoning Code Update [§15162(a)(2)], nor would it present new information of substantial importance, which was not known and could not have been known with the exercise of reasonable due diligence at the time the previous EIR was certified as complete, showing any of the following [§15162(a)(3)]:

- A. The project will have one or more significant effects not discussed in the previous EIR
- B. Significant effects previously examined will be substantially more severe than shown in the previous EIR
- C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative
- D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative

The proposed project is further analyzed for consistency with the certified 2015 EIR prepared for the City's General Plan 2035 in the Findings of Consistency Memorandum (Exhibit A.3) prepared pursuant to the applicable provisions of §15183 of the California Environmental Quality Act (CEQA) Guidelines. Since the Zoning Code Update is a regulatory document that affects the entire City, any future development and redevelopment project in the City would have to be analyzed at a project level for all CEQA related impacts.

SECTION 6. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance, or any part thereof, is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance, or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase would be subsequently declared invalid or unconstitutional.

SECTION 7. Publication and Effective Date. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause this Ordinance to be published or posted as required by law, which shall take full force and effect thirty (30) days from its adoption.

PASSED, APPROVED, AND ADOPTED this _____ of _____, 2023 by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

Steven Hernandez, Mayor
City of Coachella

ATTEST:

Angela M. Zepeda, City Clerk
City of Coachella

APPROVED AS TO FORM:

Carlos Campos, Best Best & Krieger LLP
City Attorney

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Chapter 17.06 DEFINITIONS

The following definitions shall be added to this chapter:

Artisan manufacturing/flex space. Limited fabrication, assembly, or light industrial activities that provide ancillary warehousing and storage, require minimal outdoor storage, and require minimal heavy vehicle delivery/pick-up, and are in support of a primary research and development and/or industrial permitted land use in the applicable zone. Also includes any commercial use (charitable or for profit) or space for the creation, exhibition, or production of artistic or craft pieces, including art installations, ceramic products manufacturing, crafts, glass work, jewelry, painting, sculpture, and welding activities limited to the production of art.

Polanco park. Mobile home parks developed under the provisions of the 1992 bill AB 3526, commonly known as the Polanco Bill. These MHPs are intended to serve as farmworker housing and may not contain more than twelve units.

Public Utility Facilities (City-Initiated). Public utilities include, but are not limited to, reservoirs, utility substations, including electrical distribution and transmission substations.

Chapter 17.08 ZONING DISTRICTS DESIGNATED

17.08.010 Zones established.

For the purpose of this title as stated in Chapter 17.02, the city is divided into the following zones:

A-R	Agricultural R reserve zone
A-TR-R	Rural Agricultural transition zone
R-E	Residential E estate zone
R-SS-N	Suburban Neighborhood Single family zone
R-MG-N	General Neighborhood Multiple family zone
<u>U-N</u>	<u>Urban Neighborhood zone</u>
<u>U-E</u>	<u>Urban Employment zone</u>
<u>R-D</u>	<u>Resort District zone</u>
<u>DT-PV</u>	<u>Downtown Pueblo Viejo zone</u>
<u>DT-TR</u>	<u>Downtown Transition zone</u>
R-MH	Mobilehome <u>Park</u> subdivision zone
C-N	Neighborhood C commercial zone
C-G	General C commercial zone
C-TR-C	Regional Tourist C commercial zone
M-S	Manufacturing S service zone
M-H	Heavy I industrial zone
M-W	Wrecking Y yard zone
<u>O-S</u>	<u>Open Space zone</u>
<u>SP</u>	<u>Specific Plan</u>
<u>PUD</u>	<u>Planned Unit Development overlay</u>

(Prior code § 014.01)

17.08.020 Official zoning map.

The areas assigned to these zones, their designations, and the boundaries of said zones shown on the map hereto attached and made part of this chapter, are hereby established. Said map being designated as the "Official Zoning Map" and such map and its proper notations, references, and other information shown thereon shall be as much a part of this chapter as if the matters and information set forth by such map were fully described in this chapter.

(Prior code § 014.02)

17.08.030 Interpretation of district boundaries.

Where uncertainty exists as to the boundaries of any zone shown on the official zoning map, the following rules shall apply:

- A. Where zone boundaries are indicated approximately following street lines, alley lines, or lot lines, such lines shall be construed to be such boundaries.
- B. In the case of unsubdivided property, or where the zone boundary divides a lot, the location of such boundary unless the same are indicated by dimension, shall be determined by use of the scale appearing on said zoning map.
- C. Where any public street or alley is officially vacated or abandoned, the area comprising such vacated street or alley shall acquire the zone classification of the property to which it reverts.

(Prior code § 014.03)

17.08.040 Area zoning symbols.

- A. Where a number follows the zoning symbol on any zoning map hereafter adopted, the following interpretations shall govern the minimum permitted lot area:
 - 1. Where the number is less than one hundred (100), it shall designate an area in acres;
 - 2. Where the number is greater than one hundred (100), it shall designate an area in square feet;
 - 3. In no case shall an area zoning symbol be established which would reduce the minimum lot area below that required in the zone itself.
- B. The addition or deletion of such numbers to zoning symbols shall be deemed a change of zone, and shall be accomplished in accord with all provisions of Chapters 17.70 through 17.82.
- C. Where no number follows the zoning symbol, the minimum building site shall be that prescribed by the designated zone.

(Prior code § 014.04)

17.08.050 References to other parts.

References made in this section to other parts of this chapter are designated thus as Section 17.02.190.

(Prior code § 014.05)

17.08.060 Consistency with the Jacqueline Cochran Regional Airport Land Use Compatibility Plan.

If a project is located in the Jacqueline Cochran Airport Compatibility zones, densities, intensities, and prohibited uses shall be consistent with criteria of the Jacqueline Cochran Regional Airport Land Use Compatibility Plan, including applicable Countywide criteria as may exist at the time of project review. Please see ALUCP and Coachella City Planning Staff for the most up-to-date regulations.

Chapter 17.10 A-R AGRICULTURAL RESERVE ZONE

17.10.010 Intent and purpose.

This zone is intended to preserve certain designated prime agricultural lands within the city and protect those lands, which are deemed to be agricultural preserves, from the intrusion of urban development incompatible with agricultural land uses. This zone designation is reserved for only those lands which are subject to recorded Williamson Act contracts pursuant to Government Code, Section 51200 et seq. This zone implements the Agricultural Rancho land use designation in the General Plan.

(Prior code § 018.01)

17.10.020 Permitted uses.

The following uses are permitted in the A-R (Agricultural Reserve) zone subject to all provisions of this chapter:

A. Primary Uses.

1. The growing of field crops, trees, vegetables, fruits, berries, flowers, and nursery stock.
2. Animal raising, noncommercial, small animals, such as poultry, birds, fish, fowl, rabbits, chinchilla, mice, frogs, earthworms, bees, and others of similar nature, form, and size, including hatching and fattening, and involving eggs or similar products derived therefrom.
3. Animal grazing, commercial, limited to horses, cattle, sheep, and goats and including their supplementary feeding; provided such grazing is not a part of, nor conducted in conjunction with any dairy, livestock feed yard, livestock sales yard or commercial riding academy located on the premises.

4. Polanco mobilehomes.

5. Public and private parks.

6. Public Utility Facilities (City-initiated).

B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to the primary permitted use:

1. Single-Family Dwellings. No more than one such dwelling shall be permitted on one lot regardless of the size of the lot.
2. Storage of tools, supplies, equipment, and petroleum products intended for use on the premises, but not for resale.
3. Housing and storage (including corrals, coops, pens, etc.) for animals and for crop products produced on the premises.
4. Parking facilities, including cars, trucks, and vehicles owned by persons residing on the premises.
5. Accessory living quarters for persons employed on the premises, or for temporary use by guests of occupants on the premises. Such quarters shall not be rented or leased to persons not employed on the premises. Where not a part of the main building, such quarters shall be separated from the main building by twenty-five (25) feet.
6. Permitted Signs. Only the following signs shall be permitted:

- a. One unlighted identification sign not to exceed twenty (20) square feet in area.
 - b. One unlighted sign pertaining to the rental, sale, or lease of the premises, not to exceed twelve (12) square feet in area. Such signs shall be located at last ten (10) feet from any property line.
7. Home occupations, subject to the provisions of Section 17.58.010.
- C. Conditional Uses. The following may be permitted in the A-R (Agricultural Reserve) zone, subject to obtaining a conditional use permit as specified in Section 17.74.010.
- ~~21.~~ One temporary stand, of temporary construction, for the display and sale of agricultural products produced on the premises, and placed not less than twenty-five (25) feet from any street or highway upon which such property fronts. When granting approval for such a temporary stand, the ~~planning commission~~ Planning Commission shall set a maximum time limit not to exceed one year on each such stand. Said time limit may be renewed at the option of the Planning Commission.
 - 2. Animal raising, commercial; small animals, such as poultry, birds, fish, fowl, rabbits, chinchilla, mice, frogs, earthworms, bees, and others of similar nature, form, and size, including hatching and fattening, and involving eggs or similar products derived therefrom.
 - 3. Apiaries (bee farming).
 - ~~34.~~ Cemeteries, crematories, columbariums, and mausoleums.
 - 5. Dairy farms.
 - ~~4.~~ ~~Reserved.~~
 - ~~5.~~ ~~Reserved.~~
 - 6. Farms or establishments for the selective or experimental breeding of cattle or horses, or the raising and training of horses or show cattle.
 - ~~47.~~ Farm labor camps.
 - ~~58.~~ Fruit and vegetable packing houses.
 - ~~119.~~ Interim outdoor commercial cannabis cultivation, pursuant to Chapter 17.85.
 - ~~610.~~ Kennels.

(Prior code § 018.02; Ord. No. 1171-, § 5, 8-25-21)

17.10.030 Property development standards.

The following standards of development shall apply in the A-R (Agricultural reserve) Zone:

- A. Residential Density.
 - 1. Maximum Density. 0.025 dwelling units/acre.
- B. Lot Requirements.
 - 1. Minimum Lot Size. Forty (40) acres, or one-sixteenth of a section as determined by government survey.
 - 2. Minimum Lot Width. Six hundred (600) feet.

3. Minimum Lot Depth. Six hundred (600) feet.

BC. Yard Requirements.

1. Building Setback. A building setback of not less than sixty (60) feet from the center line of any street, public or private, or not less than twenty (20) feet from the established street line of any street shall be maintained.
2. Side Yard. Each lot shall have side yards of not less than twenty (20) feet.
3. Rear Yard. Each lot shall have a rear yard of not less than twenty-five (25) feet.
4. Animals. Housing for animals (including corrals, coops, pens, stables, etc.) as permitted in this zone shall not be located within thirty-five (35) feet of any building or structure which is used for human habitation or assembly of persons.
5. Feed and Crop Storage. Feed and crop products shall not be stored within:
 - a. Fifty (50) feet of any front lot line.
 - b. Twenty (20) feet of any residential lot line.

CD. Height Limits.

- ~~1. The maximum height of buildings or structures incidental to agricultural pursuits as permitted in Section 17.10.020 shall be equal to one-half the distance of such building or structure from any property line.~~
12. The maximum height of the primary structure all dwellings, living quarters, garages, and other buildings permitted in this zone shall be two-and-a-half stories or thirty-five (35) feet, whichever is less.
- ~~2. The maximum height of accessory buildings or structures shall be 17 feet except that the maximum height of accessory buildings or structures incidental to agricultural pursuits as permitted in Section 17.10.020 shall be equal to one-half the distance of such building or structure from any property line.~~

E. Off-Street Parking.

- ~~1. Off-street parking shall be provided for each dwelling unit. Parking for no less than four vehicles shall be provided on-site. Refer to Section 17.54.010.~~

~~E. Architectural Review.~~

- ~~1. Allow mobilehomes in any residential zone subject to the architectural review process as set forth in Section 17.72.010 of this title.~~
- ~~2. All mobilehomes subject to this review process shall be certified under the National Mobilehome Construction and Safety Act of 1974; and permanent foundations shall be approved by the building official; and roof material. Roof overhang and exterior finish materials shall be the same as typically used on conventional single-family structures.~~
- ~~3. All mobilehomes shall be compatible with surrounding development.~~
- ~~4. All mobilehomes subject to the same development standards that apply to a conventional single-family dwelling.~~
- ~~5. All mobilehomes shall be allowed to be placed upon any lot of record.~~

(Prior code § 018.03)

Chapter 17. ~~12-11~~ **R-R (RURAL RANCHO)** ~~A-T AGRICULTURAL TRANSITION~~ ZONE

17. ~~1211~~ **.010 Intent and purpose.**

~~This zone has the purpose of permitting the continued agricultural use of those lands suited to eventual development in other uses and zones, pending proper timing for the economical provisions of utilities, major streets, and other facilities, so that compact, orderly development will occur. This zone accommodates low intensity residential development within a preserved rural landscape which is intended to serve as a buffer between Agriculture and any of the urban uses or as the edge of the urbanized City. It is intended to provide for the establishment of residential areas which are to be developed at low density and with reasonable and adequate limitations, safeguards, and controls for the keeping and maintenance of horses in those areas of the city where noncommercial equestrian activities may be an integral part of the neighborhood amenities. This zone implements the Rural Rancho land use designation in the General Plan.~~

~~(Prior code § 020.01)~~

17. ~~1211~~ **.020 Permitted uses.**

The following uses are permitted in the ~~A-T~~ **R-R (Rural Rancho)** zone subject to all provisions of this chapter:

A. Primary Uses.

- ~~1. Dwellings, single-family detached. No more than one such dwelling shall be permitted on one lot regardless of the size of the lot.~~
- ~~2. The growing of field crops, trees, vegetables, fruits, berries, flowers, and nursery stock, including wholesaling of crops produced upon the premises.~~
- ~~23. Animal raising, noncommercial, small animals, such as, poultry, birds, fish, fowl, rabbits, chinchillas, mice, frogs, earthworms, bees, and others of similar nature, form, and size, including hatching and fattening, and involving eggs or similar products derived therefrom.~~
- ~~3. Animal grazing, commercial, limited to horses, cattle, sheep and goats and including their supplementary feeding; provided such grazing is not a part of, nor conducted in conjunction with any dairy, livestock feed yard, livestock sales yard or commercial riding academy located on the premises.~~
- ~~4. Public and private parks.~~
- 5. Public Utility Facilities (City-initiated).**

B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to the primary permitted use:

- ~~1. 1. Single Family Dwellings. No more than one such dwelling shall be permitted on one lot regardless of the size of the lot. Accessory dwelling units and Junior accessory dwelling units, per Section 17.60.010.H. (Accessory Dwelling Units).~~
- ~~2. Accessory structures, non-habitable, including private garages or carports, garden greenhouses, recreation rooms, pool bathhouses, or private stables and swimming pools.~~
- ~~23. Storage of tools, supplies, equipment, and petroleum products intended for use on the premises, but not for resale.~~

- ~~34.~~ Housing and storage (including corrals, coops, pens, etc.) for animals and for crop products produced on the premises.
5. Keeping of horses with the following specifications:
- a. Minimum Lot Area. Twenty thousand (20,000) square feet.
 - b. Minimum Lot Area Per Horse. Five thousand (5,000) square feet.
 - c. No stable, shelter or corral shall be located within thirty-five (35) feet of any dwelling or other building used for human habitation.
 - d. Horses are kept or maintained for the private use of the family residing on the premises, except that a maximum of two horses owned by residents in the neighborhood may be boarded.
- ~~46.~~ Pens and other shelter for domestic, noncommercial animals and pets. Such shelter shall not be nearer than thirty-five (35) feet from any building used for human habitation.
- ~~7.~~ Parking facilities, including cars, trucks, and vehicles owned by persons residing on the premises.
- ~~5.~~ ~~Accessory living quarters for persons employed on the premises, or for temporary use by guests of occupants on the premises. Such quarters shall not be rented or leased to persons not employed on the premises. Where not a part of the main building, such quarters shall be separated from the main building by twenty five (25) feet.~~
- ~~68.~~ Permitted Signs. Only the following signs shall be permitted:
- a. One unlighted identification sign not to exceed ~~twenty-two~~ (2012) square feet in area.
 - b. One unlighted sign pertaining to the rental, sale, or lease of the premises, not to exceed twelve (12) square feet in area. Such signs shall be located at least ten (10) feet from any property line.
- ~~79.~~ Home occupations, subject to the provisions of Section 17.58.010.
10. Public Utility Facilities (City-Initiated)
- C. Conditional Uses. The following may be permitted in the ~~A-TR-R (Rural Rancho)~~ zone, subject to obtaining a conditional use permit as specified in Section 17.74.010.
- ~~1.~~ ~~Public and private parks;~~
 - ~~21.~~ Animal Raising, Commercial. Small animals, such as, poultry, birds, fish, fowl, rabbits, chinchilla, mice, frogs, earthworms, bees, and others of similar nature, form, and size, including hatching and fattening, and involving eggs or similar products derived therefrom;
 - ~~52.~~ Borrow pits, gravel pits, and other recovery of natural mineral resources;
 - ~~403.~~ Campgrounds, private, containing picnic areas, overnight camping facilities and temporary parking for travel trailers and camper trucks;
 4. Cemeteries, crematories, columbariums, and mausoleums;
 5. Clubs and lodges, private, nonprofit when site fronting on an arterial street;
 6. Dairy farms;
 - ~~47.~~ Equestrian establishments, provided that in no case shall permanent maintenance or stabling of horses, storage of feed, riding arenas, or storage or maintenance of equipment be permitted

within three hundred feet of the boundary of any ~~R-S or RM~~ residential zone except for A-R (Agricultural Reserve) zone.

- ~~68.~~ Farms or establishments for the selective or experimental breeding of cattle or horses, or the raising and training of horses or show cattle.
- ~~129.~~ Farm labor camps; and,
- ~~110.~~ Fruit and vegetable packing houses;
- ~~71.~~ Golf courses (public and private).
- ~~1312.~~ Interim outdoor commercial cannabis cultivation, pursuant to Chapter 17.85.
- ~~13.~~ Kennels.
- ~~14.~~ Mobilehomes.
- ~~14.~~ One temporary stand, of temporary construction, for the display and sale of agricultural products produced on the premises, and placed not less than twenty-five (25) feet from any street or highway upon which such property fronts. When granting approval for such a temporary stand, the ~~planning commission~~ Planning Commission shall set a maximum time limit not to exceed one year on each such stand. Said time limit may be renewed at the option of the Planning Commission.
- ~~1415.~~ Swimming, polo, and country clubs.

(Prior code § 020.02; Ord. No. 1171, § 6, 8-25-21)

17.1211.030 Property development standards.

The following standards of development shall apply in the R-R (Rural Rancho) Zone:

A. Residential Density.

- 1. Minimum Density. 0.4 dwelling units/acre.
- 2. Maximum Density. 1 dwelling unit/acre.

AB. Lot Requirements.

- 1. Minimum Lot Size. ~~Five acres.~~ One acre.
- 2. Minimum Lot Width. ~~Two hundred sixty~~ One hundred twenty (~~260~~120) feet.
- 3. Minimum Lot Depth. ~~Two hundred sixty~~ One hundred twenty (~~260~~120) feet.

BC. Yard Requirements.

- 1. Building Setback. A building setback of not less than sixty (60) feet from the center line of any street, public or private, or not less than twenty (20) feet from the established street line of any street shall be maintained.
- 2. Side Yard. Each lot shall have side yards of at least twenty (20) feet in width.
- 3. Rear Yard. Each lot shall have a rear yard of at least twenty-five (25) feet.
- 4. Animals. Housing for animals (including corrals, coops, pens, stables, etc.) as permitted in this zone shall not be located within thirty-five (35) feet of any building or structure which is used for human habitation or assembly of persons.

5. Feed and Crop Storage. Feed and crop products shall not be stored within:
 - a. Fifty (50) feet of any front lot line.
 - b. Twenty (20) feet of any residential lot line.

~~CD~~. Height Limits.

- ~~1. 2. ——— The maximum height of the primary structure shall be two-and-a-half stories or thirty-five (35) feet, whichever is less.~~
- ~~2. The maximum height of accessory buildings or structures shall be 17 feet except that the maximum height of accessory buildings or structures incidental to agricultural pursuits as permitted in Section 17.10.020 shall be equal to one-half the distance of such building or structure from any property line.~~
- ~~3. The maximum height of accessory dwelling units shall be per Section 17.60.010.H. (Accessory Dwelling Units).~~

~~The maximum height of all dwellings, living quarters, garages, and other buildings permitted in this zone shall be two stories or thirty-five (35) feet, whichever is less.~~

- ~~1. The maximum height of buildings or structures incidental to agricultural pursuits as permitted in Section 17.10.020 shall be equal to one-half the distance of such building or structure from any property line.~~

~~DE~~. Off-Street Parking. Off-street parking shall be provided for, subject to the requirements of Section 17.54.010 of this chapter.

~~EF~~. Architectural Review. All development in the R-R, (Rural Rancho) Zone, is subject to architectural review as set forth in Section 17.72.010 of this title.

- ~~1. Allow~~ single-family dwellings (one only per parcel) in the ~~A-TR-R (Rural Rancho)~~ zone are subject to the architectural review process as set forth in Section 17.72.010 of this chapter. Approval of such applications shall be made only after review by the planning division and concurrence by the director therefor.
2. All mobilehomes subject to this review process shall ~~h~~be certified under the National Mobilehome Construction and Safety Act of 1974; and permanent foundations shall be approved by the Building Official; and roof material, roof overhang and exterior finish materials shall be the same as typically used on conventional single-family structures.
3. All mobilehomes shall be compatible with surrounding development.
4. All mobilehomes subject to the same development standards that apply to a conventional single-family dwelling.
5. All mobilehomes shall be allowed to be placed upon any lot of record.

(Prior code § 020.03)

Chapter 17.124 R-E RESIDENTIAL ESTATE ZONE

17.12.010 Intent and purpose.

This zone is intended to provide for the establishment of residential areas which are to be developed at low density and with reasonable and adequate limitations, safeguards, and controls for the keeping and maintenance of horses in those areas of the city where noncommercial equestrian activities may be an integral part of the neighborhood amenities. This zone implements the Estate Rancho land use designation in the General Plan.

(Prior code § 025.01)

17.1412.020 Permitted uses.

The following uses are permitted in the R-E (Residential Estate) zone subject to all provisions of this chapter.

A. Primary Uses.

1. Dwellings, single-family detached. No more than one such dwelling shall be permitted on one lot regardless of the size of the lot.
2. Public and private parks.
3. Public Utility Facilities (City-initiated).

B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to the primary permitted use.

1. ~~Accessory structures, habitable, including guest houses, accessory living quarters and servants quarters.~~ Accessory dwelling units and Junior accessory dwelling units, per Section 17.60.010.H. (Accessory Dwelling Units)
2. Accessory structures, non-habitable, including private garages or carports, garden greenhouses, recreation rooms, pool bathhouses, or private stables and swimming pools.
3. Keeping of horses with the following specifications:
 - a. Minimum Lot Area. Twenty thousand (20,000) square feet.
 - b. Minimum Lot Area Per Horse. Five thousand (5,000) square feet.
 - c. No stable, shelter or corral shall be located within thirty-five (35) feet of any dwelling or other building used for human habitation.
 - d. Horses are kept or maintained for the private use of the family residing on the premises, except that a maximum of two horses owned by residents in the neighborhood may be boarded.
4. Parking facilities, such as cars, trucks, and vehicles owned by persons residing on the premises.
5. Home occupations, subject to the provisions of Section 17.58.010.~~7~~
6. Pens and other shelter for domestic, noncommercial animals and pets. Such shelter shall not be nearer than thirty-five (35) feet from any building used for human habitation.
7. Permitted Signs. Only the following signs shall be permitted:
 - a. One unlighted identification sign not to exceed eight (8) square feet in area.

- b. One unlighted sign pertaining to the rental, sale, or lease of the premises, not to exceed twelve (12) square feet in area. Such sign shall be located not less than ten (10) feet from any property line.
- 8. The growing of field crops, trees, vegetables, fruits, berries, and nursery stock, including wholesaling of crops produced upon the premises.
- 9. Restaurant as an accessory use associated with growing of field crops, trees, vegetables, fruits, berries and farm stands.
- C. Conditional Uses. The following uses may be permitted in the RE zone, subject to obtaining a conditional use permit as specified in Section 17.74.010.
 - 1. Clubs and lodges, private, nonprofit when site fronting on an arterial street;
 - 2. Public and private golf courses; ~~and~~
 - 3. School, private, nonprofit.
 - 4. Farm stands

(Prior code § 025.02)

17.1412.030 Property development standards.

The following standards of development shall apply in the R-E (Residential Estate) Zone:

A. Residential Density.

- 1. Minimum Density. 1 dwelling unit/acre.
- 2. Maximum Density. 2.2 dwelling unit/acre.

AB. Lot Requirements.

- 1. Minimum Lot Area. Twenty thousand (20,000) square feet.
- 2. Minimum Lot Width. One hundred (100) feet.
- 3. Minimum Lot Depth. One hundred (100) feet.

BC. Yard Requirements.

- 1. Building Setback. A building setback of not less than sixty (60) feet from the center line of any street, public or private, or not less than twenty (20) feet from the established street line of any street shall be maintained.
- 2. Side Yard. Each lot shall have side yards of at least twenty (20) feet in width.
- 3. Rear Yard. Each lot shall have a rear yard of at least twenty-five (25) feet.

C. Height Limits.

- 1. The maximum height of ~~till dwellings, living quarters, garages, and other buildings~~ the primary structure permitted in this zone shall be two-and-a-half stories or thirty-five (35) feet, whichever is less, ~~except provided herein. No two-story structure shall be in any single family zone where there is another dwelling within one hundred fifty (150) feet of the exterior boundaries of the property boundary.~~
- 2. The maximum height of accessory buildings or structures shall be 17 feet except that the maximum height of accessory buildings or structures incidental to agricultural pursuits as

permitted in Section 17.10.020 shall be equal to one-half the distance of such building or structure from any property line.

3. The maximum height of accessory dwelling units shall be per Section 17.60.010.H. (Accessory Dwelling Units).

- D. Off-Street Parking. Off-street parking shall be provided for, subject to the requirement of Section 17.54.010 of this title.
- E. Architectural Review. All development in the R-E, (Residential Estate) Zone, is subject to architectural review as set forth in Section 17.72.010 of this title.
1. Allow mobilehomes in any residential zone are subject to the architectural review process as set forth in Section 17.72.010 of this title.
 2. All mobilehomes subject to this review process shall be certified under the National Mobilehome Construction and Safety Act of 1974; and permanent foundations shall be approved by the building official; and roof material, roof overhang and exterior finish materials shall be the same as typically used on conventional single-family structures.
 3. All mobilehomes shall be compatible with surrounding development.
 4. All mobilehomes subject to the same development standards that apply to a conventional single-family dwelling.

(Prior code § 025.03)

Chapter 17. ~~16-13~~ R-S RESIDENTIAL SINGLE-FAMILY S-N SUBURBAN NEIGHBORHOOD ZONE

17. ~~16~~ 13.010 Intent and purpose.

This zone is intended to provide areas within the city where development is limited to low-density concentrations of single-family dwellings, and to stabilize and protect the residential character of such areas. It has the further purpose of the provision of community facilities needed to complement urban residential areas and for institutions which require a residential environment and to minimize traffic congestion and to avoid an overload of utilities designed to service only low-density residential uses. The provisions of this zone are intended to encourage a suitable environment for family life through the regulation of densities of development, yards, fencing, heights, and similar aspects of development. This zone implements the Suburban Neighborhood land use designation in the General Plan.

(Prior code § 030.01)

17. ~~16~~ 13.020 Permitted uses.

The following uses are permitted in the ~~R-SS-N (residential single family Suburban Neighborhood)~~ zone subject to all provisions of this chapter:

A. Primary Uses.

1. Single-family detached dwelling; No more than one principal dwelling unit shall be located on each lot.
2. Family daycare homes; ~~;~~
3. Public parks and playgrounds; ~~;~~
4. Temporary subdivision sales offices; ~~;~~
5. The keeping of household pets so long as the number thereof does not exceed four dogs or cats, or a combination thereof, over four months of age, and other household pets that shall not be a public nuisance due to odors, noise, or public health considerations; ~~;~~
- ~~6. Licensed day care centers for five or less children; and~~
7. Such other similar uses as are approved by the ~~planning commission~~ Planning Commission.
- ~~8. Public Utility Facilities (City-initiated).~~
- ~~9. Community gardens (subject to site plan review).~~

~~B. Conditional Uses. The following uses are permitted in the R-S (residential single family) zone subject to the acquisition of a conditional use permit in accordance with the provisions of Section 17.74.010:~~

- ~~1. Single family detached residential subdivisions using flexible standards of the planned development overlay zone in Chapter 17.38;~~
- ~~2. Public and quasi-public uses of an educational or religious type, including public and parochial elementary schools, junior high schools, high schools and colleges, commercial child daycare and pre-school facilities, churches, parsonages and other religious institutions;~~
- ~~3. Public and private golf courses;~~
- ~~4. Fire stations, police stations;~~

Chapter 17.13 S-N SUBURBAN NEIGHBORHOOD ZONE

- ~~5. — Libraries, museums;~~
- ~~6. — Parks, playgrounds, court games and community centers;~~
- ~~7. — Public utility distribution substations and public service facilities;~~
- ~~8. — Private lighted or unlighted tennis courts and such other similar uses not to include swimming pools and spas;~~
- ~~9. — Commercial radio and television towers.~~

CB. Accessory Uses. The uses listed below are allowed as incidental uses to an existing permitted or conditional use on the site.

1. Utility and recreational uses including garages, carports, pool cabana, storage shed, laundry room, electrical equipment room, shade structure, and similar uses subject to the provisions of Chapter 17.60.
2. Swimming pools and related equipment, outdoor kitchen countertops and gas-fired pits/barbeque grills, subject to the provisions of Chapter 17.60.
3. Court games and Outdoor outdoor play courts with lighting up to ten (10) feet in height.
4. Greenhouses, date orchards, and other fruit and vegetable gardens for private use.
5. Home occupations, and cottage food operations, subject to the provisions of Section 17.58.010.
6. Accessory dwelling units and Junior accessory dwelling units, per Section 17.60.010.H. (Accessory Dwelling Units).

~~Secondary housing units, subject to the regulations listed below.~~

- ~~a. — One secondary housing unit may be located on a site that contains a single family residence with an approved two car garage.~~
- ~~b. — The secondary housing unit may be located only on sites with at least five thousand five hundred (5,500) square feet of lot area.~~
- ~~c. — A detached secondary housing unit shall be located in the rear yard portion of the site, and shall not be within ten (10) feet of a corner street line.~~
- ~~d. — The secondary housing unit shall be subject to an administrative architectural review by the planning director, and shall comply with current residential design guidelines and/or match the exterior building materials of the neighborhood.~~
- ~~e. — The habitable floor area of a secondary housing unit may be up to thirty (30) percent of the size of the main dwelling or eight hundred (800) square feet, whichever is greater.~~
- ~~f. — An attached secondary housing unit shall provide a twenty foot rear yard setback, and a combined side yard setback of fifteen (15) feet, with no less than five feet on any one side. A detached secondary housing unit shall provide a minimum rear yard setback of fifteen (15) feet, a minimum side yard setback of five feet, and shall provide a minimum distance of ten (10) feet from any other structure or from any corner street line.~~
- ~~g. — The secondary housing unit shall utilize sewer and water services and shall pay the appropriate fees, subject to review and approval by the city's utilities staff.~~
- ~~h. — Off-Street Parking. A secondary housing unit up to six hundred forty (640) square feet must provide one covered parking space in a garage or carport. A secondary housing unit larger than six hundred forty (640) square feet shall provide two covered parking spaces in a garage or carport. The~~

Chapter 17.13 S-N SUBURBAN NEIGHBORHOOD ZONE

~~parking requirements for the secondary housing unit shall be in addition to the two-car garage required for the main residence.~~

~~i. — Address and Building Permit Required. The owner of the property shall obtain a separate address, a building permit, and pay all applicable development impact fees for the secondary housing unit as a separate dwelling unit on the site.~~

C. Conditional Uses. The following uses are permitted in the S-N (Suburban Neighborhood) zone subject to the acquisition of a conditional use permit in accordance with the provisions of Section 17.74.010:

1. Apiaries (bee farming).
- ~~2. Commercial radio and television towers.~~
3. Fire stations, police stations.
4. Libraries, museums.
5. Community centers.
6. Parking lots.
7. Private lighted or unlighted tennis courts and other similar uses, except for ~~not to include~~ swimming pools and spas.

~~Single-family detached residential subdivisions using flexible standards of the planned development overlay zone in Chapter 17.38;~~

~~82. Public and quasi-public uses of an educational or religious type, including public and parochial elementary schools, junior high schools, high schools and colleges, commercial child daycare and pre-school facilities, churches, parsonages, and other religious institutions;~~

~~39. Public and private golf courses;~~

~~4. — Fire stations, police stations;~~

~~5. — Libraries, museums;~~

~~6. — Parks, playgrounds, court games and community centers;~~

~~710. Public utility distribution substations and public service facilities;~~

~~8. — Private lighted or unlighted tennis courts and such other similar uses not to include swimming pools and spas;~~

~~9. — Commercial radio and television towers.~~

~~10. — Parking lots~~

~~11. — Apiaries (bee farming)~~

~~112. Single-family detached residential subdivisions using flexible standards of the planned development overlay zone in Chapter 17.38.~~

~~12. Special Event Establishments on a parcel ~~two~~ (2) acres or greater.~~

D. Prohibited Uses. The following uses are expressly prohibited in the S-N (Suburban Neighborhood) district:

1. Outdoor advertising displays and billboards.

(Prior code § 030.02)

(Ord. No. 1026, § 6, 1-12-11; Ord. No. 1075, § 3, 6-10-15)

17.1613.030 Property development standards.

The following standards of development shall apply in the S-N (Suburban Neighborhood) R-S (residential single family) zone:

A. Residential Density.

1. Minimum Density. 2 dwelling units/acre.
2. Maximum Density. 8 dwelling units/acre.

General Development Standards:

1. ~~Building height shall not exceed thirty (30) feet; not to exceed two stories;~~
2. ~~Not more than one principal dwelling unit shall be located on each lot;~~
3. ~~Front yard setbacks in subdivision developments may be reduced by twenty five (25) percent provided the average of all such setbacks is not less than the minimum for the district; and~~
4. ~~Off-street parking spaces shall be provided and continuously maintained (free of storage or other obstructions) in accordance with the requirements set forth in Section 17.56.010.~~

BB. Lot Area Requirements. The minimum lot area for any new lot created in the S-N (Suburban Neighborhood) R-S (residential single family) zone shall be as follows:

1. Interior Lots. ~~Seven-Five~~ thousand ~~fourtwo~~ hundred (~~7,2005,400~~) square feet; however, the average lot size for any subdivision shall be a minimum of ~~seven-five~~ thousand (~~75,000~~) square feet.
2. Corner Lots. ~~Seven-Six~~ thousand ~~two hundred~~ (~~7,2006,000~~) square feet.
3. ~~Exception. Whenever a lot is adjacent to a lower density zoning district or an existing developed parcel with a larger lot size than required in the R-S zone, a transition or buffer shall be provided between the adjacent property and a new subdivision, which may include, but is not limited to, lot size, lot width, lot depth, increased setbacks or slopes. The purpose of this transition shall be to minimize the disparity between different densities of development. The adequacy of this transition shall be subject to the review and approval of the planning commission and the city council on a case-by-case basis.~~
4. ~~In the implementation of subsection 3 of this section, any change in a lot size which would leave the lot at a size at least seventy-five (75) percent the size of the largest adjacent developed lot will be presumed appropriate, absent unusual circumstances, and provided the minimum average lot size in the adjacent zone is eight thousand (8,000) square feet or greater. Any application to change a lot to a size lower than said seventy-five (75) percent standard will be permitted only upon showing of good cause. It is the intent of this paragraph to set a standard but also to allow flexibility.~~
53. Minimum lot width shall be ~~sixty-fifty~~ (~~6050~~) feet; corner lots shall be ~~seventy-sixty~~ (~~7060~~) feet minimum. Knuckle or cul-de-sac lots shall be forty (40) feet, provided the average width is ~~sixty-fifty~~ (~~5060~~) feet.
64. Minimum lot depth shall be ~~one hundredeighty~~ (~~10080~~) feet.

C. Yard Requirements.

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- ~~71.~~ Minimum side yards shall be ~~fifteen (15) feet combined, one of five feet, the other ten (10) feet five (5) feet and maintained if free and clear of obstructions from ground or wall-mounted equipment.~~
- ~~82.~~ Minimum street side yard shall be ten (10) feet.
- ~~93.~~ Minimum front yard shall be fifteen (15) feet for the habitable portion of the residence, and twenty (20) feet for front-loading garages. Side-loaded garages shall be a minimum of twelve (12) feet ~~from the front property line~~. The percentage of side-loaded garages shall not exceed fifty (50) percent within any block face.
- ~~104.~~ Minimum rear yard shall be twenty (20) feet for the main residence. Accessory structures shall comply with the rear yard regulations of Section 17.60.010(F).
- ~~35.~~ Front yard setbacks in subdivision developments may be reduced by twenty-five (25) percent provided the average of all such setbacks is not less than the minimum for the district; and
- ~~11D.~~ Maximum Lot Coverage.
1. The maximum lot coverage by all buildings, main and accessory structures, shall be ~~fifty~~ (54) percent, ~~except as allowed per Section 17.60.010.H. (Accessory Dwelling Units).~~
- E. Height Limits.
1. Building height for the primary structure shall not exceed thirty-five (35) feet; not to exceed three stories.
2. Building height for accessory structures shall not exceed seventeen (17) feet; not to exceed one story.
3. The maximum height of accessory dwelling units shall be per Section 17.60.010.H. (Accessory Dwelling Units).
- F. Off-Street Parking.
- ~~41.~~ Off-street parking spaces shall be provided and continuously maintained (free of storage or other obstructions) in accordance with the requirements set forth in Section 17.56.010.
- ~~2.~~ All new single-family homes shall provide a two-car garage with a minimum clear dimension of twenty (20) feet by twenty (20) feet. An approved two-car carport in the rear yard may satisfy the minimum parking requirements for an existing single-family dwelling and would qualify the home for a garage conversion into habitable space, provided the driveway and drive approach serving the garage are completely removed and replaced with front yard landscaping.
- ~~GG.~~ Additional Regulations and Standards.
1. Architectural review by the ~~planning commission~~ Planning Commission is required for development projects involving the construction of more than three dwelling units. The ~~planning commission~~ Planning Commission shall make a decision pursuant to Chapter 17.72 after conducting a public hearing. An administrative architectural review is required by the planning director ~~for up to two units concurrent with building plan check. after routing and the director shall determine if the architectural review occur with building permit plan check. The director shall determine if submitted plans for three or fewer units be routed for for agency comments, for projects involving new construction of three or fewer dwelling units.~~
- ~~2.~~ Minimum Lot Size/Unit Size.

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- ~~a. New single family residential subdivisions in the residential zones shall provide a minimum lot size of seven thousand two hundred (7,200) square feet.~~
- ~~b. All new single family homes shall provide a minimum floor area of one thousand fifty (1,050) square feet for one and two bedroom homes, and one thousand two hundred (1,200) square feet for three bedroom or larger homes.~~
- ~~c. All new single family homes shall provide a four hundred (400) square foot garage.~~
- ~~32.~~ Covered Parking. All new ~~single family~~ single-family homes shall provide a two-car garage with a minimum clear dimension of twenty (20) feet by twenty (20) feet. An approved two-car carport in the rear yard may satisfy the minimum parking requirements for an existing ~~single family~~ single-family dwelling, and would qualify the home for a garage conversion into habitable space, provided the driveway and drive approach serving the garage are completely removed and replaced with front yard landscaping.
- ~~43.~~ Landscaping in the front yard and within the public right-of-way abutting a site shall include the following.
- a. A minimum of one twenty-four-inch box shade tree and one fifteen-gallon shade tree.
 - b. A minimum of twenty (20) shrubs, espaliers, and succulent plants. Landscaping shall include vertical shrubs to adequately screen the sides of utility boxes or cables boxes without obstructing access to the utility boxes.
 - c. Ground cover in the form of decomposed granite for yard or planter areas less than ten (10) feet in width, and ¾-inch pea gravel or larger gravel for planter or yard areas larger than ten (10) feet in width.
 - d. The use of sod shall be limited to no more than ~~fifty~~ twenty (20) percent of the total ~~required~~ front yard area. The remainder of the yard shall be landscaped utilizing a variety of drought tolerant plant materials including shrubs, espaliers, and succulents.
 - e. The front yard area between the front building line of the home and the street line shall not be paved more than sixty (60) percent of the total front yard area. Those areas that are not paved shall be landscaped in accordance with this section.
 - f. A minimum thirty-inch landscaped planter is required along the interior property line abutting a residential driveway serving an attached garage, unless the side yard serves as an approved driveway, pursuant to Section 17.54.010(H).
 - g. A permanent underground irrigation system shall be installed for the front yard and public right-of-way areas of the site.
 - h. All trees, plants and groundcovers located in the front yard and in the adjacent public right-of-way shall be maintained by the land-owner/occupier as needed to avoid overgrowth, and shall be adequately irrigated to avoid loss of plants. Dead plants shall be re-planted as needed with new plantings to provide a well-maintained front yard appearance.
- ~~5. Walls or fences not exceeding six feet in height shall be constructed in all side and rear yards along the property lines starting at the beginning of any primary structure. In subdivisions of five or more dwellings, solid masonry walls shall be required on side and rear property lines of those dwellings forming the boundaries of the respective subdivision.~~
- ~~64.~~ Refer to Section 16.32.170 of the Coachella Municipal Code for proposed changes in product sizes within single-family residential tracts in which a previously approved product was constructed.

Chapter 17.13 S-N SUBURBAN NEIGHBORHOOD ZONE

- D. Fencing. All developments in the S-N (Suburban Neighborhood) R-S (residential single family) zone shall have fencing as follows:
1. A six-foot high fence on all rear property lines and interior side lot lines. Fences shall be solid and substantially built. Openings in such fences shall be protected by doors which are normally kept closed.
 - a. All wood fences shall be provided with a two-inch by four-inch plate, top and bottom, and shall be well braced.
 - b. The fence material shall be a minimum of three-fourths inch boards and shall be vertical in alignment and without interruption.
 2. In subdivisions of five or more units, fencing on all rear property lines and those side yard lot lines of those units denoting the boundaries of the subdivisions shall be of solid masonry construction. Such walls shall be finished with caps of appropriate size. Opening for pedestrian and bicycle connections shall be provided at no less than 250-foot intervals to improve connectivity with the surrounding neighborhood.
 3. Front and street side yard fencing shall conform to Section 17.60.010(D)(3) of this code.
 4. If a fence exists at the required location, the requirement may be waived. Waiver may be granted if the chief building official, with the concurrence of the director of community development, finds that the existing fence is of sound construction with an expected life of at least ten (10) years.
- ~~E. All new single-family residential development shall be designed pursuant to the design standards included in Chapter 17.19 (Supplemental Standards for Single-family Residential).~~
- ~~E. Prohibited Uses. The following uses are expressly prohibited in the R-S (residential single family) district:~~
- ~~1. Outdoor advertising displays and billboards.~~
- ~~F. Lot Coverage. In no case shall more than forty five (45) percent of the total lot area be covered by the combined area of the main building(s) and accessory building(s).~~

(Ord. 909, 2004; prior code § 030.03)

(Ord. No. 1021, § 2, 7-28-10; Ord. No. 1075, § 4, 6-10-15)

~~Chapter 17.18 R-O 6000 RESIDENTIAL OVERLAY ZONE~~

~~17.18.010 Intent and purpose.~~

~~This zone is intended to provide adequate housing in a satisfying living environment for all persons regardless of age, race, ethnic background, national origin, religion, family size, marital status, handicap or any other arbitrary factor so long as such use is consistent with sound standards of public health and safety. It has the further purpose of maintaining and promoting residential living environments compatible and in harmony with the previously established patterns of development of existing low and moderate income housing. As such, the objective of this chapter is to provide the city with a device needed to correct existing shortages and to meet projected growth needs within the city. The content of this chapter is intended to provide incentives to developers to build a range of housing that is affordable to city residents.~~

~~(Prior code § 031.01)~~

17.18.020 Permitted uses.

The following uses are permitted in the R-O 6000 zone subject to all provisions of this chapter:

A. Primary Uses.

1. One family dwellings, subject to the following minimum dwelling unit sizes:
 - a. One bedroom units shall not be permitted.
 - b. Two bedroom units shall have a minimum of eleven hundred (1,100) square feet of living area.
 - c. Three bedroom units shall have a minimum of twelve hundred (1,200) square feet of living area.
2. Minimum Dwelling Unit Sizes.
 - a. One and two bedroom units. One thousand (1,000) square feet.
 - b. Three bedrooms or more. One thousand one hundred fifty (1,150) square feet.
3. Household pets and gardens as permitted in the R-S zone.
4. Such other similar uses as are approved by the planning commission.

B. Conditional Uses. The following uses may be permitted subject to obtaining a conditional use permit:

1. Secondary housing units subject to the provisions of Section 17.16.020(D).
2. Multiple family dwelling units;
3. Manufactured homes, provided they comply with the city's development standards and design guidelines for new single family homes;
4. Family daycare homes;
5. Boardinghouses, transient occupancy facilities, facilities used for the purposes of providing shelter for migrant agricultural workers, and other such facilities needed for emergency housing;
6. Public utility structures and public service facilities;
7. Hospitals;
8. Schools and colleges, not including art, business or trade schools, both public and private;
9. Parks and recreational facilities such as tennis courts and swimming pools without incidental commercial uses, both public and private; and
10. Planned unit development subject to the provisions of Chapters 17.38 and 17.52.

C. Prohibited Uses. The following uses are expressly prohibited in the R-O 6000 district:

1. Outdoor advertising displays or billboards.

{Prior code § 031.02}

{Ord. No. 1075, § 5, 6-10-15}

17.18.030 Property development standards.

- A. Required Provisions. At least ten (10) percent of all units in one family and multifamily units constructed will be required to be affordable to persons earning less than one hundred twenty (120) percent of the median-range income group throughout Riverside County. Half of the "below market rate" or subsidized units are

required to be made available to households earning less than eighty (80) percent of the median county income.

~~B. Lot Requirements. All newly created lots shall meet the following minimum dimensions:~~

- ~~1. Minimum Lot Area. Six thousand (6,000) square feet.~~
- ~~2. Minimum Lot Width. As specified in Section 17.60.010. The width of corner lots shall be sufficient to meet all setback requirements.~~
- ~~3. Maximum Lot Coverage. The maximum lot coverage by all buildings, main and accessory shall be forty (40) percent.~~

~~C. Yard Requirement.~~

- ~~1. Minimum Front Yard Setback Depth. Twenty (20) feet except where the garage is a side entry (the door of the garage is perpendicular to the street) then twelve (12) feet. The percentage of side entry garages with reduced setbacks shall not exceed fifty (50) percent within a subdivision.~~
- ~~2. Rear Yard. Each lot shall have a minimum rear yard of fifteen (15) feet.~~
- ~~3. Minimum Side Yard Width.

 - ~~a. Interior Lots. Side yard setbacks shall be measured from the property line to the point representing the finished surface of the exterior wall of the dwelling unit. The minimum distance allowed shall not be less than five feet.~~
 - ~~b. Corner Lots. Side yard setbacks shall be a minimum of ten (10) feet on the street side and a minimum of five feet on the interior lot side.~~~~

~~D. Height Limits.~~

- ~~1. The maximum height of all dwellings, living quarters, garages and other buildings permitted in this zone shall be two stories or thirty five (35) feet, whichever is less.~~

~~E. Off-Street Parking. Off-street parking shall be provided for, subject to the requirements of Section 17.54.010 of this title.~~

~~F. Application Procedure.~~

- ~~1. Individual one-family and two-family dwellings on random lots shall require the approval of the director of community development.~~
- ~~2. Multiple dwelling units, either one-family or two-family, shall require approval of the planning commission through the architectural review process.~~

~~G. Lot Coverage. In no case shall more than forty five (45) percent of the total lot area be covered by the combined area of the main building(s) and accessory building(s).~~

~~H. Refer to Section 16.32.170 of the Coachella Municipal Code for proposed changes in product sizes within single family residential tracts in which a previously approved product was constructed.~~

~~{Prior code § 031.03}~~

~~{Ord. No. 1021, § 3, 7-28-10}~~

Chapter 17. ~~20-14 R-M MULTIPLE-FAMILY RESIDENTIAL~~ G-N GENERAL NEIGHBORHOOD ZONE

17. ~~2014~~.010 Intent and purpose.

This zone is intended to provide for the establishment and expansion of ~~detached and attached single-family and multiple-family~~ multiple-family residential development areas at various medium and high population densities and related open space and community services, all located in conformance with the general plan. This zone implements the General Neighborhood land use designation in the General Plan.

(Prior code § 032.01)

17. ~~2014~~.020 Permitted uses.

The following uses are permitted in the R-MG-N (General Neighborhood) zone, subject to all provisions of this chapter:

A. Primary Uses.

1. Single-family and duplex dwellings: ~~unit sizes.~~
 - a. Detached ~~single-family~~ dwellings shall conform to the standards as set forth in the R-SS-N (single-family Suburban Neighborhood) zone (Chapter 17.16) and Chapter 17.19 (Supplemental Standards for Single-Family Residential).
 - b. Duplex dwellings, attached or detached. ~~shall conform to the standards as set forth in the R-O (residential overlay) zone (Chapter 17.18).~~
 - c. Attached single-family such as rowhouses.
 - c. Small lot single-family subdivisions.
2. Triplex or Fourplex.
~~single family townhouses, two family townhouses and two family detached dwellings.~~
3. Multi-family dwellings (5+ units). ~~3. No mobilehomes shall be allowed.~~
4. Existing single family residential uses built before the date of this adoption.
5. Public Utility Facilities (City-initiated).

B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to the primary permitted use.

1. Accessory structures, non-habitable, including private garages, carports, garden greenhouses, recreation rooms or pool bathhouses and swimming pools.
2. Accessory dwelling units and Junior accessory dwelling units, per Section 17.60.010.H. (Accessory Dwelling Units).
23. Permitted Signs. Only the following signs shall be permitted:
 - a. One unlighted identification sign of a maximum of twenty (20) square feet in area, placed on the wall of the building, containing only the name and address of the building.
 - b. One unlighted sign pertaining to the rental, sale, or lease of the premises, not to exceed ten (10) square feet in area.

~~c. Conditional Uses. The following uses may be permitted in the R-M zone, subject to obtaining a conditional use permit as specified in Section 17.74.010.~~

C. Conditional Uses. The following uses are permitted in the G-N (General Neighborhood) zone subject to obtaining a conditional use permit in accordance with the provisions of Section 17.74.010:

1. All conditional uses listed in Section 17.16.020(C) of the ~~R-SS-N (Suburban Neighborhood) zone~~,
2. Boarding and lodging houses;
3. Child nurseries, day care centers;
4. Hospitals, convalescent homes, rest homes, and sanitarium, excepting animal hospitals; subject to the following:
 - a. Minimum lot size shall be five acres.
 - b. All buildings shall be at least fifty (50) feet removed from any lot lines.
5. Professional offices and uses accessory thereto, including medical and dental laboratories; subject to the following:
 - a. Minimum lot size shall be twenty thousand (20,000) square feet.
 - b. Access on arterial or collector.

(Prior code § 032.02)

17.2014.030 Property development standards.

The following standards of development shall apply in the G-N (General Neighborhood) zone:

A. Residential Density.

1. Minimum Density. ~~8~~ 7 dwelling units/acre
2. Maximum Density. 25 dwelling units/acre

AB. Density and Lot Size Area Requirements.

1. Single-family detached residential subdivisions shall ~~comply with the allowable density range of the general plan land use designators.~~ have Aa minimum lot size of ~~four~~ five thousand (5,000,000) square feet ~~shall be required.~~ The minimum lot width and depth for an interior lot shall be 40 feet and 75 feet respectively. The minimum lot width for a corner lot shall be 45 feet.
2. Single-family attached residential subdivisions shall ~~comply with the allowable density range of the general plan land use designators.~~ have a minimum lot size of ~~two~~ four thousand five hundred (4,500) square feet ~~shall be required.~~ The minimum lot width and depth for an interior lot shall be 30 feet and 50 feet respectively. The minimum lot width for a corner lot shall be 35 feet.
3. ~~Multiple-family~~ Multiple-family residential developments of five or more dwelling units shall comply with the allowable density ranges (dwelling units per acre) of the general plan land use designators. have Aa minimum site area of ten thousand (10,000) square feet is required for multifamily developments of five or more dwelling units. Multifamily residential developments on less than ten thousand (10,000) square feet of site area shall be limited one dwelling unit per three thousand two hundred (3,200) square feet of land area. The minimum lot width and depth for an interior lot shall be 60 feet and 100 feet respectively. The minimum lot width for a corner lot shall be 70 feet.

BC. Yard Requirements.

1. Front Yard. Each lot or building site shall have a front yard of at least fifteen (15) feet in depth for single-family residential development and ten (10) feet for multifamily housing types.
2. Side Yard. Each lot or building site shall have a minimum side yard as follows:
 - a. Interior and Corner Lots. Ten (10) percent of the lot width, but not less than five feet, and need not be greater than ten (10) feet, except as specified below.
 - b. Street Side of Corner Lots. Ten (10) feet.
3. Rear Yard. Each lot or building site shall have a minimum rear yard of twenty (20) feet.

DE. Height Limits.

1. 1. — The maximum height of all buildings shall be three stories, or forty-five (45) feet, whichever is less.
2. The maximum height of all accessory structures shall be one story, or 15 feet, whichever is less.
3. The maximum height of accessory dwelling units shall be per Section 17.60.010.H. (Accessory Dwelling Units).

DE. ~~Distance Between Buildings.~~

- ~~1. Between two main buildings: Twenty (20) feet;~~
- ~~2. Between a main building and an accessory building structure, or between two accessory buildings structures: Ten (10) feet;~~
- ~~3. Between a single family dwelling and either another single family dwelling or a multiple family dwelling: Twenty (20) feet;~~
- ~~4. Where one or both of the main buildings above are three stories in height, the distance enumerated above shall be increased by five feet.~~

EE. Usable Open Space.

1. 1. — Single-family detached and attached residential subdivisions shall provide a minimum of 250 square feet per unit.
2. Multifamily developments shall provide a minimum of 250 square feet total per unit, minimum 150 square feet of private open space required for ground-level units and 80 square feet of private open space for upper-level units. The remaining area shall be provided as common open space. Portions of spaces required under the yard and distance between buildings provisions of this section may be included in the calculation of usable open space, provided they are integrated with and clearly usable as part of a larger area per Section E.3 below.

~~Usable open space equal to twenty-five (25) percent of the indicated required lot area per dwelling unit shall be provided for each multiple family dwelling unit. Portions of spaces required under the yard and distance between buildings provisions of this section may be included in the calculation of usable open space, provided they are integrated with and clearly usable as part of a larger area.~~

23. Usable Open Space Standards:

- a. Usable open space may be provided as private outdoor living areas, balconies, decks, or as common recreational-leisure areas. Except in the case of balconies, such areas shall be landscaped.

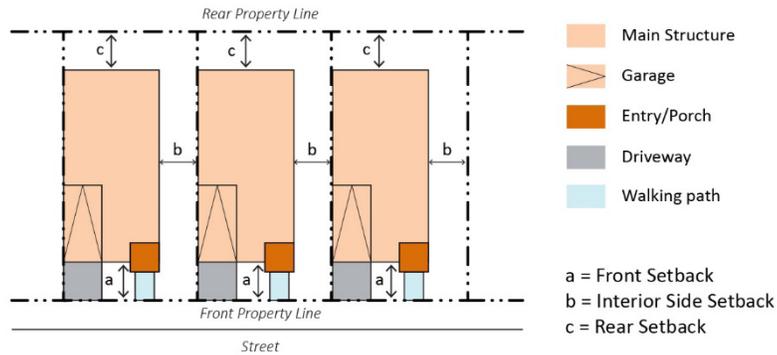
b.3. Usable open space, when provided as common recreational leisure area, may extend into the required front yard to within five feet of the front lot line, subject to the following provisions:

- ia. No more than forty (40) percent of the required front yard may be so used.
- bi. No permanent structures, except swimming pools and those structures required by law, shall be permitted in the required front yard.
- cii. Such areas shall be screened from the street and adjacent properties by landscaping and/or decorative fencing of a maximum height of forty-two (42) inches, except where a greater height is required by law.
- diii. The remaining portion of the required front yard, except for access drives and walks, shall be landscaped and maintained.

FE. Off-Street Parking. Off-street parking shall be provided for each dwelling unit subject to the requirements of Section 17.54.010 of this title.

G. Zero Lot Line Option. If new zero lot line single-family residential developments are proposed, these standards shall apply:

1. The total setback may be aggregated on one side of the dwelling unit, with no setback required on the opposite side. The minimum setback on one side of the dwelling shall be ten feet. See diagram below:



2. All or part of the setback requirements of interior yards along property lines adjoining other private lots may be waived with the written approval of the City and the property owner of the lot adjoining the yard which is being encroached upon. This written agreement shall take the form of a zero-lot line agreement which shall be recorded on the chain of title of both properties involved. The zero-lot line agreement shall describe in detail the extent of said waiver. Zero lot line agreements shall be executed between private property owners only. Swimming pools are not eligible for zero lot line agreements.

3. Approval of a zero-lot line agreement shall be subject to the following requirements:

- a. All building and fire code requirements related to construction shall be met.
- b. Approval regarding the provision of adequate access shall be obtained by the Fire Department.
- c. Where the setback is reduced to less than three feet, a maintenance access easement of five feet in width shall be provided on the adjoining property.

H. All new single-family residential development shall be designed pursuant to the design standards included in Chapter 17.19 (Supplemental Standards for Single-family Residential).

I. All new multi-family residential development shall be designed pursuant to the City of Coachella Multi-Family Objective Design Standards.

GJ. Architectural Review. All development in the R-MG-N (General Neighborhood) zone is subject to architectural review as set forth in Section 17.72.010 of this title.

~~H. Minimum Dwelling Unit Sizes.~~

~~a. Minimum floor area per dwelling unit:~~

Efficiency	600 square feet
One bedroom	750 square feet
Two bedroom	900 square feet
Each additional bedroom	150 square feet

~~b. Refer to Section 16.32.170 of the Coachella Municipal Code for proposed changes in product sizes within single family residential tracts in which a previously approved product was constructed.~~

(Prior code § 032.03)

(Ord. No. 1021, § 4, 7-28-10; Ord. No. 1075, § 6, 6-10-15)

Chapter 17.15 U-N URBAN NEIGHBORHOOD ZONE

17.15.010 Intent and purpose.

This zone is intended to provide for the establishment of high-intensity, walkable, transit-ready neighborhoods with a variety of types of housing - predominantly multi-family of various types. These compact neighborhoods are located within easy walking distance of parks, schools, shops, transit, and employment. This zone implements the Urban Neighborhood land use designation in the General Plan.

17.15.020 Permitted uses.

The following uses are permitted in the U-N (Urban Neighborhood) zone, subject to all provisions of this chapter:

A. Primary Uses.

1. Multi-family dwellings (5+ units).
2. Attached single-family dwellings such as rowhouses.
3. Small lot single-family subdivisions.
4. Duplex, Triplex or Fourplex.
5. Neighborhood retail uses under 10,000 square feet, along Major Arterials, Major Arterials with Enhanced Bicycle Facilities, Primary Arterials, and Primary Arterials with Enhanced Bicycle Facilities, per Chapter 17.24 (C-N Neighborhood Commercial Zone).
6. Restaurants along Major Arterials, Major Arterials with Enhanced Bicycle Facilities, Primary Arterials, and Primary Arterials with Enhanced Bicycle Facilities, per Chapter 17.24 (C-N Neighborhood Commercial Zone).
7. Child nurseries, day care centers.
8. Public Utility Facilities (City-initiated).
9. Existing single family residential uses built before the date of this adoption.

B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to the primary permitted use.

1. Accessory dwelling units and Junior accessory dwelling units, per Section 17.60.010.H. (Accessory Dwelling Units).
2. Accessory structures, non-habitable, including private garages, carports, garden greenhouses, recreation rooms or pool bathhouses and swimming pools.
3. Permitted Signs. Only the following signs shall be permitted:
 - a. One unlighted identification sign of a maximum of twenty (20) square feet in area, placed on the wall of the building, containing only the name and address of the building.
 - b. One unlighted sign pertaining to the rental, sale, or lease of the premises, not to exceed ten (10) square feet in area.

C. Conditional Uses. The following uses are permitted in the U-N (Urban Neighborhood) zone subject to obtaining a conditional use permit in accordance with the provisions of Section 17.74.010:

1. All conditional uses listed in Section 17.13.020(C) of the S-N (Suburban Neighborhood) zone.

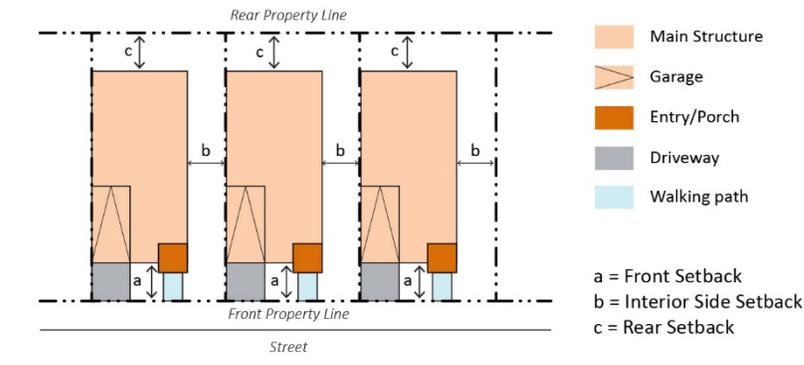
2. Boarding and lodging houses.
 3. Child nurseries, day care centers.
 4. Hotels.
 75. Medical Offices.
- D. Prohibited Uses. The following uses are prohibited in the U-N (Urban Neighborhood) zone:
1. Mobilehomes.
 2. Motels.
 3. Outdoor advertising and billboards.

17.15.030 Property development standards.

The following standards of development shall apply in the U-N (Urban Neighborhood) zone:

- A. Residential Density and Non-Residential Intensity.
1. Minimum Density. 20 dwelling units/acre.
 2. Maximum Density. 38 dwelling units/acre.
 3. Maximum non-residential FAR. 0.5, where allowed.
- B. Lot Area Requirements.
1. Single-family attached residential subdivisions shall have a minimum lot size of one thousand eight hundred (1,800) square feet. The minimum lot width and depth for an interior lot shall be 25 feet and 45 feet respectively. The minimum lot width for a corner lot shall be 30 feet.
 2. Multiple-family residential developments of five or more dwelling units shall have a minimum site area of ten thousand (10,000) square feet.
 3. Developments with stand-alone commercial uses or mixed uses shall have a minimum site area of twenty thousand (20,000) square feet.
- C. Yard Requirements.
1. Front Yard. Each lot or building site shall have a front yard of at least ten (10) feet in depth.
 2. Side Yard. Each lot or building site shall have a minimum side yard as follows:
 - a. Interior and Corner Lots. Ten (10) percent of the lot width, but not less than five feet, and need not be greater than ten (10) feet, except as specified below.
 - b. Street Side of Corner Lots. Ten (10) feet.
 3. Rear Yard. Each lot or building site shall have a minimum rear yard of fifteen (15) feet.
- D. Height Limits.
1. The maximum height of all buildings shall be four stories, (50) feet, whichever is less.
 2. The maximum height of all accessory structures shall be one story, or 15 feet, whichever is less.
 3. The maximum height of accessory dwelling units shall be per Section 17.60.010.H. (Accessory Dwelling Units).
- E. Usable Open Space.

1. Single-family detached and attached residential subdivisions shall provide a minimum of 200 square feet per unit.
2. Multifamily developments shall provide a minimum of 200 square feet total per unit, minimum 120 square feet of private open space required for ground-level units and 60 square feet of private open space for upper-level units. The remaining area shall be provided as common open space. Portions of spaces required under the yard and distance between buildings provisions of this section may be included in the calculation of usable open space, provided they are integrated with and clearly usable as part of a larger area.
3. Usable Open Space Standards:
 - a. Usable open space may be provided as private outdoor living areas, balconies, decks, or as common recreational-leisure areas. Except in the case of balconies, such areas shall be landscaped.
 - b. Usable open space, when provided as common recreational leisure area, may extend into the required front yard to within five feet of the front lot line, subject to the following provisions:
 - i. No more than forty (40) percent of the required front yard may be so used.
 - ii. No permanent structures, except swimming pools and those structures required by law, shall be permitted in the required front yard.
 - iii. Such areas shall be screened from the street and adjacent properties by landscaping and/or decorative fencing of a maximum height of forty-two (42) inches, except where a greater height is required by law.
 - iv. The remaining portion of the required front yard, except for access drives and walks, shall be landscaped and maintained.
- G. Off-Street Parking. Off-street parking shall be provided for each dwelling unit or commercial use subject to the requirements of Section 17.54.010 of this title.
- H. Zero Lot Line Option. If new zero lot line single-family residential developments are proposed, these standards shall apply:
 1. The total setback may be aggregated on one side of the dwelling unit, with no setback required on the opposite side. The minimum setback on one side of the dwelling shall be ten feet. See diagram below:



2. All or part of the setback requirements of interior yards along property lines adjoining other private lots may be waived with the written approval of the City and the property owner of the

lot adjoining the yard which is being encroached upon. This written agreement shall take the form of a zero-lot line agreement which shall be recorded on the chain of title of both properties involved. The zero-lot line agreement shall describe in detail the extent of said waiver. Zero lot line agreements shall be executed between private property owners only. Swimming pools are not eligible for zero lot line agreements.

3. Approval of a zero-lot line agreement shall be subject to the following requirements:
- a. All building and fire code requirements related to construction shall be met;
 - b. Approval regarding the provision of adequate access shall be obtained by the Fire Department; and,
 - c. Where the setback is reduced to less than three feet, a maintenance access easement of five feet in width shall be provided on the adjoining property.
- I. All new single-family residential developments shall be designed pursuant to the design standards included in Chapter 17.19 (Supplemental Standards for Single-family Residential).
- J. All new multi-family residential developments shall be designed pursuant to the City of Coachella Multi-Family Objective Design Standards.
- K. Architectural Review. All development in the U-N (Urban Neighborhood) zone is subject to architectural review as set forth in Section 17.72.010 of this title.

Chapter 17.16 U-E URBAN EMPLOYMENT ZONE

17.16.010 Intent and purpose.

This zone is intended to provide for the establishment of a range of employment uses such as office and research and development in a mixed, campus setting. The employment uses are supported by retail, service, and similar uses. Residential uses are allowed in residential-only buildings or in a mixed-use configuration with ground-floor retail. Also allowed are higher education uses (such as a college or university) designed in an urban setting. This zone implements the Urban Employment Center land use designation in the General Plan.

17.16.020 Permitted uses.

The following uses are permitted in the U-E (Urban Employment) zone, subject to all provisions of this chapter:

A. Primary Uses.

1. Office uses of all types, including but not limited to the following:
 - a. Medical and dental offices.
 - b. Administrative, business, executive and editorial.
 - c. Professional offices.
 - d. Financial, insurance, real estate offices, including banks and related institutions.
 - e. General offices.
2. Research and Development.
3. Neighborhood retail uses per Chapter 17.24 (C-N Neighborhood Commercial Zone).
4. Restaurants per Chapter 17.24 (C-N Neighborhood Commercial Zone).
5. Artisan manufacturing/flex space.
6. Multi-family dwellings (5+ units), except that no new residential uses are permitted in the area bounded by Avenue 53, Tyler Street, Avenue 54, and Shady Lane.
7. Public Utility Facilities (city-initiated).
8. Child nurseries, day care centers.

B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to the primary permitted use.

1. Accessory structures, non-habitable, including arcades (shade structures), parking garages, garden greenhouses, community gardens, recreation rooms or pool bathhouses and swimming pools.
2. Accessory dwelling units and Junior accessory dwelling units, per Section 17.60.010.H. (Accessory Dwelling Units), except that no new residential uses are permitted in the area bounded by Avenue 53, Tyler Street, Avenue 54, and Shady Lane.
3. Permitted Signs. Per Chapter 17.56 (Signs).

C. Conditional Uses. The following uses are permitted in the U-E (Urban Employment) zone subject to obtaining a conditional use permit in accordance with the provisions of Section 17.74.010:

61. Bars and Cocktail lounges

2. College/University.
43. Community Gardens
4. Hotels/Motels.
5. Light Industrial uses as permitted in the M-S (Manufacturing Service) Zone, and as stand-alone uses operating indoors. Such uses in existence and permitted at the time of adoption of this code amendment shall be allowed to continue as a permitted use without obtaining a conditional use permit.
6. Microbrewery and taprooms.
7. Towing and impound uses. Such uses as standalone uses shall not exceed one percent of the U-E Zone.

D. Consistency with the Jacqueline Cochran Regional Airport Land Use Compatibility Plan.

1. If a project is located in the Jacqueline Cochran Airport Compatibility zones, densities, intensities, and prohibited uses shall be consistent with criteria in the airport land use compatibility plan for the Jacqueline Cochran Regional Airport, including applicable Countywide criteria as may exist at the time of project review.

17.16.030 Property development standards.

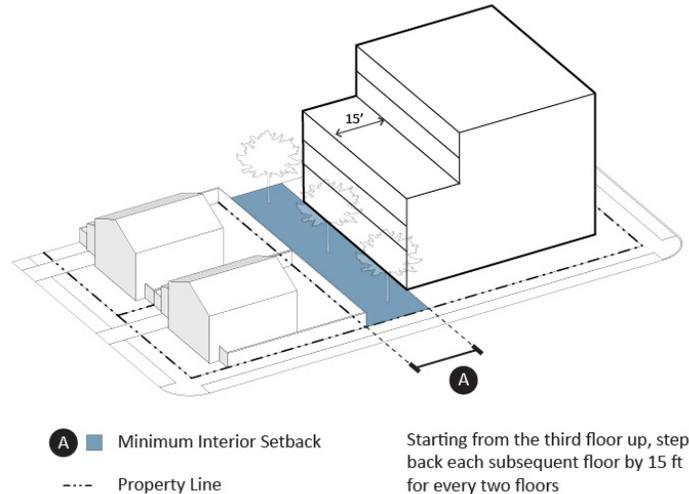
The following standards of development shall apply in the U-E (Urban Employment) zone:

- A. Residential Density and Non-Residential Intensity.
 1. Minimum Density. 30 dwelling units/acre.
 2. Maximum Density. 65 dwelling units/acre.
 3. Maximum non-residential FAR. 2.0.
- B. Lot Area Requirements.
 1. Developments with stand-alone commercial or light industrial uses or mixed uses shall have a minimum site area of twenty thousand (20,000) square feet.
 2. Stand-alone multiple-family residential developments shall have a minimum site area of ten thousand (10,000) square feet.
- C. Yard Requirements.
 1. Front Yard. Where one or both adjoining zones are residential, a yard shall be provided which is equal in depth to the average of the required front yards of the adjoining zones.
 2. Side Yard. Where a parcel in the U-E (Urban Employment) zone adjoins a street or residential zone, there shall be a side yard of not less than ten (10) feet on the side or sides adjoining said street or residential zone. In the case of a reversed corner lot, the side yard adjoining the street shall be not less than the required front yard of the adjoining key lot to the rear.
 3. Rear Yard. Where a parcel in the U-E (Urban Employment) zone adjoins a residential zone, there shall be a rear yard of not less than ten (10) feet adjoining that residential zone. This shall not apply where there exists a public alley separating the two zones.

4. Permitted Encroachments in Required Yards. The yards required in subsections 1—3 of this section may be used as part of an automobile parking area, provided however that a minimum three-foot wide screen planting strip shall be maintained adjacent to the street right-of-way lines.

D. Height Limits.

1. The maximum height of all buildings shall be five stories, or seventy-five (75) feet, whichever is less, except that for properties adjacent to a single-family zone, starting from the third floor up, each subsequent floor shall be stepped back by 15 ft for every two floors. See diagram below:



2. The maximum height of all accessory structures shall be one story, or 15 feet, whichever is less. Accessory structures exceeding 15 feet may be approved up to 35 feet subject to Architectural Review by the Planning Commission.
3. The maximum height of accessory dwelling units shall be per Section 17.60.010.H. (Accessory Dwelling Units)

E. Distance Between Buildings.

1. Between two main buildings: Twenty (20) feet.
2. Between a main building and an accessory structure, or between two accessory structures: Fifteen (15) feet.

F. Usable Open Space.

1. Greater than 25,000 square feet non-residential portion of developments shall provide three percent of the gross building area as usable open space. Common open space may be utilized for employees or publicly accessible open space. If the open space is over 1,000 square feet and provided as publicly accessible, up to 50 percent may count toward the required residential common open space (if in a mixed-use project).
2. Multifamily developments shall provide a minimum of 150 square feet total per unit, minimum 120 square feet of private open space required for ground-level units and 60 square feet of private open space for upper-level units. The remaining area shall be provided as common open space. Portions of spaces required under the yard and distance between buildings provisions of this section may be included in the calculation of usable open space, provided they are integrated with and clearly usable as part of a larger area.

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3. Usable Open Space Standards:
- a. Usable open space may be provided as private outdoor living areas, balconies, decks, or as common recreational-leisure areas. Except in the case of balconies, such areas shall be landscaped.
 - b. Usable open space, when provided as common recreational leisure area, may extend into the required front yard to within five feet of the front lot line, subject to the following provisions:
 - i. No more than forty (40) percent of the required front yard may be so used.
 - ii. No permanent structures, except swimming pools and those structures required by law, shall be permitted in the required front yard.
 - iii. Such areas shall be screened from the street and adjacent properties by landscaping and/or decorative fencing of a maximum height of forty-two (42) inches, except where a greater height is required by law.
 - iv. The remaining portion of the required front yard, except for access drives and walks, shall be landscaped and maintained.
- G. Off-Street Parking. Off-street parking shall be provided for each dwelling unit or commercial use subject to the requirements of Section 17.54.010 of this title.
- H. All new multi-family residential development shall be designed pursuant to the City of Coachella Multi-Family Objective Design Standards.
- I. Architectural Review. All development in the U-E (Urban Employment) zone is subject to architectural review as set forth in Section 17.72.010 of this title.
- J. Consistency with the Jacqueline Cochran Regional Airport Land Use Compatibility Plan.
- 1. If a project is located in the Jacqueline Cochran Airport Compatibility zones, densities, intensities, and prohibited uses shall be consistent with criteria in the airport land use compatibility plan for the Jacqueline Cochran Regional Airport, including applicable Countywide criteria as may exist at the time of project review.
- K. Other Property Development Standards.
- 1. All uses shall be conducted entirely within a completely enclosed building, except for off-street parking and loading facilities, and certain uses permitted subject to a conditional use permit.

Title 17 – ZONING (Public ~~Hearing~~ Draft, ~~April 28~~ May 18, 2023)

Chapter 17.17 R-D RESORT DISTRICT

Chapter 17.17 R-D RESORT DISTRICT

17.17.010 Intent and purpose.

This zone is intended to provide for and encourage a neighborhood organized around a recreational, entertainment or vacation destination, providing a range of residential options, neighborhood-serving retail, service and restaurant amenities, and lodging. This zone also allows a range of entertainment and destination uses not allowed in other areas, such as theme parks, that require large amounts of land and that draw visitors to the City. This zone implements the Resort District land use designation in the General Plan.

17.17.020 Permitted uses.

The following uses are permitted in the R-D (Resort District) zone, subject to all provisions of this chapter:

A. Primary Uses.

1. Hotel.
2. Motel.
3. Restaurants.
4. Retail establishments.
5. Exhibit hall, tourist centers.
6. Single-family and duplex dwellings:
 - a. Detached single-family dwellings shall conform to the standards as set forth in the S-N (Suburban Neighborhood) zone (Chapter 17.13) and Chapter 17.19 (Supplemental Standards for Single-Family Residential).
 - b. Duplex dwellings, attached or detached.
 - c. Attached single-family such as rowhouses.
 - c. Small lot single-family subdivisions.
7. Triplex or Fourplex.
8. Multi-family dwellings (5+ units) shall conform to standards as set forth in G-N (General Neighborhood) zone (Chapter 17.14) and the City of Coachella Multi-Family Objective Design Standards.
9. Outdoor Uses. Only the following outdoor uses are permitted:
 - a. Golf courses and driving ranges.
 - b. Private swimming pools; tennis courts, and similar recreational amenities.
10. Public Utility Facilities (City-initiated).

B. Tourist-Related Uses. The following uses are permitted only where integrated with and clearly incidental to a primary use, and where part of a hotel or motel building, and where the intent is to serve the needs of tourists:

1. Barber or beauty shop.

Chapter 17.17 R-D RESORT DISTRICT

-
- 2. Drugstores.
 - 3. Tobacco, candy, newspaper, and magazine counter.
 - 4. Laundromat, clothes cleaning agency.
 - 5. Travel agency.
 - 6. Automobile rental agency office (no auto storage or service permitted.)
 - C. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to primary permitted use:
 - 1. Dwelling, where used by a proprietor, manager, or custodian of a use permitted within this zone.
 - 2. Recreational buildings, structures, and uses designated to serve the patrons of primary permitted use.
 - 3. Signs as follows, subject to all provisions of Section 17.56.010 of this title.
 - a. One unlighted sign pertaining to the rental, sale, or lease of the premises, not to exceed twenty (20) square feet in area.
 - b. Advertising signs pertaining to the goods and services sold on the premises, or to the name of the establishment. The total aggregate area of all signs pertaining to any one establishment shall be two hundred fifty (250) square feet.
 - 4. Other accessory uses customarily appurtenant to a primary permitted use.
 - D. Conditional Uses. The following uses may be permitted the R-D (Resort District) zone subject to obtaining a conditional use permit as specified in Section 17.74.010.
 - 1. Animal hospital and veterinary services.
 - 2. Automobile service stations.
 - 3. Bar or cocktail lounge.
 - 4. Billiard parlor.
 - 5. Bowling alley.
 - 6. Bus terminals, depots, and similar transit facilities.
 - 7. Car washes as part of a multi-tenant retail center.
 - 8. Clubs and lodges.
 - 9. Dance hall.
 - 10. Drive-in or walk-up or other fast-food service establishments.
 - 11. Pet care services.
 - 12. Skating rinks.
 - 13. Special event establishments.
 - 14. Sports complex.
 - 15. Taprooms and microbreweries.
 - 16. Theater.
 - 17. Tourist camps.

18. Theme parks.**17.17.030 Property development standards.**

The following standards of development shall apply in the R-D (Resort District) zone:

- A. Residential Density and Non-Residential Intensity.
 - 1. Maximum Density. 8 dwelling units/acre.
 - 2. Maximum non-residential FAR. 0.1; an increase to 0.75 may be granted for theme parks and other entertainment related uses.
- B. Lot Requirements.
 - 1. Minimum Lot Size. The minimum lot size shall be ten thousand (10,000) square feet.
 - 2. Minimum Lot Width. None.
 - 3. Minimum Lot Depth. None.
 - 4. Maximum Lot Coverage. None.
- C. Yard Requirement.
 - 1. Front Yard. Each lot or building site shall have a front yard of at least fifteen (15) feet in depth, except where one or both adjoining zones are residential, in which case the required yard shall be increased to equal the average of the required front yards of the adjoining zones.
 - 2. Side Yard. There shall be no side yard requirement except where a R-D zone adjoins a street or a residential zone, in which case there shall be a side yard of not less than ten (10) feet on the side or sides adjoining said street or residential zones. In the case of a reversed corner lot, the side yard adjoining the street shall be not less than the required front yard of the adjoining key lot to the rear.
 - 3. Rear Yard. There shall be no rear yard requirement except where the R-D zone adjoins a residential zone, in which case there shall be a rear yard of not less than ten (10) feet adjoining that residential zone. This shall not apply where there exists a public alley separating the two zones.
 - 4. Permitted Encroachments in Required Yards.
 - a. The yards required in subsections 1—3 of this section may be used as part of an automobile parking area, provided however that a minimum three-foot wide screen planting strip shall be maintained adjacent to the planned highway right-of-way line.
 - b. Swimming pools provided as an accessory use to a hotel or motel may encroach into the rear two-thirds of the required front yard.
- D. Height Limits.
 - 1. The maximum height of hotel buildings shall be seven stories or eighty-five (85) feet, whichever is less. The maximum height of all other buildings shall be four stories or fifty (50) feet, whichever is less.
 - 2. Notwithstanding the above, the maximum height of any building located within fifty (50) feet of any single-family residential zone, or any agricultural zone, shall be two-and-a-half stories or

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thirty-five (35) feet, whichever is less. Vehicular rights-of-way shall be included in calculating the distance.

- E. Distance Between Buildings. No requirements, except that buildings not actually adjoining shall be provided with a minimum eight-foot separation.
- F. Off-Street Parking and Loading. Off-street parking and loading facilities shall be provided in accordance with the provisions of Section 17.54.010.
- G. Screening. Where the R-D (Resort District) zone abuts upon a residential zone, there shall be provided screening not less than six feet, or more than eight feet in height on the zone boundary line. Said screening shall be reduced to forty-two (42) inches in height within a required yard adjacent to a street or highway.
- H. Other Property Development Standards.
 - 1. All uses shall be conducted entirely within a completely enclosed building, except for off-street parking and loading facilities; those outdoor uses permitted by Section 17.28.020(A)(7), and certain uses permitted subject to a conditional use permit by Section 17.28.020(D).
 - 2. No building or structure having exterior walls of sheet metal shall be erected in this zone.
- I. All new single-family residential development shall be designed pursuant to the design standards included in Chapter 17.19 (Supplemental Standards for Single-family Residential).
- J. All new multi-family residential development shall be designed pursuant to the City of Coachella Multi-Family Objective Design Standards.
- K. Architectural Review. All development in the R-D (Resort District) Zone, is subject to architectural review as set forth in Section 17.72.010 of this title.

Title 17 – ZONING (Public ~~Hearing~~ Draft, ~~April 28~~ May 18, 2023)

Chapter 17.18 DT-PV AND TR-PV ZONES

Chapter 17.18 DT-PV DOWNTOWN PUEBLO VIEJO AND TR-PV DOWNTOWN TRANSITION ZONES

17.18.010 Intent and purpose.

The Downtown Zone (DT-PV) and Downtown Transition (TR-PV) zones are intended to provide for and encourage the orderly development of the core of the Pueblo Viejo District, the core of the Pueblo Viejo District is envisioned, by the city's General Plan and Pueblo Viejo Vision Plan, as a higher-density mixed-use (either vertical and/or horizontal) downtown area that provides for a wide variety of multi-family residential housing, office, and retail uses. The Downtown Zone (DT-PV) zone encourages a high-energy pedestrian-friendly environment with street-facing buildings, maintained building lines, a variation of architectural character, and sidewalk and public spaces to provide for gathering spaces and promote outdoor activities including dining, public art, and passive recreation. Motorized vehicle access would minimize impacts on a highly connected pedestrian environment with alley and rear entry access, parking in structures or internal to blocks, and services located behind buildings, in alleyways or rear parking areas. The use of the public realm is encouraged with on-street dining and temporary uses encouraged on sidewalks and adjoining setbacks for these purposes. The Downtown Transition (TR-PV) Zone area serves to transition commercial development from that along Grapefruit Boulevard to the core of the Pueblo Viejo around Veteran's Park and City Hall. The DT-PV and TR-PV zones implement the Downtown Center and Downtown Transition land use designations in the General Plan respectively.

17.18.020 Permitted uses.

The following uses are permitted in the DT-PV (Downtown) and TR-PV (Downtown Transition) zones, subject to all provisions of this chapter:

A. Primary Uses.

1. Retail

- a) Antique dealers and shop.
- b) Art dealers.
- c) Art related retail - art and architecture supply shops and studios.
- d) Beer and/or winemaking supply retail stores.
- e) Bookstore.
- f) Candle shops.
- g) Clothing and clothing accessories stores.
- h) Collectors' shops.
- i) Cosmetics, beauty supplies and perfume stores.
- j) Drugstores or retail pharmacies.
- k) Electronics and appliance stores.
- l) Flag and banner shops.
- m) Florist shops.
- n) Fruit and vegetable markets.
- o) Hardware stores.
- p) Health and personal care stores.
- q) Home furnishing stores.
- r) Jewelry, luggage, and leather goods stores.
- s) Meat, fish, and seafood markets (No on-site slaughtering).

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- t) Office machinery and equipment rental and leasing.
 - u) Office supplies, stationery, and gift stores.
 - v) Home security equipment stores.
 - w) Optical goods stores.
 - x) Other building materials dealers or retail stores (Except lumber stores, fencing dealers, garage door dealers and prefabricated building dealers – no construction or trade services permitted).
 - y) Paint and wallpaper stores.
 - z) Pet and pet supply stores.
 - aa) Photographic services and photofinishing.
 - bb) Religious goods store.
 - cc) Restaurants, delicatessens, and other eating establishments (No drive-thru permitted).
 - dd) Retail bakeries.
 - ee) Specialty food stores (No on-site slaughtering).
 - ff) Sporting goods, hobby, musical instrument, toy stores.
 - gg) Supermarkets and other grocery stores.
 - hh) Trophy (including awards and plaques) shops.
2. Lodging
 - a) Hotels.
 - b) Resort hotels.
 - c) Motels.
 3. Entertainment (Amusement Arcades - Indoor and Bowling Centers).
 4. Office, Professional (Medical, construction, finance, real estate, music and video production, health care, newspaper/media, scientific and technical services other than testing laboratories, event promotions, construction industry, telemarketing/contact centers, banks, finance and insurance retail, social advocacy organizations, informational, Independent Artists, Writers, and Performers, Business Professional, Labor, Political and Similar organizations, Tourist Information Centers, Sound Recording Industries, recreational and youth sport teams).
 5. Personal Care Services (Including Day Spas, Depilatory or Electrolysis Salons, Beauty Salons, Saunas, Ear Piercing Services, Steam or Turkish Baths, Hair Replacement or Weaving Services, Tanning Salons, or Permanent Makeup Salons, Hair, Nail and Skin Care Services, Barber Shops).
 6. Public/Quasi Public and Institutional Uses (Libraries and Archives, Employment Centers, Educational Services, Business Service Centers, Civic and Social organizations, Fitness and Recreational Sports Centers).
 7. Residential (Multi-family of 5+ units).
 8. Service - business support services except collection agencies, administrative services, Computer Systems Design and Related Services, Travel Arrangement and Reservation Services, Pet Care Services (Except Animal Shelters, Outdoor Boarding Services, Outdoor Catteries, Dog Pounds, Guard Dog Training Services and Outdoor Kennels, Reupholstery and Furniture Repair, Tailor and Alterations Stores, Jewelry Repair Shops, Dry-Cleaning and Laundry Services (Except Linen and Uniform Supply and Industrial Launderers), Footwear and Leather Goods Repair, Other Personal and Household Goods Repair and Maintenance.
 9. Existing single family residential uses built before July 1st, 2019.
 10. Public Utility Facilities (City-initiated).
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- B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to the primary permitted use.
1. Accessory dwelling units and Junior accessory dwelling units, per Section 17.60.010.H. (Accessory Dwelling Units).
 2. Accessory structures, non-habitable, including arcades (shade structures), carports, parking garages, garden greenhouses, community gardens, recreation rooms or pool bathhouses and swimming pools.
 3. Dwelling, where used by a proprietor, manager, or custodian of a use permitted within this zone.
 4. Outdoor dining areas.
 5. Permitted Signs. Per Chapter 17.56 (Signs).
- C. Conditional Uses. The following uses are permitted in the DT-PV and TR-PV zones subject to obtaining a conditional use permit in accordance with the provisions of Section 17.74.010:
1. Commercial
 - a) Alcoholic beverage sales (For Off-premise consumption).
 - d) Appliance repair and maintenance.
 - e) Automobile service stations.
 - f) Bar or cocktail lounge.
 - g) Caterers.
 - h) Check cashing establishments (not permitted on 6th Street).
 - i) Consignment shops.
 - j) Gun and ammunitions sales as a component of a sporting goods store.
 - k) Locksmiths.
 - l) Microbreweries, Tasting rooms, Wine tasting facilities and Micro-distilleries.
 - m) Non-storefront retailer and non-storefront retail microbusiness. A non-storefront retailer or non-storefront retail microbusiness shall have a minimum of one hundred (100) feet separation from any residential structure; be at least five hundred (500) feet from any other storefront retail or non-storefront retail cannabis business; and may not be located in the City's Pueblo Viejo District. For purposes of this chapter, "Pueblo Viejo District" shall be that area in the city bounded by Cesar Chavez Street to the south, 1st Street to the west, Grapefruit Boulevard to the north, and 9th Street to the east.
 - n) Post services.
 - o) Smoke shop or Hookah shops and lounges.
 - p) Scenic and sightseeing transportation.
 - q) Thrift stores in which at least 50 percent of the gross receipts are from the sale of a secondhand tangible personal property.
 3. Live/Work dwellings.
 4. Lodging - Bed and Breakfast Inns.
 5. Entertainment.
 - a) Billiard and pool halls.
 - b) Dance halls.
 6. Office, Professional (Laboratory- research, Laboratory - support, Medical and diagnostic laboratories, Performing arts companies, Scientific research and development services, Testing

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laboratories, Outpatient care centers, Animal hospitals and Veterinary services (No Outdoor Facilities).

7. Public/Quasi Public and Institutional Uses (Community gardens, Child day care centers, Emergency services stations (including Police and Fire), Funeral homes and Funeral services, Interurban and Rural bus transportation, Museums, Historical sites, and Similar institutions (Except Zoos), Standalone commercial parking lot or Parking structures (private), Theaters and auditoriums, Urban transit systems.

8. Personal care services (Massage, Tattoo parlor).

9. Unclassified (Jewelry and silverware manufacturing, Recycling center, Neighborhood only, Major Public Utility facilities).

17.18.030 Property development standards.

The following property development standards shall apply to all land and permitted or conditionally permitted buildings located within their respective Downtown zones.

A. General Development Standards. Table 17.18.030A, Downtown Zone Development Standards, lists the site development standards required for Downtown (DT-PV) and Downtown Transition (TR-PV) Zone projects.

Table 17.18.030A

Development Standards Downtown Zones

<u>Standard</u>	<u>DT-PV Downtown Zone</u>	<u>DT-PV Downtown Transition Zone</u>
<u>Residential Density & Non-residential Intensity</u>		
<u>Minimum Density</u>	<u>20 dwelling units/acre</u>	<u>No minimum</u>
<u>Maximum Density</u>	<u>65 dwelling units/acre</u>	<u>25 dwelling units/acre</u>
<u>Maximum Floor Area Ratio (FAR) for non-residential uses</u>	<u>3.0</u>	<u>1.5</u>
<u>Lot Area, Minimum -Standalone commercial uses or mixed uses</u>	<u>10,000 square feet</u>	<u>5,000 square feet</u>
<u>Lot Area, Minimum - Multifamily Minimum</u>	<u>5,000 square feet (1)</u>	<u>5,000 square feet (1)</u>
<u>Lot Frontage, Maximum</u>	<u>N/A</u>	<u>70%</u>
<u>Front Yard requirement</u>	<u>Where one or both adjoining zones are zoned residential, the front yard shall be the average of the adjoining zones.</u>	<u>The average of front setbacks for existing structures on the block face. For all other lots, the maximum front setback shall be ten (10) feet. For corner lots, the side setback shall be the average setbacks for existing structures.</u>

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<u>Side Yard Requirement</u>	<u>Where a DT-PV zone adjoins a street or residential zone, the minimum side yard is 10 feet. Otherwise, no side yard is required.</u>	<u>Minimum of five 5 feet. 10 feet if adjacent to single-family residential use.</u>
<u>Rear Yard Requirement</u>	<u>Where the DT-PV zone adjoins a residential zone, the minimum rear yard shall be 10 feet. (2) No other rear yard is required except as required by Building Code.</u>	<u>Minimum 10 feet when adjoining a residential zone. Minimum 20 feet when adjoining a building or structure in residential use.</u>
<u>Encroachments for Colonnades or Arcades</u>	<u>Colonnades and/or arcades may occur forward of the property line and may encroach upon the rights of way if an encroachment permit is approved by the Department of Public Works. Colonnades and/or arcades that encroach within the rights of way must not impede pedestrian traffic and be setback a minimum of six (6) feet from the curb line. Encroachments are not permitted on Grapefruit Boulevard and Cesar Chavez Street.</u>	<u>Colonnades and/or arcades may occur forward of the property line and may encroach upon the rights of way if an encroachment permit is approved by the Department of Public Works. Colonnades and/or arcades that encroach within the rights of way must not impede pedestrian traffic and be setback a minimum of six (6) feet from the curb line. Encroachments are not permitted on Grapefruit Boulevard and Cesar Chavez Street.</u>
<u>Height Limits — Building(s)</u>	<u>5 stories or 75 feet, whichever is less.</u>	<u>3 stories or 50 feet, whichever is less.</u>
<u>Height Limits – Accessory Structure(s)</u>	<u>1 story or 15 feet, whichever is less.</u>	<u>1 story or 15 feet, whichever is less.</u>
<u>Stepbacks</u>	<u>All buildings exceeding four stories in height shall require a minimum of ten (10) foot additional front setback (including corner lots) for stories above the fourth story. (3)</u>	<u>Adjacent to a single-family zone, starting from the third floor up, each floor shall be stepped back by 15 feet for every floor. See diagram in Section 17.16.030 D (1). All buildings over two stories shall have a 10-foot additional front setback.</u>

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<p><u>Usable Open Space Standards</u></p>	<p><u>Multifamily developments:</u> <u>150 square feet total of private open space per unit minimum.</u> <u>10 square feet per unit or 1,000 square feet total, whichever is greater shall be required for common open space for a common recreation and/or leisure area.</u></p> <p><u>Usable open space may be provided as private outdoor living areas, balconies, decks, or as common recreational-leisure areas (4).</u> <u>Usable common open space may extend into the required front yard to within five feet of the front lot line (5).</u></p>	<p><u>Multifamily developments:</u> <u>150 square feet total per unit minimum.</u> <u>120 square feet of private open space required for ground-level units</u> <u>60 square feet of private open space for upper-level units.</u> <u>10 square feet per unit or 1,000 square feet total, whichever is greater required for common open space for common recreation/leisure area.</u></p> <p><u>Usable open space may be provided as private outdoor living areas, balconies, decks, or as common recreational-leisure areas (4).</u> <u>Usable common open space may extend into the required front yard to within five feet of the front lot line (5).</u></p>
<p><u>Public Open Space</u></p>	<p><u>Development over one-half (1/2) acre or more in gross land area, must provide a minimum of ten (10) percent of the development for public open space. (6)</u></p>	<p>NA</p>

(1) All development shall maintain existing block sizes. New development without existing streets shall mimic prevailing block dimensions with maximum block lengths no longer than 500 feet.

(2) This standard does not apply where zones are separated by an alley.

(3) An additional five (5) foot setback for every additional story shall be required on building facades facing 5th or 7th Street.

(4) Except in the case of balconies, such areas shall be landscaped.

(5) Subject to the following provisions:

i. No more than forty (40) percent of the required front yard may be so used.

ii. No permanent structures, except swimming pools and those structures required by law, shall be permitted in the required front yard.

iii. Such areas shall be screened from the street and adjacent properties by landscaping and/or decorative fencing of a maximum height of forty-two (42) inches, except where a greater height is required by law.

iv. The remaining portion of the required front yard, except for access drives and walks, shall be landscaped and maintained."

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(6) Public open space must be accessible from the public realm. Applicant may make a payment to the City in lieu of public space reservation for larger park or plaza development within the Pueblo Viejo upon approval of the Planning Director or their designee.

B. Off-Street Parking. Off-street parking shall be provided for each dwelling unit or commercial use subject to the requirements of Section 17.54.010 of this title, except where the following provisions shall supersede those of 17.54.010:

Table 17.18.030B

Off-Street Parking Standards

<u>Mixed-Use Development Parking Requirements</u>		
<u>Standard</u>	<u>DT-PV Downtown Zone</u>	<u>DT-PV Downtown Transition Zone</u>
<u>All Mixed-use development</u>	<u>Three (3) spaces for 1,000 square feet of gross floor area</u>	<u>Three (3) spaces for 1,000 square feet of gross floor area</u>
<u>Single-Use Development Parking Requirements</u>		
<u>Standard</u>	<u>DT-PV Downtown Zone</u>	<u>DT-PV Downtown Transition Zone</u>
<u>Multi-family residential</u>	<u>Minimum: 1.25 spaces per unit plus one guest space per every five (5) units. Maximum: 1.33 spaces per unit plus one guest space per every five (5) units.</u>	<u>Minimum: 1.25 spaces per unit plus one guest space per every five (5) units. Maximum: 1.33 spaces per unit plus one guest space per every five (5) units.</u>
<u>Office</u>	<u>Four (4) spaces per 1,000 square feet of gross floor area.</u>	<u>Four (4) spaces per 1,000 square feet of gross floor area.</u>
<u>Retail</u>	<u>Minimum: 3.75 spaces per 1,000 square feet of gross floor area. Maximum: four (4) spaces per 1,000 square feet of gross floor area</u>	<u>Minimum: 3.75 spaces per 1,000 square feet of gross floor area. Maximum: four (4) spaces per 1,000 square feet of gross floor area</u>
<u>Restaurants and Drinking places</u>	<u>Minimum: twelve (12) spaces per 1,000 square feet of gross floor area. Maximum: fifteen (15) spaces per 1,000 square feet of gross floor area.</u>	<u>Minimum: twelve (12) spaces per 1,000 square feet of gross floor area. Maximum: fifteen (15) spaces per 1,000 square feet of gross floor area.</u>

Notes:

1. No development that was not approved or in existence prior to July 1st, 2019, shall be allowed to locate off-street parking areas adjacent to the primary street.
2. On-street parking that is within five hundred (500) feet of the main entrance(s) of a development may be utilized to satisfy the requirement for off-street parking subject insofar as the property owner enters into an agreement with the City of Coachella creating a parking easement over the property owner's parking lot allowing public parking after regular business hours and weekends to increase the public parking supply in the Downtown Center Zone.
3. Shared curb-cuts are required for all new development in the DT-PV Zone. All curb-cuts are subject to City approval. An internal circulation plan with provisions for shared curb-cuts and internal circulation with neighboring properties is required.
4. New development must consider existing development and provide connections to existing development within each block to allow for internal block circulation.

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5. All internal vehicle circulation roads, except for those leading to non-public areas or loading access, must include sidewalks with compliant ADA facilities and landscaping. Pedestrian facilities must connect all building entrances, retail entrances and residential entrances. Safe and adequate pedestrian connectivity within the development and connections to adjacent development and existing pedestrian facilities is required.
6. The parking requirements of this section may be reduced, with the approval of the Planning Commission, if any of the following provisions are provided for in the circulation plan:
- a. The proposed development is located within a Business Improvement District or a special district that institutes shared-parking, timed parking restrictions, and/or paid parking.
 - b. The proposed development incorporates paid parking into the development.
 - c. A cooperative use agreement is executed with another property owner to provide for a portion of the required parking of the proposed development.
 - d. A payment-in-lieu agreement is executed with the City or another entity responsible for parking management to defray the cost for accommodating additional demand generated by the proposed development.
 - e. Land set-aside or structural design of proposed parking surface lots or structured parking is provided to allow for expansion to accommodate additional parking supply when demand exceeds approved supply. The parking study must justify current supply, based upon current demand, and provide for future demand thresholds that would trigger the expansion of additional supply. Any future demand thresholds and supply expansion provisions shall become a condition of approval and continued use of the property.
 - f. The property owner enters into an agreement with the City of Coachella creating a parking easement over the property owner's parking lot allowing public parking after regular business hours and weekends.
7. Exemptions from off-street parking near existing public -parking –within the Downtown Center zone are permitted insofar as the property owner enters into an agreement with the City of Coachella, if determined necessary by the Planning Director, creating a parking easement over the property owner's parking lot allowing public parking after regular business hours and weekends to increase the public parking supply in the Downtown Center zZone. Exemptions are permitted under the following scenarios:
- a. Uses within existing commercial buildings located within five hundred (500) feet of a publicly owned- parking- lot shall be exempt from this subsection.
 - b. Uses within existing buildings more than 500 feet from publicly owned parking will be required to meet the -parking -requirements except that the required number of -parking- spaces may be reduced by sixty (60) percent with the approval of the ~~planning commission~~ Planning Commission as a part of architectural review.
 - c. Expansions of any existing buildings will be required to meet the -parking- requirements except that the required number of -parking- spaces may be reduced by sixty (60) percent with the approval of the Planning Commission as a part of architectural review.
- C. Mixed Use Development Standards.
- 1. Buildings may be oriented initially in integrated-horizontal development or vertical mixed-use patterns depending upon current market demands.

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2. Integrated horizontal mixed-use development must include a mix of at least two (2) uses including one use being residential.
 3. Residential uses may be allowed on the first floor of a building provided all of the following are met:
 - a. The first floor must be a minimum of fifteen (15) feet in height to accommodate modern commercial and retail activities, even if the initial use is residential in nature.
 - b. The first floor must be reconfigurable to accommodate a transition to non-residential uses in the future.
 - c. No ownership tenure is allowed for first-floor residential use along the primary frontage.
 4. The lower floor of proposed parking garages that face or partially face Sixth Street must include usable commercial space along the frontage and are required to follow the architectural guidelines for parking garages.
 5. The lower floor of proposed parking garages that face or partially face Sixth Street must include usable commercial space and are required to follow the architectural guidelines for parking garages.
- D. Standards for Outdoor Dining Areas.
1. Required parking shall be provided for outdoor seating areas, except for common outdoor seating areas not attributable to a single establishment.
 2. Sound amplification devices, such as speakers, shall be limited to devices that are necessary to provide low-level background music. Noise levels shall comply with Chapter 7.04 of the City of Coachella Municipal Code. The Planning Director or their designee may waive this provision, except for Chapter 7.04 compliance, on a temporary or permanent basis in conjunction with a waiver granted in part © above.
 3. Outdoor dining areas are subject to all permit approvals and the design guidelines and configuration, and design must be included on any drawings and application submissions.
 4. Outdoor dining areas located adjacent to, or within the public rights-of-way must leave a minimum of five (5) feet of sidewalk, for clear pedestrian path of travel.
 5. All outdoor dining within the public rights-of-way must obtain an encroachment permit from the City Engineering Department.
 6. Outdoor dining areas that include the sales of alcohol must meet all requirements and regulations of the California Department of Alcoholic Beverage Control.
- K. All new multi-family residential development shall be designed pursuant to the City of Coachella Multi-Family Objective Design Standards.
- L. Architectural Review. All non-residential development is subject to the Pueblo Viejo Design Guidelines as the governing architectural guidelines for the zone.
- M. All development in the DT-PV (Downtown) and TR-PV (Downtown Transition) zones is subject to architectural review as set forth in Section 17.72.010 of this title.
- N. Signage. The provisions of Chapter 17.56 and the design guidelines in the Pueblo Viejo Design Guidelines shall apply to all signs within Downtown zones.
- F. Affordable housing Requirements. A minimum of ten (10) percent of all residential units for projects of more than 10 units must be priced for low and/or moderate-income residents. Units should be disbursed

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throughout the structure and must proportionally reflect the size of market rate units. While trim detail may vary, the overall quality of building materials may not depart from those used within market rate units within the same structure. See Chapter 17.88 (Density Bonus and Development Incentives) for additional information.

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

1. All uses, lots, structures, and characteristics, except for signage, that were lawful, and in existence, prior to July 1st, 2019, shall remain as legally conforming uses, lots, structures, and characteristics with all the previous entitlements intact provided:
 - a. the use, lot, structure and/or characteristics remain otherwise lawful.
 - b. No use, lot, structure and/or characteristics may cease operation for a period greater than one (1) year.
 - c. No use, lot, and/or structure may be abandoned for a period greater than one (1) year.
 - d. If the use, lot, structure and/or characteristics fall within a permitted and/or conditional use, as defined in -section 17.17.020, the provisions of this section will no longer apply and the previous use, lot, structure and/or characteristics must fully comply with the provisions of this zone thereafter.
2. If the provisions of this section are no longer met, the property is then subject to the provisions of Chapter 17.78 of this ordinance.

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17.19.010 Intent and purpose.

New single-family structures, and alterations to existing single-family structures, shall comply with the supplemental standards in this Section.

17.19.020 Detached Single-Family Residential Standards.

- A. Purpose. The following detached single-family residential design standards are intended to ensure that single-family detached homes are well-designed while allowing for flexibility and creativity. A broad range of configurations are allowed including cluster homes, cottages, auto courts, and other configurations that meet the allowed density requirements and development standards of the applicable zone.
- B. Applicability. This section shall apply to allowed construction or installation of all detached single-family residential structures, additions thereto, and all accessory structures including but not limited to garages, guest houses, and second dwelling units, except as otherwise authorized by State law or per Section 17.60.010.H. (Accessory Dwelling Units).
- C. Site Planning Standards
1. Access and Connectivity
 - a. External Connectivity. Streets within any proposed subdivision or building site shall be aligned with existing and planned streets in the surrounding area to create a continuous street pattern. All streets in any subdivision or development site shall connect to other streets and to existing and planned streets outside the proposed subdivision or development to the extent feasible. Any cul-de-sac or other dead-end street longer than 300 feet shall be connected to other streets by a pedestrian path. If a development is gated, it shall provide frequent pedestrian and bicycle connections between the gated community and surrounding areas at distances no more than 600 feet apart.
 - b. Pedestrian Pathways/Sidewalks. New development shall be required to provide pedestrian pathways/sidewalks connecting to the public sidewalk and other planned or existing pedestrian routes or trails. A pedestrian pathway/sidewalk shall connect the primary common building entry or entries to the public sidewalk on each street frontage. Pedestrian pathways/sidewalks, a minimum of five feet wide, shall be provided from the public right-of-way to all primary common entryways and common areas, guest parking, and centralized trash enclosures (if provided). This is not applicable to a typical single-family detached residential subdivision.
 2. Street and Pathway Landscaping. All publicly accessible private streets and pathways shall provide a combination of trees, shrubs, and ground cover in a minimum five-foot-wide planting strip. Trees shall be planted at a minimum of one tree for every 40 feet of linear street/path. Shrubs and groundcover shall cover at least 30 percent of the planting strip.
 3. Parking
 - a. Parking Location. Curb cuts and driveways providing access to parking shall be provided from an alley or secondary/private street, rather than from the public right-of-way, whenever such alley or secondary/private access is feasible. Parking is not allowed in the front setback area for individual lots and building sites, except within approved driveways.
 - b. Garage Design

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1. A fully enclosed two-car garage with a clear and free minimum interior dimension of 20 feet in width and 22 feet in length shall be provided, except on lots having a width of 50 feet or less, a fully enclosed tandem garage with a clear and free minimum interior dimension of 12 feet in width by 44 feet in depth may be provided. All garages shall be constructed in compliance with the City Building & Safety Division requirements.
 2. Detached garage structures shall be designed using at least two of the same exterior finish materials and/or colors used on the principal structure and shall be provided with decorative sectional roll-up doors constructed of durable material, such as wood or metal. Doors constructed of plywood sheeting shall not be allowed.
 3. When the width of the driveway exceeds 20 feet in width (as measured five feet in front of the garage), a decorative driveway, which may consist of paver treatments, colored concrete, decorative concrete finishes, or other treatments as approved by the Director, shall be required. Stamped concrete shall not be allowed.
4. Services and Utilities
- a. Utilities. All new utility boxes and equipment and utility connections shall be undergrounded unless otherwise prohibited by the utility provider (e.g., water backflow prevention device that must be placed above ground) or the City Engineer grants an exemption following his/her determination that such undergrounding is not practicable.
 - b. Utility Hookups. Utility hookups and an area to accommodate installation of a clothes washer and dryer shall be provided within the primary structure or within an enclosed accessory structure.
 - c. Location of Above-ground Utilities and Service Areas. All above-ground utilities and equipment (e.g., electric and gas meters, fire sprinkler valves, irrigation backflow prevention devices, etc.), shall be integrated into building and landscape design and located to minimize impact on the pedestrian experience and neighboring properties by adhering to the below standards:
 - d. Utilities and equipment shall be located on non-primary street frontages, alleys, parking areas, and/or at the rear or side of buildings.
 - e. Utilities and equipment shall be fully screened from view and not be located within the front or street side setback area of the lot or development site.
 - f. Air-Conditioning Equipment. No new roof-mounted air conditioning equipment or evaporative coolers visible from the public right-of-way shall be allowed. Push through air conditioning units or evaporative coolers may be allowed on any side or rear elevation, as long as they are not visible from any public right-of-way. Air conditioning equipment shall be ground-mounted, set back a minimum of five feet from any side or rear property line and shall not be located within the required front yard setback.
5. Refuse and Recycling.
- a. Single-family residential development projects do not require communal or shared trash and recycling areas/containers. In such cases, no enclosure structure shall be required, however individual trash and recycling containers shall be stored in such a manner that containers are not visible from public view from the front of the property. Containers may be placed in public view for purposes of collection only on the scheduled collection day and shall be removed from public view following said collection.
 - b. For cluster homes, cottages, and auto courts, common refuse and recycling containers and collection areas shall be adequate in capacity, number, and distribution to accommodate all waste generation of the site. The number of containers and collection areas shall be reviewed by

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the local disposal service and approved by the Director. Common refuse and recycling collection areas shall be located inside of enclosures located along alleys, in parking areas, or at the rear or side of buildings and shall be fully screened from view per the screening standard in CMC Section 17.19.020.B.5.c (Service, Utility, and Equipment Screening) below. Communal refuse collection areas shall be prohibited on primary frontages.

- c. Service, Utility, and Equipment Screening. Screening of common refuse collection areas, utilities, and equipment shall be equal to or higher than the height of the equipment to be screened. Screening materials shall consist of a primary exterior finish material used on other portions of the residential units.

C. Building and Façade Design Standards

1. Architectural Variability. For all developments involving five or more contiguous lots, there shall be multiple “distinctly different” front façade designs. No more than two houses shall be of the same front façade design as any other house directly adjacent along the same block face and side of the street. Mirror images of the same configuration do not meet the intent of “distinctly different.” “Distinctly different” shall mean that a single-family dwelling’s elevation must differ from other house elevations in the following criteria. The number of required different front façade designs shall be in accordance with Table 17.19-1. Architectural Variability.

- a. Number of stories (optional);
- b. Modulation strategies-- at least one ((see CMC Section 17.19.020.C.2 (Façade Modulation and Articulation));
- c. Articulation strategies-- at least one ((see CMC Section 17.19.020.C.2 (Façade Modulation and Articulation)); and,
- d. Variation in materials-- different material palette, with a different primary material.

Table 17.19-1. Architectural Variability

<u>Total number of Dwelling Units</u>	<u>Minimum Number of Façade Designs</u>
<u>4 – 8</u>	<u>2</u>
<u>9 – 20</u>	<u>3</u>
<u>21 – 30</u>	<u>4</u>
<u>31 – 40</u>	<u>5</u>
<u>41 – 60</u>	<u>6</u>
<u>61 – 100</u>	<u>7</u>
<u>>100</u>	<u>8</u>

2. Façade Modulation and Articulation

- a. Modulation. Residential units shall employ at least two of the following building modulation strategies:
 - 1. Varied roof forms, including but not limited to changes in roof height, offsets, change in direction of roof slope, dormers, parapets, etc.;
 - 2. Use of balconies, front porches, overhangs, or covered patios; and/or,

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architecturally incompatible with the design of the structure as approved by the Director or his/her designee.

- d. Roof Materials. Roof materials shall be non-combustible; shake and composite shingles shall be prohibited on any new single-family residential structure.
 - e. Roof Vents. All roof vents shall be flat or similar style.
6. Colors and Materials.
- a. Variation in Materials. Each home shall incorporate at least three materials for facades.
 - b. Siding Materials. Siding material shall consist of stucco, wood, brick, stone, or decorative concrete block. Synthetic products of a similar appearance, equivalent durability, and providing equivalent fire resistance may be allowed. Metal siding, if utilized, shall be non-reflective and horizontally overlapping. The exterior covering material shall extend to a point at or near grade except that if an approved solid wood, metal, concrete, or masonry perimeter foundation is used, the exterior covering material need not extend below the top of the foundation.
 - c. Building Component Colors. All vents, gutters, downspouts, flashing, electrical conduits, etc., shall be painted to match the color of the adjacent surface.
7. Transitions and Privacy.
- a. Window Placement. Windows on adjacent units shall be offset by at least three feet to avoid direct sightlines into and from neighboring properties.
 - b. Upper-Story Decks and Balconies. Upper-story decks and/or balconies over 20 square feet in area shall be setback a minimum of 15 feet from the property line when adjacent to a single-family zoned property.
 - c. Landscape Buffer. For development projects of six units or more, a landscaped planter strip of at least three feet in width shall be provided along the abutting property line between a small lot subdivision/development and any adjoining low-density residential zoning district boundaries. Trees shall be planted within this area every 20 to 40 feet on center (depending on the tree species and canopy at maturity) to provide screening between the small lot subdivision/development and the adjacent low-density residential uses.
8. Accessory Structures. Accessory structures over 120 square feet such as detached garages, porches, pergolas, and other similar structures shall be architecturally compatible with the primary residential structure by incorporating at least two of the same colors, materials, design elements, or roof materials. Attached solid patio covers with a 3:12 pitch or greater shall substantially match the existing roof material and color. If a pitch less than 3:12 is proposed, the roof shall only be required to match the color of the primary structure roof. If open lattice is proposed, it shall match the existing trim color of the primary structure.

Chapter 17.20 to 17.21 RESERVED**Chapter 17.22 R-MH MOBILEHOME PARK SUBDIVISION****17.22.010 Intent and purpose.**

It is the intent of this chapter to provide regulations for the placement of mobilehomes on individual lots within an approved subdivision specifically designed and designated for the sale, not rental, of lots to accommodate mobilehomes as the dwelling unit. The minimum site that may be zoned for this purpose shall be twenty (20) acres, including one-half but not to exceed thirty-three (33) feet of width of adjacent boundary streets dedicated to the public. This zone implements mobilehomes in several General Plan land use designations.

(Prior code § 036.01)

17.22.020 Permitted uses.

The following uses are permitted in the R-MH (Mobilehome) zone, subject to all provisions of this chapter:

A. Primary Uses.

1. Mobilehomes for residential use; in no event shall more than one mobilehome be used for residential purposes on a lot.

2. Public Utility Facilities (City-initiated).

B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to the primary permitted use:

1. Patio slab, awning, carport or garage, swimming pool, pool bathhouse, storage, and washroom building.
2. Permitted Signs. Only the following signs shall be permitted:
 - a. One nameplate not to exceed one foot square in area.
 - b. One unlighted sign pertaining to the rental, sale, or lease of the premises, not to exceed six feet in area. Such signs shall be located at least ten (10) feet from any property line.

C. Conditional Uses. The following uses may be permitted in the R-MH (Mobilehome) zone, subject to obtaining a conditional use permit as specified in Section 17.74.010.

1. Community recreation facilities for the use of individual lot owner within the subdivision may be developed after the provisions for their continued and proper operation have been approved by the ~~planning commission~~ Planning Commission. The maintenance of the community recreation and service areas shall be assured by provisions in the deeds, such as covenants running with the land, providing for participation by the individual lot owners and the responsibility and cost thereof.
2. Temporary real estate tract offices, to be used only during the original sale of the subdivision, but not to exceed a period of one year.

(Prior code § 036.02)

17.22.030 Property development standards.

- A. Lot Requirements.
 - 1. Minimum Lot Area. Four thousand five hundred (4,500) square feet.
 - 2. Minimum Lot Width. Forty (40) feet.
 - 3. Minimum Lot Depth. Ninety (90) feet.
 - 4. Minimum Street Frontage. Not less than thirty-five (35) feet.
- B. Yard Requirement.
 - 1. Minimum Front Yard Depth. Twenty (20) feet.
 - 2. Minimum Side Yard Width. Five (5) feet.
 - 3. Minimum Rear Yard. Five (5) feet.
- C. Height Limit.
 - 1. Primary Use. Fifteen (15) feet.
 - 2. Accessory Use. Fifteen (15) feet.
 - 3. Conditional Use. Two (2) stories or thirty-five (35) feet, whichever is less.
- D. Off-Street Parking. Off-street parking shall be provided for, subject to the requirements of Section 17.54.010 of this title.
- E. On-Site Recreation.
 - 1. A concrete slab or other standard metal or wood deck containing at least two hundred (200) square feet shall be installed on each lot prior to placing a mobilehome on each lot for residential purposes. This area is to be in addition to any area required for parking.

(Prior code § 036.03)

17.22.040 Other regulations.

- A. No R-MH (Mobilehome) zone shall be applied to an area containing structures that do not conform to the R-MH (Mobilehome) zone.
- B. Camping and boat trailers may be stored on the property providing they are kept on the rear half of the lot. All other materials shall be maintained within a completely enclosed storage structure.
- C. All trailers and mobilehomes shall be kept mobile.
- D. All trailers and mobilehomes shall carry a current state license.

(Prior code § 036.04)

Chapter 17.24 C-N NEIGHBORHOOD COMMERCIAL ZONE

17.24.010 Intent and purpose.

This zone is intended to provide for ~~everyday~~every day, convenience shopping intended to serve residential neighborhoods, consistent with the environmental requirements of such neighborhoods. Convenience shopping facilities are those which provide space for retail and service businesses serving the immediate neighborhood. This zone also provides the opportunity for multi-family housing mixed in with the neighborhood serving uses, all within convenient walking or biking distance of nearby neighborhoods. These areas provide gathering places for the residents of surrounding neighborhoods. The provisions of this zone are intended to minimize or eliminate, insofar as possible, any conflicting aspects of commercial land use within residential neighborhoods, particularly as related to traffic, type of activity, and site requirements. This zone implements the Neighborhood Center land use designation in the General Plan.

(Prior code § 040.01)

17.24.020 Permitted uses.

The following uses are permitted in the C-N (Neighborhood Commercial) zone, subject to all provisions of this chapter:

A. Primary Uses.

1. Local retail businesses primarily intended to serve the immediate neighborhood, provided that no one use shall exceed ~~five-ten~~ thousand (~~5~~10,000) square feet of floor area, including the following:
 - a. Grocery, fruit, or vegetable store; meat market.;
 - b. Meat, fish, or dressed poultry (no live poultry) sales.;
 - c. Bakery.;
 - d. Drugstore.;
 - e. ~~Reserved;~~
 - f. Hardware store.;
 - g. Restaurant, ~~café~~café, or soda fountain, not including entertainment, dancing, sale of liquor, beer, or other alcoholic beverages.
2. Local service businesses primarily intended to serve the immediate neighborhood, including the following:
 - a. Barber or beauty shop.;
 - b. Child care centers.;
 - c. Clothes cleaning and laundry pickup stations, laundromat, coin-operated ~~dry-cleaning~~dry-cleaning establishment.;
 - d. Offices of physicians, dentists, optometrists, chiropractors, accountants, and realtors.;
 - e. Tailor, dressmaker.
3. Multi-tenant retail, up to 35,000 square feet of floor area.
4. Public Utility Facilities (City-initiated).

5. Existing single family residential uses built before the date of this adoption.

- B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to the primary permitted use:
1. Signs as follows, subject to all provisions of Section 17.56.010 of this title.
 - a. One unlighted sign pertaining to the rental, sale, or lease of the premises, not to exceed twenty (20) square feet in area.
 - b. Advertising signs pertaining only to the goods and services sold on the premises, or to the name of the establishment. The total aggregate area of all signs pertaining to any one establishment shall be eighty (80) square feet.
 2. Canopies, arcades, carports, or similar shading devices.
 3. Other accessory buildings, structures and uses customarily appurtenant to a primary permitted use.
- C. Conditional Uses. The following uses may be permitted in the C-N (Neighborhood Commercial) zone, subject to obtaining a conditional use permit as specified in Section 17.74.010 of this title.
1. Those uses allowed as conditional uses by Section 17.1612.020(C) of the ~~R-SS-N (Suburban Neighborhood)~~ zone;
 2. Multi-family residential (5+ units).
 3. Ambulance services.
 4. Automobile accessories and parts.
 - ~~2. Lodges, fraternal organizations, and clubs;~~
 - ~~3. Automobile service stations;~~
 - ~~4. Dwelling units, Residential (5+ units) multiple family, limited to second story;~~
 - ~~5. Liquor sales, subject to Section 17.74.015; and~~
 566. Automotive repair garage as an accessory to automobile service station.
 7. Bars and cocktail lounges.
 8. Bowling, pool, or billiard centers.
 9. Bus terminals, depots, and similar transit facilities.
 10. Check cashing services.
 11. Commercial cannabis testing laboratories, pursuant to Chapter 17.85.
 12. Non-storefront cannabis retailers and non-storefront retail microbusinesses, pursuant to Chapter 17.84.
 13. Car washes.
 14. Commercial parking lots.
 15. Commercial psychic activities.
 16. Dance halls.
 - ~~617. Drive-in, walk-up, or other fast-food establishments;~~
 18. Engineering research and testing firms and laboratories.

- ~~36~~19. Hotels, motels.;
- ~~7.~~ Bus terminals, depots, and similar transit facilities;
- ~~8.~~ Thrift Stores;
- ~~9.~~ Ambulance services;
- ~~10.~~ Car washes;
- 20. Laundromat/coin operated laundry so long as a full-time attendant is provided.
- 21. Liquor sales, subject to Section 17.74.015.
- 22. Lodges, fraternal organizations, and clubs.
- 23. Mattress manufacture.
- 24. Mortuaries.
- ~~33~~25. Neighborhood recycling centers, pursuant to Chapter 17.9011. ~~_____ Pawn shops;~~
- ~~12.~~ Bowling, pool, or billiard centers;
- ~~13.~~ Commercial parking lots;
- ~~14.~~ Tourist camps;
- ~~15.~~ Automotive repair garage as an accessory to automobile service station;
- ~~16.~~ Commercial psychic activities;
- ~~17.~~ Liquor sales, subject to Section 17.74.015;
- ~~18.~~ Automobile accessories and parts;
- ~~19~~26. _____
- 26. New and used automobile sales and mobilehome sales, located on sites with frontage on Cesar Chavez Street provided that a ten-foot landscaped setback from the planned highway right-of-way line be maintained.;
- ~~27.~~ Pawn shops. ~~20.~~ Engineering research and testing firms and laboratories;
- ~~21.~~ Truck, farm implement and machinery sales and rental, sale of parts;
- ~~22.~~ Laundromat/coin operated laundry so long as a full-time attendant is provided;
- ~~23.~~ Plumbing shop, provided all outside storage is completely screened;
- 248. Parcel or overnight delivery services.;
- 259. Photocopying, photo processing and blueprinting.;
- ~~23~~30. Plumbing shop, provided all outside storage is completely screened.;
- ~~26~~31. _____ Printing establishments.;
- 32. Private lodges, clubs, meeting halls.
- 33. Special event establishments.
- ~~26.~~ Mattress manufacture;
- ~~27.~~ Reserved;
- ~~28.~~ Mortuaries;

- ~~2934. Swap meet, indoor.;~~
- ~~305. Swap meet, outdoor.;~~
- ~~36. Taproom.~~
- ~~31. Multi tenant retail;~~
- ~~327. Tattoo and body piercing parlors.;~~
- ~~38. Thrift stores.~~
- ~~39. Truck, farm implement and machinery sales and rental, sale of parts.~~
- ~~33. Neighborhood recycling centers, pursuant to Chapter 17.90;~~
- ~~34. Commercial cannabis testing laboratories, pursuant to Chapter 17.85;~~
- ~~35. Non-storefront cannabis retailers and non-storefront retail microbusinesses, pursuant to Chapter 17.84.~~
- ~~36. Hotels, motels;~~
- ~~37. Private lodges, clubs, meeting halls;~~
- ~~38. Check Cashing services;~~
- ~~39. Dance Halls;~~
- ~~40. Bars and Cocktail Lounges;~~
- ~~42. Special Event Establishments;~~
- ~~43. Taproom~~

(Prior code § 040.02)

(Ord. No. 1088, § 1, 12-14-16)

17.24.030 Property development standards.

The following standards of development shall apply in the C-N (Neighborhood Commercial) zone:

A. Residential Density and Non-Residential Intensity.

1. Minimum Density. 15 dwelling units/acre, when residential uses are provided.
2. Maximum Density. 40 dwelling units/acre.
3. Maximum FAR. 1.5.

AB. Lot Requirements.

1. Minimum Lot Area. Five thousand (5,000) square feet.; ~~parcels not contiguous to C-N (Neighborhood Commercial)-zoned property shall have a minimum area of one-half acre twenty thousand (20,000) square feet.~~
2. Minimum Lot Width. Fifty (50) feet.
3. Minimum Lot Depth. None.
4. Maximum Lot Coverage. No limit.

BC. Yard Requirements.

1. Front Yard. Where one or both adjoining zones are residential, a yard shall be provided which is equal in depth to the average of the required front yards of the adjoining zones.
2. Side Yard. Where a C-N (Neighborhood Commercial) zone adjoins a street or a residential zone, there shall be a side yard of not less than ten (10) feet on the side or sides adjoining such street or residential zone. In the case of a reversed corner lot, the side yard adjoining the street shall be not less than the required front yard of the adjoining key lot to the rear.
3. Rear Yard. Where the C-N (Neighborhood Commercial) zone adjoins a residential zone, there shall be a rear yard of not less than ten (10) feet adjoining that residential zone. In the case of a building or structure for residential use, there shall be a rear yard of not less than twenty (20) feet.
4. Permitted Encroachments in Required Yard. The yards required in subsections 1—3 of this section may be used as part of an automobile parking area, provided however that a minimum three-foot wide screen planting strip shall be maintained adjacent to the planned highway right-of-way line.

CD. Height Limit. The maximum height of any building or structure shall be ~~two-three~~ stories or ~~thirty-five~~thirty-five (3550) feet, whichever is less.

DE. Distance Between Buildings. Buildings not actually adjoining shall be provided with a minimum eight-foot separation.

EF. Off-Street Parking and Loading. Off-street parking and loading facilities shall be provided in accordance with the provisions of Section 17.54.010.

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

GH. Other Property Development Standards.

1. All residential uses shall follow the site development standards for U-N (Urban Neighborhood) zone, except as noted in this subsection.
2. Any structure originally designed or intended for residential purposes may be used for service businesses, (except clothes cleaning, etc.) as permitted in this zone, subject to all provisions of this article, and further subject to the following conditions:
 - a. The required front yard of the structure shall be permanently maintained in landscaping as defined in Section 17.60.010(D)(4).
 - b. All parking shall be provided to the rear of the residential structure.
 - c. All structures shall conform to all provisions of the applicable building, housing, and fire codes of the city.
 - d. Signs permitted shall be limited to a total surface area twenty (20) square feet.
 - e. No structure shall be used for residential and commercial uses at the same time.
2. All uses shall be conducted entirely within a completely enclosed building, except for off-street parking and loading facilities, and automobile service stations permitted subject to Section 17.24.020(C)(3).

~~H.~~ All new multi-family residential development shall be designed pursuant to the City of Coachella Multi-Family Objective Design Standards.

~~J.~~ Architectural Review. All development in the C-N (Neighborhood Commercial) ~~z~~Zone, is subject to architectural review as set forth in Section 17.72.010 of this title.

(Prior code § 040.03)

Chapter 17.26 C-G GENERAL COMMERCIAL USE ZONE

17.26.010 Intent and purpose.

This zone is intended to provide for and encourage the orderly development of commercial areas designed to serve ~~the~~ community-wide needs. Such areas provide a wide variety of goods and services, and must be consistent with the overall development of the city and its environs. The provisions of this zone are intended to ~~insure~~ensure that such commerce will be compatible with adjacent, noncommercial development, and to minimize the undesirable effects of heavy traffic, type of activity, and to set forth site requirements. This zone implements the Suburban Retail land use designation in the General Plan.

(Prior code § 042.01)

17.26.020 Permitted uses.

The following uses are permitted in the C-G (General Commercial) zone, subject to all provisions of this chapter:

A. Primary Uses.

1. All uses permitted by ~~subsection Section 17.24.010 A of this section~~ the C-N (Neighborhood Commercial) zone except laundromats/coin-operated ~~dry cleaning~~dry-cleaning establishments.
2. Retail Uses:
 - a. Antique shop.
 - b. Appliance store.
 - c. Automobile accessories and parts.
 - d. Art gallery.
 - e. Bicycle shop.
 - f. Bookstore.
 - g. Cigar or tobacco store.
 - h. Clothing or apparel sales.
 - i. Confectionery store.
 - j. Department store.
 - ~~k. Dress or millinery shop~~
 - k. Drugstore.
 - l. Electronics store.
 - m. Furniture store.
 - n. Grocery store.
 - ~~n. Hobby shop.~~
 - o. Interior decorator.

- p. Jewelry store.
- q. Lapidary.
- r. Motorcycle sales and accessories.
- ~~q. Notions store.~~
- s. Pet shop, including grooming, but no kennel.
- t. Photographic supplies.
- ~~u. Radio and television.~~
- u. Restaurant without liquor sales.
- v. Shoe store.
- w. Sporting goods store.
- x. Toy store.
- y. Unfinished furniture sales (new).
- z. Yardage store.

~~313.~~ Multi-tenant retail.

4. Service Businesses.

- a. Bicycle repair shop_;
- b. Blueprinting service_;
- c. Business, trade schools_;
- d. Drafting service_;
- e. Drycleaning establishments.
- ~~f.~~ Exhibition hall_;, theater, auditorium_;
- ~~fg.~~ Hotels and motels_;
- ~~g.~~ Job printer;
- h. Library or reading room_;
- i. Locksmith_;
- j. Medical or dental clinic_;
- k. Microfilm service_;
- ~~l.~~ Mortuary_;
- m. Photo studio_;
- ~~n.~~ Private lodges, clubs, meeting halls;
- o. Radio, television repair_;
- p. Rental of household, sickroom_; and office equipment_;

- q. Secretarial service~~;~~
- r. Shoe repair~~;~~
- s. Small appliance repair~~;~~
- t. Studio, dancing, music, art, etc.
- u. Telephone answering service~~;~~
- v. Tuxedo/costume rental.
- ~~u. drycleaners~~

45. Office uses of all types, including but not limited to the following:

- a. Medical and dental offices~~;~~
- b. Administrative, business, executive and editorial~~;~~
- c. Professional offices~~;~~
- d. Financial, insurance, real estate offices, including banks and related institutions~~;~~
- e. General offices.

56. Outdoor Uses. Only the following outdoor uses are permitted:

- ~~a. Automobile service stations, including self-service stations or self-service islands at a store, but only if such self-service establishments maintains restroom facilities for both sexes and water and air for the vehicles;~~
- ~~b. New and used automobile sales and mobile home/mobilehome sales, provided that a ten-foot landscaped setback from the planned highway right-of-way line be maintained;~~
- ae. Plant nurseries, provided that all areas devoted to outdoor storage of other than live plant material shall be completely screened from view from arterial highways and abutting residential properties. No bulk storage of sand, gravel, fertilizer, or other chemical or organic materials is permitted~~;~~
- ~~d. Auto parking and loading area;~~
- ~~e. Storage yards; provided, that a ten (10) foot landscaped setback from planned street right-of-way be permanently maintained and that all outside storage shall be completely screened from view from streets, highways, and abutting properties. Bulk storage of sand, gravel or other materials which may be conveyed by wind onto adjacent properties shall be located within walled structures allowing enclosure on all sides.~~

7. Public Utility Facilities (City-initiated).

B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to a primary permitted use:

- 1. Wholesaling of products.
- 2. The manufacturing, processing, treatment~~;~~ or storage of products which is clearly incidental to the retail or service business conducted on the premises, provided that:
 - a. The premises are not the primary source of the production of goods sold on the premises.
 - b. Not more than twenty-five (25) percent of the ground floor area shall be used for such purposes.

-
- c. No motor exceeding one horsepower be used for manufacturing, treatment, or processing in connection therewith, and that the total horsepower so used shall not exceed five horsepower. This restriction shall not apply to air conditioning equipment.
 - d. No portion of any building or premises so used shall be less than fifty (50) feet from any residential district.
- 3. Dwelling, where used by a proprietor, manager, or custodian of a use permitted within this zone, ~~provided that the minimum floor area of such a dwelling shall be that which may be required in the R-M zone.~~
- 4. Signs as follows, subject to all provisions of Section 17.56.010 of this title:
 - a. One unlighted sign pertaining to the rental, sale, or lease of the premises, not to exceed twenty (20) square feet in area.
 - b. Advertising signs pertaining only to the goods and services sold on the premises, or to the name of the establishment. The total aggregate area of all signs pertaining to any one establishment shall be one hundred fifty (150) square feet for those establishments with less than one thousand five hundred (1,500) square feet of gross floor area, and two hundred fifty (250) square feet for those establishments with one thousand five hundred (1,500) or more square feet of gross floor area.
 - 5. Canopies, arcades, carports, or similar shading devices.
 - 6. Other accessory uses customarily appurtenant to a primary permitted use.
- C. Conditional Uses. The following uses may be permitted in all sectors of the CG zone subject to obtaining a conditional use permit pursuant to Chapter 17.74.
- 1. Ambulance services.
 - 2. Automobile accessories and parts.
 - 3. Automotive repair garage as an accessory to automobile service station.
 - 4. Automobile service stations, including self-service stations or self-service islands at a store, but only if such self-service establishments maintain restroom facilities for both sexes and water and air for the vehicles.
 - 5. Bars and Cocktail Lounges.
 - 6. Bowling, pool, or billiard centers.
 - 7. Bus terminals, depots, and similar transit facilities.
 - 8. Car washes.
 - 9. Ceramic products manufacture.
 - 10. Check Cashing services.
 - 11. Commercial cannabis testing laboratories, pursuant to Chapter 17.85.
 - 12. Commercial parking lots.
 - 13. Commercial psychic activities.
 - 14. Dance Halls.
 - 15. Drive-in, walk-up, or other fast-food establishments.
 - ~~16. Drycleaners~~

16. Engineering research and testing firms and laboratories.
17. Laundromat/coin operated laundry so long as a full-time attendant is provided.
18. Liquor sales, subject to Section 17.74.015.
19. Mattress manufacture.
20. Mini-Storage Warehouse as accessory to a permitted use.
21. Multi-bay auto repair.
22. Mortuaries.
23. Neighborhood recycling centers, pursuant to Chapter 17.90;
24. New and used automobile sales and mobilehome sales, provided that a ten-foot landscaped setback from the planned highway right-of-way line be maintained.
25. Non-storefront cannabis retailers and non-storefront retail microbusinesses, pursuant to Chapter 17.84.
26. Pawn shops.
27. Parcel or overnight delivery services.
28. Photocopying, photo processing and blueprinting.
29. Plumbing shop, provided all outside storage is completely screened.
30. Printing establishments.
31. Sign manufacture.
32. Special Event Establishments.
33. Taproom.
34. Tattoo and body piercing parlors.
35. Thrift stores (Reconditioned or used merchandise sales)
36. Tourist camps.
37. Truck, farm implement and machinery sales and rental, sale of parts.
38. Swap meet, indoor.
39. Swap meet, outdoor.

~~D. — Area Specific Conditional Uses. Because of unique or special constraints, the following uses may be permitted within certain specified sectors of the C-G (General Commercial) zone subject to obtaining a conditional use permit as specified in Section 17.74.010. Each use is followed by a general location designating areas within the C-G (General Commercial) zoning district where these applications may be approved.~~

~~1. — North of Mitchell Drive and East of Frederick Street:~~

- ~~a. — Automotive repair garage, body and fender works, within a completely enclosed building.~~
- ~~b. — Upholstering and reupholstering establishments within a completely enclosed building.~~
- ~~c. — Prohibited in all other areas.~~

~~2. — North of the Highway 86/Highway III split or south of Avenue 52:~~

~~a. Mini-storage warehouses.~~

~~b. Storage yards:~~

~~(a) Building materials, retail sales.~~

~~(b) Lumber yards, retail sales.~~

~~(c) Equipment rental yards.~~

~~Prohibited in all other areas.~~

ED. Prohibited Uses. The following uses are prohibited in the C-G (General Commercial) zone:

1. Residential.

2. Mobilehomes.

(Prior code § 042.02)

(Ord. No. 1033, § 2, 1-11-12; Ord. No. 1065, § 2, 6-11-14; Ord. No. 1088, § 2, 12-14-16; Ord. No. 1108, § 1, 7-12-17; Ord. No. 1161-, § 2, 5-27-20)

17.26.030 Property development standards.

The following standards of development shall apply in the C-N (Neighborhood Commercial) zone:

A. Non-Residential Intensity.

1. Maximum FAR. 1.0.

BA. Lot Requirements.

1. Minimum Lot Size. Ten thousand (10,000) square feet; Parcels not contiguous to C-G (General Commercial) zoned property shall have a minimum area of five (5) acres.
2. Minimum Lot Width. Fifty (50) feet.
3. Minimum Lot Depth. None.
4. Maximum Lot Coverage. No limit.

BC. Yard Requirements.

1. Front Yard. Where one or both adjoining zones are residential, a yard shall be provided which is equal in depth to the average of the required front yards of the adjoining zones.
2. Side Yard. Where a C-G (General Commercial) zone adjoins a street or residential zone, there shall be a side yard of not less than ten (10) feet on the side or sides adjoining said street or residential zone. In the case of a reversed corner lot, the side yard adjoining the street shall be not less than the required front yard of the adjoining key lot to the rear.
3. Rear Yard. Where the C-G (General Commercial) zone adjoins a residential zone, there shall be a rear yard of not less than ten (10) feet adjoining that residential zone. This shall not apply where there exists a public alley separating the two zones.
4. Permitted Encroachments in Required Yards. The yards required in subsections 1—3 of this section may be used as part of an automobile parking area, provided however that a minimum three-foot wide screen planting strip shall be maintained adjacent to the planned highway right-of-way lines.

~~CD.~~ Height Limits.

1. The maximum height of any building within one hundred thirty (130) feet of any residential zone shall be two stories or thirty-five (35) feet, whichever is less. Vehicular rights-of-way shall be included in calculating distance. The distance of one hundred thirty (130) feet is a minimum setback and setbacks requirements may be increased based on safety, privacy, views, noise, and light issues.
 2. The maximum height of all other buildings shall be fifty (50) feet or three stories, whichever is less.
- D. Distance Between Buildings. Buildings not actually joined, shall be provided with a minimum eight-foot separation.
- E. Off-Street Parking And Loading. Off-street parking and loading facilities shall be provided in accordance with the provisions of Section 17.54.010.
- F. Screening. Where the C-G (General Commercial) general commercial zone abuts any residential zone, there shall be provided screening not less than six feet or more than eight feet in height on the zone boundary line. Said screening shall be reduced to forty-two (42) inches in height within a required yard adjacent to a street or highway.

~~G. Other Property Development Standards.~~

- ~~1. Any structure originally designed or intended for residential purposes may be used for the purposes indicated below, subject to the following conditions:~~
 - ~~a. The required front yard of the residential structure shall be permanently maintained in landscaping as defined in Section 17.60.010(D)(4).~~
 - ~~b. All parking shall be provided to the rear of the residential structure.~~
 - ~~c. All structures shall conform to all provisions of the applicable building, housing and fire codes of the city.~~
 - ~~d. Signs permitted shall be limited to a total surface area of twenty (20) square feet.~~
 - ~~e. No structure shall be used for residential and commercial uses at the same time.~~
 - ~~f. The following uses shall be permitted:~~
 - ~~(A) All uses permitted by Section 17.26.020(A)(4).~~
 - ~~(B) Antique shop;~~
 - ~~(C) Art gallery;~~
 - ~~(D) Bather and beauty shop;~~
 - ~~(E) Bookstore;~~
 - ~~(F) Drafting service;~~
 - ~~(G) Dressmaker;~~
 - ~~(H) Gift shop;~~
 - ~~(I) Hobby shop;~~
 - ~~(J) Interior decorator;~~
 - ~~(K) Knitting shop;~~

~~(L) — Restaurant; and~~

~~(M) — Tailor.~~

~~2. — All uses shall be conducted entirely within a completely enclosed building, except for off-street parking and loading facilities, those outdoor uses permitted by Section 17.26.020(A)(5) and certain uses permitted subject to a conditional use permit by Section 17.26.020(C).~~

~~H.G.~~ Architectural Review. All development in the C-G (~~G~~general ~~C~~commercial) ~~use~~-zone, is subject to architectural review as set forth in Section 17.72.010 of this title.

~~H.~~ Non-storefront retailer and non-storefront retail microbusiness. A non-storefront retailer or non-storefront retail microbusiness shall have a minimum of one hundred (100) feet separation from any residential structure; be at least five hundred (500) feet from any other storefront retail or non-storefront retail cannabis business; and may not be located in the City's Pueblo Viejo District. For purposes of this chapter, "Pueblo Viejo District" shall be that area in the city bounded by Cesar Chavez Street to the south, 1st Street to the west, Grapefruit Boulevard to the north, and 9th Street to the east.

(Prior code § 042.03)

(Ord. No. 1161-, § 3, 5-27-20)

Chapter 17.28 ~~C-T TOURIST COMMERCIAL~~ R-C REGIONAL COMMERCIAL ZONE

17.28.010 Intent and purpose.

This zone is intended to provide for and encourage ~~to~~ a wide range of shopping and entertainment in a variety of urban and suburban formats. These include regional shopping centers, mixed destination centers or similar uses. ~~the orderly development of commercial areas designed to serve the needs of tourists and the vacationing and motoring public, consistent with the overall development of the community. Such uses constitute an important and important activity to the community, and are vital to its health and well-being. The provisions of this zone are intended to insure that tourist commercial areas will be compatible with adjacent development. The uses allowed in this zone will cater to regional clientele and provide a unique amenity to all residents of the Coachella Valley and an important revenue source for the City. Implementing the Regional Retail land use designation in the General Plan, the primary purpose of the zone is to provide for commercial opportunities, with residential uses supporting the retail environment.~~

(Prior code § 046.01)

17.28.020 Permitted uses.

The following uses are permitted in the ~~C-TR-C~~ (Regional Commercial) zone, subject to all provisions of this chapter:

A. Primary Uses.

1. All retail establishments including big box retail (>35,000 square feet).
2. Automobile rental.
- ~~13. Hotel;~~
- ~~24. Motel;~~
35. Resort.
- ~~463. Restaurants without liquor sales;~~
- ~~54. Retail establishments for the sale of souvenirs, curios, film, magazines and other products customarily provided to meet the needs of the public;~~
- ~~67.~~
- ~~5. Exhibit hall, tourist centers;~~
- ~~6. Automobile club offices;~~
- ~~7. Outdoor Uses. Only the following outdoor uses are permitted:~~
 - ~~a. Golf courses, driving ranges;~~
 - ~~b. Private swimming pools;~~
7. Automobile rental;
8. Public Utility Facilities (City-Initiated).
 - ~~c. Automobile service station.~~

~~B. Local service business. All uses permitted by Subsection A of this section 17.26.020 in Chapter 17.26 the C-G (General Commercial).~~

~~primarily intended to serve the immediate neighborhood, including the following:~~

~~a. Barber or beauty shop;~~

~~b. Drugstores;~~

~~c. Clothes cleaning and laundry pickup stations, laundromat, coin-operated dry-cleaning establishment;~~

~~d. Offices of physicians, dentists, optometrists, chiropractors, accountants, and realtors; and~~

~~e. Tailor, dressmaker.~~

~~B. Tourist Related Uses. The following uses are permitted only where integrated with and clearly incidental to a primary use, and where part of a hotel or motel building, and where the intent is to serve the needs of tourists:~~

~~1. Barber or beauty shop;~~

~~2. Drugstores;~~

~~3. Tobacco, candy, newspaper and magazine counter;~~

~~4. Laundromat, clothes cleaning agency;~~

~~5. Travel agency;~~

~~6. Automobile rental agency office (no auto storage or service permitted.)~~

C. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to primary permitted use:

1. Dwelling, where used by a proprietor, manager, or custodian of a use permitted within this zone, provided that the minimum floor area of such a dwelling shall be that which may be required in the R-M zone.

2. Ice vending machines, of three-ton capacity or less subject to all other provisions of this zone. Such machines shall be located so as not to interfere with the movement of traffic on the site.

~~3. Recreational buildings, structures, and uses designated to serve the patrons of primary permitted use.~~

~~4. Signs as follows, subject to all provisions of Section 17.56.010 of this title.~~

~~a. One unlighted sign pertaining to the rental, sale, or lease of the premises, not to exceed twenty (20) square feet in area.~~

~~b. Advertising signs pertaining to the goods and services sold on the premises, or to the name of the establishment. The total aggregate area of all signs pertaining to any one establishment shall be two hundred fifty (250) square feet.~~

~~5. Other accessory uses customarily appurtenant to a primary permitted use.~~

D. Conditional Uses. The following uses may be permitted the C-TR-C (Regional Commercial) zone subject to obtaining a conditional use permit as specified in Section 17.74.010.

1. Amusement center or theme park.

2. Automotive repair garage as an accessory to automobile service station.

3. Automobile service station.

4. Bars and Cocktail lounges.
5. Billiard parlor.
- ~~63.~~ Bowling alley.
- ~~767.~~ Bus terminals, depots, and similar transit facilities.
- ~~878.~~ Car washes as part of a multi-tenant retail center.
9. Commercial Parking Lot.
10. Drive-in or walk-up or other fast-food service establishments.
11. Exhibition hall, conference center, theater, amphitheater, auditorium.
12. Golf courses, driving ranges.
13. Hospital Uses.
- ~~614.~~ Liquor sales, subject to Section 17.74.015;
- ~~8159.~~ Medical offices. Tourist camps;
16. Microbreweries and taproom.
17. Mini-storage warehouse as an accessory to a permitted use.
18. Multiple-family residential (5+ units).
19. New and used automobile sales and recreational vehicle sales.
- ~~1820.~~ Recreational vehicle storage as an accessory to a permitted use.
21. Restaurants with liquor sales.
22. Skating rinks.
23. Special event establishments.
- ~~214.~~ Sports Complex.
25. Theater, including drive-in.

(Prior code § 046.02)

(Ord. No. 1088, § 3, 12-14-16)

17.28.030 Property development standards.

The following standards of development shall apply in the R-C (Regional Commercial) zone:

- A.A. Residential Density and Non-Residential Intensity.
 1. Minimum Density. 10 dwelling units/acre, when residential uses are provided.
 2. Maximum Density. 15 dwelling units/acre.
 3. Maximum Non-Residential FAR. 2.0.
- B. Residential uses shall follow the development standards in Section 17.14.030 for multi-family uses and the City of Coachella Multifamily Objective Design Standards.

C. Lot Requirements.

1. Minimum Lot Size. The minimum lot size shall be ~~twenty~~ thousand (240,000) square feet for commercial uses.
2. Minimum Lot Width. None.
3. Minimum Lot Depth. None.
4. Maximum Lot Coverage. None.

D. Yard Requirement.

1. Front Yard. Each lot or building site shall have a front yard of at least fifteen (15) feet in depth, except where one or both adjoining zones are residential, in which case the required yard shall be increased to equal the average of the required front yards of the adjoining zones.
2. Side Yard. There shall be no side yard requirement except where a ~~C-TR-C (Regional Commercial)~~ zone adjoins a street or a residential zone, in which case there shall be a side yard of not less than ten (10) feet on the side or sides adjoining said street or residential zones. In the case of a reversed corner lot, the side yard adjoining the street shall be not less than the required front yard of the adjoining key lot to the rear.
3. Rear Yard. There shall be no rear yard requirement except where the ~~C-TR-C (Regional Commercial)~~ zone adjoins a residential zone, in which case there shall be a rear yard of not less than ten (10) feet adjoining that residential zone. This shall not apply where there exists a public alley separating the two zones.
4. Permitted Encroachments in Required Yards.
 - a. The yards required in subsections 1—3 of this section may be used as part of an automobile parking area, provided however that a minimum three-foot wide screen planting strip shall be maintained adjacent to the planned highway right-of-way line.
 - b. Swimming pools provided as an accessory use to a hotel or motel may encroach into the rear two-thirds of the required front yard.

C. Height Limits.

1. The maximum height of any building located within one hundred fifty (150) feet of any R-S, single-family residential zone, or any agricultural zone, shall be one story or twenty (20) feet, whichever is less. Vehicular rights-of-way shall be included in calculating the distance.
2. The maximum height of all other buildings shall be two stories or thirty-five (35) feet, whichever is less, except that hotels shall have a maximum height of eighty-five (85) feet.

D. Distance Between Buildings. No requirements, except that buildings not actually adjoining shall be ~~provided with a minimum eight foot~~ eight-foot separation determined through site plan review.

E. Off-Street Parking and Loading. Off-street parking and loading facilities shall be provided in accordance with the provisions of Section 17.54.010.

F. Screening. Where the C-T zone abuts upon a residential zone, there shall be provided screening not less than six feet, or more than eight feet in height on the zone boundary line. Said screening shall be reduced to forty-two (42) inches in height within a required yard adjacent to a street or highway.

G. Other Property Development Standards.

1. All uses shall be conducted entirely within a completely enclosed building, except for off-street parking and loading facilities, those outdoor uses permitted by Section 17.28.020(A)(7), and certain uses permitted subject to a conditional use permit by Section 17.28.020(D).
 2. No building or structure having exterior walls of sheet metal shall be erected in this zone.
- H. Architectural Review. All development in the ~~C-T Tourist~~R-C (Regional) Commercial Zone, is subject to architectural review as set forth in Section 17.72.010 of this title.

(Prior code § 046.03)

Chapter 17.30 M-S MANUFACTURING SERVICE ZONE

17.30.010 Intent and purpose.

This zone is intended to provide for and encourage the orderly development of light manufacturing, wholesaling, and commercial service within the community. Such areas are vital to the community's economic health and well-being by providing employment and an important revenue source for the city. The provisions of this zone are intended to ~~insure~~ ensure that manufacturing service areas will be compatible with adjacent, non-industrial development and will protect such areas from potential hazards of industrial development.

(Prior code § 050.01)

17.30.020 Permitted uses.

The following uses are permitted in the M-S (Manufacturing Service) zone subject to all provisions of this chapter.

A. Primary Uses.

1. Automotive repair garage, body and fender works, within a completely enclosed building.
2. Bakery.
3. Boat building.
4. Bottling plant.
5. Cabinet shop.
6. Carpet cleaning plant.
7. Ceramic products manufacture.
8. Cleaning and dyeing plant.
9. Dairy products processing.
10. Drugs manufacture.
11. Electrical, electronic, or electro-mechanical machinery manufacturing.
12. Engineering research and testing firms and laboratories.
13. Food products processing, manufacturing, canning, preserving, and freezing.
14. Fruit and vegetable packing house.
15. Furniture manufacturing, refinishing.
16. Garment manufacture.
17. Glass manufacture.
18. Ice and cold storage plant.
19. Laboratories. Experimental, testing, motion picture.
20. Laundry.

21. Machine shop.
22. Metalworking, fabrication, or welding firm.
23. Newspaper printing plants.
24. Parcel delivery services.
25. Photo-engraving, photocopying, photo-processing, and blueprinting.
26. Plastic, fabrication firm.
27. Plumbing shop.
28. Prefabricated buildings manufacture.
29. Printing establishments.
30. Sales and rental of trucks, autos, farm machinery and implements, and truck and auto parts.
31. Sheet metal shop.
32. Sign manufacture.
33. Textile manufacture.
34. Tire rebuilding, recapping, and retreading.
35. Trailer, camper, mobilehome manufacturer or assembly.
36. Upholstering and reupholstering.
37. Wholesale business, storage buildings, and warehouses.
38. Woodworking shop.
39. Storage yards:
 - a. Contractors' storage yards.
 - b. Building materials
 - c. Lumber yards.
 - d. Machinery, truck rental yards.
 - e. Draying and freight yard.
 - f. Truck terminal.
40. Retail sales.
41. Restaurant.
42. Emergency shelters complying with the following criteria.
 - a. Emergency shelters shall be operated by a responsible agency or organization, with experience in managing or providing social services.
 - b. The shelter shall provide at least one qualified on-site supervisor at all times, plus one attendant for each fifty (50) occupants.
 - c. A shelter shall not be approved when another homeless shelter ~~is existing~~exists within three hundred (300) feet of the proposed site.

- d. Emergency shelters shall provide a setback of thirty (30) feet from the shelter building to any residential zone.
- e. Parking shall be supplied at a ratio of one vehicle space per ten (10) beds, and one secured bicycle parking area designed to accommodate up to one bicycle per ten (10) beds.
- f. Each shelter shall be limited to a maximum occupancy of fifty (50) persons, including warming shelters and daytime facilities.
- g. A management plan shall be required to address how the immediate sheltering needs of individuals who may be turned away from the shelter will be handled. The management plan shall establish a maximum length of time for which clients may be accommodated.

43. Public Utility Facilities (City-Initiated).

- B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to a primary permitted use:
 - 1. Detached dwelling, where used by a proprietor, manager, or custodian of a use permitted within this zone.
 - 2. Retail distribution of products produced on the premises (where not the primary retail outlet for said products).
 - 3. Storage of equipment, materials, finished products, or refuse basic to operations of a permitted use.
 - 4. Signs as follows, subject to all provisions of Section 17.56.010 of this title:
 - a. One unlighted sign pertaining to the rental, sale, or lease of the premises, not to exceed twenty (20) square feet in area.
 - b. Advertising signs pertaining to the goods and services sold on the premises, or to the name of the establishment. The total aggregate area of all signs pertaining to any one establishment shall be two hundred (200) square feet.
 - 5. Other accessory uses customarily appurtenant to a primary permitted use.
- C. Conditional Uses. The following uses may be permitted in the M-S (Manufacturing Service) zone subject to obtaining a conditional use permit as specified in Section 17.74.010.
 - 1. Automotive repair garage as an accessory to automobile service station.
 - 2. Breweries and Distilleries.
 - 3. Cotton gins, oil mills, vegetable oil plants.
 - 4. Exterminating or disinfecting service firm.
 - 5. Metal plating.
 - 6. Mini storage warehouse.
 - 7. Non-storefront cannabis retailers and non-storefront retail microbusinesses, pursuant to Chapter 17.84.
 - 8. Oil cloth or linoleum manufacture.
 - 9. Paint, oil, shellac, turpentine, or varnish manufacture.
 - 10. Plastic manufacture.
 - 11. Planing mills.

12. Poultry dressing and packaging.

~~13. Recreational Vehicle Storage. subject to Development Agreement to ensure the use is revenue generating. Such uses as standalone uses shall not exceed fifteen~~ ten percent of the M-S Zone.

14. Restaurant with cocktail lounge.

15. Service stations.

16. Stone monument works.

17. Taproom.

18. Tattoo and body piercing parlors.

19. Wire and wire products manufacture.

D. Industrial-Related Uses. Certain non-industrial uses are functionally related to industrial areas. The following uses are permitted only when ~~not~~ intended to serve industrial areas and employees.

1. Restaurants and coffee shops;

2. Industrial hospitals or clinics; ~~and~~;

3. Industrial training center.

(Ord. 925 § 1, 2005; Ord. 918 § 1, 2005; prior code § 050.02)

(Ord. No. 1033, § 3, 1-11-12; Ord. No. 1051, § 2, 5-22-13; Ord. No. 1161-, § 4, 5-27-20)

17.30.030 Property development standards.

The following standards of development shall apply in the M-S (Manufacturing Service) zone:

A. Non-Residential Intensity.

1. Maximum FAR. 1.0.

AB. Lot Requirements.

1. Minimum Lot Size. Ten thousand (10,000) square feet.

2. Minimum Lot Width. None.

3. Minimum Lot Depth. None.

4. Maximum Lot Coverage. None.

BC. Yard Requirements. None, except in the following instances:

1. Where an M-S (Manufacturing Service) zone abuts upon a street or highway where two-thirds of the property in the block on the opposite side of the street is zoned residential, a yard shall be provided of ten (10) feet in depth.

2. Where an M-S (Manufacturing Service) zone abuts upon a street or highway and where one or both adjoining zones are residential, a yard shall be provided which is equal in depth to the average of the required yards of the adjoining zones.

3. Where an M-S (Manufacturing Service) zone abuts upon a Major Arterial, Major Arterial with Enhanced Bicycle Facilities, Primary Arterial, and Primary Arterial with Enhanced Bicycle Facilities ~~primary highway~~ as designated on the circulation element of the general plan, a yard ~~shall be provided~~ of ten (10) feet in depth shall be provided.

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4. Where an M-S (Manufacturing Service) zone directly abuts a residential zone, there shall be a yard of not less than thirty (30) feet adjoining that zone. This shall be reduced to twenty (20) feet where there exists a public alley separating the two zones.
 5. Permitted Encroachments in Required Yards. The yards required in subsections 1—3 of this section may be used as part of an automobile parking area, provided however that a minimum three-foot wide screen planting shall be maintained adjacent to the planned highway right-of-way line.
- ~~CD~~. Height Limits.
1. The maximum height of any buildings or structures located within one hundred fifty (150) feet of any residential zone shall be two stories or thirty-five (35) feet, which-ever is less. Vehicular rights-of-way shall be included in calculating distance.
 2. The maximum height of all other buildings or structures shall be fifty (50) feet.
- ~~DE~~. Distance Between Buildings. No requirements, except that buildings not actually adjoining shall be provided with a minimum eight-foot separation.
- ~~EF~~. Off-Street Parking and Loading. Off-street parking and loading facilities shall be provided in accordance with the provisions of Section 17.54.010.
- ~~FG~~. Walls and Screening.
1. Where an M-S (Manufacturing Service) zone abuts upon any residential zone there shall be provided a solid masonry wall not less than six feet nor more than eight feet in height along the zone boundary. Said wall shall be reduced to forty-two (42) inches in height within a required yard adjacent to a street or highway.
 2. Where property in an M-S (Manufacturing Service) zone is used for operations incidental to a primary permitted use, as a storage yard, or where material necessary to the conduct of a primary permitted use is stored outside, there shall be provided screening not less than six feet or more than eight feet in height. Said screening shall screen storage areas from adjacent residential and/or commercial zones.
- ~~GH~~. Other Property Development Standards.
1. No structure originally designed or intended for residential purposes shall be occupied by uses permitted in this zone, except when used as a dwelling by a proprietor, manager or custodian or custodian of a permitted use.
 2. No use shall be established in any M-S (Manufacturing Service) zone which causes or emits any dust, gas, smoke, fumes, odors, noises, vibrations, electromagnetic disturbance, radiation, or other similar effects which are or may be detrimental to the public health, safety, or general welfare. All uses shall be continuously maintained so that they are neither obnoxious ~~or~~ offensive by reason of the above emissions.
 3. All lot area not in use by buildings shall be paved, planted, or otherwise surfaced to eliminate dust. Use of gravel, decomposed granite and similar materials is permitted, subject to continuous maintenance in a neat and sightly manner. Use of oil is permitted only where treated areas will not be visible from public streets, or adjacent residential or commercial zones. Yards and off-street parking and loading areas shall be treated as required in this title.
- ~~IH~~. Architectural Review. All development in the M-S (Manufacturing Service) ~~z~~Zone, is subject to architectural review as set forth in Section 17.72.010 of this title.

- J. Non-storefront retailer and non-storefront retail microbusiness. A non-storefront retailer or non-storefront retail microbusiness shall have a minimum of one hundred (100) feet separation from any residential structure; be at least five hundred (500) feet from any other storefront retail or non-storefront retail cannabis business; and may not be located in the City's Pueblo Viejo District. For purposes of this chapter, "Pueblo Viejo District" shall be that area in the city bounded by Cesar Chavez Street to the south, 1st Street to the west, Grapefruit Boulevard to the north, and 9th Street to the east.

(Prior code § 050.03; Ord. No. 1161-, § 5, 5-27-20)

Chapter 17.32 M-H HEAVY INDUSTRIAL ZONE

17.32.010 Intent and purpose.

This zone is intended to provide for and encourage the orderly development of heavy industrial areas within the community. Such areas are vital to the community's health and well-being and must be protected from intrusion by dwellings and inharmonious commercial uses. Such areas are vital to the community's economic health and well-being by providing employment and an important revenue source for the city. The provisions of this zone are intended to provide an industrial environment which will be compatible with the inherent characteristics of heavy industry, and also to provide proper safeguards and appropriate transition for surrounding land uses.

(Prior code § 055.01)

17.32.020 Permitted uses.

The following uses are permitted in the M-H (Heavy Industrial) zone subject to all provisions of this chapter.

A. Primary Uses.

1. All uses permitted by Section 17.30.020 of the M-S (Manufacturing Service) zone, except emergency shelters.;
2. Blacksmith shop.;
3. Cotton gins, oil mills, vegetable oil plants.;
4. Exterminating or disinfecting service firm.;
5. Glass manufacture.;
6. Hemp products manufacture.;
7. Heavy metals fabrication.;
8. Oil cloth or linoleum manufacture.;
9. Oil Paint, oil, shellac, turpentine, or varnish manufacture.;
10. Paper, pulp manufacture.;
11. Plastic manufacture.;
12. Planing mills.;
13. Poultry dressing and packaging.;
14. Public Utility Facilities (City-initiated).
- ~~14~~15. Railroad yards, repair shops.;
- ~~15~~16. Salt works.;
- ~~16~~17. Slaughterhouses.;
- ~~18~~7. Soap manufacture.;
- ~~19~~8. Stone monument works.;
- ~~20~~19. Wire and wire products manufacture.

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- B. Accessory Uses. The following buildings, structures and uses are permitted when clearly incidental and accessory to a primary permitted use:
1. Detached dwelling, where used by a proprietor, manager, or custodian or a use permitted within this zone.†
 2. Retail distribution of products produced on the premises where not the primary retail outlet for said products.†
 3. Signs as permitted in the M-S (Manufacturing Service) zone.†
 4. Storage of equipment, materials, finished products, or refuse basic to operations of a permitted use.†~~and~~
 5. Other accessory uses customarily appurtenant to a primary permitted use.
- C. Conditional Uses. The following uses may be permitted in the M-H (Heavy Industrial) zone subject to obtaining a conditional use permit pursuant to Chapter 17.74.
1. Acid manufacture.†
 2. Animal (including fish) products manufacture or processing.†
 3. Asphalt or asphaltic concrete manufacturing plants.†
 4. Borrow pits.†
 5. Brick yards.†
 6. Breweries and alcoholic beverage manufacture.†
 7. Bulk distributing stations—Hazardous materials.†
 8. Cement block, concrete block manufacture, storage yards.†
 9. Concrete ready-mix plants.†
 10. Community recycling collection facilities, pursuant to Chapter 17.90.†
 11. Creosote manufacture.†
 12. Distillation of alcohol, bones, coal, coal tar, coke, wood.†
 13. Drop forge industries.†
 14. Explosives or fireworks manufacture.†
 15. Feed yards, feed mills.†
 16. Foundry.†
 17. Gas manufacture, including but not limited to chlorine and other noxious gases.†
 18. Glue manufacture.†
 19. Livestock sales and feed yards.†
 20. Lamp black manufacture.†
 21. Prison, jail, correctional facility, or detention facility.†
 22. Quarries.†
 23. Rock crushing operations.†
 24. Smelting operations.†
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25. Tannery.‡
 26. Tar distillation or tar products manufacture.‡
 27. Transfer station, small scale, pursuant to Chapter 17.90.‡
 28. Winery.‡
 29. Non-storefront cannabis retailers and non-storefront retail microbusinesses, pursuant to Chapter 17.84.
 - ~~30. Recreational Vehicle Storage subject to Development Agreement to ensure the use is revenue generating. Such uses as such that standalone uses shall not exceed fifteen percent of the M-H Zone.~~
 - ~~31. All conditional uses permitted by Section 17.30.020 of the M-S (Manufacturing Service) zone.~~
- D. Industrial-Related Uses. Certain nonindustrial uses are functionally related to industrial areas. The following uses are permitted only where intended to serve industrial areas and employees.
1. Restaurants and coffee shops.‡
 2. Industrial hospital or clinics; ~~and~~.
 3. Industrial training center.
- E. Consistency with the Jacqueline Cochran Regional Airport Land Use Compatibility Plan.
1. If a project is located in the Jacqueline Cochran Airport Compatibility zones, densities, intensities, and prohibited uses shall be consistent with criteria in the airport land use compatibility plan for the Jacqueline Cochran Regional Airport, including applicable Countywide criteria as may exist at the time of project review.

(Prior code § 055.02)

(Ord. No. 1051, § 3, 5-22-13; Ord. No. 1065, § 3, 6-11-14)

(Ord. No. 1161-, § 6, 5-27-20)

17.32.030 Property development standards.

The property development standards of Section 17.30.030 shall apply to all M-H (Heavy Industrial) zones.

(Prior code § 055.03)

Chapter 17.34 M-W WRECKING YARD ZONE

17.34.010 Intent and purpose.

This zone is intended to provide for, and to encourage the orderly development of heavy industrial uses and recycling operations deemed to be of regional significance, but of such nature that extra care must be taken in the regulation of said uses to protect the community's health and wellbeing, and where said uses are subject to aesthetic and environmental conditions which require the provision of safeguards to control and suppress some of the heavier manifestations of said uses to prevent adverse effects on the community.

(Prior code § 057.01; Ord. No. 1065, § 4, 6-11-14)

17.34.020 Permitted uses.

The following uses are permitted in the M-W (Wrecking Yard) zone subject to all provisions of this chapter.

A. Primary Uses.

1. All uses permitted by Section 17.32.030(A) of the M-H (Heavy Industrial) zone.;

B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to a primary permitted use.

1. Those uses permitted by Section 17.32.020(B) of the M-H (Heavy Industrial) -zone.

C. Conditional Uses. The following uses may be permitted in the M-W (Wrecking Yard) zone subject to obtaining a conditional use permit pursuant to Chapter 17.74 of this code.

1. Those conditional uses allowed by Section 17.32.020(C) in the M-H (Heavy Industrial) zone.;
2. Automobile dismantling or wrecking yard.;
3. Automobile impounding yard.;
4. Community recycling collection facilities, pursuant to Chapter 17.90.;
5. Construction and demo material recycling facilities pursuant to Chapter 17.90.;
6. Wood and green waste recycling facilities, pursuant to Chapter 17.90.
7. Cannabis cultivation, manufacturing, distribution, testing, non-retail microbusiness, non-storefront retail, non-storefront retail microbusiness, storefront retail, and storefront retail microbusiness, facilities, pursuant to Chapters 17.84 and 17.85.

D. The following uses may be permitted in the M-W (Wrecking Yard) zone subject to obtaining a specific plan adoption pursuant to Chapter 17.36 of this code.

1. Transfer station, large scale, pursuant to Chapter 17.90.

(Prior code § 057.02; Ord. No. 1065, § 4, 6-11-14)

(Ord. No. 1083, § 2, 1-27-16; Ord. No. 1140-, § 2(Exh. A), 7-10-19; Ord. No. 1161-, § 7, 5-27-20)

17.34.030 Property development standards.

The following standards of development shall apply in the M-W (Wrecking Yard) zone:

A. Non-Residential Intensity.**1. Maximum FAR. 0.5.****AB. Lot Requirements.**

1. Minimum Lot Area. Ten thousand (10,000) square feet.
2. Minimum Lot Width. One hundred (100) feet.
3. Minimum Lot Depth. One hundred (100) feet.
4. Maximum Lot Coverage. None.

BC. Yard Requirements and Height Limits. The yard requirements and height limits as set forth in Section 17.30.030(B) and (C), respectively, shall apply in the M-W (Wrecking Yard) zone.**CD. Enclosure Required.** All operations and storage, including all equipment used in conducting an automobile dismantling or junk and salvage business, other than parking, shall be conducted within an enclosed building, or within an area enclosed by screening.**DE. Requirements for Screening.** Where screening is provided, it shall be developed as provided in this chapter:

1. All screening shall be of a uniform height in relation to the ground upon which it stands, and shall be a minimum of eight feet and shall not exceed ten (10) feet in height. Where screening exceeds a height of eight feet and is located on street or highway frontages, it shall be set back at least three feet from the lot line. The area between the screening and the lot line shall be fully landscaped.
2. Two gates not less than eight feet in height and not more than twelve (12) feet in width each, may be installed at a convenient place in said screening. Such gates shall be kept closed when not in use. Such gates shall be of material and color compatible with said screening.

EE. Paving. All driveways, fire lanes, or other access ways shall be paved with an asphalt surfacing or an oil and aggregate mixture to prevent emission of dust or tracking of dust and mud onto public rights-of-way, provided however, the ~~planning commission~~ Planning Commission may approve other paving materials while provide, in their opinion, the equivalent in service and useful life.**FG. Parking Spaces.**

1. Regardless of the size of the yard area, a minimum of six parking spaces shall be provided.
2. The parking spaces required herein shall not be used for the parking of vehicles used directly in the conducting of such use or of renovated, repaired, or reassembled vehicles which are owned, operated or in the possession of the proprietor of the automobile dismantling yard, or junk and salvage yard.

GH. Landscaping. At least two square feet of landscaping shall be provided for each lineal foot of street frontage and said landscaping shall be developed in accordance with a site plan that complies with the following criteria:

1. Landscaping shall be distributed along said frontage in accordance with the site plan approved by the planning commission.
2. No planting area shall have a horizontal dimension of less than three feet.

3. A permanent watering system or hose bibs shall be provided which satisfactorily irrigates all planted area. When hose bibs are utilized, they shall be located not more than twenty-five (25) feet apart.
4. All landscaped areas shall be continuously and properly maintained in good condition.
- ~~H~~I. Junk Outside Yard. No wrecked or dismantled vehicles, salvage or junk shall be placed or allowed to remain outside of the enclosed yard area.
- ~~H~~J. Junk Exceeding Height of Wall. No wrecked or dismantled vehicles, salvage or junk shall be stored at a height greater than that of the surrounding screening.
- ~~H~~K. Architectural Review. All development in the M-W, (~~W~~wrecking ~~Y~~yard) zone, is subject to architectural review as set forth in Section 17.72.010 of this title.
- ~~K~~L. Non-storefront retailer and non-storefront retail microbusiness. A non-storefront retailer or non-storefront retail microbusiness shall have a minimum of one hundred (100) feet separation from any residential structure; be at least five hundred (500) feet from any other storefront retail or non-storefront retail cannabis business; and may not be located in the City's Pueblo Viejo District. For purposes of this chapter, "Pueblo Viejo District" shall be that area in the city bounded by Cesar Chavez Street to the south, 1st Street to the west, Grapefruit Boulevard to the north, and 9th Street to the east.

(Prior code § 057.03)

(Ord. No. 1161-, § 8, 5-27-20)

Chapter 17.35 O-S OPEN SPACE ZONE

17.35.010 Intent and purpose.

The purpose of the Open Space zone is to provide opportunities for outdoor recreation and meet the recreational needs of City residents, and to provide land for development of parks, recreation, and open space that provide services to the community and support existing and new residential, commercial, and industrial land uses.

This zone also reserves areas for passive recreation, open space, habitat protection and enhancement, and hazard avoidance. This zone includes the City's public and private open space, golf courses and support structures. This zone implements the Parks and Open Space land use designation in the General Plan.

17.35.020 Permitted uses.

The following uses are permitted in the O-S (Open Space) zone subject to all provisions of this chapter.

A. Primary Uses.

1. Athletic fields, unlighted.
2. Open space, natural.
3. Parks and recreation facilities.
4. Preserved lands.
5. Public Utility Facilities (City-initiated).

B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to a primary permitted use.

1. Kiosks.
2. Parking lots.
3. Playground equipment.
4. Swimming pools.

C. Conditional Uses. The following uses may be permitted in the O-S (Open Space) zone subject to obtaining a conditional use permit pursuant to Chapter 17.74 of this code.

1. Athletic fields, lighted.
2. Campground.
3. Special events.
4. Outdoor theaters.

17.35.030 Property development standards.

A. Lot Requirements.

1. Minimum Lot Area. Minimum lot area sufficient to accommodate all required parking, setbacks, landscaping, loading, trash enclosures and access requirements.
2. Minimum Lot Width. Not established.
3. Minimum Lot Depth. Not established.

4. Maximum Lot Coverage. 25%.

B. Yard Requirement.

1. Front Yard. Each lot or building site shall have a front yard of at least twenty five (25) feet in depth, except where one or both adjoining zones are residential, in which case the required yard shall be increased to equal the average of the required front yards of the adjoining zones.

2. Side Yard. There shall be no side yard requirement except where a O-S zone adjoins a street or a residential zone, in which case there shall be a side yard of not less than ten (10) feet on the side or sides adjoining said street or residential zones. In the case of a reversed corner lot, the side yard adjoining the street shall be not less than the required front yard of the adjoining key lot to the rear.

3. Rear Yard. There shall be no rear yard requirement except where the O-S zone adjoins a residential zone, in which case there shall be a rear yard of not less than ten (10) feet adjoining that residential zone. This shall not apply where there exists a public alley separating the two zones.

4. Permitted Encroachments in Required Yards.

a. The yards required in subsections 1—3 of this section may be used as part of an automobile parking area, provided however that a minimum three-foot wide screen planting strip shall be maintained adjacent to the planned highway right-of-way line.

b. Swimming pools provided as an accessory use may encroach into the rear two-thirds of the required front yard.

C. Height Limits.

1. The maximum height of all buildings shall be two stories or thirty (30) feet, whichever is less.

F. Parking Spaces.

1. Off-street parking and loading facilities shall be provided in accordance with the provisions of Section 17.54.010.

Chapter 17.36 SPECIFIC PLAN DISTRICT

17.36.010 Intent and purpose.

The purpose of this district includes the following:

- A. To encourage the planned development of parcels and to permit comprehensive site planning and building design;
- B. To provide a more flexible regulatory procedure by which the basic public purpose of the city's general plan and the city's zoning code may be accomplished;
- C. To encourage creative approaches to the use of land through variation in siting of buildings and the appropriate mixing of several land uses, activities, and dwelling types;
- D. To enhance the appearance and living environment of the community through encouragement of creative approaches to the use of land and the design of facilities;
- E. To promote and create public and private open space as an integral part of land development design;
- F. To reduce, when appropriate, the amounts of public and private improvements normally required by developments;
- G. To maximize choice in types of environments available in the city; and
- H. To encourage private development of older areas of the city and for the enhancement and preservation of property with unique features, such as property having historical significance, unusual topography, and landscape features.

(Prior code § 058.01)

17.36.020 General requirements for a specific plan proposal.

- A. Property that is held in single or multiple ownerships may be considered for a specific plan. The city, property owner or his or her representative may initiate the specific plan proposal. Components of the specific plan shall include the submittal of a development plan and text. Land development within the specific plan area shall be initiated and completed by the applicant or his or her agents, whichever the case may be. Unless otherwise provided in the approval of the specific plan, the applicant may divide and transfer units within the specific plan area, provided the total density permitted by the specific plan is not exceeded. The applicant or his or her agent shall complete, use, and maintain the development in strict accordance with the specific plan and subsequent conditions of approval as required. To be in addition to; in concert with etc.
- B. All provisions of this district are supplemental to the city's subdivision ordinance. Any site plans and/or maps contemplated for the specific plan area or for portions thereof may be processed concurrently with the specific plan as specified under this chapter.

(Prior code § 058.02)

17.36.030 General provisions and standards for a specific plan district.

The following provisions shall apply in this specific plan district, together with all other applicable provisions of the city's zoning and subdivision ordinances. Where conflict in a regulation occurs, the regulations specified in this district or in an approved specific plan shall supersede and apply:

-
- A. Specific plan zones may be established pursuant to the regulations and requirements specified in the specific plan district ordinance codified in this appendix to the Municipal Code. It is the intent of the individual specific plan zones to provide innovative development plan design and development standards in which development standards may vary between specific plan zones.
 - B. The specific plan shall consist of a development plan and text material and is recognized as a guide to the developers and designers of land use plans for the property. The development standards are, in effect, performance standards, the ramifications of which become manifest when a site plan has been drawn.
 - C. Specific plan zones may be established on parcels of land which are suitable for and of sufficient size to be planned and developed in a manner consistent with the purposes of this district. Such suitability and scope shall be reviewed and approved by the ~~planning commission~~ Planning Commission and shall be in accordance with the general plan.
 - D. The purpose of this district may be accomplished only upon satisfactory demonstration by the applicant that the specific plan is in conformance with the intent of the city's general plan and any element thereof, and in accordance with other applicable plans and policies adopted by the city.
 - E. Specific plans may combine several land uses on the development plan. Mixed uses may include any combination of residential, commercial, industrial, open space and agricultural uses, and may occur among or within buildings as long as the uses are compatible with each other and with existing and potential uses surrounding the specific plan zone.
 - F. Standards for building coverage, light and air orientation, building height, sign placement and design, yard requirements, open spaces, off-street parking, and screening for specific plan uses and other specified standards shall be governed by the development standards set forth in the specific plan and subsequent documents.
 - G. The provision of public and private open space, as an integral part of land development planning and design, is set forth as a purpose of this specific plan district. The specific plan shall contain criteria providing for open space and performance standards for the improvement and maintenance of required open space.
 - H. All electrical and telephone facilities, fire alarm conduits, street light wiring, cable television, and other wiring, conduits or facilities shall, where feasible, be placed underground. Electric and telephone facilities shall be installed in accordance with standard specifications of the serving utilities.
 - I. Standards for private and public improvements shall be governed by the specific plan and may vary from adopted city standards.

(Prior code § 058.03)

17.36.040 Definitions.

For the purpose of this chapter, the following words and phrases shall have the meaning indicated:

"Applicant" means the party filing the application for and requesting a specific plan zone designation for particular parcels) of land. The applicant may be the city, a property owner or a group of property owners or their designated representative for the particular parcel(s) of land for which the specified plan zone is requested.

"Building permit" means a permit issued by the city that allows the building of a structure, according to the specified conditions of the permit, where located on the approved grading plan.

"Conceptual" means a working combination of land uses and development intensities designed as a mandatory component of the draft specific plan.

"Criteria" means the actual means employed to review and judge the effectiveness of the specific plan.

"Dedicated" means land, improvements, or both, dedicated by the landowner or developer to a public or quasi-public agency thereby releasing certain obligations from the ~~land-owner~~landowner or developer.

"Development plan" means a mandatory requirement of the specific plan identifying areas on a map proposed for various land uses, backbone circulation systems, public use areas, open space areas, major landscape features and other general items as required by the city.

"Development standards" means a set of customized standards devised for the purpose of guiding and controlling future development on the property to ensure compliance with the proposed character of design described in the specific plan. They may be developed for a particular project or reference existing zoning districts.

"Draft specific plan" means a preliminary compilation of specific plan components, including conceptual plans of the development plan and an outline of the text material, the purpose of which is to expose the development concept and to solicit city responses and comments on the development concept.

"Environmental studies" includes various requirements of the California Environmental Quality Act.

"Final specific plan" means a final representation of the proposed development for a specific plan area that includes the information required by the city. The final specific plan, as approved by the ~~planning commission~~Planning Commission and ~~city council~~City Council, shall be considered an official zoning document for parcel(s) with approved specific plan (SP) zoning as placed on the official zoning map.

"Grading permit" means a permit issued by the city that allows grading to occur, according to the specified conditions of the permit, on the terrain of the specific plan area.

"Performance standards" means the development standards provided by the specific plan area to be enforced as performance standards when detailed site plans and subdivision maps are prepared. Project design is to be evaluated by the measure of performance described by the development standards.

"Private open space" means open-space lands identified in the specific plan that are recognized as being for the private use, enjoyment, or primary benefit of a limited group of people, generally restricted to the residents and their guests of the specific plan area.

"Public open space" means open-space lands identified in the specific plan that are recognized as being for the use, enjoyment, or primary benefit to the general public.

"Reservation (reserved)" means the setting aside of land for a specific purpose as required in the specific plan.

"Site plan" means a detailed development plan illustrating the precise locations and dimensions of parcels, buildings, circulation systems, public uses, urban design elements and other precise development elements as required by the city, the specific plan district or, as necessary, to illustrate site plan concepts.

"Specific plan" means the legal document consisting of a development plan and text material that describes the character and building intensity of proposed development standards to guide developers and designers of the property.

"Specific plan designation" means a special-purpose specific plan area that is designated in the ~~C~~city's general plan. The development intensity policy is designated on the general plan. All areas that have a specific plan designation in the city's general plan must be developed with an approved specific plan and must have specific (SP) plan zoning.

"Specific plan district" means that district of the Coachella Zoning Ordinance permitting the establishment of specific plan zones.

"Specific plan zones" means an official zone established for specific parcel(s) of land for which particular intensities of land uses or combination of land uses are proposed and guided by a specific plan document. A

designation of (SP) is placed on the city's official zoning map upon approval, by ordinance, of specific plan zoning for parcel(s) of land.

"Subsequent reviews" means reviews of discretionary actions, as required to complete the development process concurrent with or subsequent to specific plan and specific plan (SP) zone approval.

"Text material" means a mandatory requirement of the specific plan describing, in written form, the character of the proposed development standards.

(Prior code § 058.04)

17.36.050 Application procedure.

The application procedure allows the applicant to receive conditional specific plan (SP) zoning prior to final specific plan approval. (See Exhibit "A", Specific Plan Process, found on file in the office of the city clerk). The application for specific plan (SP) zoning shall be made on a form supplied by and submitted to the planning staff for review. It shall be the responsibility of the planning staff to contact interested departments and all agency personnel regarding necessary meetings with the applicant.

(Prior code § 058.05)

17.36.060 Conditional specific ~~(SP)~~ plan (SP) zoning procedure.

The purpose of selecting the process for conditional specific plan (SP) zoning is to allow the applicant to receive an (SP) zoning designation for properties prior to preparing and submitting specific land documents.

- A. Subsequent to acceptance of any application for conditional specific plan (SP) zoning by the planning staff, the city shall conduct the necessary public hearings as provided in Chapters 17.70—17.82 of this title.
- B. At such time as conditional specific plan (SP) is approved, the ~~planning commission~~Planning Commission shall determine the residential, commercial, or industrial development intensity policy, as provided in Section 17.36.070 of this chapter and it shall be placed on the city's official zoning map. This zoning designation will remain conditional until a final specific plan is approved for the subject parcel(s).
- C. The applicant shall submit a draft specific plan to the planning staff for review and comment. The draft specific plan shall consist of conceptual plan for the development plan and a general outline describing the content of the text material, as provided in Section 17.36.080 of this chapter.
- D. The applicant shall submit a final specific plan to the planning staff for processing to the ~~planning commission~~Planning Commission for review and comment. The final specific plan shall consist of the information contained in the draft specific plan and additional information, as provided in Section 17.36.090 of this chapter.
- E. The city shall notice said specific plan and conduct necessary public hearings as provided in Chapters 17.70—17.82 of this code. Upon approval of the final specific plan, the specific plan (SP) zoning designation will be implemented thereby removing the conditional status.

(Prior code § 058.06)

17.36.070 Residential, commercial, or industrial development intensity policy.

- A. The residential, commercial, or industrial development intensity policy shall be established for each specific plan zone concurrent with the approval of specific plan (SP) zoning or other applicable zoning district(s). The planning commission shall determine the allowable development intensity for specific plan zones and shall designate said density on the official zoning map of the city and/or as described in the text of the zoning code.
- B. Development intensity for specific plan zones shall be determined by one of two processes described as follows:
 - 1. Development intensity for specific plan zones may be governed by the land use category designated in the city's general plan, or in other city plans and policies that may be in the process of preparation.
 - 2. Development intensity for specific plan areas shall generally be evaluated with reference to other similar specific plan developments or evaluation procedures within the city, or in the case where other similar developments do not exist, with reference to other similar developments in comparable jurisdictions.

(Prior code § 058.07)

17.36.080 Draft specific plan.

The draft specific plan shall describe the intensity of land uses proposed and their interrelationship, and shall not be construed to endorse the precise location of uses, configuration of parcels or engineering feasibility. The draft specific plan shall be submitted to the planning staff, and shall include the following information:

- A. A preliminary plan of the development plan for the entire specific plan area delineated on one or more maps showing:
 - 1. Project land uses, densities, existing and proposed major streets, public use areas (schools, parks, fire stations, etc.) and open space and major landscape features.
 - 2. General plan, regional and sub-regional or community plan land use designations.
 - 3. Slope analysis, utilizing categories provided by the planning staff. Included in the slope analysis is the number of acres in each slope category;
- B. A general outline of the text material describing the general objectives/concept; a tabulation of the land area to be devoted to various uses, including open spaces, a calculation of the overall density and the average densities per net residential acre of the various residential areas; and a summary of development standards for commercial or industrial uses when those uses are proposed. The text material shall include development standards to be implemented as performance standards for the specific plan area:
 - 1. A statement proposing the method of maintaining common open areas and facilities.
 - 2. A description of the proposed grading program.
 - 3. Identification of proposed future ownership and maintenance of streets, driveways, sidewalks, pedestrian ways, and open space areas.
 - 4. A discussion of the project as it relates to each of the general plan elements, including land use, circulation, open space safety, noise, housing; conservation and community design. If a community plan is adopted or pending that includes the project site, the relationship of the project with the growth management plan should be discussed.

- C. After ~~planning commission~~Planning Commission review, the planning staff shall furnish the applicant with written comments regarding, the review conference(s), including appropriate recommendations to inform and assist the applicant prior to preparing the final specific plan.

(Prior code § 058.08)

17.36.090 Final specific plan.

The final specific plan shall consist of the information contained in the draft specific plan and other additional as determined by the planning staff, ~~planning commission~~Planning Commission, ~~city council~~City Council or redevelopment agency. This additional information shall include all or a portion of the following:

- A. Survey of the property, showing existing features including trees, structures, streets, easements, utility lines, land uses, existing zoning, and existing ownerships;
- B. Topographic map showing area of major grading;
- C. Proposed standards for height, open space, building intensity and public improvements;
- D. Copies of legal documents required for dedication or reservation of public or private open space, or for the creation of homeowner's associations for open space maintenance.

(Prior code § 058.09)

17.36.100 Criteria for reviewing specific plans.

Before recommending approval, the ~~planning commission~~Planning Commission and ~~city council~~City Council shall find that the proposed development conforms to the following criteria:

- A. The location and design of the proposed development shall be consistent with the goals and policies of the city's general plan and with any other applicable plan or policies adopted by the city, or in the process of being prepared and adopted.
- B. The proposed location shall allow the development to be well-integrated with or adequately buffered from its surroundings, whichever may be the case.
- C. All vehicular traffic generated by the development, either in phased increments or at full build-out, is to be accommodated safely and without causing undue congestion upon adjoining streets.
- D. The final specific plan shall identify a methodology(s) to allow land uses to be adequately serviced by existing or proposed public facilities and services. In appropriate circumstances, and as provided elsewhere by this code, the city may require that suitable areas be reserved for schools, parks, and pedestrian ways; or public open spaces shall be dedicated or reserved by private covenant for the common use of residents, establishments, or operations in the development.
- E. The overall design element of the specific plan will produce an attractive, efficient, and stable development.
- F. In accordance with the requirements of the California Environmental Quality Act (CEQA), impacts have been reduced to a level of non-significance, or in the case where impacts remain, a statement of overriding considerations must be adopted to justify the merits of project implementation.

(Prior code § 058.10)

17.36.110 Approval by ordinance.

Approval of the final specific plan and/or establishment of (SP) specific plan zoning may be by resolution or by ordinance. Approval of zoning to the specific plan zone shall include, but not be limited to, the following stipulations:

- A. Unless otherwise specified in the final specific plan, the regulations provided in the city zoning code shall apply. Approval of the specific plan shall not be interpreted as waiving compliance with other provisions of this code, except in those areas where the specific plan expressly regulates a use.
- B. The approved final specific plan shall be filed in the office of the city clerk and in the office of the planning staff.
- C. No building shall be constructed, maintained, or used other than for the purpose specified in the approved final specific plan, as filed, nor prior to the approval of a site plan as required in this chapter.

(Prior code § 058.11)

17.36.120 Specific plan approval, denial, and modifications.

- A. The ~~planning commission~~ Planning Commission may recommend to the ~~city council~~ City Council approval or denial of the specific plan, or may recommend approval subject to specified modifications and conditions.
- B. The ~~city council~~ City Council may approve, approve with modifications or conditions, or deny the final specific plan; provided, that in overruling a ~~planning commission~~ Planning Commission recommendation for denial, the ~~city council~~ City Council shall make the finding listed in Section 17.36.100 of this chapter.

(Prior code § 058.12)

17.36.130 Concurrent actions.

The ~~planning commission~~ Planning Commission and the ~~city council~~ City Council may act upon a subdivision map and site plan for all portions of the final specific plan concurrently with an approval action on the final specific plan.

(Prior code § 058.13)

17.36.140 Site plan and subdivision map review.

- A. The purpose of a site plan is to provide the city with a detailed development plan that utilizes the development standards defined in the specific plan. The following criteria shall be applied to all portions of the specific plan requiring site plan review:
 1. A topographic map or sufficient detail to show all cuts and fills, precise drainage and flood-control proposals, and boundary data;
 2. Detailed site plan, showing lot or site dimensions; traffic and pedestrian circulation; location, widths, grades and types of improvements proposed for all streets, parking areas, driveways, walkways, trails, utilities and other public improvements; building height, location, size and proposed use; yards and space between buildings and distances from property lines and rights-of-ways, walls, fences to include location, height and materials; location, size and height of all signs; and loading areas;
 3. Building plans and elevations (typical);

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4. A landscape, staking and irrigation plan;
 5. A tentative subdivision map shall be submitted, if applicable, showing precise divisions of the land for sale or lease of individual property, if any, as provided in the State Map Act and the city's subdivision ordinance;
 6. Location and dimensions of public or quasi-public areas, including, but not limited to, schools, parks, playgrounds, and parking areas. The area of required open space and parks shall be based on this code in effect at the time of tentative map filing;
 7. A statement setting forth a program for installation and continued maintenance of parking areas; location and general design of lighting, courts, public and private grounds, landscaping, streets, utilities, parks, playgrounds or public or quasi-public community buildings and facilities.
- B. Within forty-five (45) days following acceptance of the application for site plan approval, and after all environmental certifications have been obtained, the ~~planning commission~~ Planning Commission may approve, conditionally approve, or disapprove the proposed site plan, and shall notify the applicant of its action.
 - C. An appeal of the ~~planning commission~~ Planning Commission action may be made to the ~~city council~~ City Council by the applicant in accordance with the appeal procedure of this district.

(Prior code § 058.14)

17.36.150 Site plan modifications.

Modifications shall be processed as a site plan amendment and shall be subject to all site plan procedures.

(Prior code § 058.15)

17.36.160 Dedication—Maintenance of open space.

- A. The ~~planning commission~~ Planning Commission or ~~city council~~ City Council, as the appropriate responsible reviewing body, may, as an approval, require that suitable areas for parks be dedicated or in-lieu fees be paid as determined for the entire specific plan area, and for schools and other public use facilities land be reserved for public use or be reserved for the owners and residents in the development by deed restrictions. Whenever group or common open space is provided, whether required or not, the ~~planning commission~~ Planning Commission or ~~city council~~ City Council shall, as a condition of approval upon review, require that some provision be made for perpetual maintenance of such open space. The form of any instrument used to assure open space maintenance shall be approved by the city attorney and planning staff as to form and content. Agreements and covenants running with the land shall include provisions for charges to be levied for carrying out the specified functions and administrative expenses of such perpetual maintenance. The city shall be a party in interest in any such development and may, by mandatory injunction or other appropriate actions, enforce the provisions of this district.
- B. To assure that open space shall be available for the specific plan zone, public sites, and transfer of development rights within the specific plan area in exchange for open spaces shall be dedicated in advance of development (prior to issuance of the first building permit).

(Prior code § 058.16)

17.36.170 Tentative and final subdivision map.

- A. A master subdivision map or parcel map, the purpose of which is to subdivide large parcels, may be prepared and submitted for approval to the city prior to individual site plan and tentative map approval. A grading permit based on all or a portion of this master subdivision map or parcel map may be issued after approval of such master subdivision map or parcel map.
- B. A tentative subdivision map or parcel map, submitted in combination with or after approval of the site plan, shall not be approved for recordation by the ~~city council~~City Council until after the specific plan (SP) zoning and an approved final specific plan have become effective.
- C. No building permit shall be issued until a final subdivision map or parcel map, if required, has been prepared for the site plan or any approved state thereof, in compliance with the State Map Act and city's subdivision ordinance.

(Prior code § 058.17)

17.36.180 Site plan and tentative subdivision map appeal.

The applicant may appeal the action of the ~~planning commission~~Planning Commission in writing to the ~~city council~~City Council. Such appeal shall be filed in triplicate with the planning staff within ten (10) days after the decision. The planning staff shall forward the triplicate copy of the appeal to the city clerk and ~~planning commission~~Planning Commission. The ~~city council~~City Council shall consider the appeal at a regular meeting within thirty (30) calendar days following the receipt by the clerk of the triplicate copy, or within such time as the council shall continue the matter. The ~~city council~~City Council shall review the site plan and shall recommend approval, approval with conditions or disapproval.

(Prior code § 058.18)

Chapter 17.38 PUD PLANNED UNIT DEVELOPMENTS

17.38.010 Intent and purpose.

The purpose of this chapter is to provide for attractive, planned, residential districts in accordance with the general plan; to provide a means of achieving greater quality, variety and flexibility in residential development on relatively large areas of land; to encourage more imaginative and innovative design of projects; to promote more desirable living environments that would not be possible through the strict application of zoning standards; to assist in the development of old or blighted neighborhoods by providing incentives for higher quality multiple residential housing and project design; to require a more efficient use of open space, separation of pedestrian and vehicular traffic and increased project amenities; to insure that such projects will be assets to their surrounding neighborhoods, and safeguards will be required through the conditional use procedure. The overall plan shall provide equivalent or higher standards of development, operation, light, air, safety, convenience, and aesthetics, than if developed under the underlying zone.

(Prior code § 060.01)

17.38.020 Procedure and regulations.

- A. Procedure. An application for a planned development project or ~~mobile home~~ mobilehome project shall submit a request for change of zone to allow a "PUD" overlay zone on base district zone, pursuant to Chapter 17.82.
- B. Land Use Regulations. All planned development projects shall comply with the land use and density regulations of the base district, except as may be modified by the PUD overlay zone regulations, subject to compliance with the general plan.
- C. Development Standards. All planned development projects shall comply with the applicable development standards of the base district and other sections of the municipal code, except that an applicant for a PUD project may utilize flexible development standards in order to meet the policy directives of the general plan.
- D. Conditional Use Permit. A conditional use permit must be obtained by the applicant as a part of the PUD overlay zone and related entitlements in order to vest modified land use regulations, utilize flexible standards of the PUD overlay zone and vest the design guidelines for the planned development.

(Ord. No. 1075, § 7, 6-10-15)

Editor's note(s)—Ord. No. 1075, § 7, adopted June 10, 2015, amended § 17.38.020 in its entirety to read as herein set out. Former § 17.38.020, pertained to uses, and derived from prior code, § 060.02; and Ord. No. 1026, § 7, adopted Jan. 12, 2011.

17.38.030 Design guidelines.

- A. Design Guidelines. All planned developments shall submit a comprehensive set of design guidelines for the project as part of the conditional use permit required under Section 17.38.020(D), that include the following items.
 - 1. Circulation and Streets Plan. The design guidelines shall incorporate a street network plan showing street and pedestrian connectivity for future neighborhoods of the planned development. This shall include the typical roadway diagrams proposed for neighborhood streets and shall incorporate the use a landscaped parkway with street trees separating the sidewalk from the street curb line. Any

deviations, for private streets, from the city's public street improvement requirements shall be included in the circulation and streets plan.

2. Open Space Plan. A plan for the major common open space elements of the community shall be included in the design guidelines of the project. This shall include conceptual plans for park amenities, recreational facilities, and gathering spots for the future residents.
 3. Building Massing Plan. A colored site plan showing the typical building massing and relationship of buildings to streets and pedestrian paths and open space features for the various neighborhoods within the planned development shall be included as part of the design guidelines.
 4. Architectural Theming. Detailed architectural and/or artist renderings of allowable building types, architectural themes, and typical front yard landscaping shall be provided for all planned developments. Conceptual design guidelines in text describing the architectural theming and exterior building materials, window treatments, and garage door designs, and landscaping plant palettes, must accompany the planned development submittal.
 5. Signs. A comprehensive sign program shall be included as a part of all planned developments.
- B. Change in Product Size. Refer to Section 16.32.170 of the Coachella Municipal Code for proposed changes in product sizes within single-family residential tracts in which a previously approved product was constructed.

(Ord. No. 1075, § 8, 6-10-15)

Editor's note(s)—Ord. No. 1075, § 8, adopted June 10, 2015, amended § 17.38.030 in its entirety to read as herein set out. Former § 17.38.030, pertained to property development standards, and derived from prior code, § 060.03; and Ord. No. 1021, § 5, adopted July 28, 2010.

17.38.040 ~~Mobile home~~ Mobilehome parks.

- A. Intent and Purpose. These regulations are intended to provide for the development of ~~mobile home~~ mobilehome parks within the city, consistent with the general plan. These provisions are further intended to create standards of development consistent with those in other residential areas of the community.
- B. Review Procedure. A ~~mobile home~~ mobilehome park community may be established in the RM base district zone through a planned development overlay zone, subject to approval of the conditional use permit and design guidelines required under Sections 17.38.020 and 17.38.030, and subject to compliance with the regulations contained herein.
- C. Permitted Uses. The following uses are permitted in any ~~mobile home~~ mobilehome park:
 1. Mobilehomes, trailers, trailer coaches, campers, camp cars;
 2. Recreational buildings, structures, and uses intended to serve only the residents of the ~~mobile home~~ mobilehome park; and
 3. Accessory buildings normally appurtenant to the conduct of a ~~mobile home~~ mobilehome park, including buildings and structures required by law.
- D. Lot Requirements for ~~Mobile home~~ Mobilehome Parks.
 1. Minimum Lot Size. Five acres.
 2. Density Permitted. One ~~mobile home~~ mobilehome for each four thousand five hundred (4,500) square feet of gross lot area.

3. Lot width and depth shall be determined by the ~~planning commission~~ Planning Commission or ~~city council~~ City Council when the conditional use permit is considered.
- E. Yard Requirements for ~~Mobile home~~ Mobilehome Parks.
1. Front Yard. Each park shall have a front yard of at least twenty-five (25) feet in depth.
 2. Side Yard. Each park shall have side yards of at least fifteen (15) feet in depth.
 3. Rear Yard. Each park shall have a rear yard of at least fifteen (15) feet in depth.
- F. Requirements for Individual ~~Mobile home~~ Mobilehome Sites Within a ~~Mobile home~~ Mobilehome Park.
1. Minimum individual site size shall be three thousand (3,000) square feet.
 2. Each individual ~~mobile home~~ mobilehome site shall have a minimum width of thirty-five (35) feet.
 3. Each ~~mobile home~~ mobilehome shall be set back at least five feet from the edge of any interior site roadway.
- G. Height Limits. Height limits shall be those in the zone in which a ~~mobile home~~ mobilehome park is authorized.
- H. Distance Between Buildings and ~~Mobile home~~ Mobilehomes.
1. There shall be a minimum average distance between ~~mobile home~~ mobilehomes of twenty (20) feet; except that where placed end to end, the distance may be reduced by ten (10) feet.
 2. There shall be a minimum distance between ~~mobile home~~ mobilehomes and accessory buildings of fifteen (15) feet.
 3. There shall be a minimum distance between accessory buildings of ten (10) feet.
- I. Usable Open Space.
1. A common recreational-leisure area shall be provided for each ~~mobile home~~ mobilehome park. Such recreational-leisure area shall be for the purpose of providing usable open space for the residents of the ~~mobile home~~ mobilehome park, and shall not be for the use of the general public.
 2. The size of such recreational-leisure area shall be equal to at least four hundred (400) square feet for each ~~mobile home~~ mobilehome site. Cabanas, swimming pools, decks, game areas, and similar uses may be included in such an area.

(Prior code § 060.04)

(Ord. No. 1075, § 8, 6-10-15)

17.38.050 Nonresidential uses.

The ~~planning commission~~ Planning Commission shall approve the appropriate number, location, area requirements, access, parking, identification, and operating conditions for all institutional, recreational, commercial and health facilities in the planned unit development.

(Prior code § 060.05)

17.38.060 Special conditions and procedures.

In addition to the following special conditions and procedures for planned unit development, the ~~planning commission~~ Planning Commission may impose such other conditions as it deems necessary or desirable in carrying out the general purpose and intent of this section.

- A. A conditional use permit obtained through procedures contained in this chapter and in Sections 17.74.010 through 17.74.050 of this title is required for any planned unit development.
- B. Tract or Parcel Maps. A tentative tract or parcel map is required to be submitted to the planning director subsequent to approval of the application, but may be filed with the application for zone change and conditional use. However, if the property is located in a hillside area, the tentative tract or parcel map shall be filed concurrently with the application.

No building permit shall be issued for any building within a planned unit development, except for sales models, recreational buildings, or community facilities, unless a final tract or parcel map has first been recorded for the property on which the building or buildings are located.
- C. Project Site Plans.
 1. A preliminary project site plan is required to be filed with the application for planned unit development. Contour intervals shall be indicated for property in hillside areas. The site plan required by Section 17.62.010 shall, in addition to other requirements, indicate compliance with the provisions of this chapter.
 2. Landscape Plans and List. A plan for landscaping all common area, including plant lists and sprinkler system, shall be approved by the planning director.
 3. Phasing Plans. A progress plan delineating the various development phases, if more than one, and specifying a reasonable time allocation for each phase, shall be submitted, and made a condition of approval by the ~~planning commission~~ Planning Commission. No phase component shall have a residential density that exceeds by twenty (20) percent the proposed residential density of the entire planned unit development. The total area of common open space provided in each phase shall, at a minimum, be in the same proportion as in the entire development.
 4. Highway Access. Each planned unit development shall be located on and have direct access to a major or secondary arterial or a collector street.
 5. Utilities. All utility lines necessary to serve the development shall be installed underground.
 6. Vehicular Access. The approved site plan shall indicate all vehicular access. In order to encourage inward orientation, increased living amenities, and variety and flexibility of parking areas, direct access to all dwelling units is not required. However, the planning director shall determine the property access system.
 7. Specific Plan. The project plans for a planned unit development may be adopted as a specific plan amendment to the general plan.
- D. Condominium Common Areas. Except for property dedicated to the City for inclusion within a public park, school site or park maintenance district, every owner of a dwelling unit or lot shall own as an appurtenance to such dwelling unit or lot, either an undivided interest in the common areas and facilities of the entire project or of the tract in which the ownership is located; or a share in the corporation, or voting membership in an association owning the common areas and facilities of the entire project or of the tract in which the ownership is located.
 1. Management Agreement for Control and Maintenance of Common Areas. No lot or dwelling unit in the development shall be sold until a corporation, association, property owner's group or similar entity has been formed with the right to assess all the properties which are jointly owned

with interests in the common areas and facilities in the entire development or in the tract which is a part of the entire development to meet the expenses of such entity, and with authority to control, and the duty to maintain, all of said mutually available features of the development or tract portion thereof. Such entity shall operate under recorded conditions, covenants and restrictions which shall include compulsory membership of all owners of lots and/or dwelling units, and flexibility of assessments to meet changing costs of maintenance, repairs, and services. The developer shall submit evidence of compliance with the requirement to the planning director. This condition shall not apply to land dedicated to the city and included in a park maintenance district or dedication to the city for other public purposes.

2. Maintenance. The right to maintain the buildings and use the property for a residential planned unit development as indicated on the approved revised site plan shall continue in effect only so long as all of the mutually available features, such as recreational areas, community buildings, and landscaping, as well as the general appearance of the premises and buildings are all well maintained.
3. Covenants.
 - a. The provisions of subsections (C)(1) and (C)(2) of this section shall be included in the conditions, covenants, and restrictions applying to the property, which are recorded in the office of the county recorder, and copies of said provisions shall be furnished to the individual purchasers of units in the development.
 - b. The provisions of subsections (C)(1) and (C)(2) of this section shall also be in each of the preliminary and final drafts of the conditions, covenants, and restrictions submitted to the real estate commissioner.
- E. Separate Lots. No portion of land within a residential planned unit development shall be divided in ownership unless it is first recorded as a separate lot on a recorded final tract or parcel map.
- F. Sale of Lots or Units. No dwelling unit or lot shall be sold or encumbered separately from an interest in the common areas and facilities in the development which shall be appurtenant to such dwelling unit or lot. No lot shall be sold or transferred in ownership from the other lots in the total development, unless all approved community buildings, structures, and recreational facilities for the total development, or approved phase thereof, have been completed, or completion is assured, to the satisfaction of the planning director.
- G. Nonconformities. All nonconformities existing prior to development of the project must be eliminated or alleviated to the satisfaction of the ~~planning commission~~ Planning Commission.

(Prior code § 060.06)

No change to the following chapters.

Chapter 17.40 TEMPORARY CLASSIFICATION FOR ASSESSMENT IMPROVEMENTS

Chapter 17.42 T TEMPORARY CLASSIFICATION ZONE

Chapter 17.44 SUPPLEMENTAL CLASSIFICATION GEOLOGICAL HAZARD ZONE

Chapter 17.46 IP INDUSTRIAL PARK OVERLAY ZONE¹

Chapter 17.47 RC RETAIL CANNABIS OVERLAY ZONE²

Chapter 17.48 SPECIAL USES

Chapter 17.49 SHO SENIOR HOUSING OVERLAY ZONE

Chapter 17.50 SEXUALLY ORIENTED BUSINESSES

Chapter 17.52 MOBILEHOME PARKS

Chapter 17.54 OFF-STREET PARKING AND LOADING

Chapter 17.56 SIGNS

Chapter 17.58 HOME OCCUPATIONS

¹Editor's note(s)—Ord. No. 1140 , § 2(Exh. A), adopted July 10, 2019, amended Ch. 17.46 in its entirety to read as herein set out. Former Ch. 17.46, §§ 17.46.010—17.46.040, pertained to similar subject matter and derived from Ord. No. 1103, § 1, adopted April 26, 2017; and Ord. No. 1108, § 2, adopted July 12, 2017.

²Editor's note(s)—Ord. No. 1140 , § 2(Exh. A), adopted July 10, 2019, amended Ch. 17.47 in its entirety to read as herein set out. Former Ch. 17.47, §§ 17.47.010—17.47.070, pertained to similar subject matter and derived from Ord. No. 1115, § 2, adopted Feb. 14, 2018.

Chapter 17.60 DEVELOPMENT STANDARDS

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. In addition, the design standards established for single family residential development in Chapter 17.19 (Supplemental Standards for Single-Family Residential Development shall apply.
- 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 per the zone-specific standards in Chapters 17.10 - 17.18 and Chapters 17.22 - 17.35).

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.
 - 1. Encroachments. Where yards are required in this chapter, they shall not be less in depth or 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. Maintenance. All walls and fences shall be continuously maintained in good repair. The property owner shall 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.
 - c. Additional standards as established in zone-specific standards (Chapters 17.10 - 17.18 and Chapters 17.22 to 17.35) and Chapter 17.19 (Supplemental Standards for Single-Family Residential) also apply.
5. Measurement. The depth of all required yards which abut a street or highway shall be measured from the street or planned highway right-of-way line, as specified in Section 17.66.010 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, or as provided by the specific zone standards.
 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. Except for side loaded garages, the wall planes or sides of an accessory structure must be a minimum of 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:

1. Such trailer coach shall be kept or maintained at the rear of a private residential building, 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, sleeping, 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 the 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.
 - 2) The city must act on an application to create an ADU or JADU within sixty (60) days from the date that the 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).

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- 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. A 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.
 - (ii) The ADU is located within an architecturally and historically significant historic 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 off-street parking spaces are not required to be replaced.
- h. Architectural Requirements.

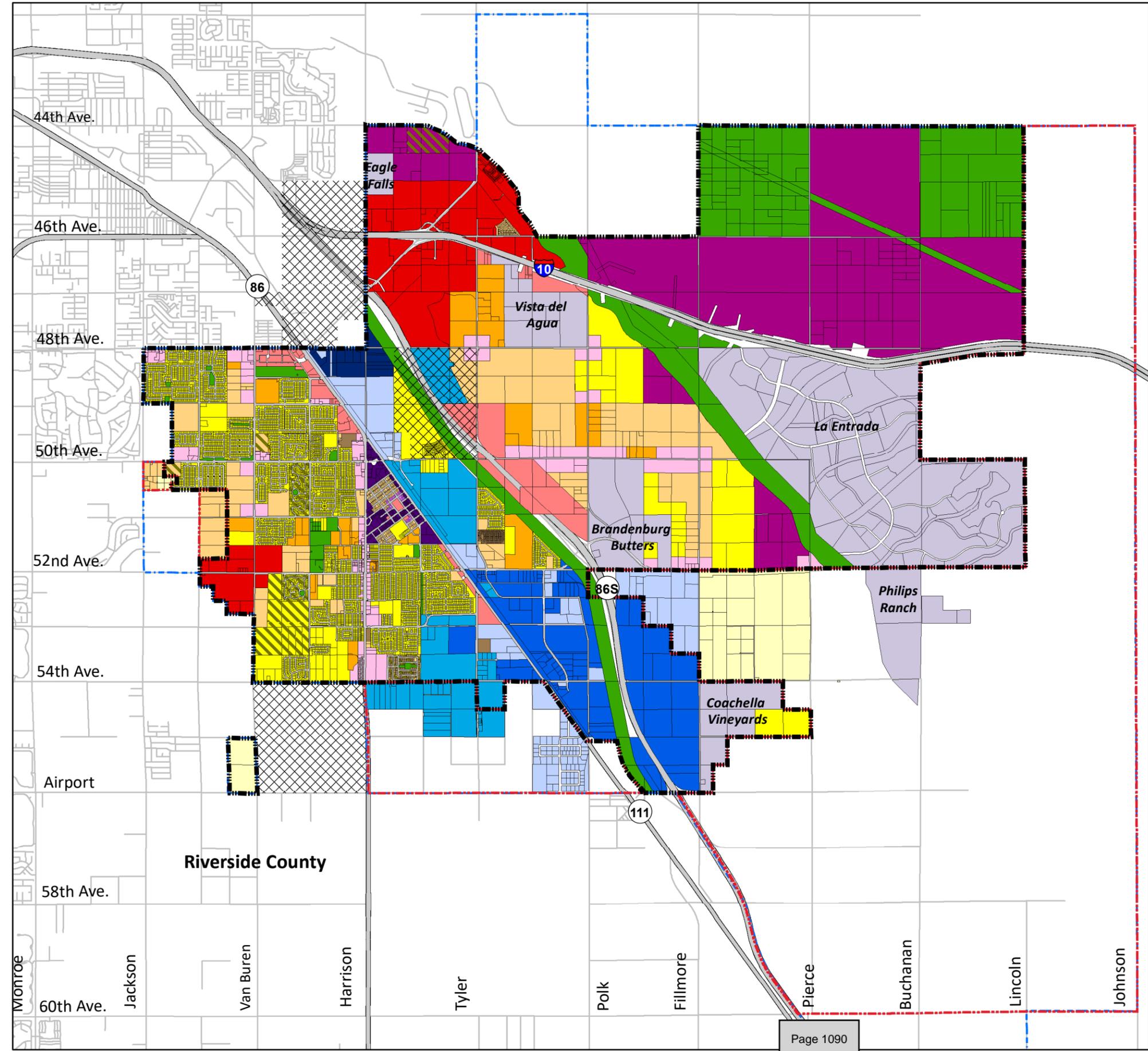
- 1) Exterior building materials and colors of the exterior walls, roof, and windows and doors shall match the appearance and architectural design of those of the primary dwelling.
 - 2) The roof slope must match that of the dominant roof slope of the primary dwelling. The dominant roof slope is the 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) 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.
 - 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 Chapter 17.74 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)



City of Coachella Official Zoning Map



Zoning Districts

Legend

- City Boundary
- Sphere of Influence
- General Plan Planning Area
- Tribal Land
- Planned Unit Development
- Rural Rancho (R-R)
- Suburban Neighborhood (S-N)
- Mobile Home (R-MH)
- General Neighborhood (G-N)
- Urban Neighborhood (U-N)
- Neighborhood Commercial (C-N)
- General Commercial (C-G)
- Regional Commercial (R-C)
- Downtown Transition (TR-PV)
- Downtown (DT-PV)
- Resort District (R-D)
- Urban Employment (U-E)
- Manufacturing Service (M-S)
- Heavy Industrial (M-H)
- Wrecking Yard (M-W)
- Open Space (O-S)
- Specific Plan

44th Ave.
46th Ave.
48th Ave.
50th Ave.
52nd Ave.
54th Ave.
Airport
58th Ave.
60th Ave.

Riverside County

Monroe Jackson Van Buren Harrison Tyler Polk Fillmore Pierce Buchanan Lincoln Johnson



Source: City of Coachella and Riverside County
Date: July 2023



Rincon Consultants, Inc.

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Date: April 25, 2023

To: Simran Malhotra – Raimi and Associates

Project: Coachella Valley Zoning Code update

From: Matt Maddox

Re: Finding of Consistency – Coachella Zoning Code Update and Minor Amendments to GP 2035

This memorandum provides a summary of Rincon Consultants, Inc.'s (Rincon) Finding of Consistency (FOC) that evaluates consistency between the City of Coachella's (City) proposed Zoning Code Update and minor updates to the General Plan 2035 (hereafter referred to as 'proposed project') and the findings of the City's Final Environmental Impact Report (hereafter referred to as the 2015 Final EIR) for the City of Coachella General Plan 2035 (hereafter referred to as GP 2035). GP 2035, which was adopted by the City of Coachella City Council on April 22, 2015, establishes the City's vision and capacity for development of the City through the year 2035. Since adoption of GP 2035 and the 2015 Final EIR, the City has initiated an update to its Zoning Code and minor revisions and modifications to the Land Use and Community Character Element of GP 2035 and to the General Plan Land Use 2035 Map to implement the land use patterns and development framework established by the City's GP 2035.

The City's proposed Zoning Code Update would amend the City's existing Zoning Code to implement the City's GP 2035 and to promote and enhance the public health, safety, and welfare of the residents of the city. Since a Zoning Code regulates, among other things, a jurisdiction's land use, density, lot coverages, lot sizes and setbacks, building sizes, landscaping, and parking, it is the means to implement a jurisdiction's General Plan, which is the policy document for its future growth. A jurisdiction's General Plan (in this case, GP 2035) is the official guide for the future physical development of the City and its



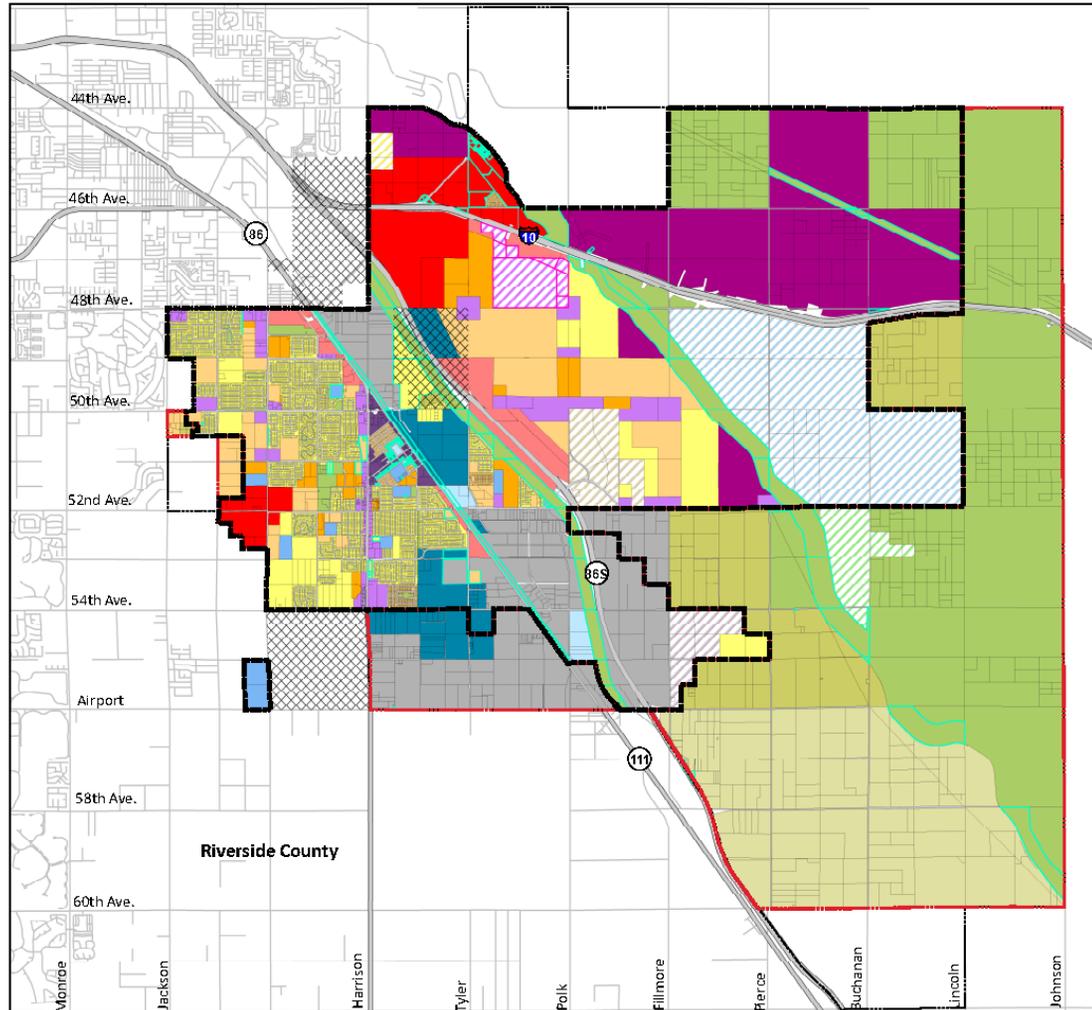
land use planning and zoning changes. As required by State law, a City's Zoning Code needs to be consistent with its adopted General Plan goals and policies.

GP 2035, specifically the Land Use and Community Character Element and the General Plan Land Use Map (Figure 1), classifies and represents the different land use types and locations where growth and development under the updated General Plan is expected (or desired) to occur or where locations should be protected from future development. In addition to the Zoning Code Update, the proposed project would result in minor revisions to the General Plan Land Use Map and the Land Use and Community Character Element of GP 2035. These updates are for minor land use changes in terms of land use categories, density, and design but would not result in a net change in the overall growth of GP 2035 or affect the basis for impact analysis in the Final EIR. These minor updates in GP 2035 provide decision-makers and the public an overview of the area of change, an understanding of where change will occur, the vision for change in each area, the overall level of intensity, and the priority level of change in each area.

With the minor edits noted above, there would be no net loss in the City's future development capacity under GP 2035 compared to what was previously analyzed. To be consistent with the City's place-making goals, each of the General Plan Land Use place types identifies the type of use, character and form, as well as intensity/density of use under the categories of Neighborhoods, Centers, and Districts. These proposed land use designations under the General Plan amendment would allow for future development/redevelopment to conform to a consistent development form and character in building placement, design and density, parking lot locations and streetscape designs as was previously envisioned when GP 2035 was adopted.

With the minor edits to GP 2035, the Zoning Code Update would then follow and allow the City to designate zoning designations (Figure 2) that would better articulate the City's growth, uses, and character as envisioned by GP 2035.

Figure 1 Updated GP Places Types Map



**City of Coachella
General Plan Update 2035**

General Plan Land Use Designations

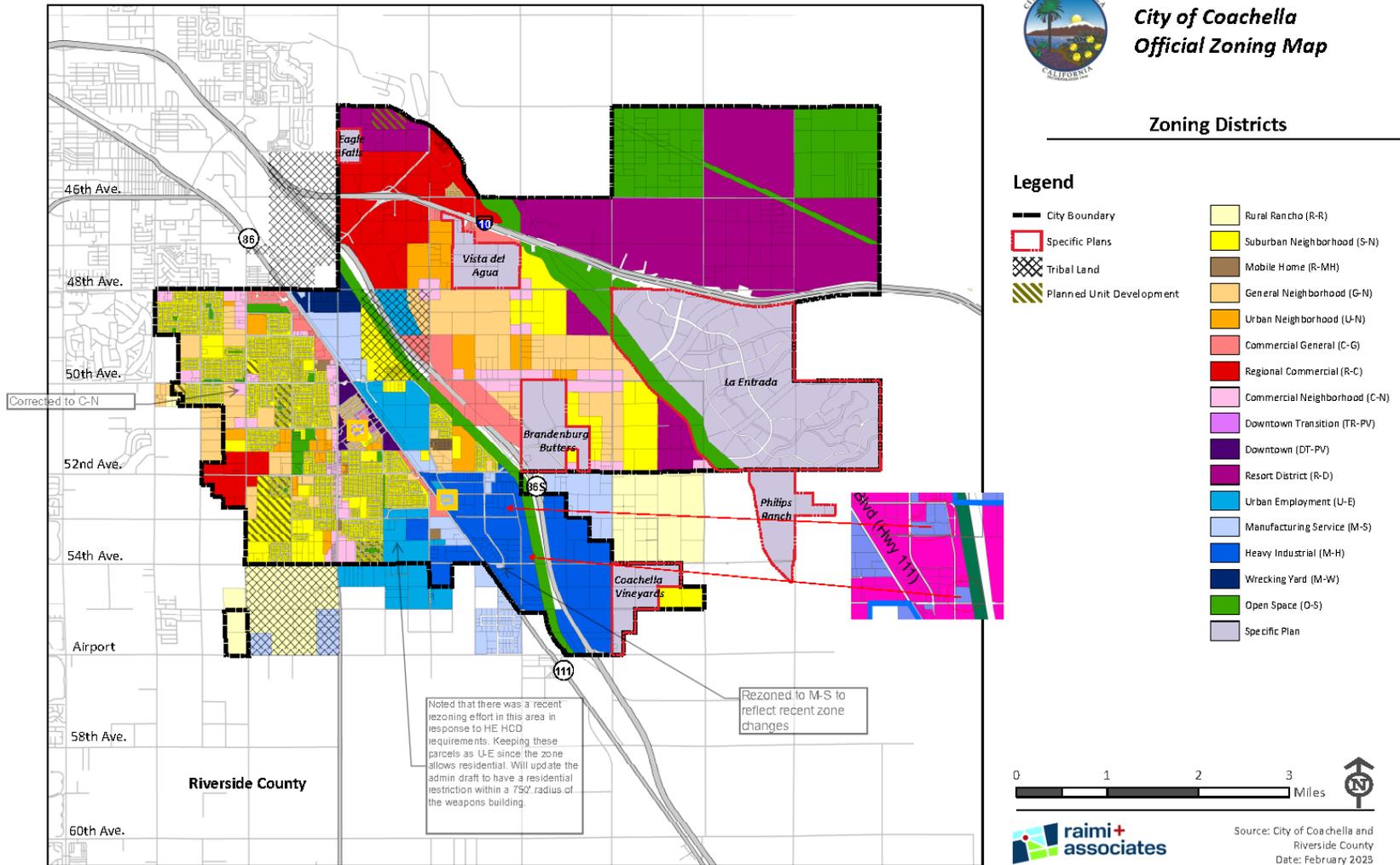
Legend

- | | |
|---|---|
| <ul style="list-style-type: none"> City Boundary Sphere of Influence General Plan Planning Area Tribal Land GP Map Cleanup From Previously Adopted GPA General Plan Amendment | <p>Land Use Designation</p> <ul style="list-style-type: none"> Agricultural Rancho Rural Rancho Suburban Neighborhood General Neighborhood Urban Neighborhood Downtown Transition Downtown Center Neighborhood Center Suburban Retail District Regional Retail District Resort District Open Space Public Facilities School Urban Employment Industrial District Brandenburg Butters Specific Plan Coachella Vineyards Specific Plan Eagle Falls Specific Plan La Entrada Specific Plan Philips Ranch Specific Plan Vista del Agua Specific Plan |
|---|---|



Source: City of Coachella and Riverside County
Date: March 2023

Figure 2 Zoning Map





Project Background

Project Location

The City of Coachella is in central Riverside County (County), in the Coachella Valley. The Coachella Valley is surrounded by the Santa Rosa Mountains approximately 10 miles southwest of the city, the San Bernardino Mountains about 45 miles northwest, the San Geronimo pass 35 miles to the northwest, and the San Jacinto Mountains about 25 miles to the west. The northern and northeastern parts of the valley are defined by the Little San Bernardino Mountains, which are immediately north and northeast of the city. The south end of the valley is defined by the northern shore of the Salton Sea.

The Coachella Valley has an arid climate, with hot, dry summers and moderately cold winters. Typical summertime highs exceed 110 degrees Fahrenheit, with wintertime temperatures generally in the low 50s. The geomorphology and climate of the Coachella Valley has created diverse habitats that support a wide array of plant and animal species. The General Plan 2035 planning area includes the City and its Sphere of Influence (SOI) that encompass a total of approximately 45,300 acres in central Riverside County in the Coachella Valley, between the Santa Rosa and San Jacinto Mountains National Monument to the southwest and Joshua Tree National Park to the northeast. It lies approximately 10 miles northwest of the Salton Sea, 20 miles southeast of Palm Springs, and 80 miles east of Riverside. The City is bounded by unincorporated Riverside County lands to the north and east; the City of Indio to the northwest; the City of La Quinta to the west; and the unincorporated community of Thermal to the south. The City's Zoning Code update applies to all areas where the City has jurisdictional authority.

Proposed Project

California Government Code Section §65860(a) requires that a jurisdiction's zoning ordinance be consistent with its General Plan or any updates to its General Plan. Therefore, the City is proposing to amend its existing Zoning Ordinance to ensure compatibility with its adopted General Plan 2035 and to allow for development intensities and uses that are consistent with its adopted General Plan. The City's updated Zoning Code would therefore implement the goals and policies of the Coachella General Plan by regulating the use of land and structures within the City.

The City's existing Zoning Ordinance has 13 zones. The proposed Zoning Code Update would revise these zones and create new zones to create updated density ranges and match the Zoning Code with the GPU land use designations. Four new zones would be created including the Urban Neighborhood (U-N), Urban Employment (U-E), Resort District (R-D), and Open Space (OS). The proposed Zoning Code Update would have 18 zones. Updates and revisions are shown in Table 1¹. The zones recommended by the Pueblo Viejo Implementation Strategy Plan for Downtown Coachella have also been incorporated in Title 17 with some revisions.

Existing land uses in the City are predominantly a mix of residential, resort, open space, industrial, and retail, followed by, public facilities, schools, and specific plan areas.

¹ The Pueblo Viejo Plan listed under the "Old Zoning District" in Table 1 is a Revitalization Plan, not a zone, so it is not counted as one of the thirteen zones in the City's existing Zoning Ordinance.



Table 1 Zoning Updates

Old Chapter #	Old Zoning District	New Chapter #	New/Revised Zoning District	New Density Range (du/ac)	New FAR	Corresponding GPLU
Residential Zones						
17.10	Agricultural Reserve (A-R)	17.10	Agricultural Reserve (A-R)	Up to 0.025	-	Agricultural Rancho
17.12	Agricultural Transition (A-T)	17.11	Rural Rancho (R-R)	0.4 to 1	-	Rural Rancho
17.14	Residential Estate (R-E)	17.12	Residential Estate (R-E)	1 to 2.2	-	Estate Rancho
17.16	Residential Single Family (R-S)	17.13	Suburban Neighborhood (S-N)	2 to 8	-	Suburban Neighborhood
17.18	6000 Overlay (R-O-6000)					
17.20	Residential Multiple Family (R-M)	17.14	General Neighborhood (G-N)	8 to 25	-	General Neighborhood
		17.15	Urban Neighborhood (U-N)	20 to 38	0.5	Urban Neighborhood
17.22	Mobilehome Park (R-MH)	17.22	Mobile Home Park (R-MH)	~0.1 mobile home/ac (1 mobile home/ 4,500 sf)	-	Varies
Commercial and Mixed Use Zones						
		17.16	Urban Employment (U-E)	30 to 65	2.0	Urban Employment
		17.17	Resort District (R-D)	Up to 8	0.1	Resort District
Pueblo Viejo Plan	Transition Area Pueblo Viejo Zone (TR-PV)	17.18	Downtown Transition (TR-PV)	Up to 25	1.5	Downtown Transition
	Sixth Street Pueblo Viejo Zone (SS-PV)	17.18	Downtown Zone (DT-PV) – collapses several Pueblo Viejo zones	20 to 65	3.0	Downtown Center
	Grapefruit Boulevard Pueblo Viejo Zone (GB-PV)					
	Cesar Chavez Street Pueblo Viejo Zone (CC-PV)					
17.24	Neighborhood Commercial (C-N)	17.24	Neighborhood Commercial (C-N)	15 to 40	1.5	Neighborhood Center
17.26	General Commercial (C-G)	17.26	General Commercial (C-G)	-	1.0	Suburban Retail
17.28	Tourist Commercial (C-T)	17.28	Regional Commercial (R-C)	10 to 15	2.0	Regional Retail
Industrial and Other Zones						
17.30	Manufacturing Service (M-S)	17.30	Manufacturing Service (M-S)	-	2.0	Industrial
17.32	Heavy Industrial (M-H)	17.32	Heavy Industrial (M-H)	-	2.0	Industrial
17.34	Wrecking Yard (M-W)	17.34	Wrecking Yard (M-W)	-	2.0	Industrial
		17.35	Open Space (OS)	-	-	Parks and Open Space



As part of the City's Zoning Code Update, the City is also implementing minor amendments to GP 2035, specifically to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map. These include changes to the General Plan Land Use Types, specifically the addition of a new land use designation - Downtown Transition. Table 2 shows these changes would result in a net addition of 325 additional potential units in the City's future development capacity under GP 2035 compared to what was previously analyzed: 176,478 units under the 2015 GPLU compared to 176,478 under GP 2035. This 0.2% increase in development capacity is negligible in the context of the maximum overall development capacity under either scenario. To be consistent with the City's place-making goals, each of the General Plan Land Use place types identifies the type of use, character, and form, as well as intensity/density of use under the categories of Neighborhoods, Centers, and Districts. These minor changes noted above to proposed land use designations under the General Plan Amendment would allow for future development and redevelopment to conform to a consistent development form and character in building placement, design and density, parking lot locations and streetscape designs as was previously envisioned when GP 2035 was adopted.

The City's GP 2035 and related Zoning Code update, and minor amendments, would ensure that future development is guided to areas where the community desires change while protecting the character of existing development in other areas such as the majority of the residential and some of the commercial areas. The City's Zoning Code Update would therefore help guide the future growth and character of the City while allowing for development changes such as, but not limited to, increased building heights, maximum Floor Area Ratios (FARs), and design regulations.



Table 2 Land Use Comparison

2015 GPLU	Acres	Percent of Total	Allowed Max Density (du/ac)	Max. Capacity	2023 GPLU	Acres	Percent of Total	Allowed Max Density (du/ac)	Max. Capacity	Net Change
Agricultural Rancho	0.00	0%	0.025	0	Agricultural Rancho	0.00	0%	0.025	0	0
Downtown Center	80.60	0%	65	5,239	Downtown Center	88.56	1%	65	5,756	518
					Downtown Transition	6.26	0%	25	156	156
General Neighborhood	1,472.62	8%	25	36,816	General Neighborhood	1,405.37	8%	25	35,134	-1,681
Industrial	1,417.21	8%	0	0	Industrial	1,518.83	9%	0	0	0
Neighborhood Center	610.21	3%	40	24,409	Neighborhood Center	580.16	3%	40	23,207	-1,202
Open Space	1,586.08	9%	0	0	Open Space	2,309.52	13%	0	0	0
Public Facilities	110.12	1%	0	0	Public Facilities	107.50	1%	0	0	0
Resort	3,154.95	18%	8	25,240	Resort	3,158.29	18%	8	25,266	27
Regional Retail	972.07	6%	15	14,581	Regional Retail	1,118.70	6%	15	16,781	2,199
Rural Rancho	115.75	1%	1	116	Rural Rancho	0.00	0%	1	0	-116
School	175.98	1%	0	0	School	183.98	1%	0	0	0
Suburban Neighborhood	2,211.02	13%	8	17,688	Suburban Neighborhood	2,324.03	13%	8	18,592	904
Suburban Retail	491.96	3%	0	0	Suburban Retail	492.23	3%	0	0	0
Urban Employment	555.88	3%	65	36,132	Urban Employment	548.49	3%	65	35,652	-480
Urban Neighborhood	464.54	3%	35	16,259	Urban Neighborhood	464.54	3%	35	16,259	0
Specific Plans	3,172.43	18%			Specific Plans	3,172.43	18%			0
ROW/No Data	1,052.87	6%	0	0	ROW/No Data	165.42	1%	0	0	0
Total	176,44.30	100%		176,478	Total	176,44.30	100%		176,803	325



CEQA Guidelines Applicability

The City's proposed Zoning Code and General Plan Amendment (proposed project) is in accordance with Section §15183 (Projects Consistent with a Community Plan or Zoning) of the California Environmental Quality Act (CEQA) Guidelines, subsection (a) which states that additional environmental review is not required for projects "which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified", except as might be necessary to determine whether there are project-specific significant effects. In this case, the proposed project is consistent with the City's GP 2035 and Final Environmental Impact Report (EIR) which were adopted and certified by the City Council on April 22, 2015. Therefore, the proposed project is consistent with State CEQA Guidelines Section §15168(c)(2) since it is within the programmatic scope covered by the Final EIR and there is no substantial evidence that the proposed Zoning Code Update would require additional environmental analysis.

Similarly, the proposed project is consistent with CEQA Guidelines Section §15183 (d)(1)(C) since it meets the consistency with "a general plan of a local agency", and with Section §15183 (d) (2) which states that "an EIR was certified by the lead agency for the.... general plan".

Additionally, the proposed project is consistent with CEQA Guidelines Section §15162(a) in that no subsequent environmental documentation will be required for the proposed project. Specifically, the proposed project is not proposing any substantial changes to the City's GP 2035 [§15162(a)(1)], would not result in substantial changes due to the GPU and Zoning Code Update [§15162(a)(2)], nor would it present new information of substantial importance, which was not known and could not have been known with the exercise of reasonable due diligence at the time the previous EIR was certified as complete, showing any of the following [§15162(a)(3)]:

- A. The project will have one or more significant effects not discussed in the previous EIR
- B. Significant effects previously examined will be substantially more severe than shown in the previous EIR
- C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative
- D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative

Therefore, the following discussion evaluates the proposed project's consistency with the certified 2015 EIR prepared for the City's GP 2035 to determine whether the proposed project would have new effects or an increase in severity of significant environmental effects beyond those identified in the 2015 EIR. Since the Zoning Code Update is a regulatory document that affects the entire City, any future development and redevelopment project in the City would have to be analyzed at a project level for all CEQA related impacts.

This FOC has been prepared pursuant to the applicable provisions of §15183 of the California Environmental Quality Act (CEQA) Guidelines.



Finding of Consistency

The following discussion addresses each of the environmental issues studied in the 2015 EIR for the City's GP 2035, comparing the effects of the proposed project to the effects of the adopted GP 2035. These environmental issues include aesthetics, agricultural resources, air quality, biological resources, cultural resources (including tribal cultural resources), geology and soils (including mineral resources), greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services and recreation, transportation and traffic, and utilities and public service systems. However, in 2019, Appendix G of the CEQA Guidelines was amended and two new environmental issue areas were added: energy and wildfire. These topics are incorporated into the discussions below.

Aesthetics

There are no designated scenic vistas within the GP 2035 Planning Area, but certain scenic views, such as those of nearby mountains, are present. Although future development consistent with GP 2035 would allow for development on currently undeveloped parcels and intensify urban development on previously developed parcels, the 2015 EIR determined that conformance to goals and policies of the Land Use and Community Character, and Infrastructure and Public Services Elements of GP 2035 would ensure development would be designed and sited to minimize obstruction of views. The 2015 EIR therefore determined less than significant impacts on scenic vistas.

There are no state-designated scenic highways within the GPU Planning Area. However, all future development in the City and its Planning Area would be required to comply with GP 2035 policies. Sustainability and Natural Environment Element policies 6.2, 10.9, and 13.6 would lessen potential impacts by restricting new billboards and encouraging preservation and conservation of open space and scenic natural features. Therefore, the 2015 EIR determined less than significant impacts to scenic resources along a state-designated scenic highway.

GP 2035 would facilitate development that would alter the visual character of the City, specifically along the I-10 corridor. However, land use designations included in GP 2035 provide guidance for allowable uses, building density, parking location, streetscape design, and other elements which drive future development within specific land use designations. Urban form would be retained by adherence to the GP 2035 policies that preserve the visual characteristics of the City. Policies within the Land Use and Community Character Element would ensure compatibility with the existing visual character of the City. The 2015 EIR determined a less-than-significant impact to community character as a result of GP 2035.

GP 2035 would facilitate development that would introduce new sources of light and glare within the planning area. Development within the City would comply with applicable zoning standards that limit light and glare, such as Municipal Code 16.28.150 (L), 17.56.010 (J)(2)(e), and 17.54.010 (k). In addition, Furthermore, the GP 2035 includes the Land Use and Community Character policy 6.5, Dark sky, to limit outdoor light sources from new development to preserve night sky viewing opportunities. Therefore, the 2015 EIR found less than significant impacts to aesthetics associated with light and glare.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implements the City's updated General Plan goals and policies. The proposed project in and of itself would not directly result in development, but rather is meant to designate zoning to conform with land use patterns identified in the GPU. The Zoning Code Update is a



regulatory document that would supervise land development by enforcing the GPU's goals and policies and making it easier for future development and redevelopment projects to conform to the land use patterns and development framework established by GP 2035. The Zoning Code Update would also provide for standards that promote orderly growth and development in the City, while considering its natural environmental features and existing land uses. The proposed project would therefore involve updated regulations relative to the use and development of land uses in the City, and would not in itself affect scenic views, scenic vistas and community resources beyond what was analyzed under the 2015 EIR for the GP 2035. Therefore, the proposed project would not create any new significant impacts, nor would it increase the severity of impacts that were identified in the 2015 EIR. Impacts would remain less than significant.

Agriculture and Forestry Resources

The 2015 EIR determined significant and unavoidable impacts to the direct conversion of agricultural resources and Williamson Act contracts. The 2035 GPU did not designate any lands for exclusive agricultural use and development facilitated by the 2035 GPU could ultimately end commercial agricultural activity and preclude fallow agricultural land from future production. There are 9,862 acres of farmland in the City rated as Prime or Unique Farmland, or Farmland of Local Importance impacted by the 2035 GPU. The 2035 GPU identified approximately 994 acres of Williamson Act contracts within the Planning Area which would be designated to urban uses. Furthermore, the 2015 EIR did not identify any mitigation measures available to reduce potential impacts.

The 2015 EIR determined less than significant impacts related to the indirect conversion of agricultural resources as a result of the 2035 GPU. Although implementation of the 2035 GPU could place incompatible land uses next to agriculture, policies within the Sustainability and Natural Resources Element address urban-agricultural interfaces. Policies would be implemented on a project-by-project basis to address specific project-level impacts.

The 2015 EIR determined no impacts related to the direct and indirect conversion of forestry resources as a result of the 2035 GPU. The Planning Area does not contain forest land or timberland and no areas are zoned for such uses. As a result, the 2035 GPU would not result in a loss or conversion of forest land or timberland.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implements the City's updated General Plan goals and policies. As a regulatory document, the proposed project would supervise land development by enforcing the GPU's goals and policies and making it easier for future development and redevelopment projects to conform to the land use patterns and development framework established by GP 2035. The Zoning Code Update would provide for standards that promote orderly growth and development in the City, while considering its existing land uses. The proposed project would involve updated regulations relative to the use and development of land uses in the City, however these changes are not related to agricultural or forestry resources. The proposed project would not in itself affect agricultural or forestry resources or result in the loss or conversion of land or Williamson Act Contracts, beyond what was analyzed under the 2015 EIR for the GP 2035. Since all subsequent development would be required to adhere to GP 2035 policies if located on or adjacent to agricultural lands, and specific requirements would be determined by the City at a project-level, the proposed project would not create any new significant impacts beyond those identified in the 2015 EIR.



Air Quality

The 2015 EIR determined that housing, population, and employment growth generated by implementation of the 2035 GPU would be roughly similar to projections utilized in the Air Quality Management Plan. Therefore, the 2035 GPU would not conflict with the applicable air quality plan for the region and impacts would be less than significant.

The 2035 GPU would result in new development that would generate temporary construction and long-term operational air pollutant emissions, including toxic air contaminants (TACs), that could exceed the applicable thresholds and expose sensitive receptors to substantial pollutant concentrations. The 2035 GPU includes policies in the Sustainability and Natural Environment Element such as 11.3 and 11.8 to limit sensitive receptors' exposure to emissions and dust. Thus, the 2015 EIR identified a less than significant impact related to criteria air pollutant emissions and the exposure of sensitive receptors to pollutant concentrations.

The 2015 EIR determined that implementation of the 2035 GPU would not result in significant odor impacts. Policies within the Land Use and Community Character Element and Health and Equity Element would ensure that future development within the City would be compatible with existing uses and would not expose sensitive receptors to significant new sources of objectionable odors.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implements the City's updated General Plan goals and policies. The proposed project in itself would not directly result in development, but rather is meant to designate zoning to conform with land use patterns identified in the GPU. As shown in Table 2, the proposed project would not generate substantial population growth or accommodate growth beyond what was envisioned under GP 2035. Neither would the Zoning Code Update result in an impact to the South Coast Air Quality Management District (SCAQMD) AQMP beyond that identified and analyzed in the 2015 EIR. Implementation of the proposed project would not result in air pollutant emissions or CO concentrations beyond those associated with the growth forecast under GP 2035. There would be no construction or operation impacts of the proposed project because the proposed project in itself would not directly result in development. The proposed Zoning Code Update would not therefore create any new significant impacts related to air quality, nor would it increase the severity of impacts identified in the 2015 EIR. The proposed project would therefore not result in air quality impacts beyond those identified in the 2015 EIR.

Biological Resources

As discussed in the 2015 EIR, new or intensified development in the City and its SOI could lead to direct or indirect impacts to special-status species from construction and operation. Compliance with existing policies and regulations such as the Migratory Bird Treaty Act (MBTA), National Pollutant Discharge Elimination System (NPDES), and Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) Land Use Agency Guidelines would limit potential construction impacts. In subareas 5, 6, and 7 of the land use map shown in the General Plan update, agricultural lands may be replaced by industrial, commercial, and civic uses where there is moderate potential for sensitive species. The 2035 GPU notes potential impacts are less than significant but recommends mitigation to add a policy to survey projects proposed in subareas 5, 6, and 7 and implement mitigation measures prescribed by a qualified biologist if sensitive species are present. In addition, policies contained in the Sustainability and Natural Environment Element of the 2035 GPU such as 5.6, 9.1, 9.2, 9.4, and 10.7 would reduce the



potential for future impacts to sensitive species. Therefore, the 2015 EIR determined that, with mitigation, the 2035 GPU would not result in significant impacts to special-status species.

Compliance with existing policies and regulations such as NPDES and the CVMSHCP would limit potential construction impacts to riparian and sensitive habitats. In addition, policies contained in the Sustainability and Natural Environment Element such as 7.1, 7.2, 7.6, 10.2, and 10.8 would reduce the potential for future impacts to sensitive natural communities. Therefore, the 2015 EIR determined that the 2035 GPU would not result in significant impacts to riparian habitat or sensitive natural communities.

As discussed in the 2015 EIR, the Planning Area contains portions of the Whitewater River, and blue line channels and washes east of the Coachella Canal that are likely jurisdictional. Future development associated with the 2035 GPU could result in direct impacts to jurisdictional resources should it encroach into jurisdictional waters and wetlands through grading or vegetation removal. Indirect impacts to jurisdictional resources may occur during and after construction or operations if these activities introduce runoff, toxics, or invasive species into these systems. However, future development would be required to comply with policies and regulations including the Clean Water Act, NPDES, California Fish and Game Code, and CVMSHCP. In addition, the 2035 GPU includes policies in the Sustainability and Natural Environment Element to protect wetlands. Therefore, the 2015 EIR determined that the 2035 GPU would have less than significant impacts to wetlands.

Future development consistent with the 2035 GPU could result in impacts to the movement of resident and migratory wildlife species should existing wildlife movement corridors be constrained or replaced by future development. Two migratory species reside seasonally with the Planning Area: Golden Eagle and Swainson's Hawk. The 2015 EIR notes significant tracts of land that would be set aside as open space, such as subarea 13 and subarea 17. Additionally, policies in the Sustainability and Natural Environment Element such as 5.6, 9.2, 9.6, and 9.7 provide tools to preserve wildlife corridors and preserve open space in the Planning Area. Therefore, the 2015 EIR determined that the 2035 GPU would not result in significant impacts to wildlife movement.

The Planning Area contains Conservation Areas identified in the CVMSHCP, primarily within the SOI. The 2035 GPU does not propose development within the SOI and any development within Conservation Areas located within the City limits would be required to comply with the provisions of the CVMSHCP. Additionally, the 2035 GPU Sustainability and Natural Environment Element contain policies to minimize the potential for conflicts with the CVMSHCP, such as Policy 9.4, 9.5, 10.2, and 10.7 to ensure compliance with the CVMSHCP. Therefore, the 2015 EIR determined that the 2035 GPU would not conflict with the CVMSHCP and impacts would be less than significant.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implements the City's updated General Plan goals and policies. The proposed project in itself would not directly result in development, but rather is meant to designate zoning to conform with land use patterns and growth projections as identified in 2035 GPU. As a policy and regulatory document, it would not result in potential development or redevelopment such that there are resulting impacts to sensitive species, riparian habitats or sensitive natural communities, wetlands, or migratory corridors. Likewise, the proposed project would not conflict with the provisions of the CVMSHCP or local policies protecting biological resources. Since the proposed project would implement the 2035 GPU Goals, Policies, and land use designations, the proposed Zoning Code Update and minor modifications to the Land Use and Community Character Element and to the General Plan



Land Use 2035 Map would not create any new significant impacts related to biological resources, nor would it increase the severity of impacts beyond those identified in the 2015 EIR. Impacts would remain less than significant under the proposed project.

Cultural Resources and Tribal Cultural Resources

Historical and Archeological Resources

Historic resources are located throughout the Planning Area. According to the Eastern Information Center, there are 176 historical resources in the Planning Area, but the only registered historical resource is the Coachella Valley Water District Building. The City has an existing ordinance (Section 15.98.190) to prevent destruction or impact on Class 1 historical resources. With compliance to the National Historic Preservation Act, California Public Resources Code Section 5097.5, and 2035 GPU Sustainability and Natural Environment policies 12.3 and 12.4, the 2015 EIR determined impacts to historical resources would be less than significant.

The Planning Area contains a significant amount of archaeological resources due to its rich history and historic settlements. If archaeological resources are found on Tribal Lands, a Sacred Lands Search through the Native American Heritage Commission would be required. Existing State regulations provide a framework to protect against impacts to unique archaeological resources. The 2035 GPU Sustainability and Natural Environment Element contains policies which require site plan review and monitoring of development activities to minimize the potential for impacts to archaeological resources. Therefore, the 2015 EIR determined a less than significant impact to archaeological resources.

Human remains, including cemeteries and tribal burial sites, do exist within the Planning Area. Although soil-disturbing activities associated with future development consistent with the 2035 GPU could result in the discovery of human remains, compliance with existing laws and regulations, including the California Health and Safety Code, would ensure that significant impacts to human remains would not occur. Therefore, the 2015 EIR determined that the 2035 GPU would result in less than significant impacts related to disturbance of human remains.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implements the City's updated General Plan goals and policies. The proposed project in itself would not directly result in development, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. The Zoning Code Update is a regulatory document that would supervise land development by enforcing the GPU's goals and policies and making it easier for future development and redevelopment projects to conform to the land use patterns and development framework established by 2035 GPU. The Zoning Code Update would provide for standards that promote orderly growth and development in the City, while considering its natural environmental features and existing land uses. The proposed project would therefore involve updated regulations relative to the use and development of land uses in the City and would not directly affect historical or archaeological resources beyond what was analyzed under the 2015 EIR. Therefore, the proposed project would not create any new significant impacts, nor would it increase the severity of impacts identified in the 2015 EIR.



Tribal Cultural Resources

Land disturbance associated with implementation of the 2035 GPU could result in the accidental destruction or disturbance of known or previously undiscovered tribal cultural resources. Pursuant to Senate Bill 18, Native American tribes were contacted when creating the 2035 GPU to ensure tribal resources were adequately considered. No sacred uses or tribal cultural resources were identified in communications with tribes. In addition, the Sustainability and Natural Environment Element of the 2035 GPU implements policies requiring site monitoring and coordination with local tribes to minimize the potential for impacts. Therefore, the 2015 EIR determined a less than significant impact to tribal cultural resources.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implements the City's updated General Plan goals and policies. As a regulatory document, the proposed project in itself would not directly result in development but would rather designate zoning to conform with land use patterns identified in the GPU. The Zoning Code Update would provide for standards that promote orderly growth and development in the City, while considering its natural environmental features and existing land uses. The proposed project therefore would not directly affect tribal cultural resources beyond what was analyzed under the 2015 EIR for the GP 2035. Therefore, the proposed project would not create any new significant impacts, nor would it increase the severity of impacts identified in the 2015 EIR. Impacts would therefore remain less than significant.

Energy

The 2015 EIR did not discuss energy impacts as the inclusion of this issue was not a standalone environmental CEQA Guidelines Appendix G checklist question at the time the 2015 EIR document was prepared. Therefore, a discussion of energy impacts is provided to supplement the 2015 EIR.

Pursuant to Section 15126.2 and Appendix G of the CEQA Guidelines, analysis of a project's energy use should consider whether the project may result in significant environmental effects due to wasteful, inefficient, or unnecessary use of energy resources or conflict with or obstruct a State or local plan for renewable energy or energy efficiency. The analysis should include the project's energy use for all phases and components, including construction and operation.

However, the proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implements the City's updated General Plan goals and policies. The Zoning Code Update is a regulatory document that would supervise land development by enforcing the 2035 GPU's goals and policies and making it easier for future development and redevelopment projects to conform to the land use patterns and development framework established under the 2035 GPU. The Zoning Code Update would provide for standards that promote orderly growth and development in the City, while considering its natural environmental features and existing land uses. 2035 GPU policies in the Sustainability and Natural Environment Element in such as 2.1 through 2.14 would minimize the occurrence of inefficient, wasteful, and unnecessary energy consumption during construction and operation of development carried out under the proposed project. In addition, construction and operation of projects facilitated by the proposed project would be required to comply with relevant provisions of CALGreen and Title 24 of the California Energy Code. Therefore, the proposed project would not result in any significant impacts relative to energy.



Geology and Soils

The City contains areas subject to fault rupture, seismic ground shaking, liquefaction, landslides, and soil expansion. In addition, future development associated with the 2035 GPU could result in erosion from construction activities. Although implementation of the 2035 GPU would result in subsequent development that could be exposed to geologic hazards including seismic hazards and unstable soils and may result in erosion, future development would adhere to applicable state laws, local regulations, and 2035 GPU policies in the Safety Element such as 1.6, 1.7, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, and 2.8, which would minimize these effects. Therefore, the 2015 EIR determined all impacts related to geology and soils to be less than significant. Additionally, impacts to paleontological resources, discussed in Section 4.4, *Cultural Resources*, of the 2015 EIR were determined to be less than significant with incorporation of applicable 2035 GPU policies 10.3, 10.4, 10.5, and 12.6 from the Sustainability and Natural Environment Element.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Urban Design Element and to the General Plan Land Use 2035 Map, all of which implements the City's updated General Plan goals and policies. As a regulatory document, the proposed project in itself would not directly result in development, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. Future permitted uses under the proposed project would be required to comply with the California Building Code (CBC), which provides standards for excavation, grading, and earthwork construction; fills and embankments; expansive soils; foundation investigations; and liquefaction potential and soils strength loss. Furthermore, all development on sites of between one and five acres would be required to comply with the provisions of the NPDES Phase II regulations concerning the discharge of eroded materials and pollutants from construction sites. Any future development or redevelopment would also have to comply with the GP 2035 goals and policies contained in the Land Use and Community Character Element, Sustainability and Natural Environment Element, and Safety Element related to geologic hazards and the minimization of erosion impacts. The proposed project would not expose individuals to the effects of strong seismic ground shaking, seismic-related ground failure, liquefaction or landslides, erosion or loss of topsoil, expansive soils, subsidence, or collapse beyond what could occur under the 2035 GPU and impacts would be less than significant. Likewise, with adherence to the 2035 General Plan Sustainability and Natural Environment Element policies, the proposed project would have less than significant impacts to paleontological resources.

Greenhouse Gas Emissions

The 2015 EIR determined that future development consistent with the 2035 GPU would result in greenhouse gas (GHG) emissions that would exceed the applicable per service population reduction target threshold of 4.2 MT CO₂E established by the City. The 2015 EIR determined impacts would be significant but mitigable with implementation of the City's Climate Action Plan (CAP) measures included in Table 18 of the CAP to reach an annual per service population emission figure of 4.2 MT CO₂E or less by 2035.

In addition, the 2015 EIR determined that the sustainability policies and CAP programs would help the City progress toward its greenhouse gas emission reduction target and consistency with the Climate Change Scoping Plan of the California Air Resources Board (ARB) and the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) of the Southern California Association of Governments (SCAG September 2020). Therefore, the policies, programs, measures, and actions of the



2035 GPU are consistent with the ARB's Scoping Plan and the statewide plan to achieve the goals of AB 32 and impacts related to conflicts with plans, policies, or regulations would be less than significant.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Urban Design Element and to the General Plan Land Use 2035 Map, all of which implements the City's updated General Plan goals and policies. The proposed project would not directly result in development, but rather is meant to designate zoning to conform with land use patterns identified in the GPU. The Zoning Code Update is a regulatory document that would supervise land development by enforcing the GPU's goals and policies and making it easier for future development and redevelopment projects to conform to the land use patterns and development framework established by the 2035 GPU. The intended land use pattern of the 2035 GPU would promote mixed use development, which tends to reduce GHG emissions by reducing car trips, consistent with the following strategy from SCAG's 2020-2045 RTP/SCS: "Encourage design and transportation options that reduce the reliance on and number of solo car trips (this could include mixed uses or locating and orienting close to existing destinations)" (SCAG 2020).

While implementation of the proposed project itself would not result in direct or indirect operational and construction GHG emissions, the Zoning Code Update would have the potential to assist in the development of future uses which would generate GHG emissions. Construction GHG emissions would result from the combustion of fossil fuels from heavy-duty construction equipment and from construction worker vehicles and would be temporary in nature. In addition, future development would generate operational emissions associated with vehicle, energy, and water use, as well as solid waste and wastewater generation. Future development in the City would be subject to regulations in place at the time the development is proposed that are aimed at achieving statewide GHG reduction targets, including Title 24 and the California Green Building Code. Additionally, as shown in Table 2, there is negligible net change in land use and growth associated with the proposed project. Therefore, the proposed project would not create any new significant impacts, nor would it increase the severity of impacts that were identified in the 2015 EIR as less than significant impacts.

Hazards and Hazardous Materials

The 2035 GPU facilitates the development of commercial and industrial uses which may handle hazardous materials. However, the use, transport, and disposal of hazardous materials and waste is highly regulated, and the 2035 GPU contains policies in the Safety Element to further limit the potential for impacts due to the transport, use, disposal, and accidental release of hazardous materials. All future and existing development that involves hazardous materials use, transport, and disposal would be required to comply with the California Health and Safety Code; the Comprehensive Environmental Response, Compensation, and Liability Act; the Resource Conservation and Recovery Act; and applicable 2035 GPU policies. Therefore, the 2015 EIR determined that the 2035 GPU would not result in a significant impact due to the routine transport, use, or disposal of hazardous materials or accidental release of hazardous materials.

At the time of certification, the 2015 EIR identified one open/active hazardous materials site listed on a hazardous material site list compiled pursuant to Government Code §65962.5. The 2015 EIR determined the listed site is required to be remediated for anticipated future land use in accordance with existing state and federal regulatory requirements. Additionally, the 2015 EIR notes that policies within the 2035 GPU and applicable federal and state laws would ensure impacts related to future development on listed hazardous materials sites are taken into consideration and avoided, minimized, or mitigated.



Therefore, the 2015 EIR determined that buildout of the 2035 GPU would result in less than significant impacts related to listed hazardous materials sites.

The 2035 GPU would involve the alteration, intensification, and redistribution of land uses within the City. However, all future development would be subject to policies within the Safety Element and would also be reviewed by the City's Fire Department prior to any issuance of permits to ensure that projects would not interfere with emergency access and response. 2035 GPU Safety Element policies would ensure that the City's emergency response plan and City Ordinances are updated regularly to reflect current evacuation and emergency procedures. In addition, Policy 8.1 would ensure that the Local Hazard Mitigation Plan is maintained and updated to reflect up to date emergency response and disaster preparedness information, and applicable evacuation procedures. Therefore, the 2015 Final EIR determined a less than significant impact to potential impairment of implementation of, or physical interference with, an adopted emergency response plan or emergency evacuation plan as a result of the 2035 GPU.

Although the 2015 EIR identifies the Jacqueline Cochran Regional Airport as an airport which could result in potential hazards, all future development would be required to comply with federal and state law concerning airport hazards. Additionally, 2035 GPU policies would ensure specific development projects are consistent with the Jacqueline Cochran Regional Airport's Airport Land Use Compatibility Plan hazard zones. Therefore, the 2015 EIR determined a less than significant impact associated with airport hazards.

Although the City is not subject to extensive wildland fire risk due to its desert environment, because the Planning Area has an urban-wildland interface in areas of the City, exposure to wildland fires is a potential threat to existing and proposed structures. Policies in the Sustainability and Natural Environment Element and Safety Element requiring buffers, vegetation control, and adequate fire response; and encouraging sprinkler retrofits; aim to protect structures and population from wildland fires. Therefore, the 2015 EIR determined that the 2035 GPU would have less than significant impacts related to wildland fire risk.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implements the City's updated General Plan goals and policies. As a regulatory document, the proposed project in itself would not directly result in development that would introduce new hazards or hazardous materials in the City, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. Likewise, the project would not directly result in new development on properties identified on a hazardous material site list compiled pursuant to Government Code §65962.5. As described in the 2015 EIR, future development in the City would remain subject to federal, state, and local laws and regulations pertaining to the transport, use, disposal, handling, and storage of hazardous waste, as well as laws pertaining to the use and cleanup of contaminated sites. Therefore, the proposed project would not create any new significant impacts related to the routine use, transport, or disposal of hazardous materials, risk of accidental release of hazardous materials, or risks related to development on contaminated sites. Impacts would remain less than significant, as identified in the 2015 EIR.

Although the proposed project would facilitate changes to the intensity and distribution of land uses within the City, including potential changes to land uses in areas nearby the Jacqueline Cochran Regional Airport, all subsequent development would be required to adhere to federal and state law concerning airport hazards. Likewise, future development would be required to comply with City policies concerning



emergency access, response, and evacuation procedures. Therefore, similar to the 2035 GPU, the Zoning Code Update would not result in a significant impact due to airport hazards or impairment of implementation of, or physical interference with, an adopted emergency response plan or emergency evacuation plan. Impacts would remain less than significant, as identified in the 2015 EIR.

As described in the 2015 EIR, wildland fires are a potential threat to existing and proposed structures in the City. Implementation of the Zoning Code Update and the minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map would not increase wildland fire risk or expose people or structures to significant risk of wildland fires. Therefore, the proposed project would not create any new significant impacts related to wildland fires, nor would it increase the severity of impacts that were identified in the 2015 EIR.

Hydrology and Water Quality

Future development facilitated by the 2035 GPU could result in impacts to water quality during construction due to erosion and chemical and fuel spills. In addition, operation of new development could result in altered drainage patterns and runoff and generate common pollutants such as sediment, oil and grease, pesticides, and trash that could create polluted runoff. However, as concluded in the 2015 EIR, compliance with NPDES permit requirements, the Coachella Municipal Code (CMC), and policies from the Sustainability and Natural Environment Element, Safety Element, Land Use and Community Character Element, and Infrastructure and Public Services Element of the 2035 GPU would reduce water pollutants from construction and operation of new development to the maximum extent practicable. Likewise, compliance with these policies and regulations would ensure that new development would not alter site drainage patterns such that there would be increased runoff or flooding. Therefore, the 2015 EIR determined that the 2035 GPU would result in less than significant impacts to water quality and waste discharge requirements, site drainage patterns, erosion and siltation, and runoff.

Future development facilitated by the 2035 GPU could result in increased impervious surfaces and reduced groundwater infiltration and recharge. However, the 2035 GPU contains policies in the Safety Element, such as Policy 2.9, Groundwater resources protection; and Infrastructure and Public Services Element Policy 2.19, which would promote groundwater recharge and reduce such impacts. In addition, future development would be required to comply with local and state regulations that require the inclusion of permeable surfaces to ensure stormwater retention and infiltration. Therefore, the 2015 EIR determined that the 2035 GPU would result in less than significant impacts to groundwater.

The City is not at risk of flooding from tsunamis or seiches because of its distance from the ocean or other large bodies of water and intervening topography, but portions of the City are within 100- and 500-year flood zones. The 2035 GPU Land Use Element permits a variety of uses in these areas, including but not limited to residential, mixed-use, open space, and commercial uses. Therefore, future development with these flood hazard areas has the potential to expose people or structures to flooding or impede/redirect flood flows. However, the 2035 GPU includes a range of policies in the Sustainability and Natural Environment, Infrastructure and Public Services, and Safety Elements intended to reduce risks from flooding, including design review of storm drain and flood control facilities, restricted development within floodplains, and regularly updated hazards mapping. Therefore, the 2015 EIR determined that with compliance with local, state, and federal regulations related to flooding, the 2035 GPU would not result in significant flooding-related risks.



The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implements the City's updated General Plan goals and policies. The proposed project in itself would not directly result in development, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. The Zoning Code Update is a regulatory document that would supervise land development by enforcing the GPU's goals and policies and making it easier for future development and redevelopment projects to conform to the land use patterns and development framework established by 2035 GPU. The Zoning Code Update would provide for standards that promote orderly growth and development in the City, while considering its natural environmental features and existing land uses.

Any future development and redevelopment projects in the City would be subject to applicable water quality standards and waste discharge requirements. Furthermore, in compliance with federal, state, regional, and local requirements, contractors constructing new development or redevelopment projects would be required to implement Best Management Practices, which aim to control flooding, reduce erosion, and improve overall water quality. All future development projects would be required to comply with applicable federal, state, and local laws and regulations concerning the protection of water quality, runoff and stormwater control, flood risks, and groundwater infiltration, including the federal Clean Water Act and the CMC, as discussed in the 2015 EIR. Therefore, the proposed project would not create any new significant impacts, nor would it increase the severity of impacts relative to stormwater and pollutants, reduction in groundwater supplies and quality, drainage patterns, downstream flooding and urban runoff, dam inundations, tsunamis and seiches, beyond what was identified in the 2015 EIR. Impacts would remain less than significant.

Land Use and Planning

Implementation of the 2035 GPU would involve development within the existing City boundaries/limits. New development or redevelopment would not physically divide any established communities in the Planning Area, rather, the GPU seeks to maintain and preserve the quality of Coachella's existing neighborhoods. Thus, the 2015 EIR determined that the 2035 GPU would have less than significant impacts associated with physically dividing established communities. The 2015 EIR determined the 2035 GPU is in line with all existing plans besides the proposed Shadow View Specific Plan. However, the 2035 GPU includes a policy requiring a plan amendment to revise Shadow View to comply with 2035 GPU goals, policies, and land use designations to bring this specific plan into conformance with the General Plan prior to development. Therefore, the 2015 EIR determined that the 2035 EIR would not conflict with applicable land use plans, policies, and regulations and impacts would be less than significant.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implements the 2035 GPU's goals and policies. The proposed project in itself would not directly result in development, but rather is meant to designate zoning to conform with land use patterns identified in the GPU. The Zoning Code Update is a regulatory document that would supervise land development by enforcing the GPU's goals and policies and making it easier for future development and redevelopment projects to conform to the land use patterns and development framework established by the 2035 GPU. The Zoning Code Update would provide for standards that promote orderly growth and development in the City, while considering its natural environmental features and existing land uses. As the Zoning Code Update would align with the 2035 GPU, the proposed project would not conflict with an existing land use plan, policy or regulation, nor would it



physically divide an established community beyond what was analyzed under the 2015 EIR for the 2035 GPU. Therefore, the proposed project would not create any new significant impacts, nor would it increase the severity of impacts that were identified in the 2015 EIR. Impacts would remain less than significant.

Mineral Resources

Impacts to mineral resources were discussed in Section 4.5, *Geology and Soils*, of the 2015 EIR. The state Mining and Geology Board has defined Mineral Resource Zones (MRZs) based on the presence or absence of significant sand, gravel, and crushed rock resources. The majority of the City is identified as MRZ-1, which are areas with little likelihood for significant mineral deposits. However, there are some areas in subarea 17 that are classified as MRZ-2a, which are areas with significant mineral deposits. The MRZ-2 areas within the City are designated as open space and mining activity is a permitted use. Goal 8 and Policies 8.1 through 8.5 of the Sustainability and Natural Environment Element regarding mining operations and mineral resources would lessen impacts related to the availability of mineral resources. Therefore, the 2015 EIR determined that the 2035 GPU would result in less than significant impacts.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implements the City's updated General Plan goals and policies. The proposed project in itself would not directly result in development, but rather is meant to designate zoning to conform with land use patterns identified in the GPU. The Zoning Code Update is a regulatory document that would supervise land development by enforcing the GPU's goals and policies and making it easier for future development and redevelopment projects to conform to the land use patterns and development framework established by the 2035 GPU. The 2015 EIR noted that the 2035 GPU would not result in significant impacts. Similarly, the Zoning Code Update would not create any new significant impacts, nor would it increase the severity of impacts that were identified in the 2015 EIR. Impacts would remain less than significant.

Noise

The 2035 GPU would result in new development that would generate construction noise and vibration, along with increased traffic and stationary noise sources. Additionally, new development in accordance with the 2035 GPU could result in new noise sensitive receptors in areas with existing and future noise levels that would exceed the applicable thresholds. As concluded in the 2015 EIR, implementation of the City's existing noise regulations and standards, as well as goals and policies of the 2035 GPU, would reduce potential temporary noise and vibration impacts related to the construction of future land uses to less than significant levels. The 2015 EIR also determined that implementation of the 2035 GPU would not result in the siting of new sensitive land uses and receptors that would be exposed to significant traffic, railroad, or stationary sources of noise. Likewise, the 2015 EIR determined that development of new land uses in accordance with the 2035 GPU would not result in exposure of future residents and workers to airport noise levels in excess of the standards.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implements the 2035 GPU goals and policies. The proposed project in itself would not directly result in development, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. Therefore, as a regulatory document, the proposed project



would not generate substantial population growth or accommodate growth beyond what was envisioned under the 2035 GPU. As shown in Table 2, there is negligible net change in land use and growth associated with the proposed project. Therefore, the Zoning Code Update would not result in any new noise impacts beyond that was identified and analyzed in the 2015 EIR, nor would it increase the severity of impacts identified in the 2015 EIR.

Population and Housing

The 2035 GPU is intended to accommodate an increased projected population to 135,000 people by 2035. This projection is considered reasonably similar to the population projection developed by the Southern California Association of Governments, which envisions population increases to about 128,700 in 2035. Additionally, the City is already served by essential public services, and future roadway system improvements identified in the 2035 GPU are intended to accommodate future population growth. Thus, infrastructure and roadway system improvements would not induce additional development that would increase population. Therefore, the 2015 Final EIR determined the 2035 GPU would not induce growth, directly or indirectly, beyond what was projected for the City.

The 2035 GPU would accommodate new housing opportunities in the City to accommodate future growth. The 2015 EIR does not identify any loss of housing opportunities because the 2035 GPU accommodates forecasted growth in the City through 2035. Since new housing would more than offset any temporarily displaced housing due to future land use development, the 2015 EIR determined no additional replacement housing would be necessary.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implement the 2035 GPU's goals and policies. The proposed project in itself would not directly result in development or population growth, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. Accordingly, as shown in Table 2, there is negligible net change in land use and growth associated with the proposed project. Therefore, implementation of the project would not generate substantial housing or population growth beyond what was anticipated in the 2035 GPU and the 2015 EIR. Likewise, the proposed project would provide for appropriate zoning designations throughout the City and would ensure the City is able meet the housing needs identified in the 2035 GPU to accommodate anticipated population growth. Therefore, the project would not result in substantial displacement of housing or people beyond what was identified in the 2015 Final EIR. Impacts would remain less than significant.

Public Services

Fire and Police Protection

The 2035 GPU would facilitate growth that would increase demand for fire and police protection services. However, future development in accordance with the 2035 GPU would be required to pay development impact fees to offset increased demands for fire and police services. In addition, the 2035 GPU Infrastructure and Public Services Element and Sustainability and Natural Environment Element contain policies to ensure adequate firefighting and police staff, infrastructure, and the provision of environmentally sustainable infrastructure and facilities. The 2035 GPU did not propose new fire or police facilities, and thus the 2015 EIR determined that impacts would be less than significant.



The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implement the 2035 GPU's goals and policies. The proposed project in itself would not directly result in development or population growth, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. Although the 2035 GPU anticipates growth, as discussed in the *Population and Housing* section, growth would be similar to forecasted projections, and thus applying zoning to align with land use patterns identified in the 2035 GPU would not cause substantial growth beyond what was expected, as shown in Table 2, and therefore not result in the need for new or physically altered fire or police facilities beyond what was already anticipated. Therefore, the project would not result in an exceedance of impacts concerning the need for new or physically altered emergency service facilities than what was identified in the 2015 EIR.

Schools

To accommodate a future influx of students, local school districts have anticipated that construction of new schools would be required. However, future development in accordance with the 2035 GPU would be required to pay development impact fees to offset increased demands for schools. In addition, the 2035 GPU Infrastructure and Public Services Element and Land Use and Community Character Element contain policies to ensure schools and facilities can accommodate the City's existing and future population, and the provisioning of environmentally sustainable school facilities. Although future expansion of existing schools or development of new schools may be required, no specific school facilities were proposed within the 2035 GPU, and thus project-specific impacts would be addressed when future facilities are proposed. The 2015 Final EIR determined 2035 GPU impacts to schools would be less than significant.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implements the 2035 GPU's goals and policies. The proposed project in itself would not directly result in development or population growth, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. Although the 2015 EIR anticipates an influx of students with population growth through 2035, which may exceed the current capacity of school systems serving the City, Table 2 shows the proposed project would not contribute to a substantial additional influx of students beyond what was previously predicted since the overall land use changes are negligible. Therefore, the project would not result in an exceedance of impacts concerning the need for new or physically altered school facilities beyond what was anticipated within the 2015 EIR.

Libraries

The 2035 GPU anticipates growth, and subsequently an increased demand for library services. However, growth accommodated by the 2035 GPU would generate revenue for the library pursuant to the City's Development Impact Fee ordinance in Section 4.45.060 (B) which requires developer fees for library facilities to be used for the land acquisition and construction costs of a public library facility as part of the Riverside County Library System, to serve the new residential development in the City. Future development would be required to pay development impact fees that would be used to offset additional demand on libraries serving the City. In addition, the 2035 GPU Infrastructure and Public Services and Land Use and Community Character Elements provide policies intended to ensure the development of necessary public facilities and services for the City, which can aid the County in the planning of future



local libraries. Therefore, the 2015 EIR determined that impacts to libraries would be less than significant.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implement the 2035 GPU's goals and policies. The proposed project in itself would not directly result in development or population growth, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. Although the 2035 GPU would result in increased population and resulting demand for libraries, the proposed project would not contribute to a substantial additional influx of residents beyond what was previously predicted in the 2015 EIR. As shown in Table 2, there is negligible net change in land use and growth associated with the proposed project. Therefore, the project would not result in an exceedance of impacts concerning the need for new or physically altered libraries beyond what was determined in the 2015 EIR. Impacts would remain less than significant.

Recreation

Growth accommodated by the 2035 GPU would result in increased demand for parks and recreational facilities. The 2035 GPU identifies a goal to expand parkland to cover 3.0 acres per 1,000 persons. The Planning Area is currently deficient in parkland by 62 acres. The 2035 GPU Land Use and Community Character, Community Health and Wellness, and Sustainability and Natural Environment Elements addresses potential environmental impacts by including policies that would require the provision of new parkland concurrently with new development, ensuring that goals to have 3.0 acres of parkland per 1,000 persons will be met. It would also increase parks and recreational amenities for residents to meet the demands associated with future population growth. Individual recreational and park projects identified in the 2035 GPU would be required to undergo project-level environmental review once project details are determined. Therefore, the 2015 EIR determined that growth accommodated by the 2035 GPU would not result in significant impacts to parks and recreational facilities.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implements the 2035 GPU's goals and policies. The proposed project in itself would not directly result in development or population growth, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. Although the 2035 GPU would result in increased population and resulting demand for parks and recreational amenities, the proposed project would not substantially contribute to any additional influx of residents beyond what was previously predicted in the 2015 EIR. As shown in Table 2, the 2035 GPU would increase the amount of land designated for open space from 1,586.08 acres (9% of total land) under current land use designations to 2,309.52 acres (13% of total land) under the proposed land use designations. Additionally, as shown in Table 2, there is negligible net change in land use and growth associated with the proposed project. The 2035 GPU designates specific areas as Parks and Open Space, and by applying the corresponding zoning through the Zoning Code Update, the City would be furthering their goal of expanding parkland. Therefore, the project would not result in an exceedance of impacts related to parks and recreational facilities beyond what was determined in the 2015 EIR. Impacts would remain less than significant.



Recreation

The potential for the 2035 GPU to result in the substantial physical deterioration of existing parks and recreational facilities or the need for the construction of new facilities which might have an adverse physical effect on the environment is addressed in Section 4.15, *Public Services*, of the 2015 EIR and discussed above.

Pursuant to Section 15126.2 and Appendix G of the CEQA Guidelines, a project should consider potential impacts related to the increased use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. The CEQA analysis should also consider whether the project would include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implements the 2035 GPU's goals and policies. The proposed project in itself would not directly result in development of new parks or other uses or population growth, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. Although the 2035 GPU would result in increased population and resulting demand for parks and recreational amenities, as shown in Table 2, there is negligible net change in land use and growth associated with the proposed project and the proposed project would therefore not contribute to a substantial additional influx of residents beyond what was previously predicted in the 2015 EIR. Additionally, the 2035 GPU designates specific areas as Parks and Open Space, and by applying the corresponding zoning through the Zoning Code Update, the City would be furthering its goal of expanding parkland. As shown in Table 2, the 2035 GPU would increase the amount of land designated for open space from 1,586.08 acres (9% of total land) under current land use designations to 2,309.52 acres (13% of total land) under the proposed land use designations. Therefore, the project would not result in an exceedance of impacts related to parks and recreational facilities beyond what was determined in the 2015 EIR. Impacts would remain less than significant.

Transportation/Traffic

The 2015 EIR determined that future traffic generated by the 2035 GPU would result in significant and unavoidable impacts to roadway congestion on several street and freeway segments. Impacts to local roadway segments which would be mitigated to a less than significant level through implementation of physical improvements associated with key intersections and the expansion of Avenue 50. Additional impact reduction is provided by policy language in the Land Use Element and Mobility Element oriented toward reducing vehicle usage, but the 2015 EIR determined that level of service (LOS) impacts to these segments would remain significant and unavoidable. It should be noted that, subject to Senate Bill 743 (SB 743) of 2013 and changes to the CEQA Guidelines adopted by the State Office of Planning and Research (OPR) in 2018 in response to SB 743, a project's impact on vehicle miles traveled (VMT), not LOS, is now the appropriate metric for analyzing a project's transportation impacts under CEQA Guidelines section 15064.3, subdivision (b). The intended land use pattern of the 2035 GPU would promote mixed use development, which tends to reduce VMT by reducing solo car trips, consistent with the following strategy from SCAG's 2020-2045 RTP/SCS: "Encourage design and transportation options that reduce the reliance on and number of solo car trips (this could include mixed uses or locating and orienting close to existing destinations)" (SCAG 2020).



The 2015 EIR determined that policies contained in the 2035 GPU Mobility Element to promote alternate modes of transportation including active transportation and public transit would align with the Riverside County Transportation Commission Congestion Management Program but would not fully mitigate regional impacts. Therefore, the 2015 EIR determined that the 2035 GPU would result in a significant impact due to conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. The 2015 EIR noted there are no feasible mitigation measures that would fully mitigate these impacts to regional roadways.

Public transportation improvements proposed by the 2035 GPU and future private development could potentially result in hazardous roadway conditions due to design features or incompatible uses or inefficient or inadequate emergency access. However, all proposed development would be subject to the City's roadway engineering and Fire Code standards, which are meant to ensure adequately designed roads for safety and emergency access. Future development would also be required to comply with the land uses proposed in the 2035 GPU and the zoning code, which minimize incompatible uses within the City. The 2035 GPU Mobility Element includes policies that encourage traffic safety, which would further help avoid traffic hazards and inadequate emergency access from growth facilitated by the 2035 GPU. Therefore, the 2015 EIR determined that the 2035 GPU would have less than significant impacts related to roadway hazards and emergency access.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implement the 2035 GPU goals and policies. As a regulatory document, the proposed project in itself would not directly result in development, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. Additionally, as noted in Table 2, there would be negligible net land use change. The proposed project would therefore not generate substantial population growth or modify the existing transportation system beyond what was envisioned under the 2035 GPU. The 2015 EIR determined that since all future development in the City would have to comply with plans, policies, and programs related to alternate modes of transportation, traffic hazards, traffic safety, and emergency access, traffic impacts for these issues areas would be less than significant. Similarly, the proposed project would have less than significant impacts related to these issues because it would have to comply with the same plans, policies, and programs.

As a policy document that is consistent with the 2035 GPU, the proposed Zoning Code Update and minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map. The proposed Zoning Code Update would not increase transportation/traffic impacts beyond those identified in the 2015 EIR. The 2015 EIR determined that the 2035 GPU would result in a significant impact due to its potential to conflict with adopted regional transportation plans, and there are no feasible mitigation measures that would fully mitigate these impacts to regional roadways. The proposed Zoning Code Update would not increase this policy inconsistency impact but would also not reduce it to a less than significant level, and this impact would remain significant and unavoidable.

Utilities and Service Systems

Wastewater

The increased population of the City under the 2035 GPU is anticipated to result in an increased total demand for wastewater treatment services in the year 2035. The water reclamation facility serving the



City is anticipated to have adequate capacity to treat wastewater flows generated by growth expected under the 2035 GPU. In addition, the 2035 GPU Land Use and Community Character Element and Infrastructure and Public Services Element include overarching goals and policies supporting effective wastewater treatment facilities. Therefore, the 2015 EIR concluded that the 2035 GPU would have less than significant impacts related to wastewater.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implement the 2035 GPU goals and policies. The proposed project in itself would not directly result in development, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. The Zoning Code update is a regulatory document that would supervise land development by enforcing the 2035 GPU's goals and policies and making it easier for future development and redevelopment projects to conform to the land use patterns and development framework established by the 2035 GPU. Although the 2035 GPU anticipates growth, as discussed in *Population and Housing*, growth would be similar to forecasted projections, and thus applying zoning to align with land use patterns identified in the 2035 GPU would not cause growth and associated wastewater generation beyond what was expected. Therefore, the proposed project would not result in impacts related to wastewater generation and treatment beyond what was already anticipated in the 2035 GPU and 2015 EIR. Impacts would remain less than significant.

Water System and Water Supply

The 2035 GPU would result in increased development and population growth in the City, which would create additional demand for potable water. However, the 2035 GPU contains a number of goals and policies in the Land Use and Community Character, Sustainability and Natural Environment, and Infrastructure and Public Services Elements to ensure a sustainable water supply and promote water conservation. In addition, the 2010 Urban Water Management Plan for the City's water supplier indicates that adequate water supplies would be available to serve the City through the year 2035. Therefore, the 2015 EIR determined that the 2035 GPU would result in less than significant impacts related to the water system and water supply.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implement the 2035 GPU goals and policies. The proposed project in itself would not directly result in development, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. The Zoning Code update is a regulatory document that would supervise land development by enforcing the 2035 GPU's goals and policies and making it easier for future development and redevelopment projects to conform to the land use patterns and development framework established by the 2035 GPU. Although the 2035 GPU anticipates growth, as discussed in *Population and Housing*, growth would be similar to forecasted projections, and thus applying zoning to align with land use patterns identified in the 2035 GPU would not cause population growth and associated water use beyond what was already anticipated in the 2035 GPU and 2015 EIR. Therefore, the proposed project would not create any new significant impacts, nor would it increase the severity of impacts that were identified in the 2015 EIR and impacts would remain less than significant.



Stormwater Drainage System

Future development consistent with the 2035 GPU would involve grading or alteration of existing site conditions that would affect site runoff. However, future development projects would be required to prepare grading and site drainage plans consistent with RWQCB requirements that require new development and redevelopment to control the rate and volume of storm water runoff through installation of storm water infrastructure such as retention structures, subsurface areas, and cisterns. Furthermore, the 2035 GPU includes goals and policies in the Sustainability and Natural Environment and Infrastructure and Public Services Elements that support provisioning of adequate storm water facilities in the City. Therefore, the 2015 EIR determined that implementation of the 2035 GPU would result in less than significant impacts to the stormwater drainage system.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implement the 2035 GPU goals and policies. The proposed project in itself would not directly result in development, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. The Zoning Code update is a regulatory document that would supervise land development by enforcing the 2035 GPU's goals and policies and making it easier for future development and redevelopment projects to conform to the land use patterns and development framework established by the 2035 GPU. Although the 2035 GPU anticipates changes to land use that could alter site drainage and increase flows to the stormwater drainage system, the proposed project would not cause increased development and associated stormwater generation beyond what was already anticipated in the 2035 GPU and 2015 EIR. Therefore, the proposed project would not create any new significant impacts, nor would it increase the severity of impacts that were identified in the 2015 EIR and impacts would remain less than significant.

Solid Waste

The 2035 GPU would result in increased development and population within the City, which would generate increased solid waste that could affect the capacity of landfills serving the City. The 2035 GPU Infrastructure and Public Services Element includes goals and policies that would support solid waste diversion from landfills and would promote recycling and reuse, aligning with statewide policies addressing solid waste such as AB 341. Future development would be required to comply with the provisions of the 2035 GPU to reduce solid waste generation. Furthermore, Riverside County area landfills serving the City are anticipated to have sufficient capacity to continue serving the City under 2035 GPU population and development conditions. Therefore, the 2015 EIR determined that the 2035 GPU would have a less than significant impact related to solid waste.

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implement the 2035 GPU goals and policies. The proposed project in itself would not directly result in development, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. The Zoning Code update is a regulatory document that would supervise land development by enforcing the 2035 GPU's goals and policies and making it easier for future development and redevelopment projects to conform to the land use patterns and development framework established by the 2035 GPU. Although the 2035 GPU anticipates growth, as discussed in *Population and Housing*, growth would be similar to forecasted projections, and thus applying zoning to align with land use patterns identified in the 2035 GPU would not cause population



growth and associated waste generation beyond what was already anticipated in the 2035 GPU and 2015 EIR. Therefore, the proposed project would not create any new significant impacts related to solid waste, nor would it increase the severity of impacts that were identified in the 2015 EIR and impacts would remain less than significant.

Wildfire

The 2015 Final EIR does not discuss wildfire as a separate environmental impact area because the inclusion of this issue area was not yet required under CEQA at the time the document was prepared. While the issue of wildfires was discussed as a potential hazard in the 2015 EIR (see the *Hazards and Hazardous Materials* section of this memorandum), a discussion of wildfire impacts is provided herein to supplement the 2015 Final EIR.

According to the California Department of Forestry and Fire Protection (Cal Fire), the City is located within a Local Responsibility Area (LRA) and surrounded primarily by Federal Responsibility Areas (FRAs) (Cal Fire 2023). The City and its immediate surroundings are not within a Very High Fire Hazard Severity (VHFHS) zone. The City is located within the eastern end of Riverside County which is primarily desert, with far less population and vegetation compared to the western end of the county. The City is not prone to any major wildland fires due to the desert environment which does not support large amounts of vegetation (County of Riverside Emergency Management Department 2018).

The proposed project is a change to the City's Zoning Code and a General Plan Amendment that would provide minor modifications to the Land Use and Community Character Element and to the General Plan Land Use 2035 Map, all of which implement the City's updated General Plan goals and policies. As a regulatory document, the proposed project in itself would not directly result in development, but rather is meant to designate zoning to conform with land use patterns identified in the 2035 GPU. The Zoning Code Update would provide development standards for all future growth such that all new development and redevelopment occurs in an orderly fashion in compliance with applicable fire and life safety standards and code requirements, as well as standard design requirements in accordance with the California Building Code. The proposed project would involve updated regulations relative to the use and development of land uses in the City and minor modifications to the Land Use and Community Character Element and General Plan Land Use 2035 Map and therefore would not in itself substantially alter existing land use patterns, uses, or development standards in the City beyond what was analyzed under the 2015 EIR for the 2035 GPU. Therefore, the proposed project would not create any new significant impacts relative to wildfires.

Conclusion

As discussed in the *Finding of Consistency* section above, the proposed project is consistent with the City's General Plan 2035 and its development is within the parameters considered in the 2015 EIR. In addition, as concluded under each analyzed environmental issue area, the proposed project would have no new significant environmental effects beyond those identified in the 2015 EIR. As such, additional environmental documentation is not required under CEQA.



References

- California Department of Forestry and Fire Protection [Cal Fire]. 2023. Fire Hazard Severity Zone Viewer. <https://egis.fire.ca.gov/FHSZ/> (accessed April 2023).
- County of Riverside Emergency Management Department. 2018. Multi-Jurisdictional Local Hazard Mitigation Plan. <https://www.rivcoemd.org/divisions-and-programs/mitigation/local-hazard-mitigation-plan> (accessed April 2023).
- Coachella, City of. 2015. General Plan 2035. <https://www.coachella.org/departments/general-plan-2035#:~:text=On%20April%2022%2C%202015%2C%20the,Conference%20on%20May%207%2C%202015> (accessed April 2023).
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- Southern California Association of Governments (SCAG). September 2020. Connect SoCal, the 2020-2045 Regional Transportation Plan/Sustainable . https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial-plan_0.pdf?1606001176 (accessed April 2023).



Memo

May 31, 2023

To: Gabriel Perez, City of Coachella

From: Simran Malhotra and Melissa Stark, Raimi Associates

Subject: **Summary of Recommended Changes to the Zoning Code and General Plan based on Public Input**

The following memo summarizes recommended changes to the Coachella Public Draft Zoning Code and recommended amendments to the General Plan based on recent public feedback and staff-directed clean up items:

Public Utility Facilities (City-initiated)

- Add definition for Public Utility Facilities (City-initiated) in Chapter 17.06 Definitions.
- **Staff Recommendation:** Allow as primary use in all zones.

Chapter 17.08 Zoning Districts Designated

- Add language regarding maintaining consistency with the Airport Land Use Compatibility (ALUC) Plan for the Jacqueline Cochran Regional Airport.

Chapter 17.14 G-N General Neighborhood Zone - Setbacks

- **Staff Recommendation:** Reduce front setback requirements for multifamily housing types to 10 feet (from 15 feet) to better align with the Draft Objective Design Standards.

Chapter 17.15 U-N General Neighborhood Zone – Primary Uses

(51-996 Tyler Street)

- **Request:** Allow day care uses, corporate office and regional cooking service in Urban Neighborhood (U-N) to allow for existing uses
- **Staff Recommendation:**
 - Amend the code to allow commercial daycare facilities in Urban Neighborhood (U-N) zone.
 - Allow existing single family uses to continue as permitted use.



Chapter 17.15 U-E Urban Employment Zone – Primary Uses

- **Request:** Allow day care uses, corporate office and regional cooking service in Urban Employment (U-E) to allow for existing uses.
- **Staff Recommendation:**
 - Amend the code to allow commercial daycare facilities in Urban Employment (U-E) zone.
 - Add language regarding consistency with the ALUC Plan for Jacqueline Cochran Regional Airport.

85-220 Avenue 50

- **Request:** Allow legacy multi-tenant uses on the property as a right of use instead of making these uses non-conforming. Current uses on this property include a variety of manufacturing service-related uses.
- Also, request that the M-S zone allow towing/impound as a permitted use.
- **Staff Recommendation:** Add following language to **17.16.020.C. Conditional Uses for Urban Employment zone:**
- 5. Light Industrial uses as permitted in the M-S (Manufacturing Service) Zone, and as stand-alone uses operating indoors. Such uses in existence and permitted at the time of adoption of this code amendment shall be permitted to continue as a permitted use without obtaining a conditional use permit.
- No recommendation re. towing/impound.

Chapter 17.24 Neighborhood Commercial Zone – Primary Uses

- **Staff Recommendation:**
 - Allow existing single family uses to continue as permitted use.

Chapter 17.30 M-S Manufacturing Service Zone

- **Request:** Do not limit RV Storage Uses to 15% of the zone. Instead allow staff to decide appropriate locations where these should be allowed.
- **Options for Planning Commission to consider:**
 - Maintain current requirement.
 - Make it more restrictive – reduce to 10%. (*Economic Development Subcommittee is considering making this requirement more restrictive for RV storage and mini-storage.*)
 - Another option is to limit these uses on parcels that do not front on the major arterials.



Chapter 17.32 M-H Heavy Industrial Zone

- **Staff Recommendation:**
 - Add language regarding consistency with the ALUC Plan for Jacqueline Cochran Regional Airport.

Chapter 17.60 Development Standards

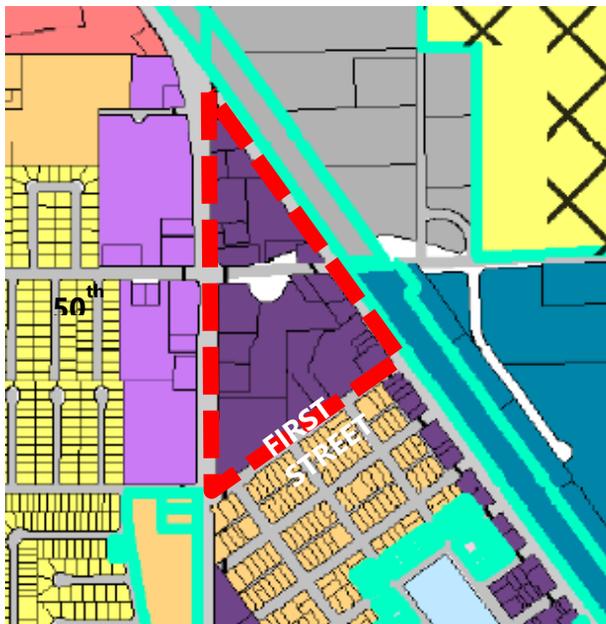
- **Staff Recommendation:**
 - Clean up language re. lot widths.

MAP CHANGES

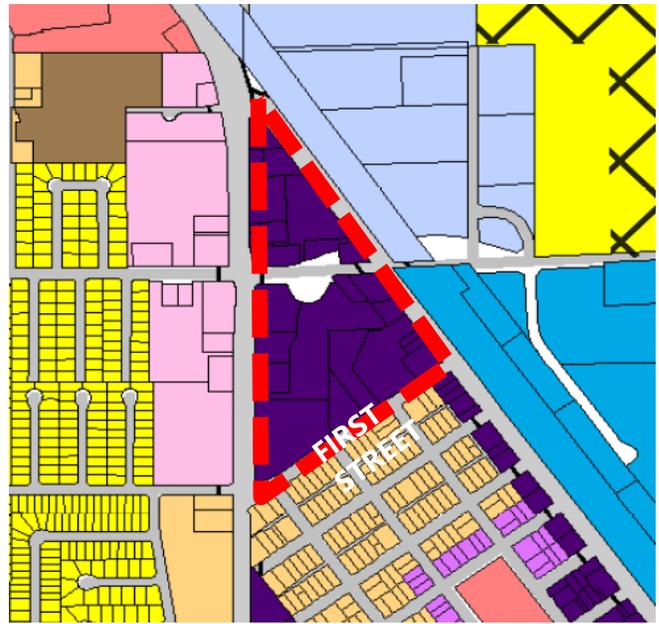
Fountainhead Plaza

- **Request:** Allow auto-oriented uses in this part of the Downtown center (GPLU) and DT-PV zone.
- **Staff Recommendations:** Change the GPLU and Zoning to Urban Employment to better reflect current and proposed uses in this area.
 - Current GPLU – Downtown Center
 - Recommended GPLU – Urban Employment
 - Draft Zone – Downtown (DT-PV)
 - Recommended Zone – Urban Employment (U-E)

General Plan Land Use



Draft Zoning

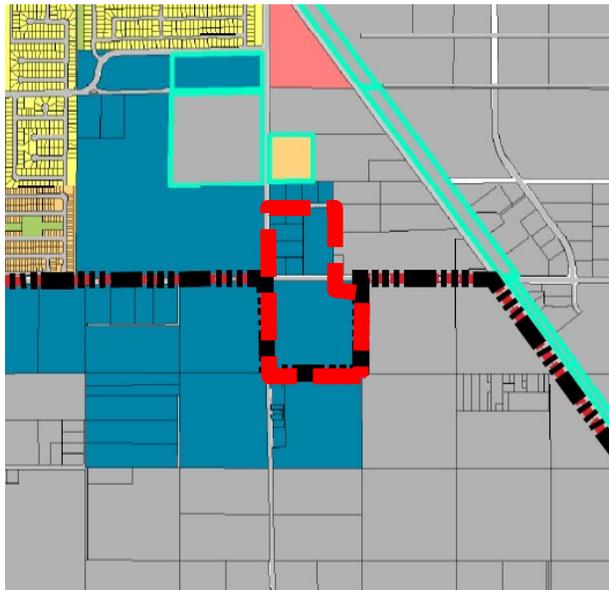




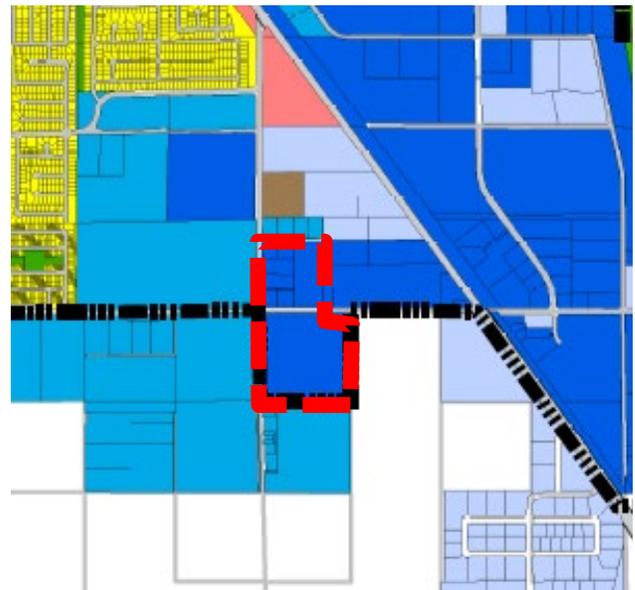
Tyler Street/54th Avenue

- **Staff Recommendations:** Recommend clean up change related to General Plan consistency.
 - Draft Zone – Heavy Industrial
 - General Plan – Urban Employment
 - Recommended Zone – Urban Employment

General Plan Land Use



Draft Zoning

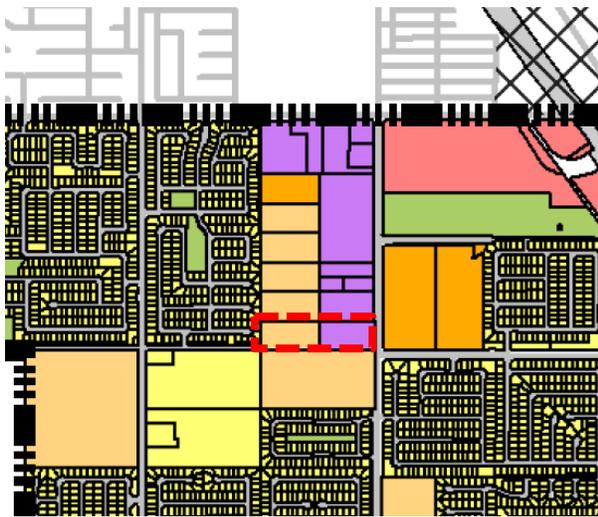




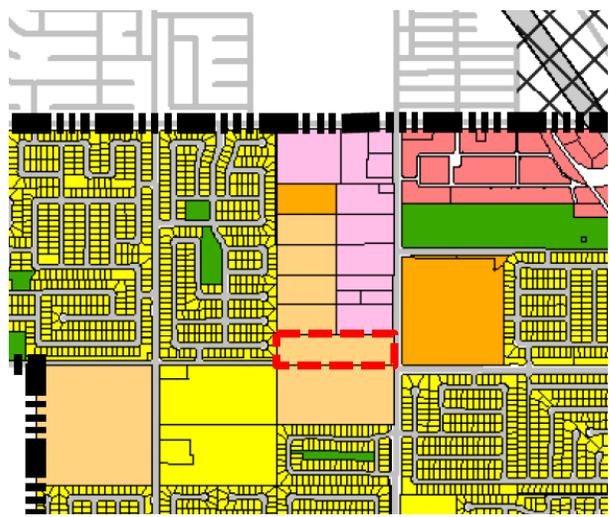
Van Buren and 49th Avenue

- **Staff Recommendations:** Recommend clean up change related to General Plan consistency.
 - Draft Zone – General Neighborhood
 - General Plan – split General Neighborhood and Neighborhood Center
 - Recommendation - split General Neighborhood and Neighborhood Center

General Plan Land Use

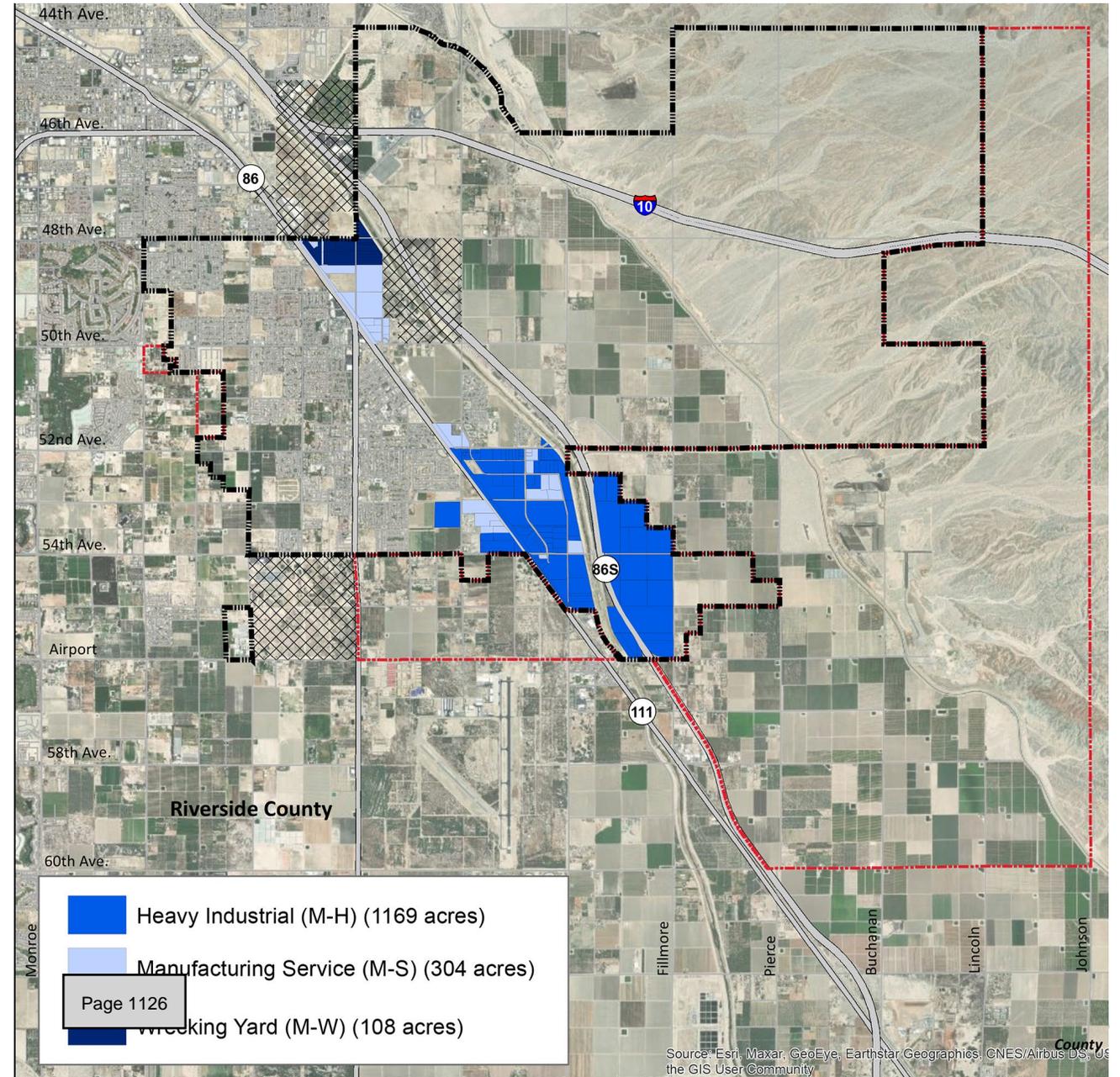


Draft Zoning



Mini-Storage Permitted Zoning Districts with CUP

- **Heavy Industrial Zone**
 - 1,169 Acres
- **Manufacturing Service Zone**
 - 304 Acres
- **Wrecking Yard Zone**
 - 108 Acres
- **Total Permitted Areas**
 - 1,581 acres
- **15% of Area is 237 Acres**
- **Complete or Proposed**
 - 62 Acres or 26% of Area



Memo

To: City of Coachella Planning Commission
Gabriel Perez
From: Tyler 52 & Associates, Inc.
Date: May 5, 2023
RE: 51-996 Tyler Street, Coachella, California
APN: 763-060-031

We have reviewed the proposed zone change from R-M (Residential Multi-Family) to U-N (Urban Neighborhood). We request that the zone be expanded to allow the existing childcare, corporate office, and regional cooking service that exists on the above-mentioned property, as a primary use within the zone. Daycare services are a very needed and scarce service that complements the U-N zone.

Thank you for your consideration.



David B. Turner
Principal

Memo

To: City of Coachella Planning Commission
Gabriel Perez
From: Dakota Dunes, Inc
Date: May 5, 2023
RE: 85-220 Avenue 50, Coachella, California
APNs: 778-030-003 & 778-030-004

We have reviewed the proposed zone change from M-S (Manufacturing Service) to U-E (Urban Employment) for the above referenced property. Although we are not opposed to the zone change, as it will allow for more types of use in the future, we request that you retain the legacy multi-tenant uses on the property as a right of use, instead of existing non-conformance and the requirement of a CUP for future use. This will allow a change out of similar uses on the multi-tenancy property and or lease land, until such time as the property develops as a whole, as part of a larger project.

Allowing the existing uses in the multi-tenancy property of automotive repair, machine shop, metal working, fabrication, sheet metal, welding, painting, prefabrication/manufacturing, tire, RV, trailer, mobile home, storage yard, contractor's yards, building materials yard, lumber yard, etc. will allow the continuation of needed uses in the City and not force existing businesses to close down and/or move out of the City. Some businesses have been there for over 30 years. We would also like to request that the M-S zone be allowed to allow towing/impound as a right in the zone to allow very needed uses in the City and to assist our State Highway Patrol.

Thank you for your consideration.



David B. Turner
Principal



To: City of Coachella Planning Commission
Gabriel Perez
From: Coachella Valley Engineers, Inc.
Date: May 5, 2023
RE: Manufacturing Service Zone

M-S (Manufacturing Service Zone) – C.13

We have reviewed the proposed changes to the RV Storage Section. We would propose rather than limiting the zone to 15% to not drive away valued businesses to the City and its residents, as well as potential capital investment in the City, we would propose that staff determines where the best storage facilities should be located in the city (potentially near existing facilities) and create a subcategory of where they would be allowed, whether that encompasses 15% of the zone space or not. The zoning classification would reduce the potential for ambiguity and not be subject to interpretation.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read 'David B. Turner', written in a cursive style.

David B. Turner
Principal

Fountainhead Development

April 26, 2023

Gabriel Perez
Development Services Director
City of Coachella
53990 Enterprise Way
Coachella, CA 92236

Dear Gabriel,

It has been a pleasure working with the City of Coachella for nearly twenty years developing Fountainhead Plaza. We are proud of the high-quality tenants who have joined our project and would like to present the reasons why we think this project zoning should be amended to allow certain additional uses. The current General Plan Designations Compatible Uses table does not allow for automotive oriented uses, or drive-through restaurants. This is a large neighborhood center that successfully provides retail services to the surrounding community. The center as it is built today already features many vehicle oriented businesses in addition to the retail businesses. The current development consists of a pharmacy, grocery store, drive-through restaurants and a gas station approved through Site Plan Review and Conditional Use Permit.

Since we began our development activity on this project, we have seen many changes in the retail and commercial development business. Larger format retail tenants have stopped opening new stores and in fact have been closing stores, which is continuing at an accelerating pace. Smaller retail tenants are expanding, however that expansion is primarily into 2nd generation retail space since the cost of construction has far outpaced the level of rents these tenants can afford. The project already has the daily essential needs tenants with a grocer and drug store, thus the options for completing the remainder of the project are very limited.

We do have a very successful business interested by the name of SuperStar Carwash which fits perfectly into the characteristics of the existing tenant mix. This business is growing rapidly and provides a much needed service to the community. With a SuperStar in the project someone could handle their grocery shopping, grab a bite to eat, fuel up their car and get a carwash all in one stop.

An additional great benefit is that SuperStar is willing to develop a brand new state-of-the-art facility with limited visibility behind Walgreens. The limited visibility from Cesar Chavez Street has caused all previous tenants over the past years to decline the opportunity.

1401 Quail Street, Suite 100 • Newport Beach, CA 92660
949/752-2517 • 949/752-7442

Fountainhead Development

Removing this site from the Downtown Center or Central District Zone will be consistent with the development that has already taken place and serve to attract additional commercial uses, which will benefit the community significantly.

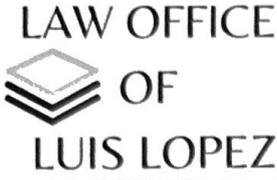
Hopefully the City of Coachella Development Services team can see the community benefits, cohesive nature of the tenant mix, and great use of a challenging site as great reasons to allow this development to move forward. We appreciate your consideration and look forward to discussing further.

Sincerely,



Craig A. Smith

Chief Executive Officer
Fountainhead Development
1401 Quail Street, Suite 100
Newport Beach, CA 92660



7130 Magnolia Ave, Suite E
Riverside, CA 92504
(951)488-6104
luis@luislopezlaw.com

May 16, 2023

Chair Ruben Gonzalez
Vice Chair Jason Hernandez
Commissioner Diana Ramirez
Commissioner Yurema Arivu
Commissioner Isela Murillo
Alternate Commissioner Oscar Fonseca
c/o Gabriel Perez, Development Service Director
City of Coachella
1515 6th Street
Coachella, CA 92236

SENT BY E-MAIL
gperez@coachella.org

**RE: General Plan Amendment No. 23-03, Zoning Ordinance Amendment No. 22-03
Petition to Maintain Residential / G-N (General Neighborhood) Zoning**

Dear Honorable Chair and Members of the Coachella Planning Commission,

Enclosed you will find a copy of a signed petition prepared by my client, Mr. Javier Soliz, on behalf of himself and two of his neighbors, including Mr. Jerry Jimenez, and Mr. Leonardo Alvarado, who together own three abutting properties on the west side of Van Buren Boulevard, 660 feet north of the Avenue 49 street alignment. The Assessor Parcel Numbers for their properties are 612-250-010 (Alvarado), 612-250-011 (Jimenez), and 612-250-012 (Soliz).

Their mutual request is to have their properties be re-zoned to a G-N (General Neighborhood) zoning, consistent with the City’s prior policy that allowed R-M zoning within the “Neighborhood Center” land use designation. This is substantially in conformance with the “Neighborhood Center” land use vision of the city’s General Plan, especially if future multifamily developments must adhere to the “Urban Residential” standards, as proposed by the Code Amendments, which would establish a more “urban” character at this location.

A fourth neighbor who owns the 4.71-acre parcel that is 330 feet north of the Avenue 49 street alignment was out of town when the petition was circulated. However, that neighbor is similarly situated and my client believes that landowner would similarly want to retain a residential zoning, and we will likely secure his signature on the petition before the City Council’s public hearing on this matter.

JUSTIFICATION FOR THE REQUEST

My client and his neighbors are concerned about the proposed C-N (Neighborhood Center) zoning designation that is proposed for their properties because of the following reasons:

- 1) The Notice of Public Hearing for this matter did not include a “Change of Zone” application and failed to adequately describe the City’s intention for a city-wide “re-zoning”. The City’s administrative practice is to require property owners to file an application for “Change of Zone” whenever the City’s Official Zoning Map is being amended. My Client only learned about the city-wide re-zoning after he inquired with city staff about building two dwelling units on his property in April 2023. We believe the notice should have included a “Change of Zone” application, and a project description that generally described a “city wide zone change” effort. Additionally, my client was not advised about the “public outreach” meetings described in the staff report, which apparently took place after my client met with city staff in April 2023. For these reasons, we believe this matter should be continued and re-noticed.
- 2) My client and his neighbors have historically maintained, or intend to build, residential uses on their properties. Two of the three parcels in question have an existing single-family home, and these owners are concerned about their homes now becoming a “nonconforming use” which would have secondary adverse effects on their ability to sell or refinance their homes. Mr. Jimenez’ property is a vacant lot that is located behind my client’s parcel and is accessed through an ingress/egress easement, and as such is best suited for construction of a residential use.
- 3) Except for the 4.71-acre parcel, the properties are not individually large enough to build a commercial or mixed-use development on their own, and would necessitate that a developer acquire all three parcels to create a suitable commercial/mixed-use development site. Alternatively, a phased residential development (i.e., “bungalow court” or “clustered single-family PUD” could be developed on the three parcels without having to substantially modify the existing lot configurations.
- 4) The 9.80-acre parcel with a date grove, known as APN 612-250-007 (see maps in attached “Exhibit B”) located on the west side of Van Buren Boulevard, abutting the north side of the Avenue 49 alignment was not included in the “Neighborhood Center” re-zoning, even though the General Plan land use designation for this parcel would have required it to be “split zoned” (front half to be “C-N” and rear-half to be “G-N” zoning). This entire parcel is shown with G-N (General Neighborhood) zoning on the “Proposed Zoning Map” exhibit in the staff report. My client and his neighbors would like the same opportunity (equal treatment) by allowing their parcels to be designated as G-N (General Neighborhood).

Thank you for your consideration in this matter. I will be available to answer any questions at the public hearing.

Sincerely,



J. LUIS LOPEZ
Attorney at Law

Attachments: Exhibit A - Signed Petition
Exhibit B - GP Land Use Map / Proposed Zoning Map / APN Map

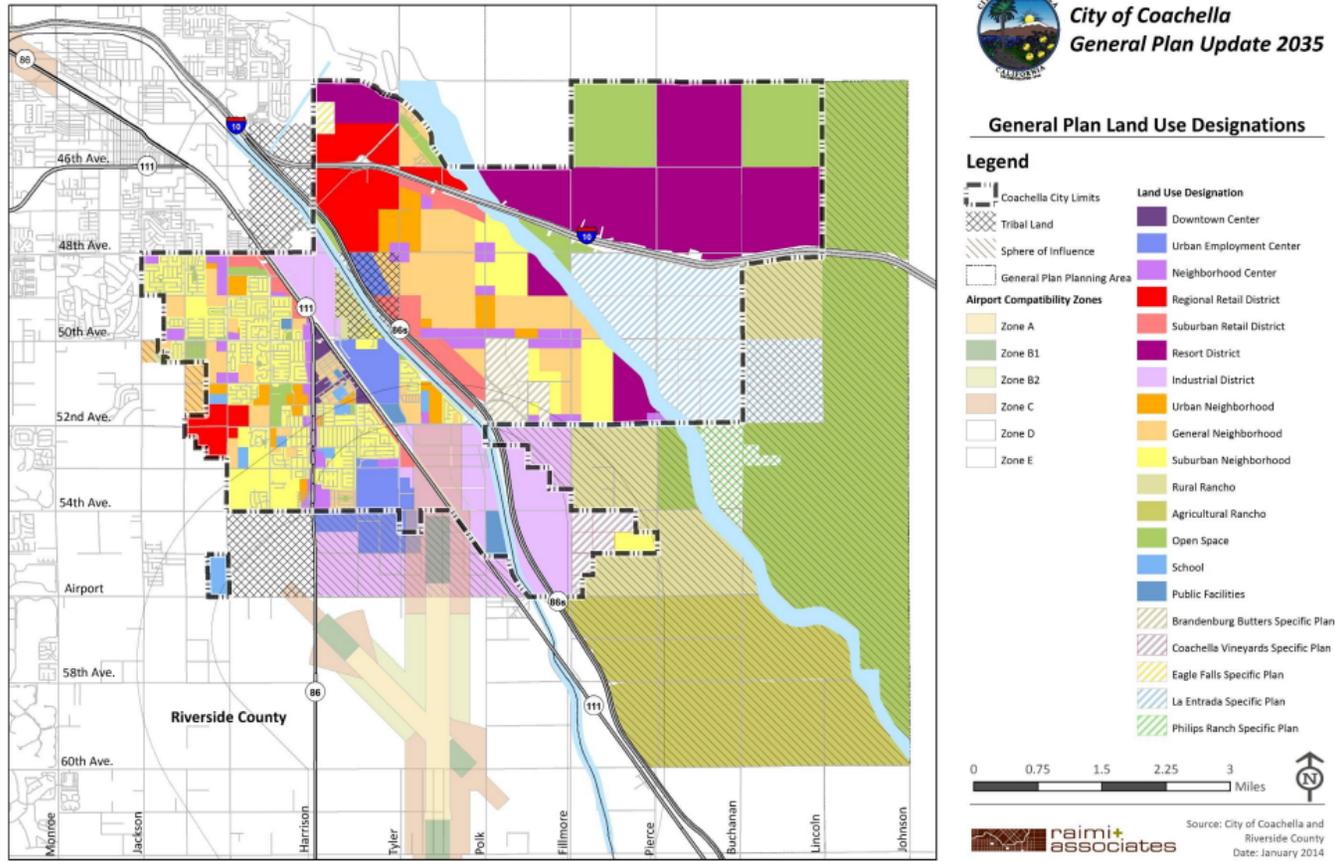
PETITION TO KEEP RM-MULTI FAMILY RESIDENTIAL ZONING

Petition summary and background	The City of Coachella is proposing City-wide zone changes on private properties in order to make the zoning consistent with the City's General Plan (adopted in 2015). The properties on the west side of Van Buren Street, between Avenue 49 and Avenue 48 will be changed to NC (Neighborhood Commercial) or a Mixed-Use (MU) designation, to be consistent with the "Neighborhood Center" vision for this sector of the City. Commercial zoning would prohibit single family homes or duplexes and triplexes, and would make any existing home a "nonconforming use" which then makes it difficult to get a mortgage loan when we decide to sell our homes. The City has previously allowed developers to use an RM (Multifamily Residential) zoning in the Neighborhood Center designation (i.e., Coachella Village Apartments project on Avenue 48). The RM zone still allows single family homes under certain conditions, and would avoid the "nonconforming use" designation by the City.
Action petitioned for	<p>We petition the City of Coachella to keep RM-Multi Family Residential Zoning for said parcels along the west side of Van Buren Street;</p> <ul style="list-style-type: none"> ○ 48665 Van Buren St. (APN: 612-250-012) <i>SOLIZ PARCEL</i> ○ 48785 Van Buren St. (APN: 612-250-008) ○ APN: 612-250-011 - <i>S. JIMENEZ PARCEL</i> ○ APN: 612-250-010 <i>ALVARADO PARCEL</i>

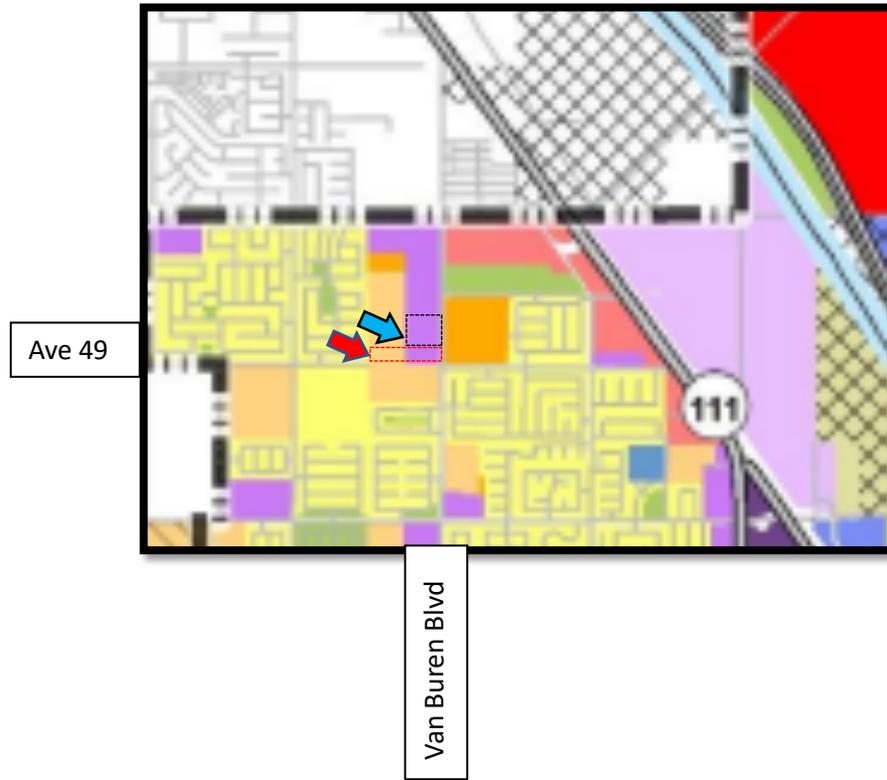
Printed Name	Signature	Address	Comment	Date
JERRY JIMENEZ		APN# 612-250-011		05-14-23
JAVIER SOLIZ		48665 VAN BUREN ST. APN 612-250-012		5/14/23
Leonardo Alvarado	Leonardo Alvarado	APN: 612-250-010		05-15-23

Exhibit B: General Plan Land Use Map/ Proposed Zoning Map / APN Maps

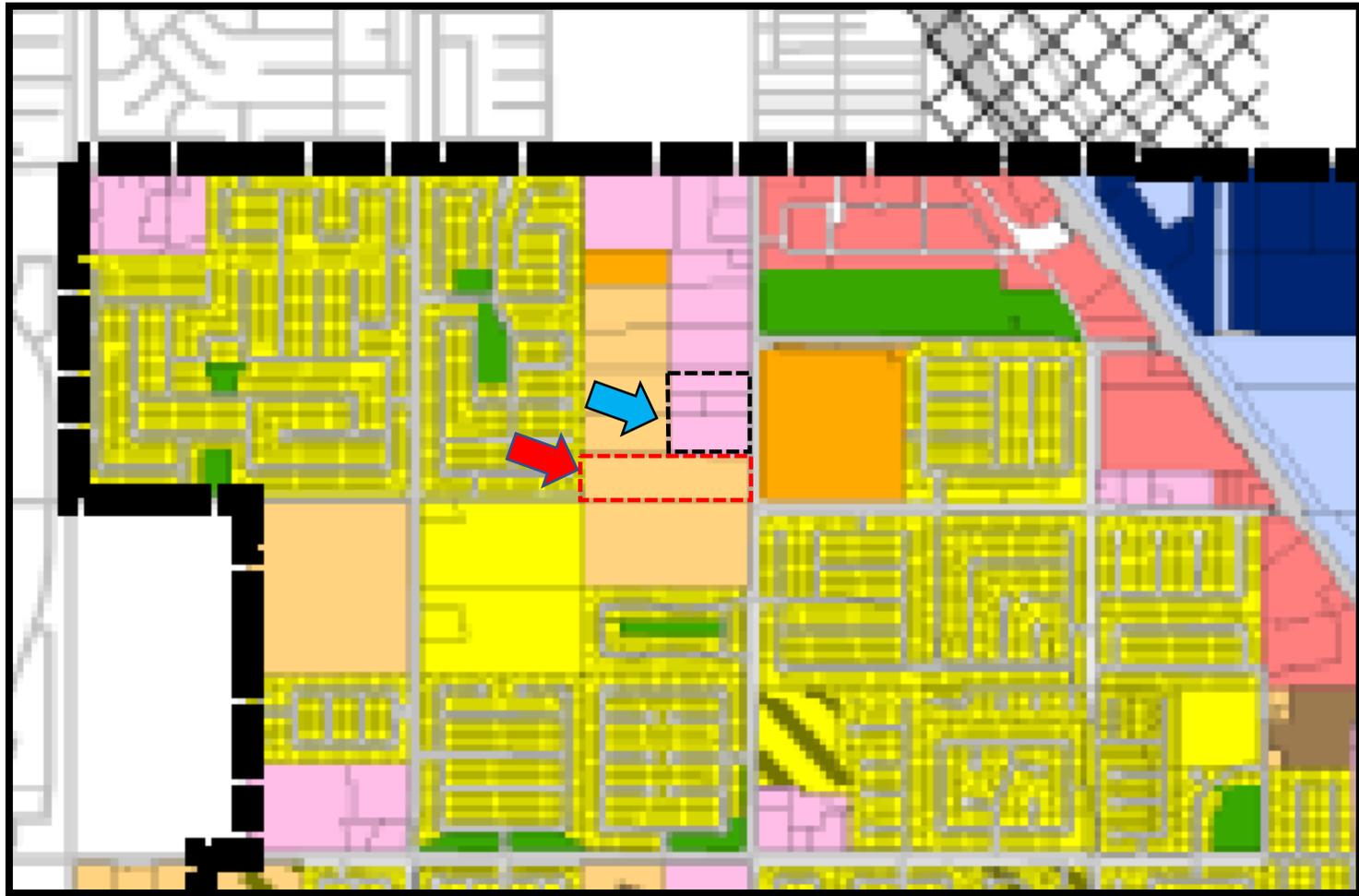
Figure 4-23: General Plan Designation Map



Existing "2015 General Plan" Land Use Map



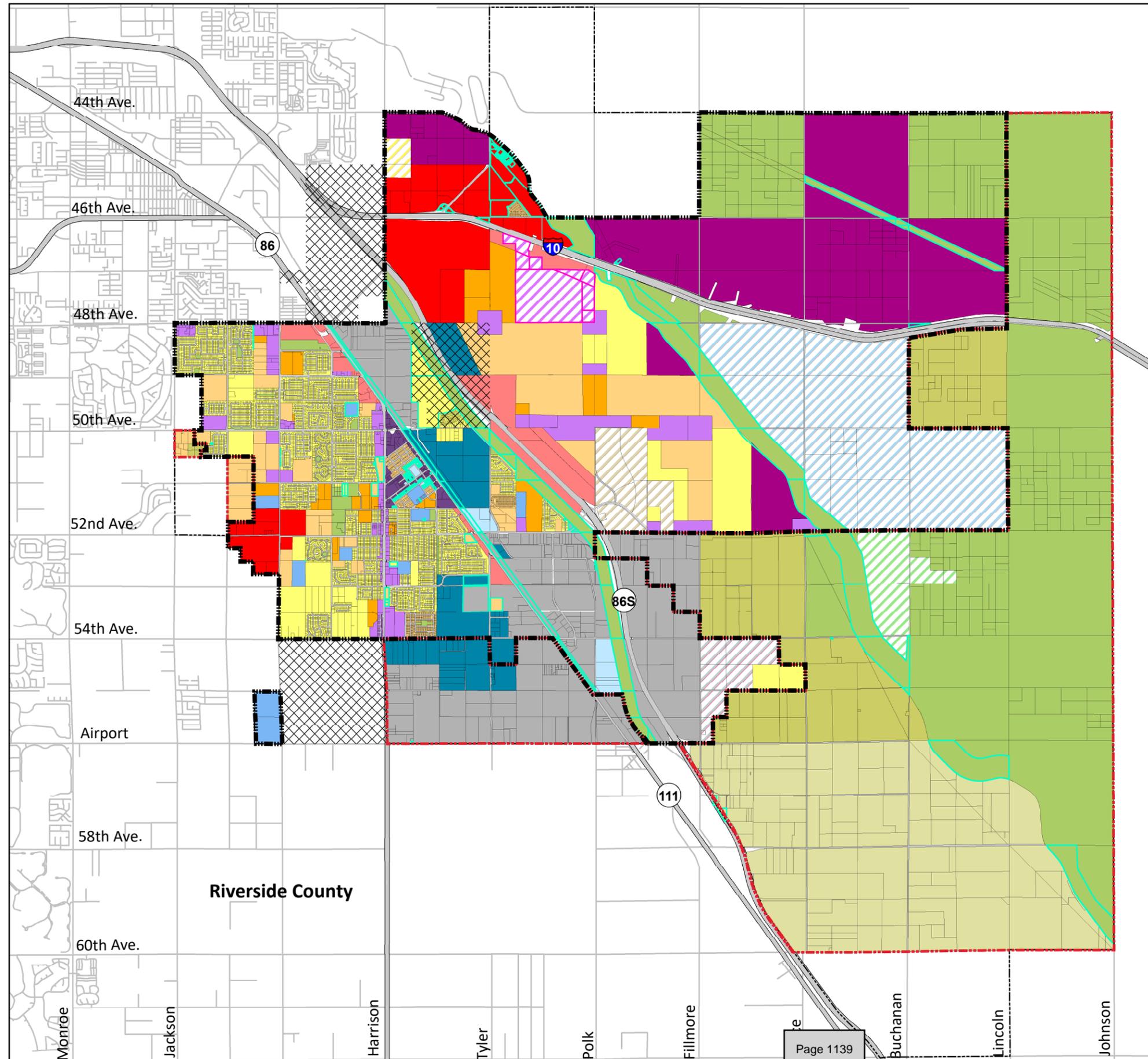
**Existing “2015 General Plan” Land Use Map (Close-Up)
(GP Designations involving 5 Parcels)**



**Proposed “New” Zoning Map
(APN 612-250-007 Left as G-N)**



General Plan Land Use Designations



Legend

- | | | | |
|--|--|--|-----------------------------------|
| | City Boundary | | Agricultural Rancho |
| | Sphere of Influence | | Rural Rancho |
| | General Plan Planning Area | | Suburban Neighborhood |
| | Tribal Land | | General Neighborhood |
| | GP Map Cleanup From Previously Adopted GPA | | Urban Neighborhood |
| | General Plan Amendment | | Downtown Transition |
| | | | Downtown Center |
| | | | Neighborhood Center |
| | | | Suburban Retail District |
| | | | Regional Retail District |
| | | | Resort District |
| | | | Open Space |
| | | | Public Facilities |
| | | | School |
| | | | Urban Employment |
| | | | Industrial District |
| | | | Brandenburg Butters Specific Plan |
| | | | Coachella Vineyards Specific Plan |
| | | | Eagle Falls Specific Plan |
| | | | La Entrada Specific Plan |
| | | | Philips Ranch Specific Plan |
| | | | Vista del Agua Specific Plan |



Source: City of Coachella and Riverside County
 Date: March 2023



STAFF REPORT
7/26/2023

TO: Honorable Mayor and City Council Members

FROM: Gabriel Perez, Development Services Director

SUBJECT: General Plan Amendment No. 23-03 and Environmental Assessment No. 23-03 “General Plan Addendum Project” Establishment of General Plan land use designations for three areas that were evaluated as part of the City of Coachella General Plan Planning Area in the certified 2015 Program Environmental Impact Report (EIR) but for which no General Plan land use designation was identified. The three areas include: (1) the area generally bounded by Dillon Road to the west, Fargo Canyon to the north, parcel boundaries to the east, and East Side Dike to the southeast (Northern Project Area); (2) the area generally bounded by Jackson Street on the west, approximately 0.25 mile north of 51st Avenue on the north, Calhoun Street on the east, and 52nd Avenue on the south (Western Project Area); and (3) the area generally bounded by State Route 86 (SR-86) to the west, Avenue 60 to the north, Lincoln Street to the east, and 62nd Avenue to the south (Southern Project Area). (Applicant: City-Initiated)

STAFF RECOMMENDATION:

Staff recommends that the City Council:

1. Adopt Resolution No. 2023-49 adopting an addendum to the Coachella General Plan Update Environmental Impact Report (EIR), finding and determining that additional environmental review is not required pursuant to CEQA Guidelines section 15162.
2. Adopt Resolution No. 2023-50 approving General Plan Amendment No. 23-02 including text modifications to Chapter 4 Land Use and Community Character Element and a change to Figure 4-23 of the General Plan 2035 Land Use and Community Character Element, entitled “General Plan Designation Map.”

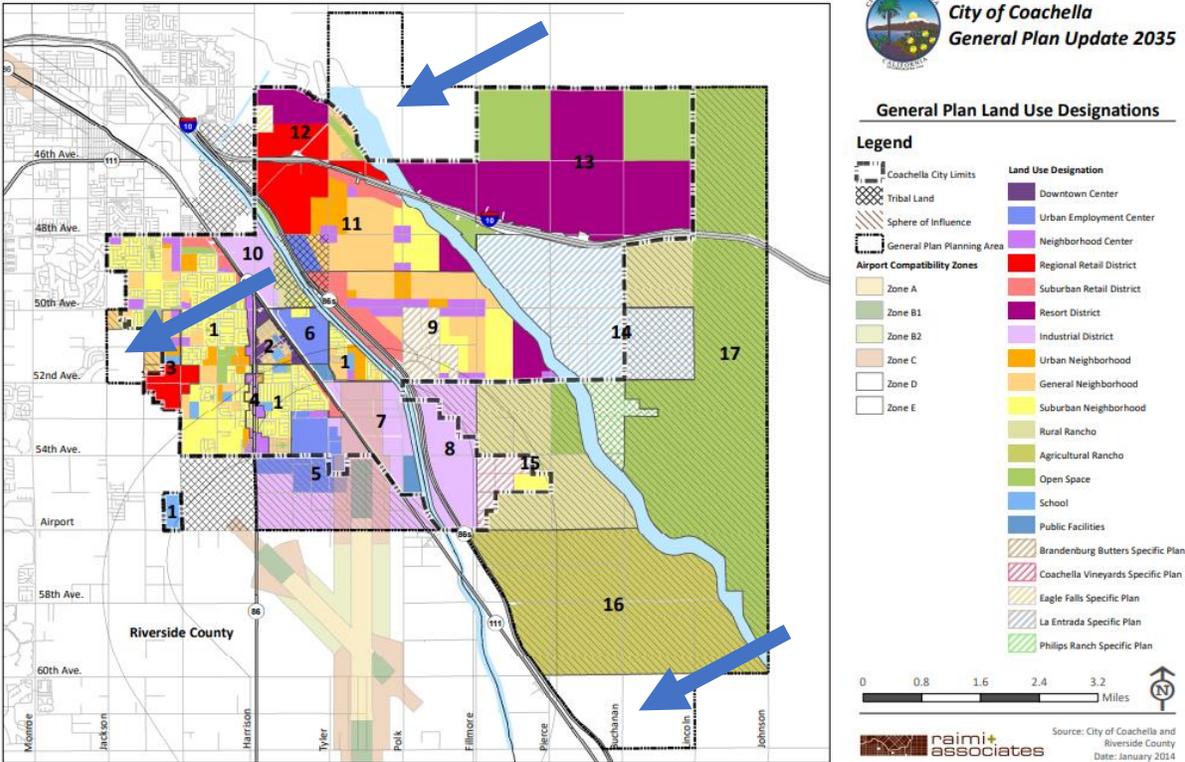
BACKGROUND:

The City Council adopted the Coachella General Plan 2035 on April 22, 2015, that established the goals, policies, and implementation strategies that will implement the vision for the City of Coachella along with the Program Environmental Impact Report (EIR). The General Plan 2035 also included a new adopted General Plan Land Use Map, which included the establishment of new General Plan Land Use designations for land within the City and within the Planning Area of the City of Coachella. Government Code 65300 requires that every city and county adopt “a comprehensive, long-term general plan” and the general plan must cover a city’s planning area.

The Planning Area of the General Plan is the territory within the boundaries of the City as well as any land outside its boundaries, which the City determines is related to its future planning. The State of California General Plan 2017 Guidelines state that when establishing a planning area, that each city should consider using its sphere of influence as a starting point and build off of that area. The Coachella General Plan Update established a Planning Area beyond its sphere of influence into unincorporated areas of Riverside County. General Plan land use designations were established for the existing sphere of influence areas of the City, but not for the planning areas outside the sphere of influence.

The Planning Division engaged the professional services of Raimi + Associates to assist in preparation of General Plan land use designations for the Planning Areas outside of the City of Coachella sphere of influence (see figure 1) that includes (1) the area generally bounded by Dillon Road to the west, Fargo Canyon to the north, parcel boundaries to the east, and East Side Dike to the southeast (Northern Project Area); (2) the area generally bounded by Jackson Street on the west, approximately 0.25 mile north of 51st Avenue on the north, Calhoun Street on the east, and 52nd Avenue on the south (Western Project Area); and (3) the area generally bounded by State Route 86 (SR-86) to the west, Avenue 60 to the north, Lincoln Street to the east, and 62nd Avenue to the south (Southern Project Area). Establishing general plan land use designation for these areas would be consistent with the City’s past practice in previous general plan updates of establishing general plan land uses for the entirety of the City’s Planning Area. Adopting the general plan land use designations for these areas would allow the City to amend its sphere of influence with the Local Agency Formation Commission (LAFCO), the agency that regulates local public agency boundaries. LAFCO requires cities to establish general plan land use designations as a prerequisite for areas proposed for sphere of influence amendments. Currently, the P7 Western Project Area and Southern Project Area are in no other city sphere of influence.

Figure 1: General Plan Map identifying Planning Areas with no general plan land use



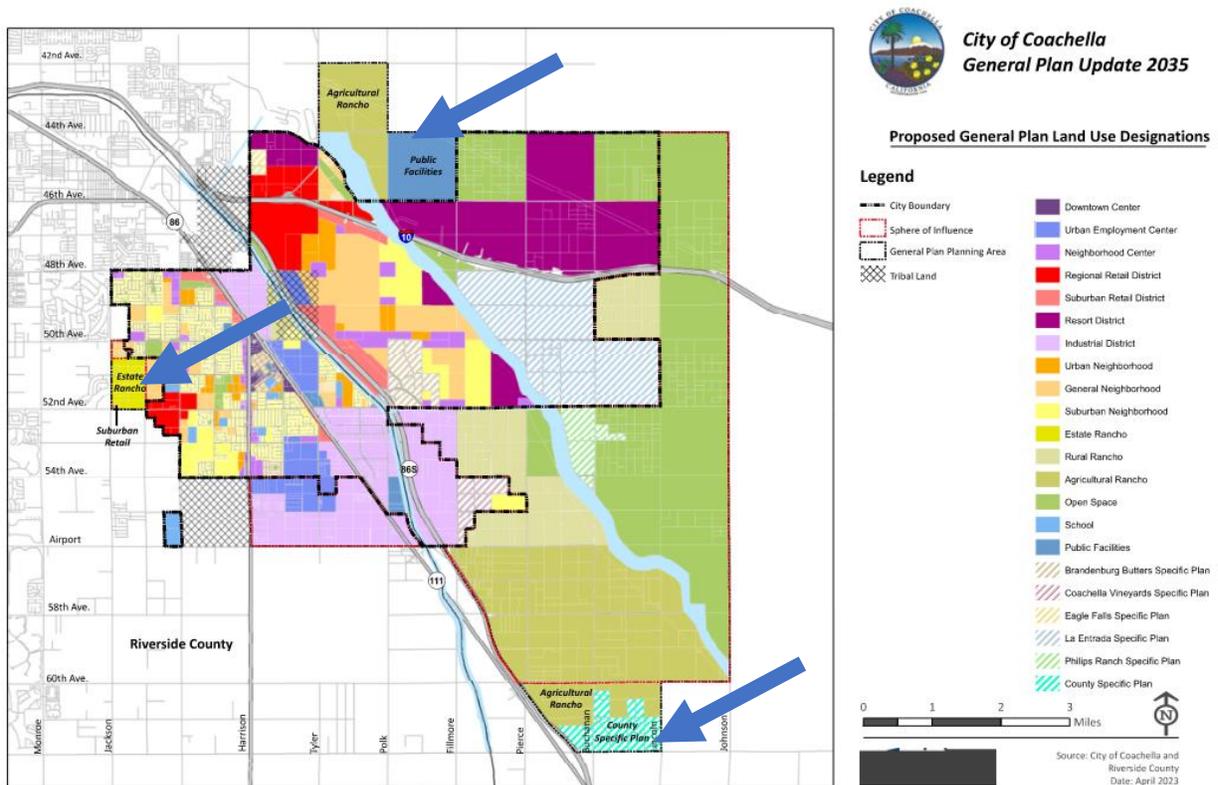
The Planning Commission at their regular meeting of June 21, 2023 considered General Plan Amendment No. 23-03 and Environmental Assessment No. 23-03 and recommended a continuance to July 5, 2023 to ensure the project approvals and the EIR addendum address removal of General Plan 2035 Land Use and Community Character Element Policy 1.2 regarding annexations. Policy 1.2 allows the annexation of new land into the City when at least 60 percent of the land within the city limits is built with urban uses or permanently preserved open space. The General Plan Land Use Element would retain Policies 1.1 and 1.3 through 1.7, which would continue to support growth in a sustainable and orderly manner. Policy 1.1 requires establishing city limits that allow for realistic growth, while Policy 1.5 requires that all development and policy decisions conform to the vision and policies for that planning area.

DISCUSSION/ANALYSIS:

General Plan Updates

The General Plan land uses identified for the three subject planning areas are existing City of Coachella general plan land uses that are most closely align with the existing Riverside County General Plan land use designations. Figure 2 identifies the proposed general plan land use designations for the Northern, Western and Southern project areas.

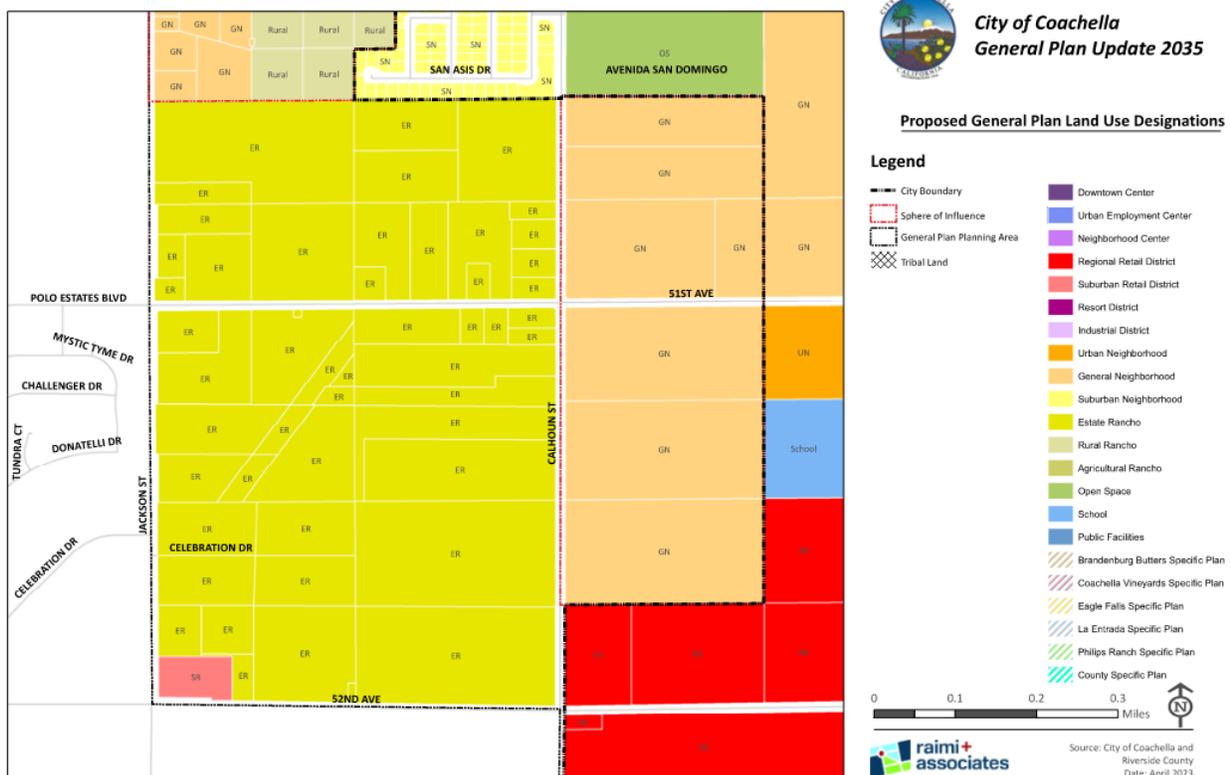
Figure 2: City of Coachella proposed amendment to General Plan Map identifying a General Plan land use for undesignated planning areas



Western Project Area

The Western project area, also known as P7 by LAFCO, is predominately Estate Density Residential (EDR) in the Riverside County General Plan Map, which allows for a residential density of 0.2-0.5 dwelling units an acre. Allowed uses for this land use designation include detached single-family homes, limited agriculture and animal keeping. The parcel at the northeast corner of Jackson Street and Avenue 52 is the location of Forest Lawn CV business and has a land use designation of Commercial Retail (CR). The Commercial Retail (CR) land use has a Floor Area Ratio requirement of 0.2-0.35 and allows local and regional serving retail uses. Planning staff recommends that a new General Plan land use designation, Estate Rancho, be established for this area for consistency with the County’s Estate Density Residential general plan designation. An Estate Rancho land use designation would allow for a residential density of 1.0-2.2 dwelling units an acre and would allow for single-family dwellings, limited agriculture, and animal keeping under the consistent (R-E) Residential Estate zoning district. Establishment of the Estate Rancho designation would involve inclusion of the new land use on the Official City of Coachella General Plan map and within the text of the General Plan Update 2035 Land Use and Community Character Element. The R-E zone allows clubs and lodges, golf courses, and schools with approval of a conditional use permit. Planning staff also recommend that the City’s Suburban Retail general plan land use designation be applied to the Forest Lawn CV parcel with a maximum Floor Area Ratio of 1.0 and allows a range of local and regional serving retail uses with the consistent General Commercial zoning district.

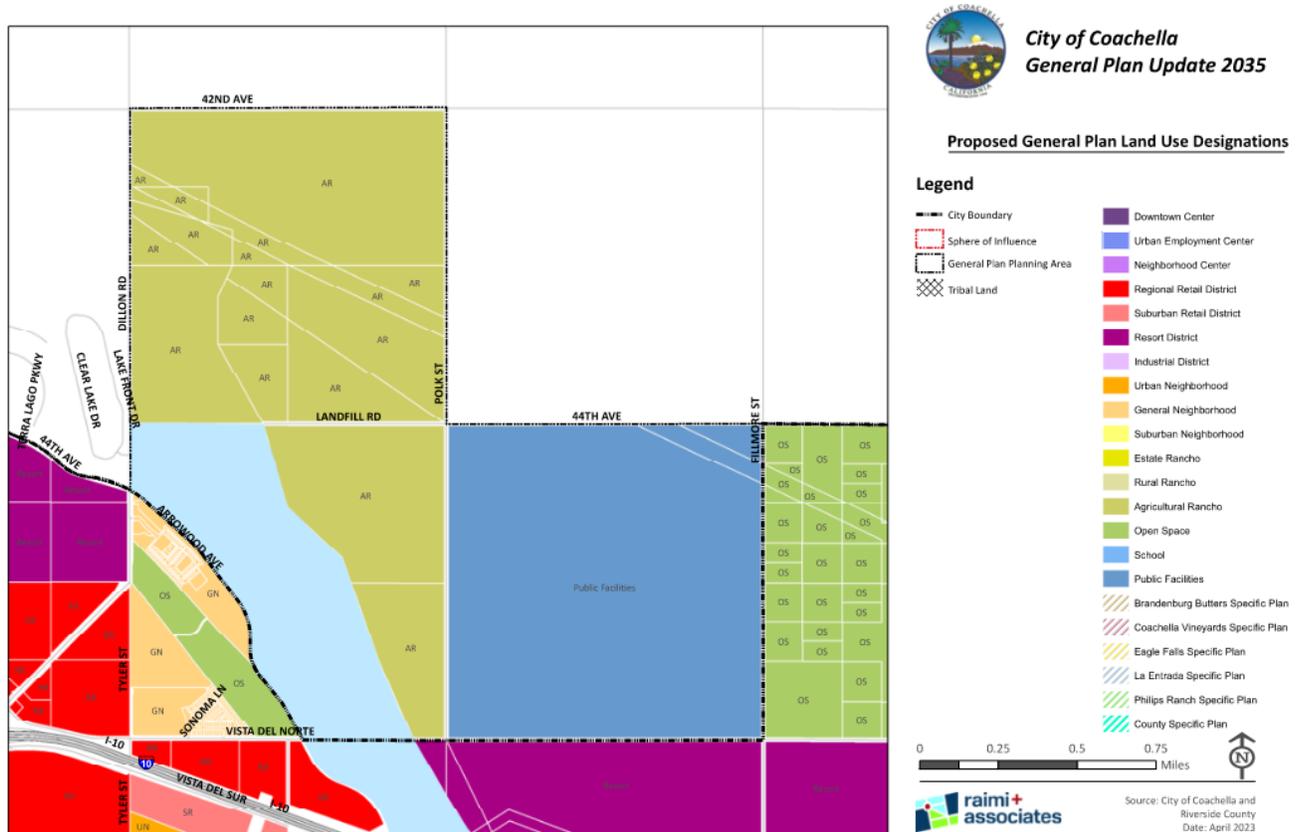
Figure 3: Proposed City of Coachella General Plan Land Use for Western Project Area (P7)



Northern Project Area

The Northern project area is predominately Open Space Rural (OS-RUR) and Public Facilities (PF) in the Riverside County General Plan Map. The Open Space Rural (OS-RUR) land use allows for a residential density of .05 dwelling units an acre and allows single family residences and limited mineral resource extraction. The Public Facilities (PF) land use allows a floor area equal of greater than .06 and allows civic uses and school. The area of the Public Facilities designation is the location of the Coachella Valley Transfer Station. Planning staff recommends that the City’s Agricultural Rancho general plan land use be applied to the areas with the Open Space Rural County general plan land use designation, as staff believes this most closely aligns with the County general plan land use designation. Agricultural Rancho allows for a residential density of .025 dwelling units an acre or 1 unit/parcel, whichever is smaller. This designation also would allow for primarily agricultural uses and parks under the corresponding (A-R) Agricultural Reserve zoning district.

Figure 4: Proposed City of Coachella General Plan Land Use for Northern Project Area



Southern Project Area

The Southern project area is predominately Agriculture (AG) in the Riverside County General Plan Map and land uses associated with the Panorama Specific Plan, which was a master planned development plan to support the future development of the College of the Desert East Valley Campus. County land uses in the Panorama Specific Plan include Open Space Recreation, Medium High Density Residential, Very High Density Residential, Commercial Retail, Commercial Office, and Public Facilities. The Agriculture land use allows for a maximum residential density of 0.1 dwelling units an acre and allows agricultural uses and single-family residences. Planning staff recommends that the City’s Agricultural Rancho general plan land use be applied to the areas with the Agriculture (AG) County land use designation, as staff believes this most closely aligns with the County designation. Agricultural Rancho allows for a residential density of 0.025 dwelling units an acre or 1 unit/parcel, whichever is smaller. Agricultural Rancho allows for a residential density of 0.025 dwelling units an acre or 1 unit/parcel, whichever is smaller. This designation also would allow for primarily agricultural uses and parks under the consistent (A-R) Agricultural Reserve zoning district. Planning staff recommends that the Coachella General Plan identify the Panorama Specific Plan area similar to other approved specific plans in the City limits where the land uses of the specific plans would be applicable.

Figure 5: Proposed City of Coachella General Plan Land Use for Southern Project Area



ENVIRONMENTAL REVIEW:

The City has determined that analyses of project environmental effects are best provided through use of an Addendum and that none of the conditions set forth in Public Resources Code Section 21166 or Section 15162 of the State CEQA Guidelines requiring preparation of a subsequent or supplemental EIR have been met. 1) There are no substantial changes to the project that would require major revisions of the certified 2015 Program EIR due to new significant environmental effects or a substantial increase in severity of impacts identified in the 2015 Program EIR; 2) Substantial changes have not occurred in the circumstances under which the project is being undertaken that will require major revisions to the certified 2015 Program EIR to disclose new significant environmental effects or that would result in a substantial increase in severity of impacts identified in the 2015 Program EIR; and 3) There is no new information of substantial importance that was not known at the time the 2015 Program EIR was certified, indicating any of the following:

- The project will have one or more new significant effects not discussed in the 2015 Program EIR;
- There are impacts determined to be significant in the 2015 Program EIR that would be substantially more severe;
- There are additional mitigation measures or alternatives to the project that would substantially reduce one or more significant effects identified in the 2015 Program EIR; and
- There are additional mitigation measures or alternatives rejected by the project proponent that are considerably different from those analyzed in the 2015 Program EIR that would substantially reduce a significant impact identified in that EIR.

The complete evaluation of potential environmental effects of the project, including rationale and facts supporting the City's findings, is contained in Chapter 3.0 of the Addendum (Attachment 1).

A comment letter was received by Judy Deertrack before the Planning Commission of July 5, 2023 concerning the proposed EIR addendum. The City Attorney upon review of the comment letter recommended adding language in the addendum that the action before the City is identifying Coachella General Plan land use designations for three areas that were evaluated as part of the General Plan Planning Area in the previously certified EIR pursuant to its authority under section 65302 of the California Government Code and not to amend its sphere of influence or annex any of these areas. Furthermore, text was added to the addendum clarifying that the City of Coachella is also not proposing to remove the County of Riverside continued land use authority over the Northern, Western, and Southern Project Areas with the proposed general plan amendment.

FISCAL IMPACT:

There is no expected fiscal impact of the proposed General Plan Amendments. The General Plan Amendments provide certainty to property owners that are within existing non-designated General Plan planning areas about the expectations for future land use.

ALTERNATIVES:

- 1) Adopt Resolution No. 2023-49 adopting an addendum to the Coachella General Plan Update Environmental Impact Report (EIR), finding and determining that additional environmental review is not required pursuant to CEQA Guidelines section 15162; Adopt Resolution No. 2023-50 approving General Plan Amendment No. 23-02 including text modifications to Chapter 4 Land Use and Community Character Element and a change to Figure 4-23 of the General Plan 2035 Land Use and Community Character Element, entitled “General Plan Designation Map.”
- 2) Adopt Resolution No. 2023-50 adopting an addendum to the Coachella General Plan Update Environmental Impact Report finding and determining that additional environmental review is not required pursuant to CEQA Guidelines section 15162; Adopt Resolution No. 2023-50 approving General Plan Amendment No. 23-02 including text modifications to Chapter 4 Land Use and Community Character Element and a change to Figure 4-23 of the General Plan 2035 Land Use and Community Character Element, entitled “General Plan Designation Map” *with amendments*.
- 3) Deny Resolution No. 2023-49 and Resolution No. 2023-50.
- 4) Continue this item and provide staff with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1 as noted above.

Attachment:

1. Resolution No. 2023-49, EA No. 23-03 Addendum
Exhibit A – Addendum to the Environmental Impact Report for the General Plan (SCH No: 2009021007) for the General Plan Addendum Project
2. Resolution No. 2023-50, General Plan Amendment No. 23-03
Exhibit A – City of Coachella General Plan 2035 GPA No. 23-03 text modifications – Chapter 4 Land Use and Community Character Element
Exhibit B – City of Coachella General Plan Map Amendments (GPA No. 23-03)
3. Existing City of Coachella General Plan Map
4. Western Project Area Proposed Land Use Map (Zoomed In)
5. Northern Project Area Proposed Land Use Map (Zoomed In)
6. Southern Project Area Proposed Land Use Map (Zoomed In)
7. City of Coachella General Plan 2035
<https://www.coachella.org/departments/general-plan-2035>
8. Comment Letter

RESOLUTION NO. 2023-49

A RESOLUTION OF THE COACHELLA CITY COUNCIL ADOPTING AN ADDENDUM TO ENVIRONMENTAL IMPACT REPORT OF THE CITY OF COACHELLA GENERAL PLAN UPDATE (SCH # 2009021007) PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR GENERAL PLAN AMENDMENT NO. 23-03 TO AMEND THE CITY OF COACHELLA GENERAL PLAN 2035 AND THE CITY OF COACHELLA GENERAL PLAN MAP GENERAL PLAN LAND USE DESIGNATION FOR THREE AREAS EVALUATED AS PART OF THE GENERAL PLAN PLANNING AREA IN THE CERTIFIED 2015 PROGRAM ENVIRONMENTAL IMPACT REPORT BUT FOR WHICH NO GENERAL PLAN LAND USE DESIGNATION WAS IDENTIFIED. APPLICANT: CITY-INITIATED

WHEREAS, the City of Coachella initiated General Plan Amendment No. 23-03 for a land use designation amendments, along with Environmental Assessment No. 23-03, (collectively the “Project Approvals”), to establish General Plan land use designations for three areas that were evaluated as part of the City of Coachella General Plan Planning Area in the certified 2015 Program Environmental Impact Report (EIR) but for which no General Plan land use designation was identified. The three areas include: (1) the area generally bounded by Dillon Road to the west, Fargo Canyon to the north, parcel boundaries to the east, and East Side Dike to the southeast (Northern Project Area); (2) the area generally bounded by Jackson Street on the west, approximately 0.25 mile north of 51st Avenue on the north, Calhoun Street on the east, and 52nd Avenue on the south (Western Project Area); and (3) the area generally bounded by State Route 86 (SR-86) to the west, Avenue 60 to the north, Lincoln Street to the east, and 62nd Avenue to the south (Southern Project Area). Land Use and Community Character Element Policy 1.2 is proposed for removal in order to allow the annexation of new land into the City before 60 percent of the land within the city limits is built with urban uses or permanently preserved open space.

WHEREAS, in 2015, the City of Coachella (“City”) adopted a General Plan Update to guide development and provide a basis for decision-making for the City through 2035; and

WHEREAS, pursuant to the California Environmental Quality Act (Pub. Resources Code, § 21000 *et seq.*) (“CEQA”) and the State CEQA Guidelines (Cal. Code of Regs., tit. 14, § 15000 *et seq.*), in 2015 the City certified the Final Environmental Impact Report (“CGPU EIR”) (SCH # 2009021007), in connection with the General Plan Update; and

WHEREAS, pursuant to CEQA, when taking subsequent discretionary actions in furtherance of a project for which an Environmental Impact Report (“EIR”) has been certified or a Mitigated Negative Declaration (“MND”) has been adopted, the lead agency is required to review any changed circumstances to determine whether any of the circumstances under Public Resources Code section 21166 and State CEQA Guidelines section 15162 require additional environmental review; and

WHEREAS, by way of preparation of an Addendum, attached hereto as Exhibit “A” and incorporated herein, the City has evaluated the Project in light of the standards for subsequent environmental review outlined in Public Resources Code section 21166 and State CEQA Guidelines section 15162; and

WHEREAS, based on that analysis which included a comparison of anticipated environmental effects of the proposed project with those disclosed in the 2015 Certified EIR to review whether any conditions set forth in Section 15162 of the State CEQA Guidelines requiring preparation of a subsequent or supplemental EIR are met, the City Council does not require preparation of a subsequent or supplemental EIR because there is no possibility for new significant environmental effects or a substantial increase in the severity of previously identified significant environmental effects; and

WHEREAS, the City, as lead agency, determined an Addendum to the certified CGPU EIR should therefore be prepared for the Project’s proposed minor technical changes; and

WHEREAS, the Addendum, attached hereto as Exhibit “A” and incorporated herein, to the certified CGPU EIR was prepared pursuant to CEQA, the State CEQA Guidelines, and the City’s Local CEQA Guidelines; and

WHEREAS, pursuant to State CEQA Guidelines section 15164, subdivision (c), the Addendum is not required to be circulated for public review, but can be attached to the certified CGPU EIR; and

WHEREAS, on June 21, 2023 and July 5, 2023, the Planning Commission held a duly noticed public hearing to review the project, as modified and the related environmental documents, at which time during the hearing members of the public were given an opportunity to testify regarding the Project; and

WHEREAS, on July 26, 2023, the City Council held a duly noticed public hearing to review the project, as modified and the related environmental documents, at which time during the hearing members of the public were given an opportunity to testify regarding the Project; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COACHELLA 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. The City Council has reviewed and considered the information contained in the Addendum to the CGPU EIR, comments received, and other documents contained in the administrative record for the Project. The addendum compares anticipated environmental effects of the proposed project with those disclosed in the 2015 Certified EIR to review whether any conditions set forth in Section 15162 of the State CEQA Guidelines requiring preparation of a subsequent or supplemental EIR are met. The City Council finds adequacy in the CEQA documents and finds that the Addendum to the CGPU EIR and administrative record contain a complete and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the City Council. The City Council find that the Addendum to the CGPU EIR, as shown in “Exhibit A” attached and made a part hereto, has been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Coachella’s Local CEQA Guidelines.

SECTION 3. Findings on the Necessity for a Subsequent or Supplemental Environmental Impact Report. Based on substantial evidence set forth in the record, including but not limited to, the CGPU EIR, the Addendum, and all related information presented to the City Council, the City Council find that, based on the whole record before it, none of the conditions under State CEQA Guidelines section 15162 requiring subsequent environmental review have occurred because the Project:

1. There are no substantial changes to the project that would require major revisions of the certified 2015 Program EIR due to new significant environmental effects or a substantial increase in severity of impacts identified in the 2015 Program EIR;
2. Substantial changes have not occurred in the circumstances under which the project is being undertaken that will require major revisions to the certified 2015 Program EIR to disclose new significant environmental effects or that would result in a substantial increase in severity of impacts identified in the 2015 Program EIR; and
3. There is no new information of substantial importance that was not known at the time the 2015 Program EIR was certified, indicating any of the following:
4. The project will have one or more new significant effects not discussed in the 2015 Program EIR;
 - There are impacts determined to be significant in the 2015 Program EIR that would be substantially more severe;
 - There are additional mitigation measures or alternatives to the project that would substantially reduce one or more significant effects identified in the 2015 Program EIR; and
 - There are additional mitigation measures or alternatives rejected by the project proponent that are considerably different from those analyzed in the 2015 Program EIR that would substantially reduce a significant impact identified in that EIR.

The complete evaluation of potential environmental effects of the project, including rationale and facts supporting the City’s findings, is contained in Chapter 3.0 of the Addendum, Exhibit A.

SECTION 4. Findings on Environmental Impacts. Based on the Addendum, the administrative record, and having considered the CGPU EIR and all written and oral evidence presented to the City Council, the City Council finds that all environmental impacts of the Project have been addressed within the certified CGPU EIR. The City Council finds that no new or additional mitigation measures or alternatives are required. The City Council finds that there is no substantial evidence in the administrative record supporting a fair argument that the Project may result in any significant environmental impacts beyond those analyzed in the certified CGPU EIR. The City Council finds that the Addendum contains a complete, objective, and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the City Council.

SECTION 5. Adoption of the Addendum to the CGPU Environmental Impact Report. The City Council hereby approves and adopts the Addendum, Exhibit A, prepared for the Project.

SECTION 6. 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. City Clerk is the custodian of the record of proceedings.

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

PASSED APPROVED and ADOPTED this 26th day of July 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Steven A. Hernandez
Mayor

ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

Carlos Campos
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. 2023-49 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on this 26th day of July 2023 by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Delia Granados
Deputy City Clerk

ADDENDUM

**ENVIRONMENTAL IMPACT REPORT FOR THE GENERAL PLAN
(SCH NO: 2009021007)**

**FOR THE
GENERAL PLAN ADDENDUM PROJECT
CITY OF COACHELLA, CALIFORNIA**

LSA

July 2023

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ADDENDUM

ENVIRONMENTAL IMPACT REPORT FOR THE GENERAL PLAN (SCH NO: 2009021007)

FOR THE GENERAL PLAN UPDATE PROJECT CITY OF COACHELLA, CALIFORNIA

Submitted to:

City of Coachella
53990 Enterprise Way
Coachella, California 92236

Prepared by:

LSA Associates, Inc.
3111 E. Tahquitz Canyon Way, Suite 109
Palm Springs, California 92262
(760) 416-2075

LSA Project No. 20231020



July 2023

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LIST OF ACRONYMS AND ABBREVIATIONS

2015 Program EIR	Certified 2015 CGPU 2035 EIR
AG	Agriculture
Approved Project	CGPU 2035 Program Environmental Impact Report (SCH No. 2009021007)
ARB	California Air Resources Board
BMPs	Best Management Practices
CalEEMod	California Emissions Estimator Model
CAP	Climate Action Plan
CEQA	California Environmental Quality Act
cfs	cubic feet per second
CGPU	City of Coachella General Plan Update 2035
City	City of Coachella
CMC	City of Coachella Municipal Code
CMP	Riverside County Congestion Management Program
CNEL	Community Noise Equivalent Level
CO	carbon monoxide
CO ₂	carbon dioxide
CO ₂ e	carbon dioxide equivalent
County	County of Riverside
CR	Commercial Retail
CRBRWQCB	Colorado River Basin Regional Water Quality Control Board
CVAG	Coachella Valley Association of Governments
CVMSHCP	Coachella Valley Multiple Species Habitat Conservation Plan
CVWD	Coachella Valley Water District
CVWMP	Coachella Valley Water Management Plan
dba	A-weighted decibel
DIF	Development Impact Fee
du/ac	dwelling units per acre
EDR	Estate Density Residential
EIC	Eastern Information Center

EIR	Environmental Impact Report
FAR	floor-area ratio
FEMA	Federal Emergency Management Agency
FTA	Federal Transit Administration
GHG	greenhouse gas
I-10	Interstate 10
IS	Initial Study
LOS	level of service
MND	Mitigated Negative Declaration
MRZ	Mineral Resource Zone
MT	metric tons
NAHC	Native American Heritage Commission
NO _x	nitrogen dioxide
NPDES	National Pollutant Discharge Elimination System
OPR	Governor's Office of Planning and Research
OS-RUR	Open Space Rural
PCC	Portland cement concrete
PF	Public Facilities
PM ₁₀	particulate matter less than 10 microns in size
PM _{2.5}	particulate matter less than 2.5 microns in size
ppm	parts per million
RCGP	Riverside County General Plan
RTP	Regional Transportation Plan
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCH	State Clearinghouse
SCS	Sustainable Communities Strategy
SHMA	Seismic Hazards Mapping Act

SR-86	State Route 86
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TTCP	traditional tribal cultural places
TUMF	Transportation Uniform Mitigation Fee
USGS	United States Geological Survey
VdB	vibration velocity decibels
VMT	vehicle miles traveled
WWRSC/CVSC	Whitewater River Stormwater Channel/Coachella Valley Stormwater Channel

1.0 INTRODUCTION

1.1 PURPOSE AND SCOPE

In April 2015, the City Council of the City of Coachella (City) approved the General Plan Update 2035 document (CGPU) along with the Program Environmental Impact Report (EIR) (State Clearinghouse [SCH] No. 2009021007) (approved project). The City has prepared this Addendum to the certified 2015 CGPU 2035 EIR (2015 Program EIR) to address the potential site-specific environmental impacts associated with the identification of CGPU land use designations for three areas that were evaluated as part of the CGPU Planning Area in the previously certified EIR but for which no CGPU land use designation was identified (proposed project).

Pursuant to the provisions of the California Environmental Quality Act (“CEQA”, Public Resources Code, § 21000 et seq.) and the *State CEQA Guidelines* (California Code of Regulations, Title 14, § 15000 et seq.), the City is the Lead Agency charged with the responsibility of deciding whether to approve the proposed project, in consideration of the potential environmental effects that could result from project implementation.

The City’s review of the proposed project is limited to examining environmental effects associated with differences between the proposed project and the approved project reviewed in the certified 2015 Program EIR. Pursuant to CEQA and the *State CEQA Guidelines*, the City has prepared this Addendum to provide decision-makers with a factual basis for evaluating the specific environmental impacts associated with proposed project and to determine whether there are changes in circumstances or new information of substantial importance that would require preparation of a subsequent or supplemental EIR.

According to Section 21166 of the Public Resources Code and Section 15162 of the *State CEQA Guidelines*, a subsequent EIR is not required for the proposed changes unless the City determines on the basis of substantial evidence that one or more of the following conditions are met:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR;

- b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
- c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The CGPU Program EIR remains valid and is the certified CEQA document for future planning actions. As such, the certified 2015 Program EIR along with this Addendum, will be used to determine whether the proposed project falls within the scope analyzed in the 2015 Program EIR. Mitigation measures from the certified 2015 Program EIR have been incorporated into this Addendum, and the applicability of each has been described.

This examination includes an analysis of provisions of Section 21166 of the Public Resources Code and Section 15162 of the *State CEQA Guidelines* and their applicability to the project.

Section 15164 of the *State CEQA Guidelines* states that an Addendum to an EIR shall be prepared “if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.” Thus, if none of the above conditions are met, the City may not require preparation of a subsequent or supplemental EIR. Rather, the City can decide that no further environmental documentation is necessary or can require that an Addendum be prepared.

Based upon review of the facts as presented in the analysis contained in this document, the City finds that an Addendum to the certified 2015 Program EIR is the appropriate documentation to comply with CEQA. The rationale and the facts for this finding are provided in the body of this Addendum.

1.2 EVALUATION OF ENVIRONMENTAL IMPACTS

1.2.1 Approved Project and Certified 2015 Program EIR

EIR Process

On March 8, 2013, the City issued a Notice of Preparation (NOP) for the approved project to identify the potential environmental impacts of the project. The NOP for the approved project was sent to trustee and responsible agencies, members of the public, other interested parties, and the California Office of Planning and Research SCH the required 30-day public review period, which ended on April 15, 2013. During the review period, public agencies and members of the public had the opportunity to respond to the NOP to identify issues of special concern to them and to suggest additional issues to be considered in the EIR.

In addition, the City held a public scoping meeting on March 14, 2013, to discuss characteristics of the approved project, its planning status, the nature of its potential environmental effects, and the scope (i.e., the specific issues) of the EIR analysis. The scoping meeting provided further opportunities for public input regarding environmental concerns and issues that should be addressed in the EIR. The Draft EIR for the approved project was distributed to trustee and responsible agencies, members of the public, other interested parties, and the California Office of Planning and Research SCH on July 1, 2014, initiating the public review period, which ended on September 15, 2014.

In accordance with Section 15088 of the *State CEQA Guidelines*, the City of Coachella, as the Lead Agency for the approved project, evaluated comments received on the Draft EIR (SCH No. 2009021007) and prepared responses to the comments received.

On April 22, 2015, the City Council of the City of Coachella approved the CGPU 2035 document along with the 2015 Program EIR and Climate Action Plan.

Type of EIR

The 2015 Certified EIR serves as a Program EIR pursuant to the *State CEQA Guidelines*, Section 15168.

The use of a Program EIR provides an occasion for a more exhaustive consideration of effects and alternatives than otherwise would be practical under a Project EIR. However, subsequent activities occurring as a result of program/project approval and certification of a Program EIR must be further evaluated in light of the Program EIR to determine whether or not an additional environmental document must be prepared. If an agency finds that no new effects could occur and that no new mitigation would be required, then the agency can determine that subsequent activities are covered under the Program EIR and no further environmental documentation would be required. Conversely, an agency may determine that future projects could require the preparation of a new Initial Study (IS), Mitigated Negative Declaration (MND), or new EIR. If new environmental documentation is required, a Program EIR can be used to focus the scope of the subsequent environmental document (*State CEQA Guidelines*, Section 15168).

1.2.2 Proposed Project and Addendum

This Addendum compares anticipated environmental effects of the proposed project with those disclosed in the 2015 Certified EIR to review whether any conditions set forth in Section 15162 of the *State CEQA Guidelines* requiring preparation of a subsequent or supplemental EIR are met. Potential environmental effects of the proposed project are addressed for each of the following areas, which were included in the certified 2015 Program EIR:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Circulation
- Cultural Resources
- Geology
- Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Utilities

- Greenhouse Gas Emissions
- Water Supply and Wastewater

As discussed in Chapter 8.0 of the certified 2015 Program EIR, the City had determined that the approved project would result in less than significant or no impacts for some of the threshold questions under the following resource topics: Aesthetics, Agriculture Resources, Biological Resources, Cultural Resources, Geology and Seismic Hazards, Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Traffic and Circulation, Noise, Air Quality, Greenhouse Gas, Population and Housing, Utilities, Public Services, and Water Supply. The impacts are discussed briefly in Chapter 8.0, Effects Found Not to be Significant in the 2015 Program EIR. The proposed project does not necessitate a change in these determinations as the existing site conditions and nature of the project have not substantially changed from those identified for the certified 2015 Program EIR.

1.3 PREVIOUS PROJECT APPROVALS

In February 2015, the City certified the CGPU Program EIR and approved the project, including the following actions:

- Certification of the EIR
- Adoption of a Mitigation Monitoring and Reporting Program
- Adoption of Findings of Fact

1.4 FINDINGS OF THIS ADDENDUM

The City is the Lead Agency for the proposed project. The City has determined that analyses of project environmental effects are best provided through use of an Addendum and that none of the conditions set forth in Public Resources Code Section 21166 or Section 15162 of the *State CEQA Guidelines* requiring preparation of a subsequent or supplemental EIR have been met.

1. There are no substantial changes to the project that would require major revisions of the certified 2015 Program EIR due to new significant environmental effects or a substantial increase in severity of impacts identified in the 2015 Program EIR;
2. Substantial changes have not occurred in the circumstances under which the project is being undertaken that will require major revisions to the certified 2015 Program EIR to disclose new significant environmental effects or that would result in a substantial increase in severity of impacts identified in the 2015 Program EIR; and
3. There is no new information of substantial importance that was not known at the time the 2015 Program EIR was certified, indicating any of the following:
 - The project will have one or more new significant effects not discussed in the 2015 Program EIR;
 - There are impacts determined to be significant in the 2015 Program EIR that would be substantially more severe;

- There are additional mitigation measures or alternatives to the project that would substantially reduce one or more significant effects identified in the 2015 Program EIR; and
- There are additional mitigation measures or alternatives rejected by the project proponent that are considerably different from those analyzed in the 2015 Program EIR that would substantially reduce a significant impact identified in that EIR.

The complete evaluation of potential environmental effects of the project, including rationale and facts supporting the City’s findings, is contained in Chapter 3.0 of this Addendum.

1.5 FORMAT OF ADDENDUM

This Addendum has been organized into four chapters, as described below.

Chapter 1.0: Introduction

Chapter 1.0 includes a description of the purpose and scope of the Addendum, previous environmental documentation, project approvals, findings of the Addendum, and existing documents to be incorporated by reference.

Chapter 2.0: Project Description

Chapter 2.0 describes the planning area, the necessary City discretionary actions to implement the proposed project, and an overview of the proposed project.

Chapter 3.0: Comparative Evaluation of Environmental Impacts

Chapter 3.0 contains the environmental analyses of the proposed project’s impacts compared to the impacts of the approved project analyzed in the 2015 Program EIR. This comparative analysis has been undertaken pursuant to the provisions of CEQA to provide the City of Coachella decision-makers with a factual basis for determining whether the proposed project, changes in circumstances, or new information since the 2015 Program EIR was certified, require additional environmental review or preparation of a subsequent or supplemental EIR. Chapter 3.0 also contains findings for each environmental topic to determine whether conditions set forth in Public Resources Code Section 21166 or Section 15162 of the *State CEQA Guidelines* requiring preparation of a subsequent or supplemental EIR have been met.

Chapter 4.0: Applicable 2015 Program EIR Mitigation Measures

Chapter 4.0 contains the mitigation measures that were adopted upon certification of the 2015 Program EIR and that would be incorporated into the proposed project.

1.6 EXISTING DOCUMENTS TO BE INCORPORATED BY REFERENCE

As permitted in Section 15150 of the *State CEQA Guidelines*, this Addendum references several technical studies, analyses, and reports. Information from the documents that have been incorporated by reference has been briefly summarized in the appropriate section(s) of this

Addendum. Documents incorporated by reference are available for review at the City of Coachella Development Services Department, located at 53990 Enterprise Way, Coachella, CA 92236. Contact Gabriel Perez at (760) 398-3502 for additional information.

Documents incorporated by reference include, but are not limited to, the following:

- City of Coachella; Final Environmental Impact Report, General Plan Update, February 2015;
- City of Coachella; General Plan, as amended; and
- City of Coachella Municipal Code.

1.7 CONTACT PERSONS

The Lead Agency for the Addendum for the proposed project is the City of Coachella. Questions regarding preparation of this Addendum, its assumptions, or its conclusions should be referred to the following:

Gabriel Perez, Director
City of Coachella Development Services Department
53990 Enterprise Way
Coachella, CA 92236
Phone: (760) 398-3502
Email: gperez@coachella.org

2.0 PROJECT DESCRIPTION

2.1 BACKGROUND

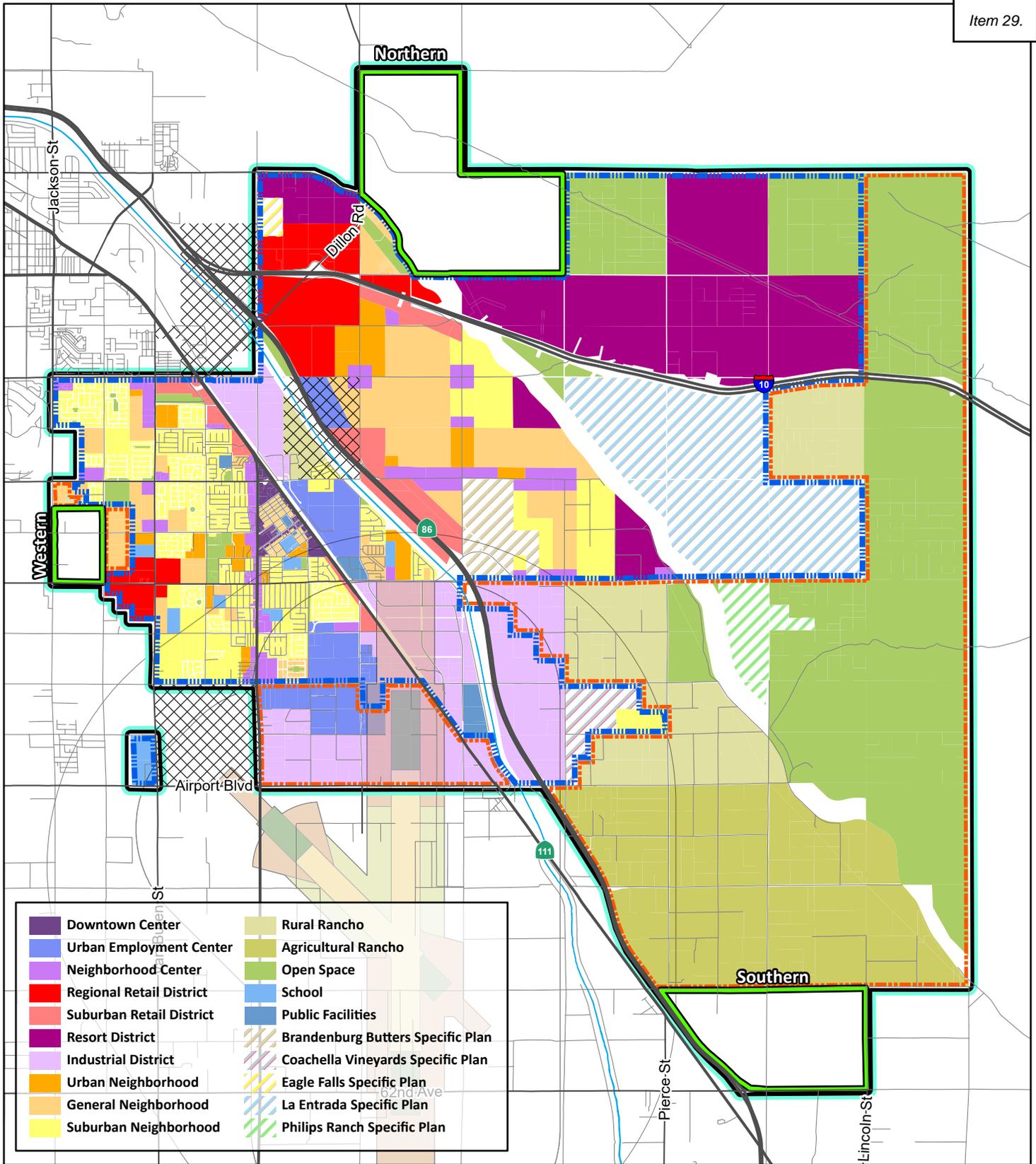
The City of Coachella is proposing to identify CGPU land use designations for three areas that were evaluated as part of the CGPU Planning Area in the certified 2015 Program EIR but for which no CGPU land use designation was identified. The three areas include: (1) the area generally bounded by Dillon Road to the west, Fargo Canyon to the north, parcel boundaries to the east, and East Side Dike to the southeast (Northern Project Area); (2) the area generally bounded by Jackson Street on the west, approximately 0.25 mile north of 51st Avenue on the north, Calhoun Street on the east, and 52nd Avenue on the south (Western Project Area); and (3) the area generally bounded by State Route 86 (SR-86) to the west, Avenue 60 to the north, Lincoln Street to the east, and 62nd Avenue to the south (Southern Project Area) (see Figure 2-1, Existing General Plan Land Use Designations; Figure 2-2, Aerial Photograph of Northern Project Area; Figure 2-3, Aerial Photograph of Western Project Area; and Figure 2-4, Aerial Photograph of Southern Project Area).

2.2 APPROVED PROJECT

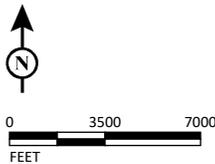
2.2.1 Planning Area and Setting

The City of Coachella is a desert community located at the eastern end of the Coachella Valley, in Riverside County, California. Settlement by non-Native Americans began in the mid-1800s, and Coachella slowly grew as it became connected with the rest of Southern California on the Southern Pacific Coachella Valley railroad. The Colorado River provided water for farming and irrigation. The Coachella Valley, including the City of Coachella, the City of Indio, and the unincorporated communities of Thermal and Mecca, is known for producing niche crops such as dates, grapes, lemons, oranges, avocados, figs, persimmons, and mangoes. Lastly, the Coachella Canal was one of the final milestones in the City of Coachella's development, as it contributed to dramatic growth, especially in the southern and eastern portions of the City. Today the City's agricultural wealth offers many jobs for people in the Coachella Valley; additional job types include manufacturing, construction, retail, and professional and management jobs.

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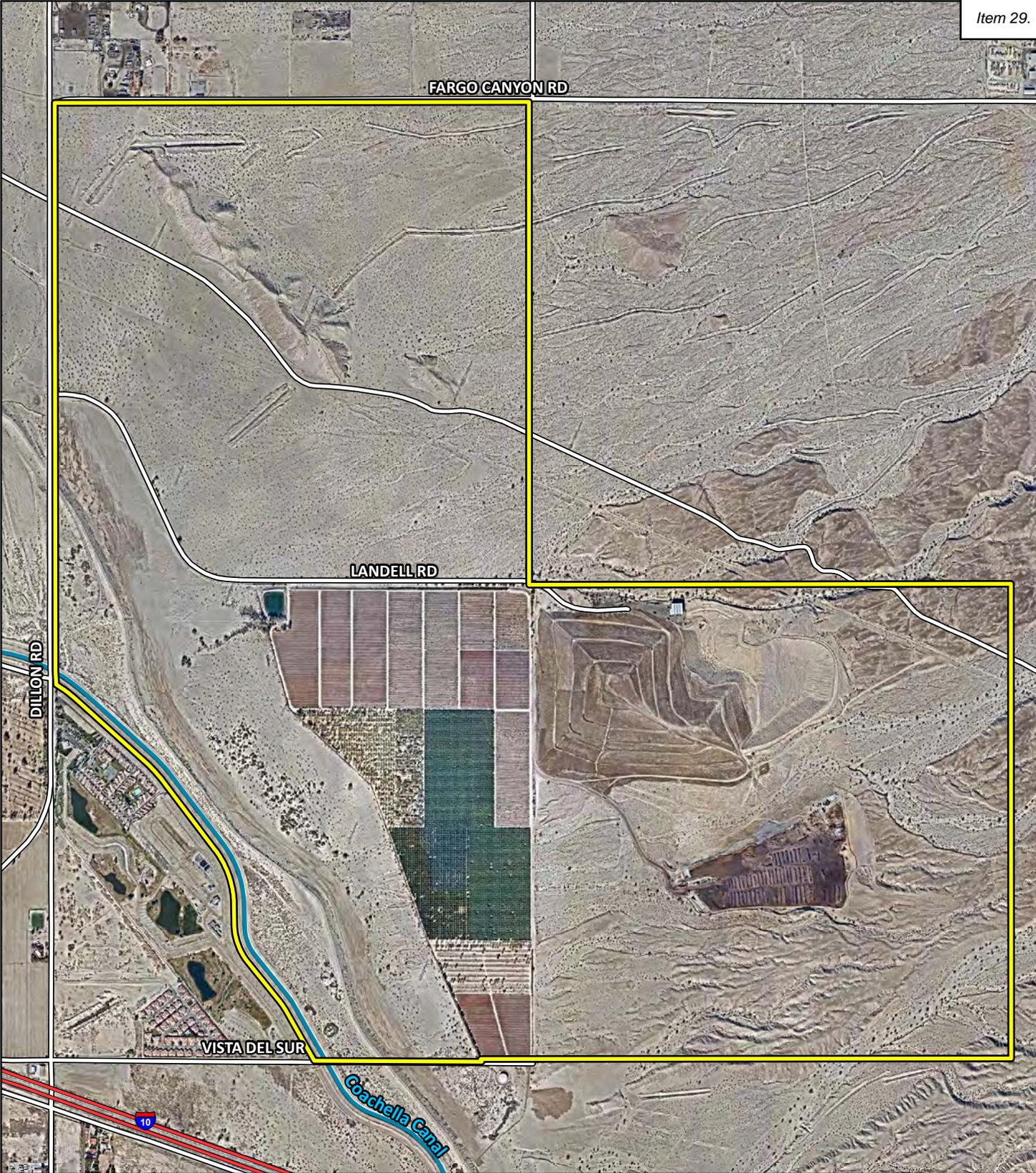
- Project Areas
- City Boundary
- Sphere of Influence
- General Plan Planning Area
- Tribal Lands

- Airport Compatibility Zones
- Zone A
 - Zone B1
 - Zone B2
 - Zone C
 - Zone D
 - Zone E

FIGURE 2.1

Coachella EIR Addendum
Existing General Plan Land Use Designations

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— Northern Project Area

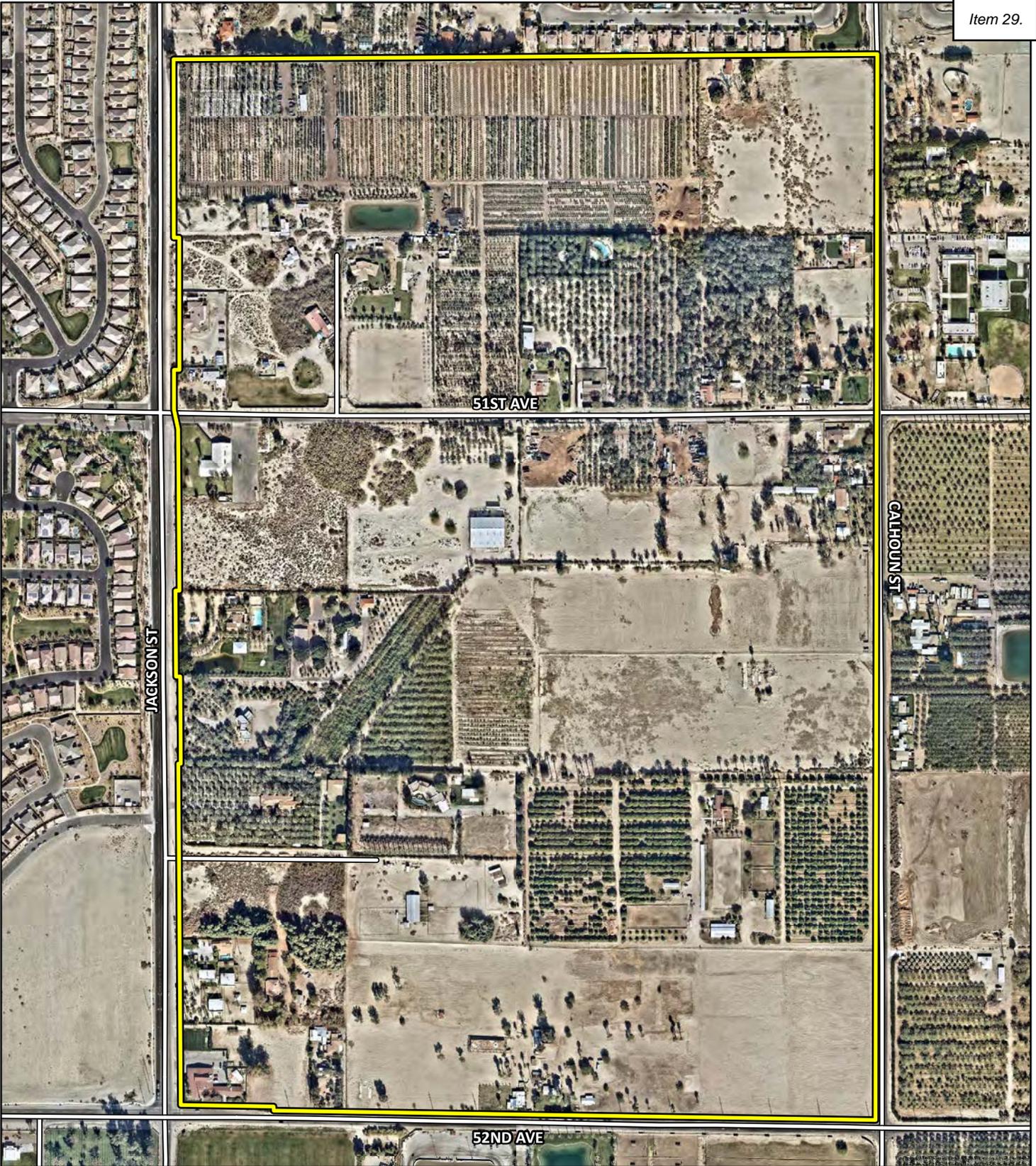
FIGURE 2.2

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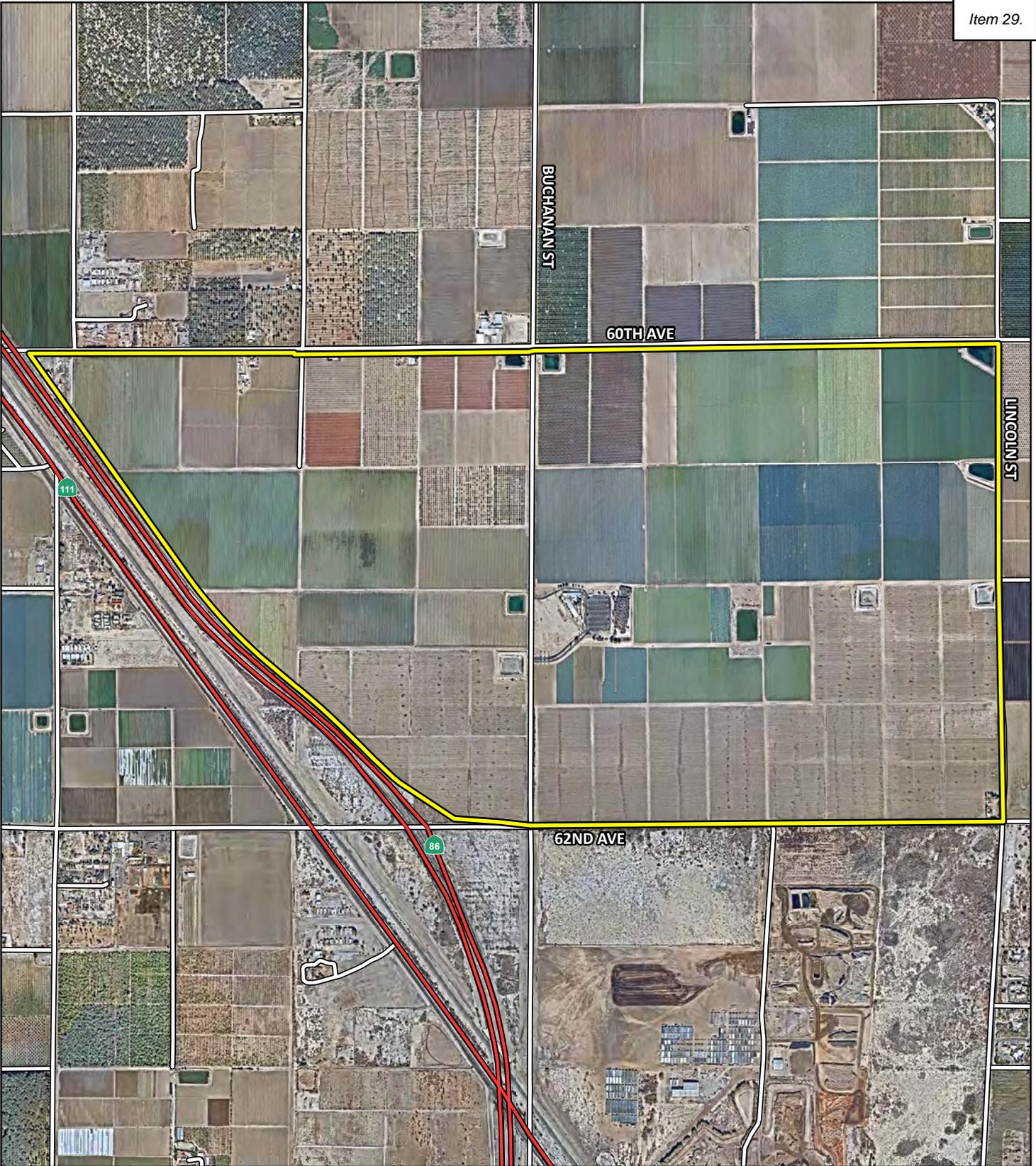
 Western Project Area

FIGURE 2.3



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FEET

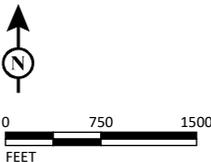
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 Southern Project Area

FIGURE 2.4



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Existing County General Plan Land Use Designations

The Northern, Western, and Southern Project Areas are currently under the jurisdiction of the County of Riverside (County) (see Figure 2-1, Existing General Plan Land Use Designations). The Riverside County General Plan (RCGP) land use designations are discussed below.

Existing and historic land uses within the Northern Project Area consist of agricultural uses, open space, and the Coachella Valley Transfer Station (see Figure 2-2, Aerial Photograph of Northern Project Area). The Northern Project Area is currently designated by the RCGP Land Use Plan as Open Space Rural (OS-RUR) and Public Facilities (PF). The OS-RUR designation is intended for remote, privately owned open space areas with limited access and a lack of public services. The OS-RUR designation allows single-family residential uses at a density of 0.05 dwelling units per acre (du/ac). The PF land use is intended for the development of various public, quasi-public, and private uses with similar characteristics, such as governmental facilities, utility facilities including public and private electric generating stations and corridors, landfills, airports, educational facilities, and maintenance yards. Due to the varied nature of the PF category, building intensity and design criteria for uses in this designation vary and the appropriate floor area ratio (FAR) is determined in the zoning ordinance. The maximum intensity allowed for civic uses within the PF designation is 0.6 FAR.

Existing and historic land uses within the Western Project Area consist primarily of agricultural and single-family residential uses and the Forest Lawn Mortuary (see Figure 2-3, Aerial Photograph of Western Project Area). The Western Project Area is currently designated by the RCGP Land Use Plan as Estate Density Residential (EDR) and Commercial Retail (CR). The EDR designation is intended for the development of detached single-family residential dwelling units and ancillary structures on large parcels. Limited agriculture is also permitted in the EDR designation. The allowable density for the EDR designation is 0.2 to 0.5 du/ac. The CR designation is intended for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses and allows a density of 0.2 to 0.35 FAR.

Existing and historic land uses within the Southern Project Area consist primarily of agricultural and single-family residential uses and the College of the Desert, East Valley Campus (see Figure 2-4, Aerial Photograph of Southern Project Area). The Southern Project Area is currently designated by the RCGP Land Use Plan as Agriculture (AG) and Panorama Specific Plan. The AG designation is intended to help conserve productive agricultural lands within the County including row crops, nurseries, citrus groves, vineyards, dairies, ranches, poultry and hog farms, and other agricultural related uses. The AG designation also allows residential uses at a maximum density of 0.1 du/ac. The Panorama Specific Plan is envisioned as a mixed-use master planned community being called Panorama: A College Town, and includes a mix of residential, retail, and office land use designations. The Panorama Specific Plan designation allows density ranging from 5-20 du/ac and 0.2 to 1 FAR.

2.2.2 Approved Project Characteristics

The approved project, as analyzed in the 2015 Program EIR, provided for an update to the City's existing General Plan and is intended to guide growth and future development through the horizon year 2035.

Certified 2015 Program EIR

Chapter 4.0, Environmental Analysis, of the 2015 Program EIR found that implementation of the approved project would result in significant and unavoidable adverse impacts related to aesthetics, agricultural resources, and transportation. With the exception of these topics, all other potentially significant impacts were determined to be less than significant or effectively mitigated to a less than significant level. The City adopted a Statement of Overriding Considerations, pursuant to Section 15093 of the *State CEQA Guidelines*, in order to consider the benefits of the approved project against the unavoidable adverse environmental effects.

The 2015 Program EIR remains the valid CEQA documentation for future planning actions in the planning area, and is used to determine whether future development falls within the size and type of uses analyzed in the 2015 Program EIR.

2.3 PROPOSED PROJECT

The proposed project involves the identification of CGPU land use designations for three areas that were evaluated as part of the CGPU Planning Area in the previously certified EIR but for which no CGPU land use designation was identified. The three areas include the Northern Project Area, Western Project Area, and Southern Project Area, the boundaries of which are defined above in Section 2.1 (see Figure 2-5, Proposed General Plan Land Use Designations). The General Plan identifies Land Use Policy 1.2 - Annexation. This policy allows the annexation of new land into the City when at least 60 percent of the land within the city limits is built with urban uses or permanently preserved open space. The General Plan Land Use Element would retain Policies 1.1 and 1.3 through 1.7, which would continue to support growth in a sustainable and orderly manner. Policy 1.1 requires establishing city limits that allow for realistic growth, while Policy 1.5 requires that all development and policy decisions conform to the vision and policies for that planning area. The Action before the City is not to amend its sphere of influence or annex any of these areas. The City is not proposing to remove the County of Riverside continued land use authority over the Northern, Western, and Southern Project Areas. No annexation of these areas is being proposed. The City is identifying CGPU land use designations for three areas that were evaluated as part of the CGPU Planning Area in the previously certified EIR pursuant to its authority under section 65302 of the California Government Code.

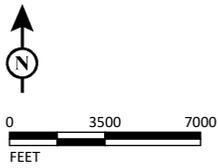
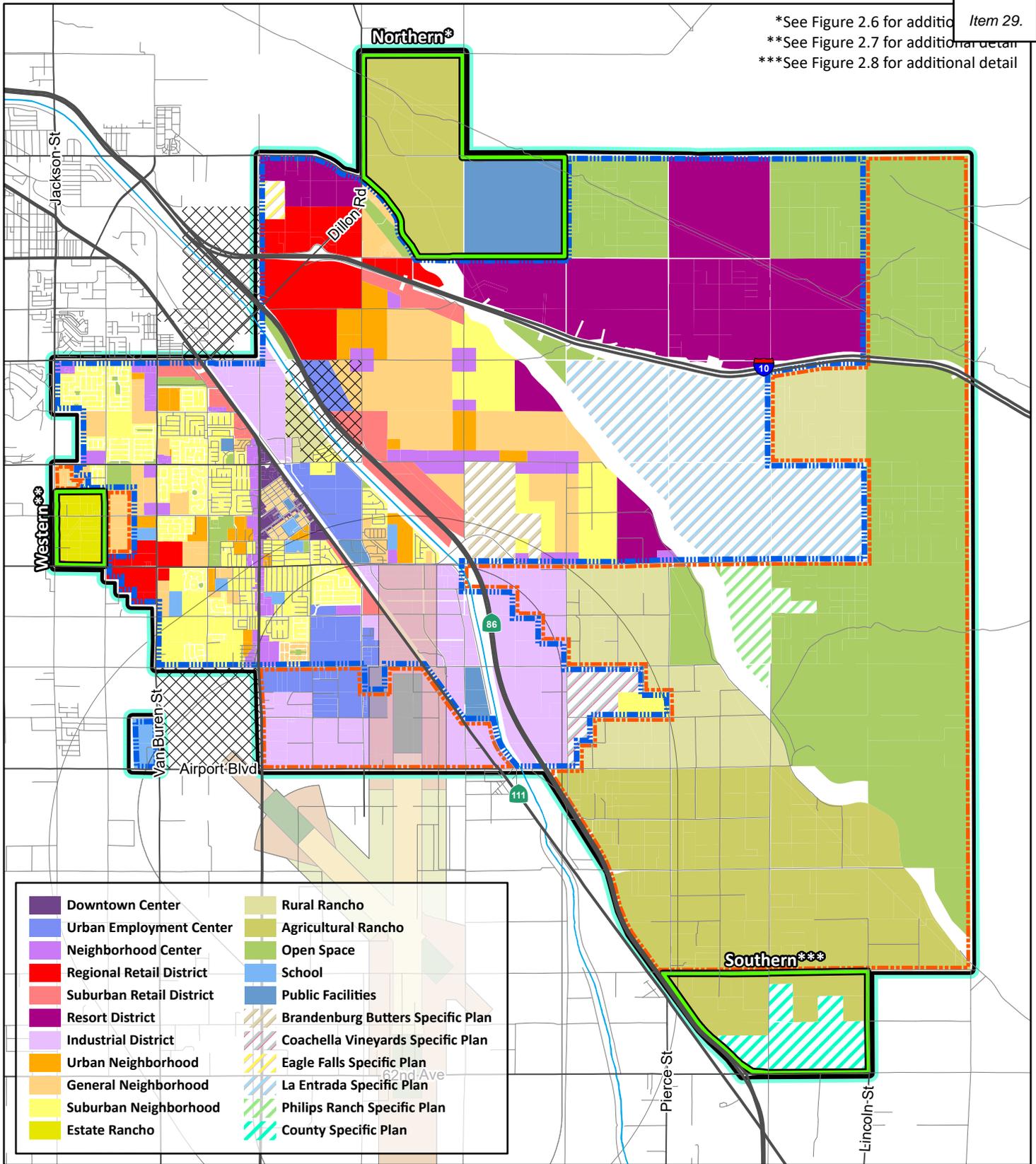
2.3.1 Proposed Coachella General Plan Land Use

The proposed CGPU land use designations for the Northern Project Area include Agricultural Rancho and Public Facilities and Buildings (see Figure 2-6, Proposed General Plan Land Use Designations for Northern Project Area). The Agricultural Rancho designation provides areas for productive agriculture uses in the City and allows agricultural uses with small amounts of accessory uses that support the agricultural use. The maximum allowable density for the Agricultural Rancho designation is 0.025 du/ac or one unit/parcel, whichever is smaller, and 0.01 FAR for commercial uses. The Public Facilities and Buildings designation provides for governmental buildings and facilities and allows a wide range of public uses including city halls, libraries, community centers, senior centers, fire stations, police stations, corporate yards, and similar uses.

The proposed CGPU land use designations for the Western Project Area include Estate Rancho and Suburban Retail (see Figure 2-7, Proposed General Plan Land Use Designations for Western Project

Area). The Estate Rancho designation accommodates low intensity residential development in an estate or low-density suburban format. These areas are generally located on the outside edges of the City of Coachella and serve as a transition zone between more dense residential areas and the rural and agricultural landscape surrounding the City. The Estate Rancho land use designation is a new land use designation that would be created to match the existing County zoning because there is not a direct match for this density. Recent State legislation mandates that if there is a conflict in residential density between the General Plan and zoning, the higher density shall prevail (not necessarily the General Plan). The existing County zoning for the proposed Estate Rancho designation allows up to 2.2 du/ac (1 unit per 20,000 square feet), while the existing County General

*See Figure 2.6 for additional detail
 **See Figure 2.7 for additional detail
 ***See Figure 2.8 for additional detail

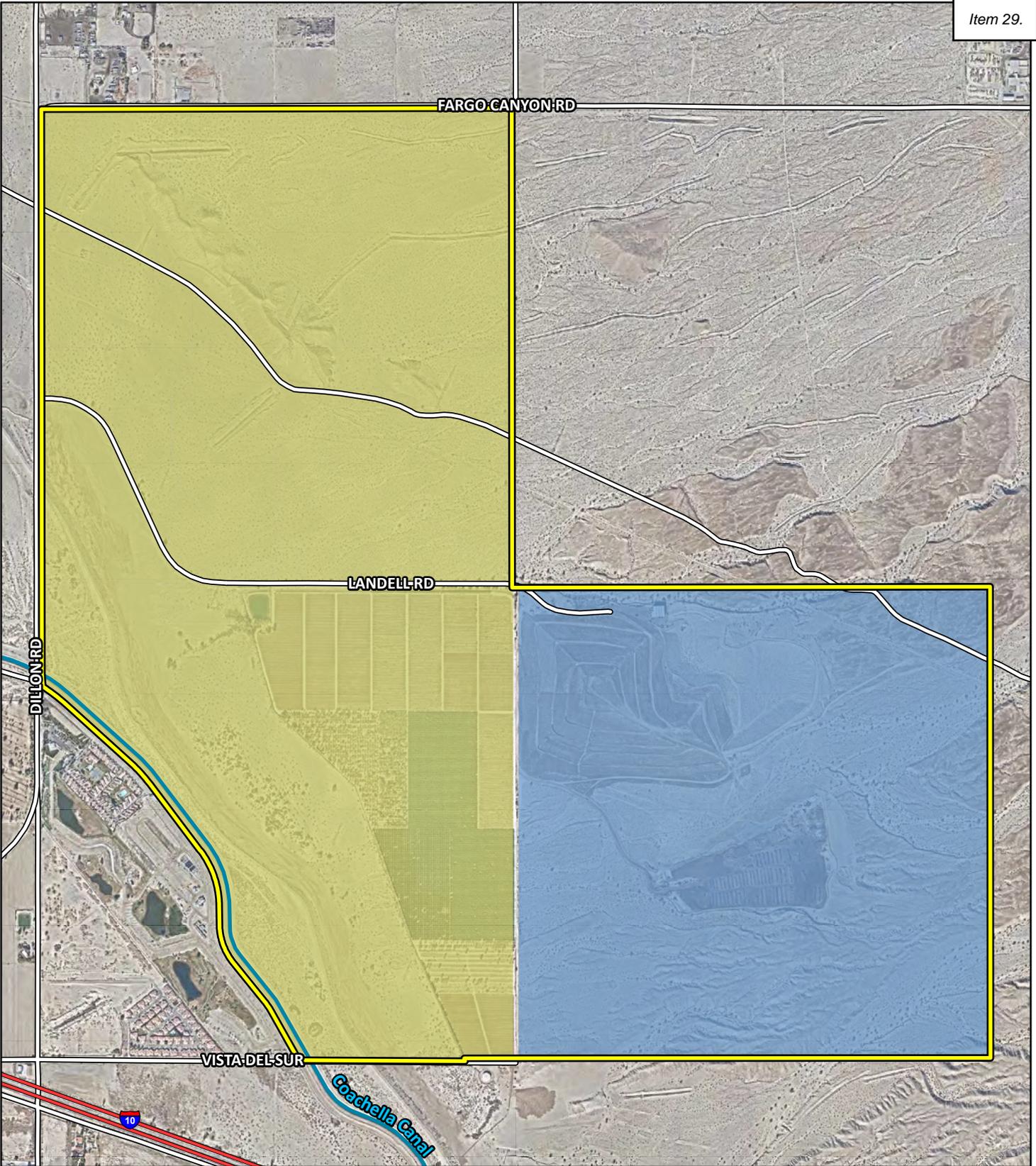


- Project Areas
- City Boundary
- Sphere of Influence
- General Plan Planning Area
- Tribal Lands
- Airport Compatibility Zones Zone A
- Airport Compatibility Zones Zone B1
- Airport Compatibility Zones Zone B2
- Airport Compatibility Zones Zone C
- Airport Compatibility Zones Zone D
- Airport Compatibility Zones Zone E

FIGURE 2.5

SOURCE: City of Coachella (2023), County of Riverside (2023)

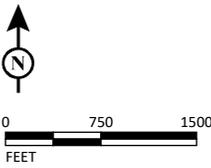
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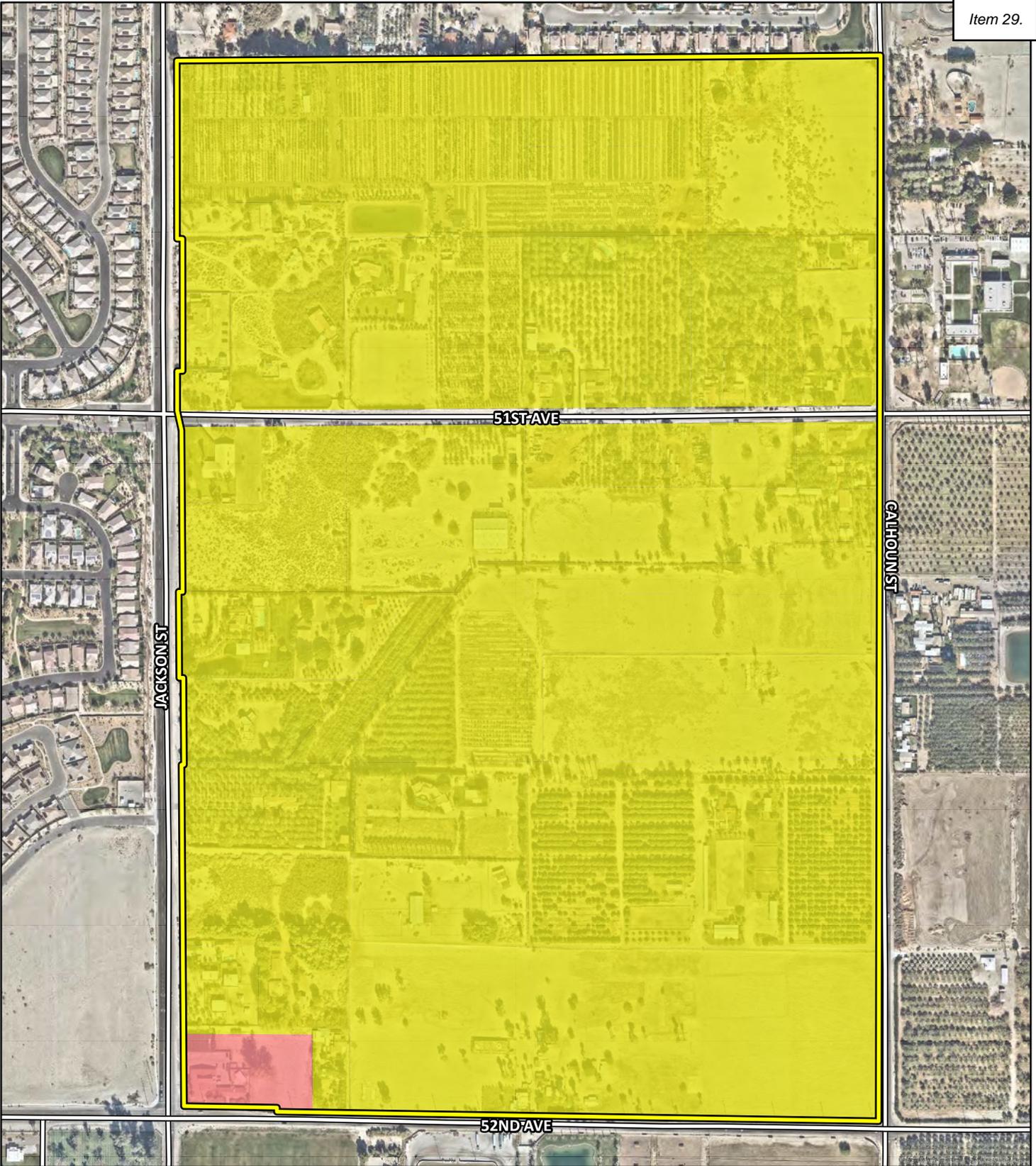
LSA

- Northern Project Area
- Land Use Designation
- Agricultural Rancho
- Public Facilities

FIGURE 2.6



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LSA

-  Western Project Area
- Land Use Designation
-  Suburban Retail District
-  Estate Rancho

FIGURE 2.7



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Plan designation allows 0.5 du/ac. The Estate Rancho designation would allow a density of 1.2 to 2 du/ac. The Suburban Retail designation is intended to provide a concentration of retail business “large format” retailers in a setting that accommodates the parking requirements of such businesses. Allowed land uses for the Suburban Retail designation primarily include retail and services, sometimes with commercial uses on upper floors with a density of 0.35 to 1.0 FAR.

The proposed CGPU land use designations for the Southern Project Area include Agricultural Rancho and to designate land within the Panorama Specific Plan as a County Specific Plan (see Figure 2-8, Proposed General Plan Land Use Designations for Southern Project Area).

Table 2.A provides a comparison of the existing RCGP land use designations and the proposed project land use designations as well as a comparison of development densities.

Table 2.A: Existing and Proposed Land Use Designations

Existing RCGP Land Use	Existing RCGP Development Density	Proposed CGPU Land Use	Proposed CGPU Development Density
Open Space Rural (OS-RUR)	0.05 du/ac maximum	Agricultural Rancho	0.025 du/ac or 1 unit/parcel, whichever is smaller
Public Facilities (PF)	<=0.6 FAR	Public Facilities	The Public Facilities designation does not include an allowable development density.
Estate Density Residential (EDR)	0.2–0.5 du/ac	Estate Rancho	1-2.2 du/ac
Commercial Retail (CR)	0.2–0.35 FAR	Suburban Retail	0.35-1.0 FAR
Agriculture (AG)	0.1 du/ac	Agricultural Rancho	0.025 du/ac or 1 unit/parcel, whichever is smaller
Panorama College Town Specific Plan (mix of residential, retail, and office land use designations)	Range from 5–20 du/ac and 0.2–1 FAR	County Specific Plan	Varies (consistent with the Panorama College Town Specific Plan)

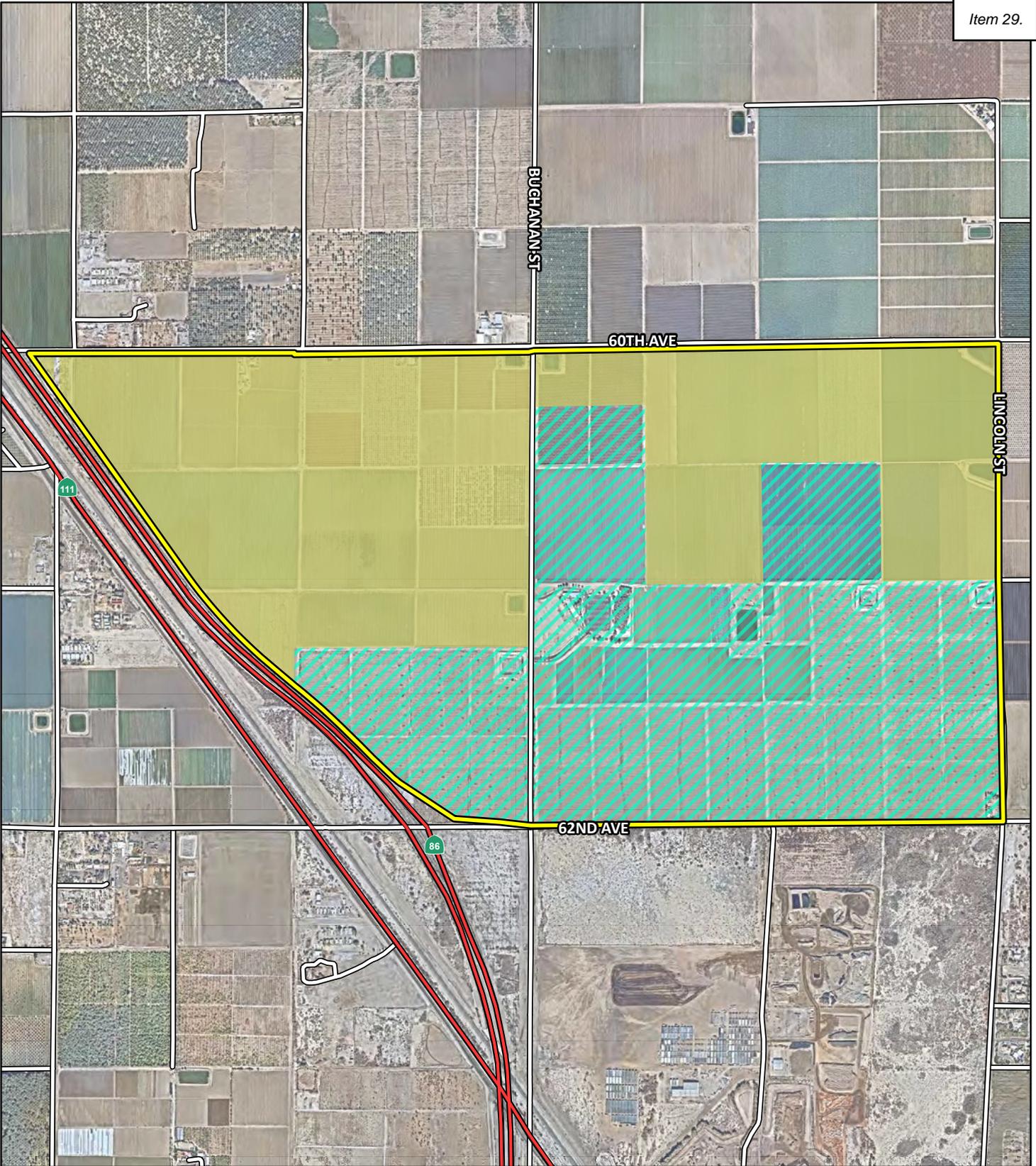
Source: Raimi + Associates (2023a).
CGPU = City of Coachella General Plan Update 2035
du/ac = dwelling units per acre
FAR = floor area ratio
RCGP = Riverside County General Plan

2.4 PROJECT OBJECTIVES

The proposed project would result in the identification of CGPU land use designations for three areas that were evaluated as part of the CGPU Planning Area in the previously certified EIR but for which no CGPU land use designation was identified. Under the approved project, the City established the following project objectives:

1. Adapt to changing demographics to connect and create a vision for the growing population of the City;
2. Create a healthy and economically viable City with a diversity of activities and economic opportunities;

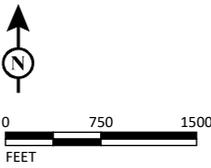
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LSA

-  Southern Project Area
- Land Use Designation
-  Agricultural Rancho
-  County Specific Plan

FIGURE 2.8



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3. Implement new technology and innovations to increase the quality of infrastructure, social services, and environmental sustainability;
4. Update older development plans that no longer align with the community's new vision;
5. Chart the way to a low-carbon future;
6. Redirect development patterns for City growth, economic characteristics, and land-use to create a well-connected City;
7. Assess needs for projected growth within the City, and the Sphere of Influence;
8. Create a City with a range of housing for multiple generations, cultures, and incomes;
9. Ensure the City grows with improved living conditions; and
10. Foster the community's desire for safe, active transportation.

2.5 DISCRETIONARY ACTIONS

Discretionary approvals required for the proposed project include the following:

1. Approval of this Addendum to the certified 2015 General Plan Program EIR to address potential environmental effects as a result of implementation of the proposed project since the original City Council approval and EIR certification in February 2015;
2. Revisions to the City's Land Use Map
3. Deletion of General Plan Land Use Policy 1.2 - Annexation. Allow the annexation of new land into the City when at least 60 percent of the land within the city limits is built with urban uses or permanently preserved open space.

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3.0 COMPARATIVE EVALUATION OF ENVIRONMENTAL IMPACTS

The following discussion contains an analysis of the potential impacts of the changes to the approved project in relation to the proposed project. The potential impacts of the proposed project are compared to impacts identified for the approved project analyzed in the certified 2015 Program EIR, which the City approved in February 2015. As detailed in Chapter 1.0 of this Addendum, this comparative analysis has been undertaken pursuant to CEQA and to provide City decision-makers with a factual basis for determining whether the proposed changes to the approved project, changes in circumstances, or new information since the certification of the 2015 Program EIR require additional environmental review. Potential impacts associated with the proposed project are evaluated using the same thresholds applied in the 2015 Program EIR. The basis for each finding is explained in the analysis that follows.

3.1 IMPACTS IDENTIFIED IN THE 2015 PROGRAM EIR

As discussed previously in Chapter 2.0, Project Description, the proposed project involves the identification of CGPU land use designations for three areas that were evaluated as part of the CGPU Planning Area in the previously certified EIR but for which no CGPU land use designation was identified. Since the scope of the proposed project involves designating land uses already analyzed under the approved project, any impacts are anticipated to be similar to or less than those impacts previously covered by the 2015 Program EIR. Although impacts would be similar to or less than those previously covered by the 2015 Program EIR, a new analysis for impacts is provided in this Addendum as required by CEQA. The environmental analysis provided in the 2015 Certified EIR remains relevant and applicable to the proposed project in areas unaffected by changes in existing conditions and changes in the proposed project for the environmental topics as listed below.

As required by *State CEQA Guidelines* Section 15128, an EIR must identify the effects of the proposed project determined not to be significant. Per *State CEQA Guidelines* Section 15063, the City prepared an Initial Study (IS) to determine whether the approved project could have a significant effect on the environment. While the IS determined that all resource topics had the potential to result in significant impacts, all resource topics were evaluated as part of the 2015 Program EIR.

The resource evaluations are discussed in Sections 3.2 through 3.17 of this Addendum to the 2015 Program EIR.

3.2 AESTHETIC RESOURCES

Would the Project:	Impact Examined in 2015 Program EIR	Impact not Examined in 2015 Program EIR		
		No Impact	Less than Significant Impact	Potentially Significant Impact
a. Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.2.1 Impact Analysis

a. *Would the project have a substantial effect on a scenic vista? (Impact 4.1-1)*

2015 Program EIR

Within the Planning Area, scenic vistas provide valuable aesthetic resources, including expansive landscape views of the Coachella Valley, to the residents and patrons of the City and its Sphere of Influence. Scenic vistas within the Planning Area include the sweeping views of the Mecca Hills in the eastern portion of the Planning Area. Additional scenic vistas that are not within the Planning Area, but can be seen from within the Planning Area, include the Santa Rosa and San Jacinto Mountains, which can be viewed to the west and southwest of the Planning Area, and the Little San Bernardino Mountains, which can be viewed to the north and northwest of the Planning Area. Previous analysis from the 2015 Program EIR concluded that impacts to scenic vistas from future development associated with the CGPU would be less than significant due to the land use program and allowable intensities of land proposed by the CGPU and the implementation of CGPU Policies 6.1, 6.2, 10.8, and 10.9 of the Sustainability and Natural Environment Element.

Proposed Project

Existing and historic land uses within the Northern Project Area consist of agricultural uses, undeveloped open space, and the Coachella Valley Transfer Station. The project proposes to designate the Northern Project Area as Agricultural Rancho and Public Facilities and Buildings, which would be consistent with the existing land uses and existing RCGP land use designations.

Existing and historic land uses within the Western Project Area consist primarily of agricultural and single-family residential uses and the Forest Lawn Mortuary. The project proposes to designate the Western Project Area as Estate Rancho for the agricultural and single-family residential uses and Suburban Retail for the parcel that is currently developed with the Forest Lawn Mortuary. As discussed previously in Section 2.2.1, the Western Project Area is currently designated by the RCGP

Land Use Plan as Estate Density Residential (EDR) and Commercial Retail (CR). The proposed project would result in a land use designation change from EDR to Estate Rancho, which allows for agricultural and single-family residential uses, and CR to Suburban Retail. Currently, the only parcel in the Western Project Area that is designated CR by the RCGP Land Use Plan is the Forest Lawn Mortuary. As shown in Table 2.A, in Chapter 2.0, Project Description, the proposed land use designations would allow for development density and uses consistent with existing land uses. As such, the proposed land use designations would be consistent with the existing land uses and existing RCGP land use designations.

Existing and historic land use within the Southern Project Area consist primarily of agricultural and single-family residential uses and the College of the Desert, East Valley Campus. The project proposes to designate the Southern Project Area as Agricultural Rancho and County Specific Plan, which would be consistent with the existing land uses and existing RCGP land use designations. Therefore, the proposed project would result in the continuation of these existing and historic uses.

Furthermore, the proposed land use designations primarily only allow lower density development, which would result in a less intense land use, which would only cause a minimal change to the views of the existing open space. Further, CGPU Policies 6.1, 6.2, 10.8, and 10.9 of the Sustainability and Natural Environment Element would be incorporated into the proposed project for any future development, which would reduce impacts on scenic vistas through preserving view corridors, restricting new billboards, and preserving natural features and agricultural lands. As such, development of the proposed project would not have a substantial adverse effect on a scenic vista. The impact would be less than significant, consistent with the analysis in the 2015 Program EIR. Therefore, no new or substantially more severe impacts would occur that have not already been addressed by the 2015 Program EIR, and no mitigation would be required.

b. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Impact 4.1-2)

2015 Program EIR

There are no designated, or eligible, State scenic highways within the Planning Area. Major historic highways within the Planning Area include old State Highway 99 (now Dillon Road between Grapefruit Boulevard and Interstate 10), old State Highway 86 (Harrison Street south of Grapefruit Boulevard), and old State Highway 111 (Grapefruit Boulevard), and State Highway 86 south of Interstate 10. Previous analysis from the 2015 Program EIR concluded that there would be no impacts to State scenic highways and view sheds from the City's highways due to the implementation of CGPU Policies 6.2, 10.9, and 13.16 from the Sustainability and Natural Environment Element of the CGPU.

Proposed Project

No portions of the project site are adjacent to or within view of a State scenic highway and therefore, implementation of the proposed project would not result in any impacts to scenic resources within a State scenic highway. As a result, no impact to scenic resources within a State scenic highway would occur, consistent with the analysis in the 2015 Program EIR. Therefore, no new or substantially more severe impacts would occur that have not already been addressed by the 2015 Program EIR, and no mitigation would be required.

c. Would the project substantially degrade the existing visual character or quality of the site and its surroundings? (Impact 4.1-3)

2015 Program EIR

The Planning Area has a unique visual characteristic in its scenic geographical location, agricultural and rancho history, and quality architecture of historic buildings. The expected growth under the CGPU will turn Coachella into a medium-sized city with many more amenities and services to offer visitors and residents. The majority of development and density increases will occur in the western portion of the Planning Area where there is existing development. Previous analysis from the 2015 Program EIR concluded that policies within the CGPU (Policies 2.2 through 2.5 of the Land Use and Community Character Element) would 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 of the City or create a new, complementary visual character; however, based on the overall scale of growth under the CGPU, there is potential for significant impacts to the visual character of the City, and impacts would be significant and unavoidable.

Proposed Project

Existing and historic land uses within the Northern Project Area consist of agricultural uses, undeveloped open space, and the Coachella Valley Transfer Station. The project proposes to designate the Northern Project Area as Agricultural Rancho and Public Facilities and Buildings, which would be consistent with the existing land uses and existing RCGP land use designations.

Existing and historic land uses within the Western Project Area consist primarily of agricultural and single-family residential uses and the Forest Lawn Mortuary. The project proposes to designate the Western Project Area as Estate Rancho for the agricultural and single-family residential uses and Suburban Retail for the parcel that is currently developed with the Forest Lawn Mortuary. As shown in Table 2.A, in Chapter 2.0, Project Description, the proposed land use designations would allow for development density and uses consistent with existing land uses. As such, the proposed land use designations would be consistent with the existing land uses and existing RCGP land use designations.

Existing and historic land use within the Southern Project Area consist primarily of agricultural and single-family residential uses and the College of the Desert, East Valley Campus. The project proposes to designate the Southern Project Area as Agricultural Rancho and County Specific Plan, which would be consistent with the existing land uses and existing RCGP land use designations. Therefore, the proposed project would result in the continuation of these existing and historic uses. Any new development would be designed consistent with the extensive policies, design guidelines, and development strategies of the CGPU aimed at reducing impacts to aesthetic resources and preserving the existing visual character of the City. New development under the proposed CGPU land use designations would not result in any greater impacts on visual character or quality than previously analyzed in the 2015 Program EIR.

d. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Impact 4.1-4)

2015 Program EIR

The 2015 Program EIR concluded that as development occurs under the CGPU, additional sources of light would be created in the central and eastern portions of the Planning Area as agricultural lands are converted to urban uses to accommodate the growing population. New development would introduce new light sources that are typical of urban development projects. While the new development under the CGPU would add new lighting sources to the Planning Area, the number and types of lighting sources are not anticipated to substantially differ from those commonly used at existing developments within the City. However, because much of the Planning Area is relatively undeveloped with little to no existing light sources, the CGPU is anticipated to introduce a substantial amount of light and glare sources, where none previously existed. However, all new development in the City is required to adhere to lighting requirements contained in the City's Zoning Code Chapter 16.28.150(L) (Improvements and Grading); Chapter 17.56.010(J)(2)(e); (Signs); and 17.54.010 (K) (Off-Street Parking and Loading). These measures are uniformly applied to all development in the City with the purpose of limiting light and glare impacts. Adherence to the City's Zoning Code and subdivision ordinances that strictly limit light-related impacts of potential light spillover through shielding and screening would ensure that any new development lighting would not significantly impact adjacent uses through light spill. Furthermore, Policy 2.7 of the Land Use and Community Character Element and Policy 6.5 of the Sustainability and Natural Environment Element of the CGPU would further reduce potential light and glare-related impacts of new projects by requiring new light sources to be limited so as to prevent light-related impacts and requiring climate appropriate materials that do not reflect substantive amounts of light.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses. All new development projects would be subject to lighting requirements in the City's Zoning Code and policies within the CGPU which would limit light and glare impacts. Therefore, implementation of the proposed project would not create a new source of substantial light or glare that would adversely affect daytime or nighttime views. The impact would be consistent with the analysis in the 2015 Program EIR and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

Cumulative Aesthetic Impacts

2015 Program EIR. The 2015 Program EIR determined that the increase in population growth and increase in developed area necessary to accommodate growth associated with the CGPU would result in a substantial change in the visual character of the Coachella Valley as large swaths of undeveloped desert and agricultural land are converted to urban uses and substantial numbers of new sources of light and glare are introduced. The 2015 Program EIR concluded that this substantial change in the visual characteristics of the Coachella Valley would likely result in significant, cumulative impacts to all aesthetics resources across the valley including views, visual character, and light and glare. Because the impacts are directly related to the changes in land uses from non-urban uses to urban uses, the

only realistic mitigation beyond the policies presented in the CGPU and the regulations of the City’s Municipal Code would be to restrict or prevent new growth in the City of Coachella. However, such an approach is not legally feasible because it would severely impact property rights and increase the cost of housing. As such, the 2015 Program EIR concluded that no further mitigation is possible, and the CGPU would result in significant and unavoidable cumulative impacts to aesthetic resources.

Proposed Project. As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses. All new development projects would be subject to existing requirements in the City’s Zoning Code and policies within the CGPU related to aesthetics as summarized above. Therefore, no new or substantially severe cumulative impacts would occur that have not already been addressed by the 2015 Program EIR.

3.3 AGRICULTURAL RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

Would the Project:	Impact Examined in 2015 Program EIR	Impact not Examined in 2015 Program EIR		
		No Impact	Less than Significant Impact	Potentially Significant Impact
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or conflict with a Williamson Act contract?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland, to non-agricultural uses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.3.1 Impact Analysis

a. Would the project 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? (Impact 4.2-1)

2015 Program EIR

Previous analysis under the 2015 Program EIR determined that implementation of the CGPU would result in the conversion of 9,862 acres of farmland to urbanized uses. Of this acreage, 5,662 acres of Prime Farmland, 3,613 acres of Farmland of Local Importance, and 587 acres of Unique Farmland

would be converted to urbanized uses. To address the extensive conversion of agricultural resources under the CGPU, a comprehensive policy program has been developed and the CGPU addresses agricultural resources in numerous policies in the Land Use and Community Character Element (Policies 2.12 through 2.14, 2.18, 4.1 through 4.7, and 12.3) and the Sustainability and Natural Resources Element (Policies 10.1 through 10.13). Additionally, the City's approach to development as proposed by the CGPU would help reduce the impact to agricultural resources by focusing new development in High Priority Development Areas and Growth Expansion Areas. Nevertheless, the conversion of farmland to urban uses would be a significant and unavoidable impact, and the 2015 Program EIR determined that there are no feasible mitigation measures.

Proposed Project

The project site includes land designated as Farmland of Statewide Importance, Prime Farmland, Farmland of Local Importance, and Unique Farmland, as shown in Figure 4.2-1: Important Farmland in Coachella, of the 2015 Program EIR.¹ A portion of the Northern Project Area is composed of Unique Farmland; approximately 50 percent of the Western Project Area is composed of Farmland of Local Importance and Prime Farmland; and the Southern Project Area is composed entirely of a combination of Farmland of Statewide Importance, Farmland of Local Importance, Prime Farmland, and Unique Farmland. As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses including agricultural uses and would not directly result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Local Importance to non-agricultural uses. Furthermore, the acreage impacts identified above in the 2015 Program EIR discussion included the three Project Areas. Therefore, impacts to Prime Farmland, Unique Farmland, and Farmland of Local Importance would be consistent with the analysis in the 2015 Program EIR and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

b. Would the project conflict with existing zoning for agricultural use, or conflict with a Williamson Act contract? (Impact 4.2-2)

2015 Program EIR

The 2015 Program EIR determined that there are approximately 11,139 acres of agricultural land within the Planning Area, 994 acres of which are under a Williamson Act contract. Additionally, approximately 1,480 additional acres of land are under Williamson Act contracts that have not been renewed and are set to expire. The CGPU included the redesignation of land zoned as Agricultural, Agricultural Reserve, or Agricultural Transition to urban uses and rezoning of some agricultural land to urban uses with the update of the City's Zoning Code. The City's approach to development as proposed by the CGPU would help reduce the impacts to agricultural resources by focusing new development in High Priority Development Areas and Growth Expansion Areas. Nevertheless, the 2015 Program EIR determined that implementation of the CGPU would conflict with Williamson Act contracts and would result in conflicting zoning for agricultural use, and a significant and unavoidable

¹ City of Coachella. 2014. *General Plan Update Final EIR*, Figure 4.2-1: Important Farmland in Coachella. October.

impact would occur. The 2015 Program EIR determined that there are no feasible mitigation measures.

Proposed Project

The Southern and Western Project Areas include land zoned for agricultural uses and land that is under a Williamson Act contract. As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses including agricultural uses and would not directly result in conflict with existing zoning for agricultural uses or conflict with a Williamson Act contract. Furthermore, the proposed project area was included as part of the Planning Area in the analysis of agricultural resources in the 2015 Program EIR. Therefore, impacts related to conflicts with zoning or a Williamson Act contract would be consistent with the analysis in the 2015 Program EIR, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

c. Would the project involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland, to non-agricultural uses? (Impact 4.2-3)

2015 Program EIR

The 2015 Program EIR determined that implementation of the CGPU would result in the development of urban uses adjacent to farmland throughout the central portion of the City that could result in negative impacts to farm operations. However, the CGPU includes goals and policies that would help minimize direct and indirect impacts to agricultural resources such as implementing buffers and right-to-farm policies (Policies 10.8 and 10.9 of the Sustainability and Natural Resources Element). Therefore, the 2015 Program EIR determined that indirect impacts to farmland would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses including agricultural uses and would not directly result in the conversion of any farmland to non-agricultural uses. Furthermore, the proposed project area was included as part of the Planning Area in the analysis of agricultural resources in the 2015 Program EIR. Therefore, impacts related to the conversion of farmland to non-agricultural uses would be consistent with the analysis in the 2015 Program EIR, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

Cumulative Agricultural Resources Impacts

2015 Program EIR. The 2015 Program EIR determined that implementation of the CGPU would contribute to cumulative impacts to agriculture within Riverside County. Future growth within the City of Coachella and Riverside County would result in the loss of agricultural resources. Although the CGPU includes extensive policy direction that minimizes the impacts to agricultural resources, the scope of cumulative impacts would extend beyond the jurisdiction of the City which is beyond the scope of control of the City of Coachella. Therefore, additional mitigation for cumulative impacts

would not be feasible and the conversion of Coachella’s agricultural resources would be cumulatively considerable. The 2015 Program EIR determined that the cumulative impacts to agricultural resources would be significant and unavoidable.

Proposed Project. As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses including agricultural uses and would not directly result in the conversion of any farmland to non-agricultural uses. Furthermore, the proposed project area was included as part of the Planning Area in the analysis of agricultural resources in the 2015 Program EIR. All new development projects would be subject to existing requirements in the City’s Zoning Code and policies within the CGPU related to agricultural resources as summarized above. Therefore, no new or substantially severe cumulative impacts would occur that have not already been addressed by the 2015 Program EIR.

3.4 BIOLOGICAL RESOURCES

Would the Project:	Impact Examined in 2015 Program EIR	Impact not Examined in 2015 Program EIR		
		No Impact	Less than Significant Impact	Potentially Significant Impact
a. Have a substantial adverse effect, either directly or 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 Wildlife or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations; or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.4.1 Impact Analysis

a. *Would the project have a substantial adverse effect, either directly or 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 Wildlife or U.S. Fish and Wildlife Service? (Impact 4.3-1)*

2015 Program EIR

The 2015 Program EIR determined that the City has habitat that supports sensitive species including sandy dunes, areas where vegetation is sparse and ground is sandy, grasslands, and agriculture lands. Because the City is not fully developed, the biodiversity surrounding the existing developed areas could experience negative effects due to growth under the CGPU. Ecological buffers, agriculture buffers, and preservation land are all incorporated in the Sustainability and Natural Environment

Element to protect potential impacts on sensitive wildlife and plant species. The CGPU also encourages efficient development by using less land per capita compared to sprawl development types and discourages development in a large portion of the Planning Area. Additionally, policies in the Sustainability and Natural Environment Element of the CGPU address the protection and preservation of sensitive species within the Planning Area (Policies 5.6, 9.1, 9.2, 9.4, and 10.7). However, the 2015 Program EIR determined that there is still potential for impacts to sensitive species to occur with implementation of the CGPU, and the following Mitigation Measure is required to reduce impacts to less than significant levels:

Mitigation Measure Prior to adoption of the Final EIR and CGPU, update CGPU Chapter 7 with new policy. Policy will state: Require projects proposing to develop in subareas 5, 6, and 7 to conduct survey to determine if there is occurrence of sensitive species within the project area. If sensitive species are present, projects must implement mitigation measures necessary as prescribed by a qualified biologist and approved by any applicable resource agency in order to receive necessary City permits.

Proposed Project

The three Project Areas (proposed project) were included as part of the Planning Area in the analysis of biological resources in the 2015 Program EIR. As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses including agricultural and vacant/open space uses and would not directly result in a significant loss of wildlife habitat. Any future development would be subject to CGPU policies aimed at protecting and preserving sensitive species. Impacts would be less than significant, consistent with the analysis in the 2015 Program EIR, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

b. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? (Impact 4.3-2)

2015 Program EIR

Within the Planning Area, riparian habitat occurs in very limited amounts north of the City along the Whitewater River and there are no other sensitive habitats within the Planning Area. Based on environmental analysis under the 2015 Program EIR, the riparian habitat in the Planning Area is very limited and is too dispersed to support any species. Therefore, the 2015 Program EIR determined that implementation of the CGPU would not substantially affect any riparian habitat or other sensitive natural communities, and impacts would be less than significant.

Proposed Project

The three Project Areas were included as part of the Planning Area in the analysis of biological resources in the 2015 Program EIR. No portion of the proposed project area is located within the riparian habitat of the Whitewater River. Therefore, the proposed project would not have a

substantial adverse effect on any riparian habitat or other sensitive natural community. Impacts would be less than significant, consistent with the analysis in the 2015 Program EIR, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

- c. Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

2015 Program EIR

The Whitewater River, its tributary washes, and channels located east of the Coachella Canal make up the existing waterways and wetlands in the Planning Area. Throughout the lifespan of the CGPU, the area around the Whitewater River will experience increased residential density, downtown expansion, development of an employment center and an industrial district. However, policies under the Sustainability and Natural Environment Element of the CGPU call for a number of strategies to regulate water quality in the Planning Area (Policies 7.1, 7.2, 7.6, 10.2, and 10.8). These policies include conservation performance targets, low impact development, and stormwater management. Furthermore, the CGPU Land Use Plan has been designed to allocate development away from sensitive habitats including wetlands and riparian habitats. The Clean Water Act Sections 404 and 401 serve as other regulatory systems to ensure low impacts to waterways and wetlands of the United States. Therefore, the 2015 Program EIR determined that implementation of the CGPU would not substantially affect any State or federally protected wetlands, and impacts would be less than significant.

Proposed Project

The three Project Areas were included as part of the Planning Area in the analysis of biological resources in the 2015 Program EIR. Any future development would be subject to the CGPU policies related to water quality and wetlands in addition to Clean Water Act Sections 404 and 401. Therefore, the proposed project would not have a substantial adverse effect on wetlands. Impacts would be less than significant, consistent with the analysis in the 2015 Program EIR, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

- d. Would the project 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? (Impact 4.3-3)*

2015 Program EIR

The 2015 Program EIR determined that the Planning Area contains undeveloped agricultural and open space land that is available for use by migratory species including 11,174 acres of agriculture land, 18,224 acres of vacant land, and 109 acres of parks and open space. Under the CGPU, some agriculture and undeveloped land is planned to be transformed into various land uses in response to the projected population growth over the coming decades, which would result in a loss of forage area for migratory species. However, these impacts are expected to be less than significant due to the significant tracts of land that would be set-aside as open space as proposed by the CGPU Land Use

Plan. Additionally, the CGPU encourages more efficient use of land with higher density, increased walkability, better street connectivity, and preservation of natural open space areas and sensitive species. Furthermore, the Sustainability and Natural Environment Element of the CGPU includes policies aimed at preserving sensitive wildlife corridors, agriculture, and open space to ensure minimal impact on sensitive species, including the habitat of migratory species (Policies 5.6, 9.2, 9.6, and 9.7). Consistency with the CGPU policies would reduce impacts to migratory species. Therefore, the 2015 Program EIR determined that implementation of the CGPU would not substantially interfere with the movement of any native resident or migratory fish or wildlife species, and impacts would be less than significant.

Proposed Project

The three Project Areas were included as part of the Planning Area in the analysis of biological resources in the 2015 Program EIR. As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses including agricultural and vacant/open space uses and would not directly result in a significant loss of forage area or wildlife corridors. Any future development would be subject to CGPU policies aimed at preserving sensitive wildlife corridors, agriculture, and open space to ensure minimal impact on sensitive species, including the habitat of migratory species. Impacts would be less than significant, consistent with the analysis in the 2015 Program EIR, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

- e. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan? (Impact 4.3-4)*

2015 Program EIR

The City of Coachella and its Sphere of Influence are located within the area for the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). The CVMSHCP identifies sensitive and endangered species and habitats in the Coachella Valley and works to preserve and protect natural habitats. The CVMSHCP identifies land that contains sensitive habitats in specific planning areas and sets to allocate these lands as undevelopable to prevent harm to sensitive or endangered species. Additionally, the CVMSHCP's overall goal is to conserve land and safeguard the habitats for sensitive and endangered species. Based on the CVMSHCP list of sensitive species, there are few sensitive or threatened species expected to occur within the City of Coachella and its Sphere of Influence. As shown in Figure 4.3-3: Active and Proposed MSHCP Conservation Areas near the General Plan Planning Area, of the 2015 Program EIR², there is very little CVMSHCP Conservation Land within the Planning Area, occurring in subarea 17 only. Under the CGPU, these areas are proposed for preservation as open space. This was done specifically to comply with the endangered species of the CVMSHCP. Additionally, the Sustainability and Natural Environment Element of the CGPU identifies

² City of Coachella. 2014. *General Plan Update Final EIR*, Figure 4.3-3: Active and Proposed MSHCP Conservation Areas near the General Plan Planning Area. October.

and provides policies for the City to support and adhere to the CVMSHCP (Policies 9.4, 9.5, 10.2, and 10.7).

Proposed Project

No portion of the proposed project site is located within CVMSHCP Conservation Land, as shown by Figure 4.3-3 of the 2015 Program EIR. The City General Plan contains policies (Policies 9.4, 9.5, 10.2, and 10.7) that aim to establish easements to conserve and preserve habitat corridors, whitewater river corridors, wildlife corridors, and sensitive biological resources. The proposed project would not affect biological resources protected by the General Plan policies. Additionally, the City Municipal Code does not include ordinances requiring tree preservation and/or protection. Therefore, the proposed project would not conflict with any local policies or ordinances protecting biological resources. Impacts would be less than significant, consistent with the analysis in the 2015 Program EIR, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

Cumulative Biological Resources Impacts

2015 Program EIR. The 2015 Program EIR determined that although implementation of the CGPU would result in population growth within the City, the CGPU is adequately equipped with land use plans and policies that protect biological resources. Additionally, sensitive habitat areas have been preserved through regional protection plans and agencies including the CVMSHCP and the CGPU are directly compatible with the preservation area of the CVMSHCP. Therefore, the 2015 Program EIR determined that cumulative biological resources impacts associated with the CGPU would be less than significant due to existing policies, land use designations, and requirements of regional plans.

Proposed Project. As previously discussed, the three Project Areas were included as part of the Planning Area in the analysis of biological resources in the 2015 Program EIR. The proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses including agricultural and vacant/open space uses and would not directly result in a significant loss of wildlife habitat. Furthermore, no portion of the proposed project site is located within CVMSHCP Conservation Land and new development would be subject to existing policies and requirements of the CGPU related to biological resources as summarized above. Therefore, no new or substantially severe cumulative impacts would occur that have not already been addressed by the 2015 Program EIR.

3.5 CULTURAL RESOURCES

Would the Project:	Impact Examined in 2015 Program EIR	Impact not Examined in 2015 Program EIR		
		No Impact	Less than Significant Impact	Potentially Significant Impact
a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of dedicated cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.5.1 Impact Analysis

a. *Would the project cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5? (Impact 4.4-1)*

2015 Program EIR

The 2015 Program EIR determined that archaeological resources are located throughout the entire Planning Area and development under the CGPU would have the potential to occur around historically significant resources within the Planning Area. Based on the Eastern Information Center (EIC) record search, there are 176 historical resources in the Planning Area and over 159 archaeological resources spread throughout the Planning Area. Many of the 300 plus cultural resources consist of prehistoric habitation sites, trails, historic residential sites, mining sites, and architecturally significant structures. Due to the abundance of cultural resources, the City of Coachella has an existing ordinance (Section 15.48.190) to prevent destruction of or impact to historical resources. Historic resources within the City are protected through federal and State codes that prevent the removal or destruction of any historic resources covering the Planning Area. These existing regulations provide a framework for preventing impacts to historic resources by preventing the removal or destruction of resources without first assessing the value of the resource and documenting its attributes for the historical record. In addition to the existing regulations, the Sustainability and Natural Environment Element of the CGPU includes policies that address preservation of historical resources (Policies 12.1, 12.3, and 12.4). Due to existing regulatory requirements, the 2015 Program EIR determined that development under the CGPU would result in less than significant impacts to cultural resources.

Proposed Project

New development under the proposed project would be subject to existing regulations that prevent the removal or destruction of historic resources including the City of Coachella’s Municipal Code, federal and State codes, and policies included in the CGPU. Compliance with these existing regulations

would ensure that future development would not cause a substantial adverse change in the significance of a cultural resource. Impacts would be less than significant, consistent with the analysis in the 2015 Program EIR and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

b. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? (Impact 4.4-2)

2015 Program EIR

The 2015 Program EIR determined that archaeological resources are plentiful due to Planning Area’s rich history and historic settlements. The Mecca Hills, Thermal Canyon, and washes north of Thermal Canyon have sites of archaeologically significant trails, mining sites, and other artifacts from previous settlements. Possible sites are also located along land west of the Whitewater River, and within the Downtown core of the City. Development under the CGPU would be subject to existing State regulations that serve to protect and preserve archaeological resources that might be found in the Planning Area. Existing State regulations prevent removal or destruction of paleontological resources without documentation or preservation of such findings, or without determination of a resource being worthy of preservation. Additionally, the Sustainability and Natural Environment Element of the CGPU includes policies that address protection and preservation of archaeological resources (Policies 10.3, 10.4, and 10.5). Due to existing regulatory requirements, the 2015 Program EIR determined that development under the CGPU would result in less than significant impacts to archaeological resources.

Proposed Project

New development under the proposed project would be subject to existing regulations that prevent the removal or destruction of archaeological resources including federal and State codes and policies included in the CGPU. Compliance with these existing regulations would ensure that future development would not cause a substantial adverse change in the significance of a unique archaeological resource.

Per Senate Bill (SB) 18, the City is required to consult with the California Native American Heritage Commission (NAHC) and any appropriate Native American tribe for the purpose of preserving relevant traditional tribal cultural places (TTCP) prior to the adoption, revision, amendment, or update of a city’s general plan. The Final Tribal Guidelines³ recommend that the NAHC provide written information as soon as possible but no later than 30 days after receiving notice of the project to inform the lead agency if the proposed project is determined to be in proximity to a TTCP, and the Final Tribal Guidelines allocate another 90 days for tribes to respond to a local government if they want to consult with the local government to determine whether the project would have an adverse impact on the TTCP. Forty-five days before the action is publicly considered by the local government council, the local government refers action to agencies, following the CEQA public review time frame.

³ Governor’s Office of Planning and Research. 2005. State of California Tribal Consultation Guidelines, Supplement to General Plan Guidelines. November 14.

The City sent letters describing the project and maps depicting the project site on January 17, 2023, to Native American contacts that had previously requested to be contacted by the City for potential consultation and received three responses. Agua Caliente Band of Cahuilla requested consultation and the City met with the tribe on Monday, February 13, 2023, to discuss the project. After this meeting, they requested no further consultation. Both the Augustine Band of Cahuilla Indians and Morongo Band of Mission Indians submitted a letter requesting no consultation. Therefore, the SB 18 consultation process has concluded and is considered completed as of April 27, 2023.

As part of the SB 18 consultation, no TTCs were identified. Impacts would be less than significant, consistent with the analysis in the 2015 Program EIR, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

c. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geological feature? (Impact 4.4-3)

2015 Program EIR

The 2015 Program EIR determined that the western and southern portions of the Planning Area have a low sensitivity, or probability, for having paleontological resources and the eastern portion of the Planning Area has high sensitivity for occurrence of paleontological resources. Much of the eastern portion of the Planning Area where there is high sensitivity of paleontological resources is proposed for open space and preservation under the CGPU. Additionally, existing State and federal regulations, including the Antiquities Act of 1906, Section 5097.5 of the Public Resources Code, and Penal Code Section 622.5, prevent the removal or destruction of any resource without presenting the findings and restricting and preserving the resources, or determining if resources are not worthy of reporting. Furthermore, the Sustainability and Natural Environment Element of the CGPU includes policies to better ensure the proper treatment and protection of paleontological resources (Policies 10.3, 10.4, 10.5, and 12.5). Due to existing regulatory requirements, the 2015 Program EIR determined that development under the CGPU would result in less than significant impacts to paleontological resources.

Proposed Project

New development under the proposed project would be subject to existing regulations that prevent the removal or destruction of paleontological resources including federal and State codes and policies included in the CGPU. Compliance with these existing regulations would ensure that future development would not directly or indirectly destroy a unique paleontological resource or site. Impacts would be less than significant, consistent with the analysis in the 2015 Program EIR, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

d. Would the project disturb any human remains, including those interred outside of dedicated cemeteries? (Impact 4.4-4)

2015 Program EIR

Human remains are determined to be non-renewable remains or resources of past land activity and are categorized based on their sensitivity from human impacts, into high and low sensitivity. Prior analysis under the 2015 Program EIR determined that areas of low paleontological sensitivity within the Planning Area are the Ocotillo Conglomerate located north of the Mecca Hills, and the Recent (Holocene) Alluvium located in the east side of the Planning Area at the hill base. The location of these formations is located in an area that is not planned for development under the CGPU. The Mecca Hills, and hill bases, are to have little to no development along the timeline of the CGPU, and are to be preserved while development will increase in the western portion of the City. There is potential for human remains to occur on Tribal Lands. The exact location of human remains on Tribal Lands would require a Sacred Lands Search through the Native American Heritage Commission. Considering the history of the Coachella Valley, there is potential for discovery of human remains under the implementation of the CGPU. However, existing regulations including the Native American Graves Protection and Repatriation Act and California Public Resources Code Sections 5097.9-5097.998 protect human remains and prevent the removal or destruction of any resource without presenting the findings, or determining if resources are not worthy of reporting. Additionally, the Sustainability and Natural Environment Element of the CGPU includes policies that are intended to protect paleontological resources (Policies 10.3, 10.4, 10.5, 12.5, and 12.6). The 2015 Program EIR also identified a mitigation measure to reduce impacts from implementation of the CGPU to less than significant levels:

Mitigation Measure Prior to adoption of the Final EIR and CGPU, update CGPU add policy the following policy to Chapter 7: In areas where there is a high chance that human remains may be present, require proposed projects to conduct survey to establish occurrence of human remains, if any. If human remains are discovered on proposed project sites, the project must implement mitigation measures to prevent impacts to human remains in order to receive permit approval.

Proposed Project

New development under the proposed project would be subject to existing regulations that prevent the removal or disturbance of human remains including federal and State codes and policies included in the CGPU. Compliance with these existing regulations would ensure that future development would not directly or indirectly destroy a unique paleontological resource or site. Impacts would be less than significant, consistent with the analysis in the 2015 Program EIR, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

Cumulative Cultural Resources Impacts

2015 Program EIR. The 2015 Program EIR determined that although implementation of the CGPU would result in population growth and additional development within the City, which could impact cultural resources, existing regulatory requirements would adequately reduce potential impacts to

cultural resources. Through a combination of the development review process, regulations and policies of the CGPU, land development strategies within the CGPU, and existing federal and State regulations, the 2015 Program EIR determined that implementation of the CGPU would result in less than significant cumulative impacts to the CGPU.

Proposed Project. As previously discussed, new development under the proposed project would be subject to existing regulations, including the City of Coachella Municipal Code, federal and State codes, and policies included in the CGPU, that prevent the removal or destruction of cultural resources. Compliance with these existing regulations would ensure that future development would not result in significant impacts to cultural resources. Therefore, no new or substantially severe cumulative impacts would occur that have not already been addressed by the 2015 Program EIR.

3.6 GEOLOGY AND SOILS

Would the Project:	Impact Examined in 2015 Program EIR	Impact not Examined in 2015 Program EIR		
		No Impact	Less than Significant Impact	Potentially Significant Impact
a. Expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving strong Seismic Ground Shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving landslides?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code creating substantial risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Would the Project:	Impact	Impact not Examined in 2015 Program EIR		
	Examined in 2015 Program EIR	No Impact	Less than Significant Impact	Potentially Significant Impact
h. 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Result in loss of availability of a known mineral resource that would be a value to the region and the residents of the state?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Result in loss of availability of locally important mineral resources recovery site delineated on a local general plan, specific plan, or any other land use plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.6.1 Impact Analysis

a. *Would the project expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving 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? (Impact 4.5-1)*

2015 Program EIR

The 2015 Program EIR determined that portions of the Planning Area are within the Alquist-Priolo Earthquake Fault Zone. However, proper enforcement of the Alquist-Priolo Earthquake Fault Zoning Act, which requires regulation of development projections that occur within the zones, would significantly reduce potential impacts from fault rupture. Additionally, before a project can be permitted, cities and counties must require a geologic investigation to demonstrate that proposed buildings would not be constructed across active faults. A site-specific evaluation and written report must be prepared by a licensed geologist for individual projects. If an active fault is found, a structure for human occupancy cannot be placed over the trace of the fault and must be set back from the fault (generally 50 feet). The CGPU also proposes a comprehensive policy program to provide mechanisms for identifying and avoiding threats from fault rupture. The CGPU governs how development is designed and constructed to proactively address the potential fault rupture hazard and prevent the creation of significant fault rupture related hazards. The Safety Element of the CGPU includes policies to help prevent fault related hazards (Policies 1.1, 1.2, 1.4, 8.1, 8.2, 8.6, and 8.10). Therefore, the 2015 Program EIR determined that existing regulatory requirements would ensure that future development that might be at threat of fault rupture would be constructed with the appropriate seismic upgrades, and impacts would be less than significant.

Proposed Project

A portion of the Northern Project Area is located within an Alquist-Priolo Earthquake Fault Zone, as shown in Figure 4.5-3: Faults and Fault Zones, of the 2015 Program EIR⁴. As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations and the proposed project would result in the continuation of existing and historic land uses. Furthermore, any future development within the Alquist-Priolo Fault Zone would be subject to existing State regulations and existing policies within the CGPU. Therefore, existing regulatory requirements would ensure that future development that might be at threat of fault rupture would be constructed with the appropriate seismic upgrades. Impacts would be less than significant, consistent with the analysis in the 2015 Program EIR and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

b. Would the project Expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving strong Seismic Ground Shaking? (Impact 4.5-2)

2015 Program EIR

The 2015 Program EIR determined that the entire Planning Area has an above-average likelihood of ground shaking risk, with the greatest risks found along the fault zones and in the potential fault areas. However, new development would be subject to existing construction regulations and guidelines, including the California Building Code, which would ensure that structures are built with proper reinforcement to prevent structure failure. Additionally, the Safety Element of the CGPU includes policies to address safety concerns pertaining to seismic ground shaking (Policies 1.3, 1.5, and 2.7). Therefore, the 2015 Program EIR determined that existing regulatory requirements would ensure that future development would be built to withstand ground shaking, and impacts would be less than significant.

Proposed Project

The proposed project is located within an area that is at high risk for ground shaking during a seismic event. However, new development would be subject to existing construction regulations and guidelines, including the California Building Code, and policies within the CGPU that would address safety concerns pertaining to seismic ground shaking. Therefore, existing regulatory requirements would ensure that future development that might be at risk for seismic ground shaking would be constructed with the appropriate seismic upgrades. Impacts would be less than significant, consistent with the analysis in the 2015 Program EIR and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

⁴ City of Coachella. 2014. *General Plan Update Final EIR*, Figure 4.5-3: Faults and Fault Zones. October.

- c. *Would the project expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving seismic-related ground failure, including liquefaction? (Impact 4.5-3)*

2015 Program EIR

The 2015 Program EIR determined that there is a high potential for liquefaction from seismic events throughout the Planning Area. The western portion of the Planning Area has the highest potential for liquefaction and the eastern portion has a moderate potential for liquefaction. The City of Coachella, along with State and federal agencies, has restrictions and requirements for development design and location that lead to reduced impacts from seismic-related ground failure. In accordance with the State-mandated Seismic Hazards Mapping Act (SHMA), all projects within a State-delineated Seismic Hazard Zone for liquefaction must be evaluated by a Certified Engineering Geologist and/or Registered Civil Engineer. Further, the SHMA specifies that the lead agency may withhold development permits until site-specific geologic or soils investigations are conducted and mitigation measures are incorporated into project plans to reduce hazards associated with seismicity and unstable soils. These regulations restrict development from occurring in areas subject to liquefaction, or require site-specific designs that eliminate risks associated with liquefaction, and reduce risks to structures from failures caused by liquefaction. Through the development review process of proposed structures in the Planning Area, a site-by-site analysis is required to determine if structures are allowable, or to assess building design and check that proposed structures meet existing regulations or applicable codes. Furthermore, the Safety Element of the CGPU includes policies to reduce the risk of liquefaction by requiring liquefaction assessment studies, liquefaction mitigation, and critical facility siting (Policies 1.6, 1.7, and 2.8). Therefore, the 2015 Program EIR determined that existing regulatory requirements would reduce impacts from liquefaction to less than significant levels.

Proposed Project

The Western Project Area and portions of the Southern Project Area are located within a high liquefaction susceptibility zone as shown in Figure 4.5-5: Liquefaction Risk, of the 2015 Program EIR⁵. However, new development would be subject to existing construction regulations and guidelines, including the California Building Code and Seismic Hazards Mapping Act, and policies within the CGPU that would address safety concerns pertaining to liquefaction, including preparation of site-specific geologic or soils investigations and implementation of project-specific measures, as necessary. Therefore, existing regulatory requirements would ensure that future development that might be at risk for liquefaction would be constructed with the appropriate seismic upgrades. Impacts would be less than significant, consistent with the analysis in the 2015 Program EIR and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

⁵ City of Coachella. 2014. *General Plan Update Final EIR*, Figure 4.5-5: Liquefaction Risk. October.

d. Would the project expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving landslides? (Impact 4.5-4)

2015 Program EIR

The 2015 Program EIR determined that slope instability would be a potential hazard as development encroaches into the hills in the northeastern part of the Planning Area. The geologic unit forming most of the hills is generally resistant to large-scale land sliding, so future slope failures are more likely to consist of surficial failures and erosion of sandy geologic materials. Such failures typically occur during exceptional and/or prolonged rainfall and may manifest as mud or debris flows. Larger slope failures could occur in the hills underlain by the Palm Spring Formation due to the presence of clay beds and deformation by the San Andreas Fault. Cut slopes in this area will most likely need remedial grading to meet minimum engineering requirements. Portions of the Mecca Hills in the southeasternmost section of the General Plan area are underlain by bedrock assigned to the Palm Spring Formation. Faults, joints, and fractures have formed several wedges of rock that are precariously attached to the slope faces; strong shaking during an earthquake is likely to topple these rocks posing a rockfall hazard to areas adjacent to and below these slopes. The U.S. Geological Survey's *Landslide Overview Map of the Conterminous United States and Landslide Incidence and Susceptibility Map* (USGS 1982) indicates the Planning Area has a low (less than 1.5 percent of area involved) landslide incidence. Additionally, the Land Use and Community Character and Safety Elements of the CGPU include policies to address the potential hazard associated with landslides (Policy 2.15 of the Land Use and Community Character Element and Policies 2.3, 2.4, and 2.5 of the Safety Element). Therefore, because existing development restrictions and CGPU policies would limit the siting of buildings in hazardous areas and enact additional safety requirements relative to construction and design activities, the 2015 Program EIR determined that impacts from landslides would be less than significant.

Proposed Project

Portions of the Northern Project Area are located within a low-to-moderate landslide potential area, as shown in Figure 4.5-6: Landslide Risk, of the 2015 Program EIR⁶. However, new development would be subject to existing construction regulations and guidelines, including the California Building Code and Seismic Hazards Mapping Act, and policies within the CGPU that would address safety concerns pertaining to landslides. Therefore, existing regulatory requirements would ensure that future development that might be at risk of landslides would be constructed appropriately with suitable mitigation implemented if necessary. Impacts would be less than significant, consistent with the analysis in the 2015 Program EIR and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

e. Would the project result in substantial soil erosion or the loss of topsoil? (Impact 4.5-7)

2015 Program EIR

The 2015 Program EIR determined that the potential for soil erosion within the Planning Area ranges from slight to moderate. In the Coachella General Plan area, the unconsolidated sediments in the canyon bottoms and valley floor, as well as the granular semi-consolidated sediments forming the

⁶ City of Coachella. 2014. *General Plan Update Final EIR*, Figure 4.5-6: Landslide Risk. October.

hills, are generally the most susceptible to erosion. In particular, the hills north and northwest of the Mecca Hills are underlain by softer sediments assigned to the Ocotillo Formation. Because much of the runoff travels through the area in natural washes and gullies, and by sheet flow, sedimentation is locally a hazard. Natural erosion processes are often accelerated by man's activities, including the removal of protective vegetation, modification of natural drainage patterns and construction of slopes that may be more susceptible to erosion than the natural slope conditions. Development also reduces the surface area available for infiltration, leading to increased flooding, erosion, and downstream sedimentation. The City of Coachella requires that project plans include both temporary and permanent erosion control features. Construction must comply with the project-specific Storm Water Pollution Prevention Plan (SWPPP) and Best Management Practices (BMPs), which specify erosion control measures and are approved as part of the project site's grading plans. In addition, the Land Use and Community Character, Safety, and Sustainability and Natural Environment Elements of the CGPU propose several policies that would address potential erosion impacts (Policies 2.1, 2.2, and 2.6 of the Safety Element, Policy 2.15 of the Land Use and Community Character Element, and Policies 7.1, 7.3, and 7.4 of the Sustainability and Natural Environment Element). Existing regulatory requirements would ensure that future development would be managed and developed appropriately to prevent substantial erosion or the loss of topsoil. Therefore, because existing development restrictions and CGPU policies would limit the erosion potential associated with future development, the 2015 Program EIR determined that impacts from erosion would be less than significant.

Proposed Project

Portions of the Western Project Area and Southern Project Area are located within a high-to-very-high erosion potential area, as shown in Figure 4.5-8: Erosion Potential, of the 2015 Program EIR⁷. However, new development would be subject to existing regulatory requirements for both temporary and permanent erosion control including the preparation, approval, and implementation of a SWPPP, BMPs, and CGPU policies that would address potential erosion impacts. Therefore, existing regulatory requirements would ensure that future development that might be at risk of erosion would be managed and developed appropriately to prevent substantial erosion or the loss of topsoil. Impacts would be less than significant, consistent with the analysis in the 2015 Program EIR and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

f. Would the project 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? (Impact 4.5-5)

2015 Program EIR

Land subsidence is the gradual, local settling or shrinking of the earth's surface with little or no horizontal motion. Subsidence may also be caused by liquefaction, groundwater withdrawal, oil or gas withdrawal, and hydroconsolidation. During very large earthquakes, it is possible for subsidence or seismically induced settlement to occur in loose granular soils in flat or gently sloped portions of areas as the result of intense ground shaking. Differential settlement, a form of seismic-induced

⁷ City of Coachella. 2014. *General Plan Update Final EIR*, Figure 4.5-8: Erosion Potential. October.

settlement, can occur along areas where the depth to bedrock varies abruptly, such as along the edges of alluvial basins. Prior analysis under the 2015 Program EIR determined that the entire Planning Area is considered to have active subsidence, and this can be a long-term hazard to existing and future development. Additionally, significant subsidence has been documented in other parts of the valley (Palm Desert, Indian Wells, and La Quinta), where the subsidence and associated ground fissuring have been attributed to groundwater withdrawal. However, the CGPU includes policies aimed at limiting development in high-risk areas and requiring site-specific studies to determine individual risk and develop appropriate design strategies (Policies 2.1, 2.9, and 2.15). Therefore, because existing development restrictions and CGPU policies would limit the siting of buildings in hazardous areas and require implementation of additional safety measures during construction and design activities, the 2015 Program EIR determined that impacts from unstable soils or geologic units would be less than significant.

Proposed Project

New development within the proposed project area would be required to undergo geotechnical and engineering geological investigations that address site-specific geologic hazards at the project site as stipulated by the CGPU. Therefore, existing regulatory requirements, including CGPU policies would ensure that future development located on unstable soil or an unstable geologic unit would be designed and constructed with suitable mitigation implemented, as necessary. Impacts would be less than significant, consistent with the analysis in the 2015 Program EIR and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

- g. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code creating substantial risks to life or property? (Impact 4.5-6)*

2015 Program EIR

Expansive soils generally result from having high percentages of expansive clay minerals. These fine-grained soils can undergo substantial increases and decreases in volume, with an increase and decrease in water content. If not adequately addressed, expansive soils can cause extensive damage to structures and paving. The 2015 Program EIR determined that the Planning Area is subject to potential expansive soil hazards in the vicinity of the Thermal Airport and along the Southern Pacific Railroad tracks near the Planning Area's southern border. Soils that generally occur in the southern portion of the Planning Area (Imperial and Salton soil series) are considered to have a low-to-high expansion potential. Soils derived from weathering of consolidated sedimentary rocks in the Mecca Hills in and around the San Andreas Fault Zone are also considered to have a moderate expansion potential. However, due to the sporadic nature of clay sedimentary bedrock and fault gouge, the Mecca Hills area could not be assigned an expansive soil classification. The California Building Standards Code contains minimum requirements for construction on expansive soils. Development in the Planning Area would comply with the California Building Standard Codes to ensure structures are sound and engineered to reduce impacts from expansive soils. These codes outline minimum criteria for the structure and maintenance of buildings to provide stable buildings that can handle, or reduce impacts from, geological hazards. In addition, the Safety Element of the CGPU includes policies that require a site-specific geotechnical investigation be conducted for future development projects (Policy 2.1). Therefore, due to existing regulatory requirements within the California Building

Standards Code and CGPU, the 2015 Program EIR determined that impacts from expansive soils would be less than significant.

Proposed Project

Portions of the proposed project may be located in areas that are subject to potential expansive soil hazards. However, new development within the proposed Project Area would be required to prepare a site-specific geotechnical investigation and implement site-specific recommendations and would be subject to the California Building Standards Code, which contains minimum requirements for construction on expansive soil. Existing regulatory requirements, including CGPU policies, would ensure that future development located on expansive soil would be designed and constructed with suitable mitigation implemented, as necessary. Impacts would be less than significant, consistent with the analysis in the 2015 Program EIR and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

h. Would the project 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? (Impact 4.5-8)

2015 Program EIR

Some soils that are particularly shallow or rocky may be inadequate for on-site treatment of wastewater via a septic system. Soils must be sufficiently deep and absorbent to allow the percolation of sewage into the soil without daylighting to the surface, where people could come into contact with pathogens. Additionally, in some cases, septic systems could result in localized impacts such as liquefaction or slope instability. The 2015 Program EIR determined that most soil types within the gently sloped or flatter portions of the Planning Area are of sufficient thickness to preclude effluent from being introduced directly into fractured rock or to daylight to the ground surface. The soils of the Mecca Hills are considered to have a moderate-to-high susceptibility to slope instability and groundwater quality impacts from effluent disposal. However, the City currently requires proposed septic systems to follow the standards of the Riverside County Environmental Health Department for on-site wastewater disposal systems. When applications are submitted to the City, the Engineering Department reviews and approves proposals that satisfy regulatory requirements. Additionally, the Safety Element and Sustainability and Natural Environment Element of the CGPU include policies that require on-site testing for project-specific improvements, including septic systems and policies to protect water quality (Policy 2.1 of the Safety Element and Policies 7.1 and 7.4 of the Sustainability and Natural Environment Element). With the City’s review and approval of septic system design and implementation of CGPU policies, the 2015 Program EIR determined that impacts from installation of septic tanks would be less than significant.

Proposed Project

No portion of the Project Area is within an existing sewer service area. Therefore, any new development within the Project Area would require the use of septic tanks or alternative wastewater disposal systems. As previously discussed, new septic systems would be required to follow the standards of the Riverside County Environmental Health Department and the Engineering Department would review and approve proposals for consistency with regulatory requirements.

Additionally, the Safety Element and the Sustainability and Natural Environment Element of the CGPU include policies that require on-site testing for project-specific improvements, including septic systems and policies to protect water quality. Therefore, due to existing regulatory requirements, septic systems or alternative wastewater disposal systems would not be developed in areas with soils incapable of adequately supporting the use of these systems. Impacts would be less than significant, consistent with the analysis in the 2015 Program EIR, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

i. Would the project result in loss of availability of a known mineral resource that would be a value to the region and the residents of the state? (Impact 4.5-9)

2015 Program EIR

The 2015 Program EIR determined that existing and potential mineral resources in the Planning Area include sand and gravel, clay, oil and gas, and geothermal. Land within the City boundaries is classified as Mineral Resources Zone (MRZ)- 1, which is defined as an area where available geological information indicates that little likelihood exists for the presence of significant mineral resources. Portions of Subarea 17 of the Planning Area are classified as MRZ-2a Portland cement concrete (PCC), which is defined as areas where geologic data indicates that significant measured or indicated mineral resources are present. There are two existing permitted mining operations within the MRZ-2a (PCC) area including the Coronet Concrete – Palm Desert Rock Sand Mine, and Coachella Valley Aggregates – Fargo Canyon Mine. The CGPU Land Use Designation of Subarea 17 is Open Space, and mining activity is a permitted use. The Land Use Plan of the CGPU was designed to reflect the potential mineral resources and largely designates land as Open Space to protect these resources. Furthermore, current State regulation protects sensitive mineral resources and prohibits the removal of mineral resources in California as an environmental impact reduction and resource preservation strategy. The mining of mineral resources in the Planning Area is prohibited or limited under existing regulations. Additionally, the Sustainability and Natural Environment Element of the CGPU includes policies that provide additional measures to protect mineral resources (Policies 8.1, 8.2, 8.3, 8.4, and 8.5). Therefore, the 2015 Program EIR determined that implementation of the CGPU would not result in any loss of mineral availability and there would be no potential impact to mineral resources that would be of value to the region and the residents of the State.

Proposed Project

No portion of the proposed project area is used for mining operations or is located within an area classified as MRZ-2, as shown in Figure 4.5-9: Mineral Resources, of the 2015 Program EIR⁸ and Figure 4.12.1: Mineral Resource Areas, of the County of Riverside General Plan EIR⁹. Additionally, existing State regulations and policies within the CGPU protect mineral resources and serve to prevent the loss of availability of a known mineral resource that would be of value to the region and the residents of the State. With State regulation compliance and implementation of CGPU policies, impacts would be less than significant, consistent with the analysis in the 2015 Program EIR and no new or

⁸ City of Coachella. 2014. *General Plan Update Final EIR*, Figure 4.5-9: Mineral Resources. October.

⁹ County of Riverside. 2003. *Riverside County General Plan Final Program EIR*, Figure 4.12.1: Mineral Resource Areas.

substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

- j. Would the project result in loss of availability of locally important mineral resources recovery site delineated on a local general plan, specific plan, or any other land use plan? (Impact 4.5-10)*

2015 Program EIR

Please refer to the analysis above in Section 3.6.i. The 2015 Program EIR determined that the current regulatory framework protecting mineral resources prevents negative environmental impacts from the loss of mineral resources, and impacts would be less than significant.

Proposed Project

Please refer to the analysis above in Section 3.6.i. Impacts would be less than significant, consistent with the analysis in the 2015 Program EIR and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

Cumulative Geology and Soils Impacts

2015 Program EIR. The 2015 Program EIR determined that although the CGPU would result in new development and an increase in population that could be exposed to geologic hazards, each project would be evaluated on a project-by-project basis in accordance with CEQA, the California Building Standards Code, the Coachella Municipal Code, the National Pollutant Discharge Elimination System (NPDES) requirements, and the requirements of the policies of the proposed CGPU. Therefore, if a specific site were determined to create a significant impact that could not be feasibly mitigated, the site would not be approved for development. The 2015 Program EIR concluded that existing regulations and policies within the CGPU would ensure that new development would be minimally impacted from geological hazards and would not have a cumulative impact on the region. Therefore, implementation of the CGPU would not result in cumulatively considerable impacts related to seismic and geologic hazards.

Proposed Project. As discussed above, any new development proposed within the Project Area would be subject to site-specific review for geologic hazards. Existing regulations and policies within the CGPU would ensure that new development would be minimally impacted from geological hazards and would not have a cumulative impact on the region. Therefore, no new or substantially severe cumulative impacts would occur that have not already been addressed by the 2015 Program EIR.

3.7 HAZARDOUS MATERIALS

Would the Project:	Impact Examined in 2015 Program EIR	Impact not Examined in 2015 Program EIR		
		No Impact	Less than Significant Impact	Potentially Significant Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.7.1 Impact Analysis

a. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Impact 4.6-1)*

2015 Program EIR

The 2015 Program EIR determined that development under the CGPU includes industrial and commercial land uses that could indirectly contribute to the temporary or continuous transportation

of hazardous materials. Events that could expose the existing environment and population to hazardous materials include operating emissions, spills, accidents, explosions, and leaks that would cause temporary or permanent damage to the environment and population in the Planning Area. There is potential for hazardous materials to be transported along regional highways (State Routes 86 and 111, and Interstate 10) that run through the Planning Area. Due to the recognized risks of transporting hazardous materials, existing regulations manage the transportation of hazardous materials, including requirements and certification of drivers, and signage specific to vehicles transporting hazardous materials. Additionally, the Safety Element of the CGPU includes policies that address the transportation of hazardous materials (Policies 5.1, 5.2, 5.3, and 5.5). The 2015 Program EIR determined that compliance with existing regulations and implementation of CGPU policies would reduce potential future risk and environmental impacts to less than significant levels by requiring safe transport, ongoing vehicle inspections, State licensing of transporters, and effective response to spills.

Proposed Project

The proposed project does not include any land designations for industrial or commercial uses, but the transportation of hazardous materials may be required for future construction and agricultural operations within the planning area. However, transportation of hazardous materials would be subject to existing regulations and CGPU policies requiring safe transport, ongoing vehicle inspections, State licensing of transporters, and effective response to spills. Therefore, impacts would be less than significant, consistent with the analysis in the 2015 Program EIR and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

b. Would the project 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? (Impact 4.6-2)

2015 Program EIR

The 2015 Program EIR determined that the most likely occurrence of an impact occurring through the release of hazardous materials would occur on industrial land in the City, where hazardous materials are most likely to be used or stored. However, there is an extensive framework of State and federal laws regulating the safe use, storage, disposal, and cleanup of hazardous waste. Given the framework of standards and regulations governing the safe use, storage, and clean-up of hazardous materials, the 2015 Program EIR determined that impacts resulting from the accidental release of hazardous materials into the environment would be less than significant.

Proposed Project

The land uses associated with the proposed project (agricultural, residential, commercial, and public facilities) would not require the use of extensive hazardous materials. As discussed in the 2015 Program EIR, the most likely occurrence of an impact occurring through the release of hazardous materials would occur on industrial land in the City, where hazardous materials are most likely to be used or stored. The extensive framework of existing State and federal regulations governing the safe use, storage, disposal, and cleanup of hazardous waste would ensure that future development in the proposed Project Area would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials

CGPU would reduce environmental impacts on future hazardous waste sites and because there is only one listed hazardous waste site that is in remediation and restricted for certain uses.

Proposed Project

There are no registered sites containing hazardous materials pursuant to Government Code Section 65962.5 within the project area.¹⁰ Additionally, the Safety Element of the CGPU includes policies that address strategies to prevent negative environmental impacts of hazardous material sites. Therefore, impacts would be less than significant, consistent with the analysis in the 2015 Program EIR and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

- e. *Would the project be 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? (Impact 4.6-5)*

2015 Program EIR

The 2015 Program EIR determined that the Planning Area is within proximity of the Jacqueline Cochran Regional Airport (Thermal Airport) in the southern portion of the Planning Area. Development in this area is guided to comply with the Riverside County Airport Land Use Compatibility Plan (Riverside County 2005) airport. Additionally, the Land Use and Community Character element of the CGPU includes policies that would apply to any area in the City within the Airport Land Use Compatibility Plan (Policies 10.4, 10.5, 10.6, and 10.7). Therefore, the 2015 Program EIR determined that compliance with existing regulations and implementation of policies in the CGPU would ensure that impacts on populations residing or working within 2 miles of a public airport would be less than significant.

Proposed Project

As shown in Figure 4.6-1: General Plan Land Use Map with Airport Compatibility Zone, of the 2015 Program EIR¹¹, no portion of the proposed project is located within the Airport Compatibility Zones of the Thermal Airport. Therefore, there would be no impact and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

¹⁰ California Department of Toxic Substances Control (DTSC). 2023. *Hazardous Waste and Substances Site List*. Website: https://www.envirostor.dtsc.ca.gov/public/search.asp?cmd=search&reporttype=CORTESE&site_type=CSITES,OPEN,FUDS,CLOSE&status=ACT,BKLG,COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST (accessed April 10, 2023).

¹¹ City of Coachella. 2014. *General Plan Update Final EIR*, Figure 4.6-1: General Plan Land Use Map with Airport Compatibility Zone. October.

- 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? (Impact 4.6-6)*

2015 Program EIR

The 2015 Program EIR determined that there are no private airstrips within the vicinity of the Planning Area. Therefore, there would be no impacts.

Proposed Project

As discussed in the 2015 Program EIR, there are no private airstrips within the vicinity of the project area. Therefore, there would be no impacts, consistent with the analysis in the 2015 Program EIR and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

- g. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Impact 4.6-7)*

2015 Program EIR

The 2015 Program EIR determined that the Planning Area requires evacuation and emergency planning given the natural and manmade environmental hazards associated with the Planning Area. The CGPU includes an extensive policy framework that provides for the preparation and implementation of plans and procedures that would establish and/or maintain response plans and evacuation procedures to address emergency response needs and prevent any conflicts with existing plans. The Safety Element of the CGPU includes various policies that address hazards, plan compliance, and new plans that aim to protect populations and the environment in emergencies (Policies 3.7, 4.4, 8.1, 8.2, 8.3, 8.4, 8.5, 8.6, 8.7, 8.8, 8.9, 8.10, 8.11, 8.12, 8.13, 8.14, 8.15, 8.16, and 8.17). Therefore, with implementation of the CGPU policies, the CGPU concluded that interference with existing emergency or evacuation plans would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. New development would be required to comply with existing emergency response plans and would be subject to policies in the CGPU aimed at preventing the interference with any plans and addressing hazards. Therefore, due to existing regulatory requirements and implementation of CGPU policies, impacts would be less than significant, consistent with the analysis in the 2015 Program EIR. No new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

- h. Would the project expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Impact 4.6-8)*

2015 Program EIR

The 2015 Program EIR determined that the natural landscapes and agriculture lands adjacent to urban development in the Planning Area present urban-wildland interface areas at risk of wildfires.

Additionally, as development grows under the CGPU, urban and residential development could grow closer to natural landscapes. However, the Sustainability and Natural Environment Element and the Safety Element of the CGPU include policies that aim to protect structures and population from wildland fires (Policy 5.8 of the Sustainability and Natural Environment Element and Policies 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, and 7.6 of the Safety Element). Therefore, with implementation of CGPU policies and compliance with federal, State, and local agency regulations, the 2015 Program EIR concluded that impacts related to wildland fires would be less than significant.

Proposed Project

The project site is not located within a State Responsibility Area and has not been designated as a high or very high fire hazard severity zone.¹² The proposed project includes agricultural areas that present an urban-wildland interface and could be at risk of wildfires. However, as previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. Additionally, new development would be subject to existing CGPU policies that aim to protect structures, open space, and population from wildland fires. Therefore, due to existing regulatory requirements, impacts would be less than significant, consistent with the analysis in the 2015 Program EIR. No new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

Cumulative Hazardous Materials Impacts

2015 Program EIR. The 2015 Program EIR determined that potential exposure or leaks of hazardous materials, natural disasters, or accidents causing environmental damage to existing conditions in the Planning Area could cause cumulative impacts to the region. Additionally, the Planning Area is located in close proximity to many natural resources including Whitewater River, Coachella Canal, Joshua Tree National Forest, and the Salton Sea. These resources make up a broader ecosystem that supports countless wildlife and natural communities, including sensitive habitats. Impacts on these systems from use, disposal, processing, or creation of hazardous materials, and impacts from natural disasters, could create irreversible negative impacts on the overall ecosystem within the Planning Area. However, the 2015 Program EIR concluded that the CGPU has recognized the environmental sensitivity within the Planning Area, and the potential harmful impacts that both human activity and natural environments can expose each other to from natural, manmade, and hazardous events, and has created a range of policies to address these risks. Therefore, because of the extensive existing State and federal regulations and policies included in the CGPU that regulate development and reduce impacts of hazardous materials, cumulative impacts would be less than significant.

Proposed Project. As discussed above, the extensive framework of existing State and federal regulations and policies within the CGPU governing the safe use, storage, disposal, and cleanup of hazardous waste would ensure that future development in the proposed project area would not contribute to cumulative impacts associated with hazardous materials. No new or substantially severe cumulative impacts would occur that have not already been addressed by the 2015 Program EIR.

¹² California Department of Forestry and Fire Protection (CAL FIRE). 2022. *Riverside County State Responsibility Area Fire Hazard Severity Zones*. November 21. Website: https://osfm.fire.ca.gov/media/uk1pvwva/fhsz_county_sra_11x17_2022_riverside_ada.pdf (accessed June 8, 2023).

3.8 WATER QUALITY AND HYDROLOGY

Would the Project:	Impact Examined in 2015 Program EIR	Impact not Examined in 2015 Program EIR		
		No Impact	Less than Significant Impact	Potentially Significant Impact
a. Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of a site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or sedimentation on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Substantially alter the existing drainage pattern of a 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 result in flooding on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Substantially degrade water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Result in inundation by seiche, tsunami, or mudflow?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.8.1 Impact Analysis

a. Would the project violate any water quality standards or waste discharge requirements? (Impact 4.7-1)

2015 Program EIR

The 2015 Program EIR determined that development under the CGPU would result in the growth of the Planning Area from a small town to a mid-sized city, increasing both development and supporting infrastructure that could cause existing waterways to be negatively affected by direct or indirect impacts related to additional development and activity within the Planning Area. However, future development would be subject to existing federal, State, and local water quality regulations that serve to monitor water quality and prevent degradation of water quality, including the Clean Water Act, the Porter-Cologne Water Quality Control Act, Regional Water Quality Control Plans, the Safe Drinking Water Act, and recycled water regulations. Additionally, the Sustainability and Natural Environment Element of the CGPU requires development to comply with existing regulations and prevent negative impacts on water quality (Policies 7.1 and 7.4). The 2015 Program EIR determined impacts related to violating State or federal regulations or standards from development under the CGPU would be less than significant with existing regulatory requirement compliance and implementation of CGPU policies.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. New development would be subject to the same existing federal, State, and local water quality regulations and policies within the CGPU discussed above that are structured to preserve and protect water quality within the Planning Area. Therefore, due to existing regulatory requirements, impacts would be less than significant, consistent with the analysis in the 2015 Program EIR. No new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

b. Would the project 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)? (Impact 4.7-2)

2015 Program EIR

The 2015 Program EIR determined that the groundwater supply for the Planning Area comes from the Whitewater River Basin, which currently holds 9,116 acre-feet. The Lower Whitewater River Basin water is pulled by the Coachella Valley Water District and allocated to various jurisdictions including the City of Coachella. The Lower Whitewater River Basin currently meets demands of the Planning Area, and expected water demands associated with the CGPU represent a small proportion of the overall groundwater capacity. Additionally, the CGPU Water Supply Assessment¹³ concludes the development of the CGPU would have enough water supply to achieve the projected build-out of

¹³ City of Coachella. 2013. *Coachella General Plan Update Water Supply Assessment*.

135,000 residents. However, the potential for water overdraft and significant groundwater depletion is possible. Water overdraft, without equivalent recharge, could create long-term impacts on regional water supply. In recent years, groundwater overdraft has caused a consistent decrease in ground water supply level. As the Planning Area population grows, additional water supply will be necessary to maintain adequate level of activity and development. The Coachella Valley Urban Water Management Plan (CVUWMP) has outlined several strategies to increase and diversify water supply to meet future demands. In addition, the Land Use and Community Character Element, the Sustainability and Natural Environment Element, the Safety Element, and the Infrastructure and Public Services Element of the CGPU include policies addressing water supply and conservation (Policies 2.6, 5.15, 14.1, and 14.4 of the Land Use and Community Character Element; Policies 1.17, 1.19, 3.1 through 3.8, and 5.4 of the Sustainability and Natural Environment Element; Policy 2.9 of the Safety Element; and Policies 2.1, 2.5 through 2.8, 2.10, and 2.12 through 2.20 of the Infrastructure and Public Services Element). The 2015 Program EIR determined that environmental impacts from the increased demand and water extraction are adequately reduced through policy and water management plans and because of all efforts to conserve water use and recharge groundwater basins, impacts on groundwater supplies would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. Implementation of the proposed project would not result in significant changes to existing population or water supply projections. Additionally, future development would be subject to water supply and conservation policies included in the CGPU and CVUWMP and would be required to demonstrate that sufficient water supply would be available to serve future projects in the proposed project area. Therefore, due to existing regulatory requirements, impacts would be less than significant, consistent with the analysis in the 2015 Program EIR. No new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

- c. Would the project substantially alter the existing drainage pattern of a site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or sedimentation on- or off-site? (Impact 4.7-3)*

2015 Program EIR

The 2015 Program EIR determined that the main waterways within the Planning Area include the Whitewater River and the Coachella Canal. The Whitewater River is partially channelized and could be subject to impacts from water runoff or erosions from adjacent land use development under the CGPU. Additional erosion could be realized from local changes in runoff or from construction activities that disturb the soil. Potential erosion effects could negatively impact the natural environment for fish and wildlife resources and expose structures or populations to unexpected erosion. However, the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) Program, and Streambed Alteration Agreements prohibit development that would alter waterways from erosion or runoff. Additionally, the Sustainability and Natural Environment Element of the CGPU includes additional supporting policies to address potential erosion impacts (Policies 7.3 and 10.6). Due to the existing regulatory framework and implementation of the CGPU policies, the 2015 Program EIR determined that erosion or sedimentation impacts would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. New development would be subject to existing federal, State, and local regulatory requirements including the Clean Water Act, the NPDES Program, Streambed Alteration Agreements, and policies that address erosion impacts within the CGPU. Therefore, with existing regulatory requirement compliance and implementation of CGPU policies, impacts would be less than significant, consistent with the analysis in the 2015 Program EIR. No new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

- d. Would the project substantially alter the existing drainage pattern of a 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 result in flooding on- or off-site? (Impact 4.7-4)*

2015 Program EIR

The 2015 Program EIR determined that changes made in existing drainage patterns, streams, or rivers could create new waterways that may or may not be able to properly drain water flow patterns that occur within the Planning Area. Flooding occurrence within the Planning Area from the alteration of any stream or river could create permanent impacts on waterway patterns and habitat, and result in flooding. Flooding exposes structures, habitat, or wildlife to negative impacts of unexpected or reoccurring floods that would cause temporary or permanent damage to property, natural environments, or drainage patterns. The CGPU does not specifically plan for any changes in drainage patterns that would alter runoff and cause negative impacts from flooding. Development within the CGPU Planning Area would be required to recognize and assess site drainage patterns prior to construction as to not disrupt existing drainage patterns and to prevent flood risk. Additionally, the Sustainability and Natural Environment and the Infrastructure and Public Services Elements of the CGPU include policies that address potential impacts from drainage changes (Policies 4.5, 7.6, 10.9, and 13.12). Therefore, the 2015 Program EIR determined that potential impacts of flooding would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project does not specifically plan for any changes in drainage patterns that would alter runoff and cause negative impacts from flooding. Future development would be required to assess site drainage patterns prior to construction as to not disrupt existing drainage patterns and would be subject to existing policies within the CGPU that address potential impacts from drainage changes. Therefore, with implementation of the CGPU policies and compliance with existing regulatory requirements, impacts would be less than significant, consistent with the analysis in the 2015 Program EIR. No new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

- e. Would the project 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? (Impact 4.7-5)*

2015 Program EIR

The 2015 Program EIR determined that additional development could cause additional potential harm from runoff and pollution of waterways because the amount of litter, acid rain, oil, fertilizers, and other sediments being swept away by a moving water source through rain, flooding, or stormwater drainage systems would increase as human activity increases. However, existing regulations including the National Pollutant Discharge Elimination System (NPDES) Program regulate point source and nonpoint source pollution. For point source discharges, each NPDES permit contains limits on allowable concentrations and mass emissions of pollutants contained in the discharge. For nonpoint source discharges, NPDES permits require implementation of best management practices (BMPs) to reduce pollutants in urban stormwater discharge to the maximum extent practicable. Current and future projects within the Planning Area are required to comply with regulations from NPDES Permits and regulate any site runoff so that it would not be a pollutant source into the waterways of the Planning Area, or the region. Additionally, the Land Use Element, the Infrastructure and Public Facilities Element, and the Sustainability and Natural Environment Element of the CGPU include policies that address potential impacts of polluted runoff and stress on the existing drainage system (Policies 2.4 and 10.2 of the Land Use and Community Character Element; Policies 1.1, 1.6, 4.1 through 4.9 of the Infrastructure and Public Facilities Element; and Policy 7.2 of the Sustainability and Natural Environment Element). Therefore, the 2015 Program EIR determined that although there is potential for runoff to exceed existing drainage system capacity, the existing regulatory framework, including the CGPU policies, would ensure that development and activities follow criteria to reduce runoff impacts by limiting volumes of stormwater discharge and treating stormwater runoff prior to discharge, and impacts would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. Future development would be subject to existing federal, State, and local regulations that address impacts of polluted runoff and stress on the existing drainage system including the Clean Water Act, the Porter-Cologne Water Quality Control Act, Regional Water Quality Control Board Plans, the NPDES Program, and policies within the CGPU. Therefore, with existing regulatory requirement compliance and implementation of CGPU policies, impacts would be less than significant, consistent with the analysis in the 2015 Program EIR. No new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

- f. Would the project substantially degrade water quality? (Impact 4.7-6)*

2015 Program EIR

The 2015 Program EIR determined that development under the CGPU may increase the potential for water quality degradation. Impacts on water quality could cause irreversible effects on potable water or degradation of waterways within the Planning Area. From runoff pollution, lack of replenishment,

or contamination, water quality could be compromised without conscious planning to reduce potential impacts. Water quality within the Planning Area is controlled by the Coachella Valley Water District in conjunction with State Water Resources Control Board (SWRCB) and the Colorado River Basin Regional Water Quality Control Board (CRBRWQCB). Also, the Clean Water Act, including Section 401, regulates any activity which may result in a discharge to waters of the United States. Projects must obtain State Water Quality Certification that the proposed activity will comply with State water quality standards. Enforced by the U.S. Army Corps of Engineers, developments that would negatively impact water quality standards would not receive certification and would not be allowed to build or operate within the Planning Area. Additionally, the Sustainable and Natural Environment Element and the Safety Element of the CGPU include policies that address maintaining water quality (Policies 3.4, 3.5, 7.1, 7.4, and 7.5 of the Sustainability and Natural Environment Element and Policy 6.15 of the Safety Element). Therefore, the 2015 Program EIR determined that impacts to water quality would be less than significant with existing regulation compliance and implementation of CGPU policies to monitor and preserve safe water quality and limit the type of pollutants that can be discharged to water bodies.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. Future development would be subject to existing federal, State, and local regulations that address water quality including the Clean Water Act Section 401, the Porter-Cologne Water Quality Control Act, the NPDES Program, and policies within the CGPU. Therefore, due to existing regulatory requirements and CGPU policies, impacts would be less than significant, consistent with the analysis in the 2015 Program EIR. No new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

g. Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Impact 4.7-7)

2015 Program EIR

The 2015 Program EIR determined that potential flood sources within the Planning Area come from the Whitewater River and its upstream tributaries, the streams entering the Coachella Valley from the mountains northeast and southwest of the valley sides, and summer monsoons. Areas designated as 100-year flood hazard areas within the Planning Area occur along the banks of the Whitewater River. The CGPU does not plan for housing to be developed along the river banks, though there is residential land use west of the river. In addition to this zone, there is a large portion of the Planning Area west of the Coachella Canal that is designated as a 500-year flood zone or 100-year flood zone with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas that are protected by levees from a 100-year flood. This flood zone area largely covers existing urban and agriculture development and proposed new development areas under the CGPU. In response to land located within flood zones, the Federal Emergency Management Agency (FEMA) requires that local governments covered by federal flood insurance pass and enforce a floodplain management ordinance that specifies minimum requirements for any construction within the 100-year floodplain. The development criteria for structures located within 100-year flood zones are in place to engineer and prevent buildings from being negatively impacted in the event of a 100-year flood. The Floodplain

Management Section of the Coachella Valley Water District has implemented Riverside Country Ordinance 458 for projects located within floodplains. Projects proposing development in a floodplain will be subject to a plan check in order to receive a Floodplain Permit from the office of Building and Safety. This permitting process will help in preventing harm or damage to structures or people from flooding. Additionally, the Safety Element of the CGPU includes policies that address monitoring, construction, and emergency planning for development within flood zones (Policies 3.2, 3.3, 3.6, 3.11, and 3.12). Therefore, with existing regulation compliance and implementation of CGPU policies and ordinances regarding development in a 100-year floodplain, the 2015 Program EIR determined that impacts from flooding would be less than significant.

Proposed Project

As shown in Figure 4.7-2: Flood Hazards, of the 2015 Program EIR¹⁴, the Western and Southern Project Areas contain moderate and low risk flood zones. The Northern Project area is located within an area outside of the 500-year flood zone. Any future development located in flood zones would be subject to Riverside County Ordinance 458 and required to receive a Floodplain Permit. Additionally, the Safety Element of the CGPU includes policies that address monitoring, construction, and emergency planning for development within flood zones (Policies 3.2, 3.3, 3.6, 3.11, and 3.12). Therefore, with existing regulation compliance and implementation of CGPU policies, impacts would be less than significant, consistent with the analysis in the 2015 Program EIR. No new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

h. Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Impact 4.7-8)

2015 Program EIR

The 2015 Program EIR determined that 100-year flood hazard zones within the Planning Area occur along the banks of the Whitewater River. Additionally, the Planning Area includes a 500-year flood hazard zone that covers the majority of the western portion of the Planning Area, where a 100-year flood could occur. The western portion of the Planning Area contains existing urban development and would include new development under the build out of the CGPU. Because development under the CGPU would occur within the 500-year flood hazard zone, where 100-year floods could create flooding less than one-foot in depth, there is potential for impact from structures and the redirection of flood flows within the Planning Area. Continued development in these areas could potentially impede or redirect flood flows that would create new barriers for natural flood flows without proper infrastructure protection and could inundate the Planning Area. In response to this potential risk, the Whitewater River has been channelized and can hold twice the amount of the 42,000 cubic feet per second (cfs) volume that would occur in a 100-year flood. This infrastructure would reduce impacts from flood hazards and the associated structures within flood hazard zones and address potential threats from flooding. Additionally, FEMA requires local governments covered by federal flood insurance to pass and enforce a floodplain management ordinance that specifies minimum requirements for any construction within the 100-year floodplain. The Floodplain Management Section of the Coachella Valley Water District has implemented Riverside Country Ordinance 458 for projects located within floodplains. Projects requesting to develop in a floodplain would be subject to

¹⁴ City of Coachella. 2014. *General Plan Update Final EIR*, Figure 4.7-2: Flood Hazards. October.

a plan check in order to receive a Floodplain Permit from the City of Coachella Office of Building and Safety. Additionally, the Land Use and Community Character Element and the Safety Element of the CGPU include policies and development guidelines to address flooding hazards (Policy 2.18 of the Land Use and Community Character Element and Policies 3.1 through 3.4, 3.6 through 3.8, 3.10 through 3.12, and 8.12 of the Safety Element). Due to the existing regulatory framework protecting structures located within the 100-year flood zone and the existing infrastructure along the Whitewater River including levees and channelized river portions, the 2015 Program EIR determined that impacts to flood flows would be less than significant.

Proposed Project

As shown in Figure 4.7-2: Flood Hazards, of the 2015 Program EIR, the Western and Southern Project Areas contain moderate and low risk flood zones. The Northern Project Area is located within an area outside of the 500-year flood zone. Any future development located in flood zones would be subject to Riverside County Ordinance 458 and required to receive a Floodplain Permit. Additionally, the Land Use and Community Character Element and the Safety Element of the CGPU include policies and development guidelines to address flooding hazards (Policy 2.18 of the Land Use and Community Character Element and Policies 3.1 through 3.4, 3.6 through 3.8, 3.10 through 3.12, and 8.12 of the Safety Element). Therefore, with existing regulation compliance and implementation of CGPU policies, impacts would be less than significant, consistent with the analysis in the 2015 Program EIR. No new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

- i. Would the project expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam? (Impact 4.7-9)*

2015 Program EIR

The 2015 Program EIR determined that existing infrastructure that protects the Planning Area from flooding includes the channelization and levees of the Whitewater River and the East Side Dike. The Whitewater River infrastructure is built to hold double the amount of water that would flow in a 100-year flood (42,000 cfs). The East Side Dike protects the northeastern portion of the Planning Area from mudflow from the mountains and directs flow to the Coachella Valley Stormwater Channel. Failure of these structures could potentially result from structural failure during seismic activity. These structural failures would expose housing, structures, and natural environments within the Planning Area to flooding or mudslides and could result in structure loss, injury, and impacts on natural habitat. However, the existing regulatory framework discussed above for housing located within floodplains, which are the areas most susceptible to flooding from levee failure, provides an impact reduction strategy from levee or dam failure. Additionally, the Safety Element of the CGPU includes policies that address flooding, emergency awareness, and planning (Policies 3.4 through 3.7 and 3.9). Therefore, with existing regulation compliance, implementation of CGPU policies, and development land use standards, the 2015 Program EIR determined that impacts from levee or dam failure would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. As shown in Figure 4.7-2: Flood Hazards, of the 2015 Program EIR, the Western and Southern Project Areas contain moderate and low risk flood zones. The Northern Project Area is located within an area outside of the 500-year flood zone. As discussed above, areas located within floodplains would be most susceptible to flooding from dam or levee failure. Any future development located in flood zones would be subject to Riverside County Ordinance 458 and required to receive a Floodplain Permit. Additionally, the Safety Element of the CGPU includes policies that address flooding, emergency awareness, and planning (Policies 3.4 through 3.7 and 3.9). Therefore, with existing regulation compliance and implementation of CGPU policies, impacts would be less than significant, consistent with the analysis in the 2015 Program EIR. No new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

j. Would the project result in inundation by seiche, tsunami, or mudflow? (Impact 4.7-10)

2015 Program EIR

As discussed in the 2015 Program EIR, the Pacific Ocean is over 100 miles from the Planning Area, which eliminates any potential impact from tsunamis. Additionally, the closest large body of water, the Salton Sea, is located over 10 miles away from the Planning Area, which is outside the area that could be affected by seiches. Minor seiches may occur within the Planning Area in smaller ponds or lakes; however, the water level rise is unlikely to exceed 1.6 feet high. Mudflows may occur in the eastern portion of the Planning Area and the areas below the Mecca Hills as there is potential for landslides or soil shifts in these areas. Little development is set to occur in the eastern portion of the Planning Area as this land is primarily reserved for open space and very low development; however, Subareas 13 and 14 are allocated for development under the CGPU which could expose structures and people to inundation by mudflow. However, the Safety Element of the CGPU includes policies that address mudflow and landslides and require development to analyze soil and mudflow potential prior to permitting and developing on a site and make any engineered structural changes to reduce impacts from mudflow (Policies 2.1 through 2.8, 3.7, 8.1, 8.2, and 8.17). Therefore, with existing regulation compliance, implementation of CGPU policies, and development land use standards, the 2015 Program EIR determined that impacts from inundation by seiche, tsunami, or mudflow would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. As discussed above, the proposed project area is not at risk of inundation by tsunami or seiche but portions of the Northern and Southern Project Areas may be susceptible to mudflows. However, new development would be required to analyze soil and mudflow potential prior to permitting and developing a site and make any engineered structural changes to reduce impacts from mudflow as required by existing policies in the CGPU. Therefore, with existing regulation compliance and implementation of CGPU policies, impacts would be less than significant, consistent with the analysis in the 2015 Program EIR. No new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

Cumulative Water Quality and Hydrology Impacts

2015 Program EIR. The 2015 Program EIR determined that because water is interconnected in the Coachella Valley, changes made in the Planning Area can have an effect on waterways, water quality, and hydrology in areas outside of the planning boundaries. Cumulative impacts of these changes could include poor water quality for those downstream of waterways within the Planning Area, erosion sending sediment downstream, indirect flooding from redirection of flood flow, and failure to build levees to protect populations from flood flows creating irreversible environmental impacts. However, the existing regulatory framework including NPDES permits, the Clean Water Act, local regulations, and policies of the CGPU would reduce potential environmental impacts. Therefore, because of the extensive existing regulations and policies that regulate development and reduce impacts to water quality, cumulative impacts would be less than significant.

Proposed Project. As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. Future development would be subject to existing federal, State, and local regulations that address water quality including the Clean Water Act Section 401, the Porter-Cologne Water Quality Control Act, the NPDES Program, and policies within the CGPU. Therefore, due to existing regulatory requirements and CGPU policies, the proposed project would not contribute to cumulative impacts associated with water quality. No new or substantially severe cumulative impacts would occur that have not already been addressed by the 2015 Program EIR.

3.9 LAND USE AND PLANNING

Would the Project:	Impact Examined in 2015 Program EIR	Impact not Examined in 2015 Program EIR		
		No Impact	Less than Significant Impact	Potentially Significant Impact
a. Physically divide an established community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Conflict with any applicable habitat conservation plan, or natural community conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.9.1 Impact Analysis

a. Would the project physically divide an established community? (Impact 4.8-1)

2015 Program EIR

The 2015 Program EIR determined that development under the CGPU would continue to occur in the western portion of the Planning Area, where density and development are most prominent, and extend eastward into current agricultural and open space areas. Some areas of the Planning Area will continue to be reserved for agriculture and open space with little planned development. Although the CPGU would result in significant growth, development would generally occur near the existing built

environment as an extension of the established City and would enhance the existing developed community both socially and physically without dividing communities. The Land Use Element, the Mobility Element, and the Community Health and Wellness Element of the CGPU aim to maintain and strengthen the established and new communities of the Planning Area with connectivity, social programs, and community character enhancements (Policies 3.6, 5.17, 5.21, 6.6, 8.1, and 8.4 of the Land Use Element; Policies 9.1 through 9.5 of the Mobility Element; and Policies 4.1 through 4.8, 5.3, 5.6, and 8.23 through 8.28 of the Community Health and Wellness Element). The 2015 Program EIR determined that the CPGU does not propose anything that would divide existing established communities, and impacts would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The project does not propose any roads or other physical features that would divide established communities. The proposed project would result in a continuation of existing land uses. Therefore, impacts would be less than significant, consistent with the analysis in the 2015 Program EIR. No new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

b. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

2015 Program EIR

The CGPU is a policy document and outlines a number of development strategies, land use plans, and regulations to guide the growth of City of Coachella through 2035. The land use designations of the CGPU describe the intent of the designation, allowed land uses, development intensity, network and connectivity, street design, parks and open space, and urban form guidelines, to ensure development consistent with the vision of the CGPU, with enough variation to manage economic and changes in the community's development direction. A number of plans and policies regulate all or portions of the Planning Area, and aim to maintain or enhance quality of life, or protect and preserve existing environments. Some notable plans include the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), the Jacqueline Cochran Airport Master Plan, the Regional Housing Needs Assessment, the Southern California Association of Governments' (SCAG) Regional Transportation Plan (RTP), the Air Quality Management Plan, Assembly Bill 32, and Senate Bill 375. Analysis under the 2015 Program EIR concluded that the CGPU would not create any inconsistencies or conflicts with these regional plans or policies. The Zoning Code would require changes to development standards to better implement the General Plan, and rezoning may be required to ensure the zoning uses and General Plan land uses are in alignment. State law provides one year for jurisdictions to update their Zoning Codes subsequent to adoption of an updated General Plan. The CGPU includes multiple policies that require development to comply with applicable regulations, and prevents conflicts with federal, State, or local plans (Policies 1.7, 2.14, 6.2, 10.1, 10.4 through 10.7, 14.3, and 14.4 of the Land Use Element; Policies 8.1 through 8.3 of the Mobility Element; Policies 2.12, 2.13, and 8.6 of the Community Health and Wellness Element; Policies 1.5, 1.8, 11.20, 11.21, 12.1, and 13.22 of the Sustainability and Natural Environment Element; Policies 1.6, 3.3, 3.4, 3.7, 6.9, 6.14, 6.15, 8.1, and 8.2 of the Safety Element; Policies 2.5, 3.9, 7.10, and 7.11 of the Infrastructure and Public Services

Element; and Policies 1.4 and 1.5 of the Noise Element). The 2015 Program EIR concluded that there are no conflicts with existing plans, and impacts would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project includes a new land use designation in the Western Project Area: Estate Rancho. The Estate Rancho land use designation is a new land use designation that would be created to match the existing County zoning because there is not a direct match for this density. Recent State legislation mandates that if there is a conflict in residential density between the General Plan and zoning, the higher density shall prevail (not necessarily the General Plan). The existing County zoning for the proposed Estate Rancho designation allows up to 2.2 du/ac (1 unit per 20,000 square feet), while the existing County General Plan designation allows 0.5 du/ac. The Estate Rancho designation would allow a density of 1.2 to 2 du/ac, which is a lesser density than existing County zoning. All other proposed land use designations are consistent with existing zoning and RCGP land use designations. Therefore, impacts would be less than significant, consistent with the analysis in the 2015 Program EIR. No new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

Additionally, the proposed project includes the deletion of the City’s General Plan Land Use Policy 1.2, which states, “Allow the annexation of new land into the City when at least 60 percent of the land within the city limits is built with urban uses or permanently preserved open space.” Policy 1.2 was not identified as a mitigating policy in the 2015 Program EIR. The removal of this policy would not result in significant impacts, as the General Plan Land Use Element would retain Policies 1.1 and 1.3 through 1.7, which would continue to support growth in a sustainable and orderly manner. Policy 1.1 requires establishing city limits that allow for realistic growth, while Policy 1.5 requires that all development and policy decisions conform to the vision and policies for that planning area. Therefore, continued applicability of Policies 1.1 and 1.3 through 1.7 would maintain realistic and measured growth within the city, and removal of Policy 1.2 would not result in significant impacts. This impact would be less than significant, consistent with the analysis in the 2015 Program EIR. No new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

c. Would the project conflict with any applicable habitat conservation plan, or natural community conservation plan? (Impact 4.8-3)

2015 Program EIR

Please refer to the analysis above in Section 3.4.e. With compliance with the CVMSHCP requirements and implementation of CGPU policies, the 2015 Program EIR determined that the CGPU would not conflict with any applicable conservation plan, and impacts would be less than significant.

Proposed Project

Please refer to the analysis above in Section 3.4.e. No portion of the proposed project site is located within CVMSHCP Conservation Land, and the proposed project would not conflict with any applicable habitat conservation plan or natural community conservation plan. Impacts would be less than

significant, consistent with the analysis in the 2015 Program EIR and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

Cumulative Land Use and Planning Impacts

2015 Program EIR. The 2015 Program EIR determined that although the CGPU land use designations would re-shape the Planning Area and bring in new people, businesses, and jobs to the City of Coachella, no conflicts with any regional plans or programs would occur. Additionally, the growth projections of the CGPU are largely in-line with the growth projections used for the various regional plans that influence development in the project area. Thus, because the CGPU would not create any conflicts and the growth projections are in-line with estimates used for regional planning, cumulative impacts would be less than significant.

Proposed Project. As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in a continuation of existing land uses and growth projections would be consistent with the CGPU and other regional plans that influence development in the project area. Therefore, the proposed project would not contribute to cumulative impacts associated with land use. No new or substantially severe cumulative impacts would occur that have not already been addressed by the 2015 Program EIR.

3.10 TRANSPORTATION

	Impact Examined in 2015 Program EIR	Impact not Examined in 2015 Program EIR		
		No Impact	Less than Significant Impact	Potentially Significant Impact
Would the Project:				
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit. For roadway facilities in the City of Coachella, this impact is evaluated in terms of LOS D thresholds for roadways and intersections?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with the Riverside County Transportation Commission (RCTC) Congestion Management Program (CMP), including, but not limited to level of service standards and travel demand measures, or other standards established by the RCTC for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment) or impede emergency vehicle access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.10.1 Impact Analysis

a. *Would the project conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit. For roadway facilities in the City of Coachella, this impact is evaluated in terms of LOS D thresholds for roadways and intersections? (Impact 4.9-1)*

2015 Program EIR

The 2015 Program EIR determined that the increases in Citywide population and housing that would occur at build out of the CGPU would result in additional vehicle trips that would use City roadways and intersections that may result in additional congestion. An intersection analysis was completed which determined that various intersections and roadway segments would operate at a deficient level of service (LOS), requiring the implementation of the following mitigation measures:

- Mitigation Measures**
- 1) Within one year of adoption of the CGPU, the City shall update its Development Impact Fee (DIF) program to establish a plan and funding mechanism that provides for the implementation of all of the roadway improvements identified in the Mobility Element. The DIF shall also include the following physical improvements and provide for their implementation prior to build out of the General Plan. The following physical improvements at each intersection are necessary to provide LOS D operations for either the AM or PM Peak Hours by increasing capacity and therefore reducing traffic congestion.
 - Van Buren Street/Avenue 48
 - Signalized Intersections
 - SR-86S SB Ramps/Dillon Road
 - NB Approach– Add 2nd right turn lane
 - EB Approach– Change thru-right to a third thru lane with separated right turn lane
 - SR-86S NB Ramps/Dillon Road

- NB Approach – Change to left and right turn lanes
 - EB Approach – Add 3rd left turn lane
 - Dillon Road/I-10 EB Ramps
 - Signalized Intersection
 - Dillon Road I-10 WB Ramps
 - Signalize Intersection
 - EB Approach- Change right turn to a free right (no conflict)
 - Harrison Street/Avenue 50
 - SB Approach – Change thru from 3 to 4 lanes
 - NB Approach – Change left from 1 to 2 lanes
 - EB Approach – Change left from 2 to 3 lanes
 - WB Approach – Change right from 1 to 2 lanes
 - Harrison Street/Avenue 52
 - NB Approach – Change 1 left to triple lefts
 - SB Approach – Change 1 left to triple lefts and 2 thrus to 3 thrus
 - EB Approach – Change from 2 lefts to 3 lefts and 1 right to 2 rights
 - WB Approach – Change from 1 right to 2 rights
 - Harrison Street/Airport Boulevard
 - SB Approach- Add second SB thru lane
- 2) Widen Avenue 50, east of SR-111, from 4 lanes to 6 lanes, which will improve the roadway segment LOS from E to LOS C or better.

Additionally, the Land Use Element and the Mobility Element of the CGPU includes policies oriented towards reducing vehicle usage through increases in density, provision of mixed use, improving the design of development, and the provision of alternative mode facilities (Policies 2.9, 2.10, 3.2, 3.3, 5.1, 5.15, 6.6, and 9.1 through 9.3 of the Land Use Element and Policies 3.1 through 3.6, 4.1 through 4.5, 5.1 through 5.5, 5.7, 8.1, and 8.3 of the Mobility Element).

With the implementation of the physical improvements associated with the proposed mitigation measures, the 2015 Program EIR determined that several segments of SR-86 South would continue to operate at a deficient LOS and that this impact would be significant and unavoidable.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not result in any changes to the circulation

system. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density.

On September 27, 2013, California Governor Jerry Brown signed Senate Bill (SB) 743 into law and started a process that changed the way transportation impact analysis is conducted as part of CEQA compliance. These changes include elimination of automobile delay, level of service (LOS), and other similar measures of vehicular capacity or traffic congestion as a basis for determining significant impacts under CEQA. According to SB 743, these changes are intended to “more appropriately balance the needs of congestion management with Statewide goals related to infill development, promotion of public health through active transportation, and reduction of greenhouse gas emissions.”

In December 2018, the Governor’s Office of Planning and Research (OPR) completed an update to the *State CEQA Guidelines* to implement the requirements of SB 743. The CEQA Guidelines state that vehicle miles traveled (VMT) must be the metric used to determine significant transportation impacts. The CEQA Guidelines require all lead agencies in California to use VMT-based thresholds of significance in CEQA documents published after July 1, 2020. The proposed project does not include physical development and would result in the continuation of existing and historic land uses; therefore, the project would not result in significant impacts related to VMT. Any future development projects located within the project area would require project-specific environmental review and CEQA evaluation to evaluate potential impacts related to VMT. Therefore, impacts associated with the proposed project would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

b. Would the project conflict with the Riverside County Transportation Commission (RCTC) Congestion Management Program (CMP), including, but not limited to level of service standards and travel demand measures, or other standards established by the RCTC for designated roads or highways? (Impact 4.9-2)

2015 Program EIR

The 2015 Program EIR determined that the incremental housing and employment growth associated with the CGPU would create additional vehicular trips along regional roadways such as I-10 and SR-86 South, which are facilities within the jurisdiction of the Riverside County Congestion Management Plan (CMP). The 2015 Program EIR determined that implementation of the CGPU would result in the operation of these roadways at a deficient LOS. The Mobility Element of the General Plan includes policies that address regional travel by encouraging the use of non-automotive transportation modes to satisfy regional travel demand that could reduce traffic volumes on SR-86 South and I-10 (Policies 8.1 through 8.4). However, these policies would not fully mitigate these regional impacts as development outside of the City would contribute to increased traffic volumes on these facilities. Therefore, this traffic impact would be significant and unavoidable and no feasible mitigation measure exists that would fully mitigate impacts to regional roadways.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the

continuation of existing and historic land uses and would not result in any changes to the circulation system. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Impacts would be less than significant and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

c. Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (Impact 4.9-3)

2015 Program EIR

The 2015 Program EIR determined that implementation of the CGPU would not have any direct or indirect impact upon any existing air facilities. The CGPU fully incorporates the Airport Land Use Plan and would not result in any inconsistencies with this plan. Therefore, the 2015 Program EIR determined that impacts would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and proposes no changes that would result in a change to air traffic patterns. Impacts would be less than significant and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

d. Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment) or impede emergency vehicle access? (Impact 4.9-4)

2015 Program EIR

The 2015 Program EIR determined that the CGPU would not impede access by emergency vehicles because the previously identified mitigation measures for intersections would limit congestion during peak hours, allowing emergency vehicles to access locations throughout the City without being impeded by congestion. Additionally, the roadway network would be expanded to serve all areas of the City, ensuring that emergency vehicles can access new locations within the City as development occurs. The Mobility Element of the General Plan also includes a number of policies related to the design of transportation facilities which limit hazardous conditions (Policies 1.5, 2.1, 2.2, and 3.1). Therefore, the 2015 Program EIR determined that implementation of the CGPU would not substantially increase hazards due to a design feature or incompatible uses or impede emergency vehicle access.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not result in any changes to the circulation system. Impacts would be less than significant and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

e. Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Impact 4.9-5)

2015 Program EIR

The 2015 Program EIR determined that the CGPU would substantially expand the non-automotive facilities within the City. The CGPU roadway network would provide nearly 200 miles of roadways with in-street bicycle lanes and over 50 miles of off-street facilities. The proposed cross-sections for the CGPU also provide for sidewalks along many of the roadways within the City to facilitate pedestrian travel within the City. These Citywide facilities complement the Coachella Valley Association of Governments (CVAG) Regional Non-Motorized Plan, which identifies regional connections along alignments such as the Parkway into the City of Coachella. Additionally, the Mobility Element of the CGPU includes policies which encourage the development of transit, bicycle, and pedestrian facilities (Policies 1.1, 1.2, 1.5, 3.1, 4.1, 5.1, and 5.2). Given the alternative transportation mode improvements identified and the supporting policy language, the 2015 Program EIR determined that the CGPU strongly supports travel by walking, bicycling, and transit, and impacts would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not result in any changes to the circulation system or public transit, bicycle, or pedestrian facilities. Impacts would be less than significant and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

Cumulative Circulation Impacts

2015 Program EIR. As previously discussed, under CGPU implementation, some regional roadways are anticipated to operate at a deficient level. Some of the traffic found on these roadways would come from the City of Coachella while the remaining traffic would come from areas outside of Coachella. For I-10, much of this traffic is through traffic which neither begins nor ends a trip in the City of Coachella. There is also through traffic along SR-86 South, traveling to and from areas south of Coachella. This impact is partially mitigated through policies in the Mobility Element of the General Plan (Policies 8.1 through 8.4) which reduce vehicular travel outside of the City by encouraging transit, carpooling, and bicycling. Further mitigation is provided by the regional funding programs within which all development in the City of Coachella participates, such as the Transportation Uniform Mitigation Fee (TUMF). The TUMF collects funds from developments throughout the Coachella Valley and allocates these funds to regional projects such as interchanges and major roadways. However, there are no programmed improvements along the regional facilities that are directly impacted by the General Plan including I-10 and SR-86 South. The 2015 Program EIR determined that it is unlikely that existing policies and funding programs would fully mitigate all regional traffic impacts and that no additional mitigation measures would be feasible. Therefore, the 2015 Program EIR concluded that cumulative traffic impacts would be significant and unavoidable.

Proposed Project. As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and proposes no changes that would result in a change to traffic patterns. The proposed project would not result in any changes to the circulation system or public transit, bicycle, or pedestrian facilities. Therefore, no new or substantially severe cumulative impacts would occur that have not already been addressed by the 2015 Program EIR.

3.11 NOISE

Would the Project:	Impact Examined in 2015 Program EIR	Impact not Examined in 2015 Program EIR		
		No Impact	Less than Significant Impact	Potentially Significant Impact
a. Expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Expose persons to or generate excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Expose people residing or working in the project area to excessive noise levels from a public or private airport within two miles of the project area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.11.1 Impact Analysis

a. *Would the project expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Impact 4.10-1)*

2015 Program EIR

The 2015 Program EIR determined that locations throughout Coachella would experience increased noise levels resulting from growth consistent with the CGPU. The areas that would be exposed to the greatest noise increases are areas in proximity to high-volume roadways because automobile traffic is the most significant source of noise in Coachella. Computer noise modeling determined that implementation of the CGPU could expose existing or future noise-sensitive receptors to noise levels above the City’s 65 A-weighted decibel community noise equivalent level (dBA CNEL) exterior noise standard for residential uses. The most effective methods local governments have to mitigate transportation noise is through land use planning that reduces vehicle trips and physical interventions

that reduce the impact of the noise on the community (e.g., building and site design that shields sensitive receivers from noise sources). The Noise Element of the CGPU includes goals and policies that would help promote alternative noise-reduction strategies, while also ensuring that future development would not expose noise-sensitive receptors to noise levels in excess of the City's standards (Policies 1.2 and 3.2). Therefore, the 2015 Program EIR determined that impacts would be less than significant with implementation of the policies contained in the CGPU.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any significant noise-generating activities or development. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Future development would be subject to existing CGPU goals and policies that would ensure development would not expose noise-sensitive receptors to noise levels in excess of the City's standards. Impacts would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

b. Would the project expose persons to or generate excessive groundborne vibration or groundborne noise levels? (Impact 4.10-2)

2015 Program EIR

The 2015 Program EIR determined that groundborne vibration in the City of Coachella is primarily generated by temporary construction activities and permanent traffic on roadways and railways. The 2015 Program EIR determined that if sensitive receptors are located close enough to potential construction sites, these sensitive receptors could experience vibration levels exceeding the Federal Transit Administration's (FTA) vibration impact threshold of 72 vibration velocity decibels (VdB). However, Section 7.04.070 of the Coachella Municipal Code (CMC) exempts noise sources from specific activities provided that such activities take place during daytime hours. The City reviews the potential for construction vibration impacts before it issues building permits and would require measures to ensure that physical damage to neighboring buildings would not occur before issuing a building permit.

Although the proposed CGPU may increase automotive traffic levels in Coachella as the community grows in population and accommodates new business activity, the same policies within the CGPU that would reduce impacts from automobile traffic-related noise would also reduce impacts from automobile traffic-related vibration. Vibration from the railroad tracks is and would continue to be intermittent, and traffic on the freight rail line would not significantly increase due to implementation of the CGPU to the extent that it would expose persons to or generate excessive groundborne vibration or groundborne noise levels. Therefore, the 2015 Program EIR determined that the CGPU would result in less than significant groundborne vibration or groundborne noise levels with existing CMC requirement compliance and implementation of policies included in the CGPU.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any significant groundborne vibration or noise-generating activities or development. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing CMC requirements related to noise and vibration in addition to existing CGPU policies. Therefore, impacts would be less than significant and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

- c. Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Impact 4.10-3)*

2015 Program EIR

The 2015 Program EIR determined that Coachella would experience increased noise along some roadway segments due to increased traffic levels resulting from growth anticipated under the CGPU. In general, it is easier to ensure proper noise attenuation for new uses, which can be required to incorporate noise-attenuating features into their design before they are built, than it is to ensure proper noise attenuation for existing uses, which cannot easily be redesigned or retrofitted to provide greater noise attenuation, and for which it is not always feasible to construct barriers between the sensitive receptor and the noise source. The Noise Element of the CGPU includes various policies that would help mitigate the impact of traffic noise on sensitive receptors (Policies 1.2 and 3.2). Other transportation noise sources such as noise from the railroad and from Jacqueline Cochran Regional Airport are not expected to significantly increase as a result of the proposed CGPU. Stationary noise sources will continue to be regulated by the provisions of the CMC. Therefore, the 2015 Program EIR determined that the CGPU would result in less than significant impacts to ambient noise levels due to existing regulatory requirements in the CMC and policies included in the CGPU.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any significant noise-generating activities or development. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing CMC requirements related to noise in addition to existing CGPU policies. Therefore, impacts would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

d. Would the project cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Impact 4.10-4)

2015 Program EIR

The 2015 Program EIR determined that the primary source of temporary or periodic noise in Coachella would be construction activity and maintenance work, involving both on-site construction activity and the transport of workers and equipment to and from construction sites. Section 7.04.030 of the CMC forbids any person to “make, continue, or cause to be made or continued, within the city limits, any disturbing, excessive, or offensive noise or vibration which causes discomfort or annoyance to any reasonable person of normal sensitivity residing in the area or that is plainly audible at a distance greater than fifty (50) feet from the source’s point for any purpose”, but Section 7.04.070 of the CMC specifically exempts from this requirement noise sources associated with construction, erection, demolition, alteration, repair, addition to or improvement of any building, structure, road or improvement to realty, provided that such activities take place during daytime hours, as discussed above. Additionally, Policy 2.2 of the Noise Element of the CGPU requires the City to “minimize stationary noise impacts on sensitive receptors and noise emanating from construction activities, private development/residences, landscaping activities, night clubs and bars and special events.” Therefore, with CMC compliance and implementation of the CGPU policies, the 2015 Program EIR determined that impacts to ambient noise levels would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any significant noise-generating activities or development. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing CMC requirements related to noise in addition to existing CGPU policies. Therefore, impacts would be less than significant and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

e. Would the project expose people residing or working in the project area to excessive noise levels from a public or private airport within two miles of the project area? (Impact 4.10-5)

2015 Program EIR

The 2015 Program EIR determined that parts of the project area are located within the airport land use plan area of Jacqueline Cochran Regional Airport, which is the only public or private airport within 2 miles of the City of Coachella. The next closest airport is located in Palm Springs, approximately 18 miles northwest of Coachella. The 2015 Program EIR determined that the distribution of land uses under the CGPU would not expose residents to excessive noise levels. Additionally, Policy 1.5 of the Noise Element of the CGPU requires the City to comply with all applicable policies of the Riverside County General Plan Noise Element relating to airport noise, including those policies requiring compliance with the airport land use noise compatibility plan for this airport. Therefore the 2015 Program EIR determined that the CGPU would not expose people residing or working in the area to

excessive noise levels from the Jacqueline Cochran Regional Airport, and impacts would be less than significant.

Proposed Project

No portion of the proposed project area is located within 2 miles of the Jacqueline Cochran Regional Airport. Therefore, there would be no impact, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

Cumulative Noise Impacts

2015 Program EIR. The 2015 Program EIR determined that cumulative development in Coachella would add population, business, and traffic to the community. This cumulative development would also increase noise levels in the community, especially in the vicinity of its busiest roadways. However, the CGPU’s potential to result in a substantial permanent increase in ambient noise levels in the project vicinity is less than significant with implementation of the policies of the proposed CGPU and enforcement of the City’s Noise Ordinance. The 2015 Program EIR concluded that cumulative noise impacts would be less than significant, and no mitigation is necessary.

Proposed Project. As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any significant noise-generating activities or development. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing regulations and requirements related to noise in addition to existing CGPU policies. Therefore, no new or substantially severe cumulative impacts would occur that have not already been addressed by the 2015 Program EIR.

3.12 AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

	Impact Examined in 2015 Program EIR	Impact not Examined in 2015 Program EIR		
		No Impact	Less than Significant Impact	Potentially Significant Impact
Would the Project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Generate construction-related emissions that may result in temporary adverse impacts to local air quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in long-term emissions associated with future development facilitated by the CGPU that exceed levels in regional forecasts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Would the Project:	Impact	Impact not Examined in 2015 Program EIR		
	Examined in 2015 Program EIR	No Impact	Less than Significant Impact	Potentially Significant Impact
d. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.12.1 Impact Analysis

a. *Would the project conflict with or obstruct implementation of the applicable air quality plan? (Impact 4.11-1)*

2015 Program EIR

Substantial population growth, which would result in increased emissions of criteria air pollutants, is expected in Coachella through 2035 under the CGPU; however, planned growth is unlikely to conflict with applicable air quality plans. The Land Use and Community Character Element of the CGPU includes various policies that would facilitate a reduction in vehicle miles traveled (Policies 2.9, 2.10, 3.2, 3.3, 5.7, 5.8, 5.11, 5.24, 6.5, 6.6, and 9.6). Additionally, the Mobility Element of the CGPU promotes reduced dependence on automobiles through various policies (Policies 1.1, 1.2, 3.1 through 3.4, 3.6, 4.1, 5.4, and 8.1 through 8.3). The South Coast Air Quality Management District (SCAQMD) has not imposed control measures on the Coachella Valley targeting the region’s primary air quality concern, ozone pollution; therefore, growth facilitated by the CGPU would not be expected to impede progress toward ozone attainment. In 2002, SCAQMD instituted five control measures targeting fugitive dust (particulate matter less than 10 microns in size [PM₁₀]) emissions in the Coachella Valley. The control measures address fugitive dust emissions from construction/earth-movement activities, activities on disturbed vacant lands, unpaved roads and parking lots, paved roads, and agricultural activities. The Sustainability and Natural Environment Element of the CGPU includes several policies that are consistent with these control measures (Policies 11.8, 11.1, and 5.8). The California Air Resources Board’s (ARB’s) Air Quality and Land Use Handbook, published in April 2005, also contains recommendations for the siting of sensitive land uses near major sources of air pollutants, and the Land Use and Community Character Element and the Safety Element of the CGPU includes policies consistent with the Air Quality and Land Use Handbook’s recommendation on siting near freeways (Policy 8.12 of the Land Use and Community Character Element; Policies 5.4 and 5.9 of the Safety Element; and Policies 11.3 and 11.11 of the Sustainability and Natural Environment Element). As the CGPU would generally be consistent with SCAG’s growth forecast for 2035 and would not conflict with applicable control measures and recommended standards for siting of sensitive receptors, the 2015 Program EIR determined that the CGPU would have a less than significant impact on applicable air quality plans.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or

development that would result in significant air pollutant emissions. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing policies in the CGPU related to reducing vehicle miles traveled, reducing dependence on automobiles, control measures to address fugitive dust emissions, and appropriate siting for sensitive receptors. Therefore, impacts would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

b. Would the project generate construction-related emissions that may result in temporary adverse impacts to local air quality? (Impact 4.11-2)

2015 Program EIR

The 2015 Program EIR determined that construction activities associated with the CGPU would cause temporary emissions of various air pollutants. Sources of air pollution during construction include heavy-duty construction equipment, material delivery trucks, soil disturbance activities, construction worker vehicles, and architectural coatings, among other activities. Ozone precursors nitrogen oxides (NO_x) and carbon monoxide (CO) would be emitted by the operation of construction equipment, while PM₁₀ would be emitted by activities that disturb the soil, such as grading and excavation, road construction, and building construction. The Coachella Valley is currently in non-attainment for both the federal and State standards for ozone and PM₁₀. However, Coachella Valley is in attainment for federal and State standards for NO_x, CO, and particulate matter less than 2.5 microns in size (PM_{2.5}). Although no specific attainment goal has been established, the potential release of asbestos or other toxic air contaminants could also occur within the City, especially during building demolition. Depending upon the development type, size, and timeframe, maximum daily construction emissions associated with individual projects could potentially exceed SCAQMD significance thresholds. However, future construction activity within the City would be subject to policies within the Sustainability and Natural Environment Element of the CGPU that requires limiting emissions and dust during construction and appropriate siting for sensitive receptors (Policies 11.3 and 11.8). These policies would reduce air quality impacts related to construction during the CGPU build out period. In addition, SCAQMD has established Rules 402 and 403, which strive to eliminate emissions of airborne pollutants and require project-specific control measures designed to reduce the level of fugitive dust entrainment, respectively. Furthermore, each individual project facilitated by the CGPU would be required to implement additional mitigation if site-specific analysis identifies the potential to exceed the applicable thresholds for construction-related emissions. Therefore, the 2015 Program EIR concluded that adherence to applicable CGPU policies and SCAQMD rules would reduce potential construction-related impacts to a less than significant level.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant air pollutant emissions. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. During construction of

any future development within the project area, some odors may be present due to diesel exhaust and/or other solvents and chemicals associated with operation of construction equipment. However, these odors would be temporary and limited to the construction period. Additionally, future development would be subject to existing policies in the CGPU related to limiting emissions and dust during construction and appropriate siting for sensitive receptors in addition to SCAQMD Rules 402 and 403. Therefore, impacts would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

c. Would the project result in long-term emissions associated with future development facilitated by the CGPU that exceed levels in regional forecasts? (Impact 4.11-3)

2015 Program EIR

The 2015 Program EIR determined that future development in accordance with the CGPU would generate long-term emissions from mobile sources (vehicle trips) and stationary sources (electricity and natural gas). Emissions associated with the operation of individual projects, depending on project type and size, could exceed project-specific thresholds established by the SCAQMD. However, such projects would be required to undergo independent project-level CEQA review and, where necessary and feasible, they would include mitigation measures to reduce potentially significant project-level impacts. Additionally, implementation of measures in the CGPU to reduce dependence on automotive transportation would lead to reductions in per capita vehicle miles traveled, reducing the City's contribution to regional emissions. Furthermore, goals, policies, and design standards in the CGPU are consistent with applicable SCAQMD control measures and ARB recommendations. Calculations using SCAQMD's California Emissions Estimator Model (CalEEMod) estimated that future operational emissions in Coachella would comprise a small portion of total emissions across the SCAQMD region. Therefore, the 2015 Program EIR concluded that long-term emissions would be generally consistent with regional forecasts, and impacts would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant air pollutant or odor emissions. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing policies in the CGPU related to reducing vehicle miles traveled, reducing dependence on automobiles, and control measures to address fugitive dust emissions. Therefore, impacts would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

d. Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Impact 4.11-4)

2015 Program EIR

The 2015 Program EIR determined that CO is not expected to be a major air quality concern in the Coachella Valley over the planning horizon, but elevated CO levels can occur at or near intersections that experience severe traffic congestion. A project’s localized air quality impact is considered significant if the additional CO emissions resulting from the project create a “hot spot” where the California 1-hour standards of 20.0 parts per million (ppm) or the 8-hour standard of 9 ppm is exceeded. This typically occurs at severely congested intersections. Based on the traffic impact analysis prepared for the CGPU, various intersections would experience congestion at a deficient LOS following implementation of the CGPU. However, a number of mitigation measures are proposed to provide additional capacity at these intersections and to reduce the impacts to LOS. Additional mitigation is provided by General Plan policy language, which is oriented towards reducing vehicle usage through increases in density, provision of mixed use, improving development design, and provision of alternative mode facilities. Therefore, the 2015 Program EIR determined that additional traffic would not degrade conditions at intersections to the extent that mobile-source emissions exceed the 1-hour or 8-hour ambient air quality standards for CO, and impacts would be less than significant after incorporation of mitigation measures included in Section 3.9, Circulation, and implementation of CGPU policies.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant CO emissions. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing policies in the CGPU which is oriented towards reducing vehicle usage through increases in density, provision of mixed use, improving the design of development, and provision of alternative mode facilities. Therefore, impacts would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

Cumulative Air Quality Impacts

2015 Program EIR. The 2015 Program EIR determined that implementation of the CGPU would generate emissions of criteria air pollutants from the construction and operation of projects, which would contribute to regional emissions within SCAQMD’s jurisdiction. However, adherence to policies in the Land Use and Community Character Element, the Mobility Element, and the Sustainability and Natural Environment Element of the CGPU, and compliance with existing SCAQMD rules, would reduce the generation of ozone precursors and particulates for which the Coachella Valley is in nonattainment. Furthermore, the City’s contribution to regional emissions is minimal; attainment of ozone standards in the Coachella Valley depends predominantly on the application of control measures in the South Coast Air Basin. Assuming continued compliance with State and federal air

quality regulations in the Coachella Valley and implementation of control measures targeting ozone in the South Coast Air Basin, the 2012 Air Quality Management Plan finds that the Coachella Valley will reach attainment of federal air quality standards. Since emissions of air pollutants from the City would not be cumulatively considerable in the SCAQMD region, the 2015 Program EIR concluded that the CGPU would not have a significant cumulative impact, and no mitigation is required.

Proposed Project. As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant emissions of criteria air pollutants. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing policies in the CGPU and existing SCAQMD rules aimed at reducing emissions of criteria air pollutants. Therefore, no new or substantially severe cumulative impacts would occur that have not already been addressed by the 2015 Program EIR.

3.13 GREENHOUSE GASES

Would the Project:	Impact Examined in 2015 Program EIR	Impact not Examined in 2015 Program EIR		
		No Impact	Less than Significant Impact	Potentially Significant Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.13.1 Impact Analysis

a. *Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Impact 4.12-1)*

2015 Program EIR

The 2015 Program EIR determined that implementation of the CGPU would generate new greenhouse gas (GHG) emissions, directly and indirectly. However, policies contained in the CGPU as well as emission reduction strategies implemented at the State and federal levels aimed at limiting vehicle use and energy consumption would also reduce GHG emissions such that annual GHG emissions would not exceed the SCAQMD service population thresholds of 6.6 metric tons (MT) of carbon dioxide equivalent (CO₂E) for 2020. Because GHGs absorb different amounts of heat, a common reference gas (CO₂) is used to relate the amount of heat absorbed to the amount of the gas emissions, referred to as “carbon dioxide equivalent” (CO₂E), and is the amount of a GHG emitted multiplied by its global warming potential. GHG emissions would continue to exceed the City’s 2035 service

population reduction target of 4.2 MT CO₂E (or 49 percent) for 2035. Therefore, the following mitigation measure is required:

Mitigation Measure Between 2020 and 2035, require implementation of the Additional CAP measures included in Table 18 of the City of Coachella Climate Action Plan, or other equally effective measures, which would achieve an annual per service population emission figure of 4.2 MT CO₂E or less by 2035.

With implementation of this mitigation measure, the City would achieve an annual per service population emission figure of 4.2 MT CO₂E or less, which would be meet with the City’s reduction target for 2035. Therefore, the 2015 Program EIR determined that impacts would be less than significant with mitigation.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant GHG emissions. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing policies in the CGPU aimed at limiting vehicle use and energy consumption to reduce GHG emissions. Therefore, impacts would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

b. Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Impact 4.12-2)

2015 Program EIR

The 2015 Program EIR determined that the CGPU would be consistent with the policies and goals of the adopted Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS), including the GHG emission reduction goals contained in the adopted RTP/SCS. The CGPU was developed to reduce GHG emissions pursuant to Assembly Bill 32 GHG reduction goals and would implement numerous policies that reduce GHG emissions from transportation, energy, water, and solid waste emission sources. Implementation of these policies supports the ARB’s Climate Change Scoping Plan (2008) to achieve emission reductions from land use development emission sources and create more GHG-efficient development without impeding population and economic growth. CGPU policies would also reduce GHG emissions in all sectors described in ARB’s Scoping Plan and would not preclude or obstruct its implementation. Overall, the policies, programs, measures, and actions of the CGPU are consistent with the ARB Scoping Plan, which is the statewide plan to achieve the goals of Assembly Bill 32. Therefore, the 2015 Program EIR determined that the proposed project would be consistent with applicable GHG reduction plans, and impacts would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant GHG emissions. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing policies in the CGPU aimed at reducing GHG emissions. Therefore, impacts would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

Cumulative Greenhouse Gases Impacts

2015 Program EIR. GHG emissions have the potential to adversely affect the environment because such emissions contribute, on a cumulative basis, to global climate change. Therefore, the topic of GHG emissions is inherently a cumulative impact. Though significance thresholds can be developed by air districts, State regulatory agencies, or federal regulatory agencies, these thresholds and their related goals are ultimately designed to effect change at a global level. While the evaluation presented above is focused on the proposed project, and is specific to the project, it is also considered cumulative because it is only as a contribution to a cumulative effect that the project-specific emissions have environmental consequences. Therefore, the analysis provided above includes the analysis of both the project and cumulative impacts.

Proposed Project. As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant GHG emissions. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing policies in the CGPU aimed at reducing GHG emissions. Therefore, no new or substantially severe cumulative impacts would occur that have not already been addressed by the 2015 Program EIR.

3.14 POPULATION AND HOUSING

Would the Project:	Impact Examined in 2015 Program EIR	Impact not Examined in 2015 Program EIR		
		No Impact	Less than Significant Impact	Potentially Significant Impact
a. Induce substantial population growth in an area, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing housing necessitating the construction or replacement housing elsewhere; and/or displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.14.1 Impact Analysis

- a. *Would the project induce substantial population growth in an area, either directly or indirectly? (Impact 4.13-1)*

2015 Program EIR

The 2015 Program EIR determined that significant population growth may occur in the City with implementation of the CGPU. However, it is the goal of the CGPU that any such population growth would be measured and accommodated within the CGPU. The City anticipates continued growth, including the transformation from a small town into a medium-sized, full service city. The CGPU would accommodate this anticipated growth through updated land use designations that encourage measured residential and non-residential development and allow for increased circulation as population increases occur. Impacts from implementation of the CGPU would be less than significant. No mitigation is required.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant population growth. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing policies in the CGPU aimed at encouraging measured population growth. Therefore, impacts would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

- b. *Would the project displace substantial numbers of existing housing necessitating the construction or replacement housing elsewhere; and/or displace substantial numbers of people necessitating the construction of replacement housing elsewhere? (Impact 4.13-2)*

2015 Program EIR

The 2015 Program EIR determined that a significant impact could occur if a project would displace existing housing in the City. However, implementation of the CGPU does not propose any displacement of existing housing. Impacts of the CGPU related to displacement of housing would be less than significant. No mitigation measures are required.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant housing displacement. Future development would be subject to existing policies in the CGPU aimed at encouraging measured population growth and

minimizing displacement of housing. Therefore, impacts would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

Cumulative Population and Housing Impacts

2015 Program EIR. The 2015 Program EIR determined that growth in the City and region would occur with or without implementation of the CGPU. The CGPU accounts for future population growth and establishes goals and policies to reduce potential growth-related impacts. Additionally, the goals and policies are designed to preserve and improve existing and future physical development by providing a balance of residential and non-residential development, ensuring that adjacent land uses are compatible with one another, and effectively developing vacant parcels. All future projects under the CGPU would be required to mitigate land use impacts on a project-by-project basis. Therefore, the incremental impact of the CGPU, when considered in combination with development within the subregion, would not result in cumulatively considerable impacts to population and housing. Further, projects within the SCAG region that are regionally significant, as determined by SCAG, would be reviewed for conformity with regional goals for population, housing, employment, mobility, and air quality, further reducing potential cumulative impacts to a less than significant level.

Proposed Project. As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant population growth. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing policies in the CGPU aimed at encouraging measured population growth. Therefore, no new or substantially severe cumulative impacts would occur that have not already been addressed by the 2015 Program EIR.

3.15 PUBLIC UTILITIES

Would the Project:	Impact	Impact not Examined in 2015 Program EIR		
	Examined in 2015 Program EIR	No Impact	Less than Significant Impact	Potentially Significant Impact
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered facilities, need for new or physically altered facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service or to meet performance objectives for Natural Gas, Electricity, or Telecommunication?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Result in wasteful energy consumption?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Would the Project:	Impact Examined in 2015 Program EIR	Impact not Examined in 2015 Program EIR		
		No Impact	Less than Significant Impact	Potentially Significant Impact
d. Comply with federal, state, and local statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.15.1 Impact Analysis

a. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered facilities, need for new or physically altered facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service or to meet performance objectives for Natural Gas, Electricity, or Telecommunication? (Impact 4.14-1)*

2015 Program EIR

The 2015 Program EIR determined that development consistent with the CGPU could result in potential impacts to natural gas, electricity, and telecommunication infrastructure in the City. Policies 6.1 through 6.10, identified in the Infrastructure and Public Services Element, outline measures to reduce impacts from improvements to natural gas, electricity, and telecommunication infrastructure in the City. With implementation of Policies 6.1 through 6.10, impacts from improvements to natural gas, electricity, and telecommunications would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant changes to natural gas, electricity, or telecommunications services. Future development consistent with the proposed project would be subject to plan checks and project-specific CEQA reviews that would evaluate the individual project’s infrastructure needs and impacts. With implementation of future CEQA evaluations and the existing policies in the CGPU, impacts would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

b. *Would the project result in wasteful energy consumption? (Impact 4.14-2)*

2015 Program EIR

The 2015 Program EIR determined that implementation of the CGPU could increase the need for energy consumption in the City. However, any proposed project in the City is subject to CEQA Guidelines Appendix F, which requires projects to consider energy consumption and evaluate ways to conserve energy. The CGPU, which includes policies and goals in the Land Use and Community Character Element and the Sustainability and Natural Environment Element focused on energy consumption reduction (Land Use and Community Character Element Policy 5.10; and Sustainability and Natural Environment Element Policies 1.6, 1.7, 2.1 through 2.14, 11.2, and 11.14) also includes

implementation of the City's Climate Action Plan (CAP), which provides several strategies for reducing energy consumption Citywide and at the project level. Through consistency with applicable State goals and policies, and implementation of the City's CAP, impacts from the CGPU would be less than significant. No mitigation is required.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant changes to energy consumption. Future development would be subject to existing policies in the CGPU and CAP aimed at encouraging energy efficiency. Therefore, impacts would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

c. Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Impact 4.14-3)

2015 Program EIR

Prior analysis under the 2015 Program EIR determined that development consistent with the CGPU would increase the Planning Area's population from approximately 40,000 currently, to 135,000 by 2035. According to Senate Bill 1016 measurements, average population disposal weight is 4.5 pounds per resident per day. Solid waste generated under the CGPU could reach 131,800 tons per year by 2035, equating to roughly 360 tons per day. The Lamb Canyon Landfill is currently permitted to receive 3,000 tons of waste per day. The total permitted capacity of the landfill is 34,292,000 cubic yards. The Badlands Landfill is currently permitted to receive 4,000 tons of waste per day. The Coachella Valley Transfer Station, which receives and transfers waste from the City of Coachella and the City of Indio, currently receives an average of 328 tons of waste per day and has a capacity of 1,100 tons of waste per day. Based on these metrics, there is capacity for the additional waste generated under the CGPU. Policies identified in the Infrastructure and Public Services Element (Policies 5.1 through 5.16), outline measures to reduce impacts to landfill services and capacity in the City. With implementation of policies identified in the CGPU, impacts to landfill services and capacity would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant changes to landfill services or capacity in the City. Waste collected from the Project Areas is currently disposed of at regional landfills and has been accounted for in growth projections. Future development in the Project Area would be subject to existing policies in the CGPU aimed at maintaining landfill services. Therefore, impacts would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

d. Would the project comply with federal, state, and local statutes and regulations related to solid waste? (Impact 4.14-4)

2015 Program EIR

Prior analysis under the 2015 Program EIR determined that implementation of the CGPU could result in the generation of additional solid waste due to population growth in the City. Policies 5.2 through 5.16, identified in the Infrastructure and Public Services Element, outline measures to reduce impacts related to solid waste generation in the City. With implementation of Policies 5.2 through 5.16, and compliance with federal, State, and local statutes, impacts would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would conflict with federal, State, or local statutes related to solid waste generation in the City. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing policies in the CGPU and all federal, State, and local statutes. Therefore, impacts would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

Cumulative Public Utilities Impacts

2015 Program EIR. The 2015 Program EIR determined that with implementation of the CGPU, the City’s utility infrastructure would need to accommodate a population three-times the existing population. This growth could create a substantial need for infrastructure that could affect level of service in the region. Increased population in the Planning Area could cause a transfer of services to meet growing demand, and leave others within the region with unreliable services. To reduce potential impacts, the policies of the CGPU would proactively maintain and monitor level of service within the Planning Area and encourage waste diversion. With the implementation of policies in the CGPU and compliance with federal, State, and local policies and jurisdictions, the, the 2015 Program EIR concluded that cumulative impacts to public utilities would be less than significant.

Proposed Project. As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant changes to public utilities. Future development consistent with the proposed project would be subject to plan checks and project-specific CEQA reviews that would evaluate the individual project’s infrastructure needs and impacts. With implementation of future CEQA evaluations and the existing policies in the CGPU, no new or substantially severe cumulative impacts would occur that have not already been addressed by the 2015 Program EIR.

3.16 PUBLIC SERVICES

Would the Project:	Impact	Impact not Examined in 2015 Program EIR		
	Examined in 2015 Program EIR	No Impact	Less than Significant Impact	Potentially Significant Impact
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection services?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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 law protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, or other performance objectives for any schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, or other performance objectives for any parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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 medical facilities, healthcare facilities, or hospitals?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.16.1 Impact Analysis

- a. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection services? (Impact 4.15-1)*

2015 Program EIR

The 2015 Program EIR notes that two fire stations serve the region (Battalion 6 Coachella Fire Station #79 and the Indio Fire Department); however, based on response times and the number of firefighters per 1,000 residents, the City is underserving its population. Policies identified in the Sustainability and Natural Environment Element, the Infrastructure and Public Services Element, and the Noise Element (Sustainability and Natural Environment Policies 2.2, 2.3, 2.11, 2.14, and 3.1; Infrastructure and Public Services Element Policies 1.9, 7.8, and 7.10 through 7.12; and Noise Element Policies 1.1, 1.2, 2.1, and 2.2), outline measures to reduce impacts to improve level of service and response times in the City. With implementation of policies and mitigation measures identified, impacts would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant changes to fire protection levels of service and response times. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing policies in the CGPU aimed at improving fire protection level of service and response times or contributing to new fire stations, that would require a separate CEQA evaluation. Therefore, impacts would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

- b. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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 law protection? (Impact 4.15-2)*

2015 Program EIR

The 2015 Program EIR notes that the City is currently served by the Riverside County Sheriff's Department. The anticipated increase in population under the CGPU could result in increased call volumes and would increase the need for additional facilities and staff. Policies identified in the Sustainability and Natural Environment Element and the Infrastructure and Public Services Element (Sustainability and Natural Environment Element Policies 2.2, 2.3, 2.11, 2.14, and 3.1; and Infrastructure and Public Services Element Policies 1.9, 1.10, 7.1 through 7.6, and 7.8), outline

measures to reduce impacts to improve level of service and response times in the City. With implementation of CGPU policies identified, impacts would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant changes to government facilities. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing policies in the CGPU aimed at maintaining or improving existing government services or contributing to new government facilities, which would require a separate CEQA evaluation. Therefore, impacts would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

- c. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, or other performance objectives for any schools? (Impact 4.15-3)*

2015 Program EIR

Prior analysis under the 2015 Program EIR determined that the Planning Area would need additional schools serving all ages based on the population projections under the CGPU. Policies identified in the Land Use and Community Character Element, the Community Health and Wellness Element, the Sustainability and Natural Environment Element, and the Infrastructure and Public Services Element (Land Use and Community Character Element Policies 8.3 and 10.1; Community Health and Wellness Element Policies 5.4, 6.6, 6.14, and 8.1 through 8.11; Sustainability and Natural Environment Element Policies 2.2, 2.3, 2.11, 2.14, and 3.1; and Infrastructure and Public Services Element Policies 1.8 through 1.10), outline measures to reduce impacts related to the need for additional schools, in the City. With implementation of policies identified, impacts to government facilities, including schools, would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant changes to the need for additional government facilities, including schools. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing policies in the CGPU aimed at maintaining existing government services, including schools or contributing to new school facilities, which would require a separate CEQA evaluation. Therefore, impacts would be less

than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

- d. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, or other performance objectives for any parks? (Impact 4.15-4)*

2015 Program EIR

The 2015 Program EIR indicated that the City Planning Area has 60.2 acres of park, and 109 acres of parkland and open space, offering a number of recreation opportunities including; baseball fields, soccer fields, swimming pools, playgrounds, picnic areas, and basketball courts. Policies identified in the Land Use and Community Character Element, the Community Health and Wellness Element, the Sustainability and Natural Environment Element, the Safety Element, and the Infrastructure and Public Services Element (Land Use and Community Character Element Policies 2.13, 2.17, 2.18, 3.6, 4.7, 5.16, 8.2, 8.4, and 9.5; Community Health and Wellness Element Policies 8.1 and 8.5; Sustainability and Natural Environment Element Policies 2.8, 2.9, 3.7, 3.8, and 13.1 through 13.25; Safety Element Policy 3.6; and Infrastructure and Public Services Element Policies 1.8 and 2.17), outline measures to reduce impacts to parks in the City. With implementation of policies identified in the CGPU, impacts to parks would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant changes to parks. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing policies in the CGPU aimed at maintaining existing park facilities or contributing to new park facilities, which would require a separate CEQA evaluation. Therefore, impacts would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

- e. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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 medical facilities, healthcare facilities, or hospitals? (Impact 4.15-5)*

2015 Program EIR

The 2015 Program EIR notes that the CGPU Planning Area is served by seven medical facilities. The closest hospital is John F. Kennedy Medical Center in Indio. The CGPU proposes street development connectivity throughout the Planning Area that would help improve response times for hospital and emergency response vehicles. This would also reduce noise impacts along the route, as the

connectivity would allow response vehicles to travel near fewer sensitive receptors. Policies identified in the Land Use and Community Character Element, the Community Health and Wellness Element, the Sustainability and Natural Environment Element, and the Mobility Element (Land Use and Community Character Element Policies 8.1, 8.2, and 14.1; Sustainability and Natural Environment Element Policies 1.1, 1.2, 1.6, 2.3, 2.6, 2.7, 2.11, 2.14, 3.1, 3.7, and 3.8; Community Health and Wellness Element Policies 9.4 and 9.9 through 9.11; and Mobility Element Policy 8.3), outline measures to reduce impacts to medical facilities in the City. With implementation of policies identified in the CGPU, impacts to medical and healthcare facilities and hospitals would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant changes to medical facilities. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing policies in the CGPU aimed at maintaining existing medical facilities or contributing to new medical facilities, which would require a separate CEQA evaluation. Therefore, impacts would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

Cumulative Public Services Impacts

2015 Program EIR. The 2015 Program EIR determined that the demand for all public services within the Planning Area is expected to increase as population increases and the need to maintain adequate quality of service, access, and response times for emergency vehicles increases. However, the cumulative policies of the CGPU propose multiple strategies to reduce potential impacts to public facilities and ensure adequate level of service ratios are maintained. Although implementation of the CGPU may require the construction of additional public service facilities, this development would account for a small proportion of the overall development under the CGPU. Therefore, due to CGPU policies and based on the scale of development of the CGPU, the 2015 Program EIR concluded that cumulative impacts from public services would be less than significant.

Proposed Project. As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant changes to public facilities. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing policies in the CGPU aimed at maintaining adequate levels of service ratios. Therefore, no new or substantially severe cumulative impacts would occur that have not already been addressed by the 2015 Program EIR.

3.17 WATER SUPPLY AND WASTEWATER

Would the Project:	Impact Examined in 2015 Program EIR	Impact not Examined in 2015 Program EIR		
		No Impact	Less than Significant Impact	Potentially Significant Impact
a. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Require or result in the construction of new water treatment or collection facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Result in a 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.17.1 Impact Analysis

a. *Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Impact 4.16.1)*

2015 Program EIR

The 2015 Program EIR determined that water demands resulting from implementation of the CGPU have been accounted for in the Coachella Valley Water District's (CVWD) local and regional water supply planning processes and determinations of sufficient water supplies for the City and its Sphere of Influence. Through compliance with applicable policies set forth in the CGPU and CVWD's Coachella Valley Water Management Plan (CVWMP 2010), impacts to water supplies in the City would be less than significant. No mitigation measures are required.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or

development that would result in significant changes to water supply services. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing policies in the CGPU and CVWMP aimed at maintaining sufficient water supply. Therefore, impacts would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

b. Would the project require or result in the construction of new water treatment or collection facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Impact 4.16.2)

2015 Program EIR

The 2015 Program EIR determined that water demands resulting from implementation of the CGPU have been accounted for in the CVWD’s local and regional water supply planning processes and determinations of sufficient water supplies for the City and its Sphere of Influence. Through compliance with applicable policies set forth in the CGPU and CVWD’s CVWMP (2010), impacts to water treatment and collection facilities in the City would be less than significant. No mitigation measures are required.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant changes to water treatment or collection facilities. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing policies in the CGPU aimed at maintaining service of existing water treatment and collection facilities in the City or contributing to new water treatment and collection facilities, which would require a separate CEQA evaluation. Therefore, impacts would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

c. Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Impact 4.16.3)

2015 Program EIR

The City’s wastewater treatment facilities are managed by the Coachella Sanitary District and are under the Colorado River Basin Regional Water Quality Control Board (CRBRWQCB). In order for wastewater treatment facilities to be in operation, they must comply with all requirements of the CRBRWQCB with annual reporting to monitor treatment practices. Wastewater treatment demands resulting from implementation of the CGPU must comply with requirements set forth in the CRBRWQCB. Through compliance with applicable policies set forth in the CGPU, including Policies 3.1 and 3.4 under the Infrastructure and Public Services Element and regulatory requirements of the

CRBRWQCB, impacts to wastewater treatment requirements in the City would be less than significant. No mitigation measures are required.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant changes to wastewater treatment requirements. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing policies in the CGPU aimed at maintaining existing wastewater treatment requirements in the City. Therefore, impacts would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

- d. Would the project require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Impact 4.16.4-1)*

2015 Program EIR

The 2015 Program EIR anticipated that there will be a 19.1 million gallons per day deficiency in wastewater treatment capacity in the three-city region of La Quinta, Coachella, and Indio, by 2035. Policies identified in the Infrastructure and Public Services Element (Policies 1.1, 1.2, 3.1 through 3.5, and 3.7 through 3.9), outline measures to reduce impacts from this potential deficiency in the City and region. With implementation of policies, increasing capacity, and improving efficiency to reduce wastewater generation, impacts would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant changes to wastewater treatment facilities. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing policies in the CGPU aimed at maintaining service from existing and planned wastewater treatment facilities. Therefore, impacts would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

- e. Would the project result in a 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? (Impact 4.16.4-2)*

2015 Program EIR

Please refer to the analysis above in Section 3.17.d. With implementation of policies, increasing capacity, and improving efficiency to reduce wastewater generation, impacts would be less than significant.

Proposed Project

Please refer to the analysis above in Section 3.17.d. Future development would be subject to existing policies in the CGPU aimed at maintaining service from existing and planned wastewater treatment facilities. Therefore, impacts would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

f. Would the project 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? (Impact 4.16.5)

2015 Program EIR

The 2015 Program EIR notes the primary regional stormwater drainage facility within the Coachella Valley is the Whitewater River Stormwater Channel/Coachella Valley Stormwater Channel (WWRSC/CVSC), a portion of the Whitewater River that has been channelized to handle flood flows of up to 80,000 cfs and drains water into the Salton Sea, south of the Planning Area. Policies identified in the Infrastructure and Public Services Element and the Sustainability and Natural Environment Element (Infrastructure and Public Services Element Policies 1.1, 1.2, 1.6, 4.1 through 4.9; and Sustainability and Natural Environment Element Policies 7.1 through 7.2), outline measures to reduce impacts from improvements to stormwater drainage facilities in the City. With implementation of policies identified in the CGPU, impacts to stormwater drainage facilities would be less than significant.

Proposed Project

As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant changes to stormwater drainage facilities. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing policies in the CGPU aimed at maintaining stormwater drainage facility services. Therefore, impacts would be less than significant, and no new or substantially severe impacts would occur that have not already been addressed by the 2015 Program EIR.

Cumulative Water Supply and Wastewater Impacts

2015 Program EIR. The 2015 Program EIR determined that the total projected water supplies available to the City during normal, single-dry, and multiple-dry water years during build out of the Planning Areas are sufficient to meet the projected water demand associated with the proposed

project. In addition, CVWD concluded that the total projected water supplies available to the East (Lower) Whitewater River Subbasin area during normal, single-dry and multiple dry periods throughout the year 2045 are sufficient to meet the water needs of existing uses and projected growth throughout CVWD, specifically including the future water needs within the City and its Sphere of Influence. At the time of the 2015 Program EIR, the three-city area of Coachella, Indio, and La Quinta is projected to have a combined population of 300,000 and exceed regional wastewater treatment capacity by approximately 19.1 million gallons per day in approximately 20 years. The policies of the CGPU would require concurrent development of Citywide wastewater treatment facilities with new development to ensure there is adequate capacity for wastewater treatment. Given this policy, cumulative impacts would be considered less than significant. Similarly, the regional WWRSC/CVSC is a regional facility designed and constructed to handle regional stormwater flows. As development occurs within Coachella, it will be required to have adequate stormwater control facilities in place prior to issuance of permits. Additionally, the City will be required to coordinate facility capacities with CVWD. These efforts would ensure no cumulative impacts would occur as development would be prohibited should adequate capacity not be available. Thus, cumulative impacts related to stormwater facilities would be considered less than significant.

Proposed Project. As previously discussed, the proposed CGPU land use designations are generally consistent with the existing land uses and existing RCGP land use designations. The proposed project would result in the continuation of existing and historic land uses and would not directly result in any activities or development that would result in significant changes to water treatment facilities, wastewater treatment facilities, or stormwater drainage facilities. Any growth that would occur from the implementation of the proposed project would be consistent with previous projections as the project does not propose any significant changes to land use or density. Additionally, future development would be subject to existing policies in the CGPU aimed at maintaining service from existing and planned water treatment facilities, wastewater treatment facilities, and stormwater drainage facilities. Therefore, no new or substantially severe cumulative impacts would occur that have not already been addressed by the 2015 Program EIR.

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4.0 APPLICABLE 2015 PROGRAM EIR MITIGATION MEASURES

The following mitigation measures were adopted upon certification of the 2015 Program EIR and would be incorporated into the proposed project.

4.1 AESTHETICS

According to the Final EIR for the CGPU, while aesthetic impacts were determined to be significant and unavoidable, no feasible mitigation measures were identified.

4.2 AGRICULTURAL RESOURCES

According to the Final EIR for the CGPU, while agricultural resources impacts were determined to be significant and unavoidable, no feasible mitigation measures were identified.

4.3 BIOLOGICAL RESOURCES

Mitigation Measure Prior to adoption of the Final EIR and CGPU, update CGPU Chapter 7 with new policy. Policy will state: Require projects proposing to develop in subareas 5, 6, and 7 to conduct survey to determine if there is occurrence of sensitive species within the project area. If sensitive species are present, projects must implement mitigation measures necessary as prescribed by a qualified biologist and approved by any applicable resource agency in order to receive necessary City permits.

4.4 CULTURAL RESOURCES

Mitigation Measure Prior to adoption of the Final EIR and CGPU, update CGPU to add policy in Chapter 7 that states: In areas where there is a high chance that human remains may be present, require proposed projects to conduct survey to establish occurrence of human remains, if any. If human remains are discovered on proposed project sites, the project must implement mitigation measures to prevent impacts to human remains in order to receive permit approval.

4.5 GEOLOGY AND SOILS

According to the Final EIR for the CGPU, geology and soils impacts were determined to be less than significant, and mitigation measures were not necessary.

4.6 HAZARDOUS MATERIALS

According to the Final EIR for the CGPU, hazardous materials impacts were determined to be less than significant, and mitigation measures were not necessary.

4.7 WATER QUALITY AND HYDROLOGY

According to the Final EIR for the CGPU, water quality and hydrology impacts were determined to be less than significant, and mitigation measures were not necessary.

4.8 LAND USE AND PLANNING

According to the Final EIR for the CGPU, land use and planning impacts were determined to be less than significant, and mitigation measures were not necessary.

4.9 CIRCULATION

Within one year of adoption of the CGPU, the City shall update its Development Impact Fee (DIF) program to establish a plan and funding mechanism that provides for the implementation of all of the roadway improvements identified in the Mobility Element.

4.10 NOISE

According to the Final EIR for the CGPU, noise impacts were determined to be less than significant, and mitigation measures were not necessary.

4.11 AIR QUALITY

According to the Final EIR for the CGPU, air quality impacts were determined to be less than significant, and mitigation measures were not necessary.

4.12 GREENHOUSE GASES

According to the Final EIR for the CGPU, greenhouse gas impacts were determined to be less than significant, and mitigation measures were not necessary.

4.13 POPULATION AND HOUSING

According to the Final EIR for the CGPU, population and housing impacts were determined to be less than significant, and mitigation measures were not necessary.

4.14 PUBLIC UTILITIES

According to the Final EIR for the CGPU, public utilities impacts were determined to be less than significant, and mitigation measures were not necessary.

4.15 PUBLIC SERVICES

According to the Final EIR for the CGPU, public services impacts were determined to be less than significant, and mitigation measures were not necessary.

4.16 WATER SUPPLY AND WASTEWATER

According to the Final EIR for the CGPU, water supply and wastewater impacts were determined to be less than significant, and mitigation measures were not necessary.

5.0 REFERENCES

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RESOLUTION NO. 2023-50

A RESOLUTION OF THE COACHELLA CITY COUNCIL APPROVING GENERAL PLAN AMENDMENT NO. 23-03 TO AMEND THE CITY OF COACHELLA GENERAL PLAN 2035 AND THE OFFICIAL GENERAL PLAN MAP RELATED TO ESTABLISHMENT OF GENERAL PLAN LAND USE DESIGNATIONS FOR THREE AREAS EVALUATED AS PART OF THE GENERAL PLAN PLANNING AREA IN THE CERTIFIED 2015 PROGRAM ENVIRONMENTAL IMPACT REPORT BUT FOR WHICH NO GENERAL PLAN LAND USE DESIGNATION WAS IDENTIFIED. APPLICANT: CITY-INITIATED

WHEREAS, the City of Coachella initiated General Plan Amendment No. 23-03 for a land use designation amendments, along with Environmental Assessment No. 23-03, (collectively the “Project Approvals”), to establish General Plan land use designations for three areas that were evaluated as part of the City of Coachella General Plan Planning Area in the certified 2015 Program Environmental Impact Report (EIR) but for which no General Plan land use designation was identified. The three areas include: (1) the area generally bounded by Dillon Road to the west, Fargo Canyon to the north, parcel boundaries to the east, and East Side Dike to the southeast (Northern Project Area); (2) the area generally bounded by Jackson Street on the west, approximately 0.25 mile north of 51st Avenue on the north, Calhoun Street on the east, and 52nd Avenue on the south (Western Project Area); and (3) the area generally bounded by State Route 86 (SR-86) to the west, Avenue 60 to the north, Lincoln Street to the east, and 62nd Avenue to the south (Southern Project Area). Land Use and Community Character Element Policy 1.2 is proposed for removal in order to allow the annexation of new land into the City before 60 percent of the land within the city limits is built with urban uses or permanently preserved open space.

WHEREAS, in 2015, the City of Coachella (“City”) adopted a General Plan Update to guide development and provide a basis for decision-making for the City through 2035; and

WHEREAS, pursuant to the California Environmental Quality Act (Pub. Resources Code, § 21000 *et seq.*) (“CEQA”) and the State CEQA Guidelines (Cal. Code of Regs., tit. 14, § 15000 *et seq.*), in 2015 the City certified the Final Environmental Impact Report (“CGPU EIR”) (SCH # 2009021007), in connection with the General Plan Update; and

WHEREAS, pursuant to CEQA, when taking subsequent discretionary actions in furtherance of a project for which an Environmental Impact Report (“EIR”) has been certified or a Mitigated Negative Declaration (“MND”) has been adopted, the lead agency is required to review any changed circumstances to determine whether any of the circumstances under Public Resources Code section 21166 and State CEQA Guidelines section 15162 require additional environmental review; and

WHEREAS, by way of preparation of an Addendum, attached hereto as Exhibit “A” and incorporated herein, the City has evaluated the Project in light of the standards for subsequent environmental review outlined in Public Resources Code section 21166 and State CEQA Guidelines section 15162; and

WHEREAS, based on that analysis which included a comparison of anticipated environmental effects of the proposed project with those disclosed in the 2015 Certified EIR to review whether any conditions set forth in Section 15162 of the State CEQA Guidelines requiring preparation of a subsequent or supplemental EIR are met, the Planning Commission does not require preparation of a subsequent or supplemental EIR because there is no possibility for new significant environmental effects or a substantial increase in the severity of previously identified significant environmental effects; and

WHEREAS, the City, as lead agency, determined an Addendum to the certified CGPU EIR should therefore be prepared for the Project's proposed minor technical changes; and

WHEREAS, the Addendum, Exhibit "A" of Resolution No. PC2023-18, to the certified CGPU EIR was prepared pursuant to CEQA, the State CEQA Guidelines, and the City's Local CEQA Guidelines; and

WHEREAS, in compliance with the requirements of the California Environmental Quality Act (CEQA), prior to recommending approval of General Plan Amendment 23-03, the City Council of the City of Coachella adopted Resolution No. 2023-49 adopting the Addendum to the certified CGPU EIR.

WHEREAS, on June 21, 2023 and July 5, 2023, the Planning Commission held a duly noticed public hearing to review the project, as modified and the related environmental documents, at which time during the hearing members of the public were given an opportunity to testify regarding the Project; and

WHEREAS, on July 26, 2023, the City Council held a duly noticed public hearing to review the project, as modified and the related environmental documents, at which time during the hearing members of the public were given an opportunity to testify regarding the Project; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COACHELLA 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. General Plan Amendment No. 23-03. The City Council hereby approves text modifications to Chapter 4 Land Use and Community Character Element as shown in "Exhibit A" and a change to Figure 4-23 of the General Plan 2035 Land Use and Community Character Element, entitled "General Plan Designation Map" as shown in "Exhibit B", attached and made a part hereto (collectively, "General Plan Amendment No. 23-03"), and hereby recommends that the City Council approve General Plan Amendment No. 23-03.

SECTION 3. Findings. The City Council finds that the amendments to General Plan proposed by "Exhibit A" and "Exhibit B" are consistent with the goals and policies of all elements

of the General Plan, as amended by this Resolution, and exercise the City's land use powers to protect the health, safety, and welfare of the public. The General Plan Land Use Element would retain Policies 1.1 and 1.3 through 1.7, which would continue to support growth in a sustainable and orderly manner. Policy 1.1 requires establishing city limits that allow for realistic growth, while Policy 1.5 requires that all development and policy decisions conform to the vision and policies for that planning area.

The City Council also finds that the proposed amendments to the Coachella General Plan 2035 would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that they will ensure parcels within the City of Coachella General Plan Planning Areas has assigned land use.

SECTION 4. CEQA. Based on the Addendum, the administrative record, and having considered the CGPU EIR and all written and oral evidence presented to the City Council, the City Council hereby recommends that the City Council find that all environmental impacts of the Project have been addressed within the certified CGPU EIR. The Council finds that no new or additional mitigation measures or alternatives are required. The Council finds that there is no substantial evidence in the administrative record supporting a fair argument that the Project may result in any significant environmental impacts beyond those analyzed in the certified CGPU EIR. The City Council finds that the Addendum contains a complete, objective, and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the City Council.

Based on substantial evidence set forth in the record, including but not limited to, the CGPU EIR, the Addendum, and all related information presented to the City Council, the City Council finds that, based on the whole record before it, none of the conditions under State CEQA Guidelines section 15162 requiring subsequent environmental review have occurred because the Project:

1. There are no substantial changes to the project that would require major revisions of the certified 2015 Program EIR due to new significant environmental effects or a substantial increase in severity of impacts identified in the 2015 Program EIR;
2. Substantial changes have not occurred in the circumstances under which the project is being undertaken that will require major revisions to the certified 2015 Program EIR to disclose new significant environmental effects or that would result in a substantial increase in severity of impacts identified in the 2015 Program EIR; and
3. There is no new information of substantial importance that was not known at the time the 2015 Program EIR was certified, indicating any of the following:
4. The project will have one or more new significant effects not discussed in the 2015 Program EIR;
 - There are impacts determined to be significant in the 2015 Program EIR that would be substantially more severe;
 - There are additional mitigation measures or alternatives to the project that would substantially reduce one or more significant effects identified in the 2015 Program EIR; and
 - There are additional mitigation measures or alternatives rejected by the project proponent that are considerably different from those analyzed in the

2015 Program EIR that would substantially reduce a significant impact identified in that EIR.

The complete evaluation of potential environmental effects of the project, including rationale and facts supporting the City's findings, is contained in Chapter 3.0 of the Addendum, Exhibit A OF Resolution No. PC2023-18.

SECTION 5. 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. City Clerk is the custodian of the record of proceedings.

SECTION 6. Execution of Resolution. The City of Coachella Mayor shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

PASSED APPROVED and ADOPTED this 26th day of July 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Steven A. Hernandez
Mayor

ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

Carlos Campos
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. 2023-50 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on this 26th day of July 2023 by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Delia Granados
Deputy City Clerk

Estate Rancho

Intent and Purpose

The Estate Rancho designation accommodates low intensity residential development in an estate or low-density suburban format. These areas are generally located on the outside edges of the City of Coachella and serve as a transition zone between more dense residential areas and the rural and agricultural landscape surrounding the city.

Intended Physical Character

Estate Rancho areas are predominantly single-family homes with large lots, landscaped yards, and large separation between homes, typical of estate development patterns. The homes can be designed as individual lots or as small subdivisions of single-family homes. These areas should be designed to be neighborhoods, rather than a series of disconnected houses or small subdivisions.

Allowed Land Uses

Residential primarily, except for home occupations, and uses accessory to agricultural cultivation.

Development Intensity

DU/AC = 1.0 - 2.2 DU/AC

FAR = n/a

Network and Connectivity

“Blocks” defined by public roads through this suburban environment are relatively large but still allow for connectivity and walkability. Curvilinear streets are acceptable so long as there is connectivity between blocks and subdivisions. While the standards are flexible, block lengths should be between 400 and 800 feet with a maximum block perimeter of approximately 3600 feet. All roads should be public and gated subdivisions are prohibited. Some dead-end roads may be warranted to preserve existing topography and/or natural environment or due to pre-existing parcel configurations or development patterns.

Street Design

Streets accessing these properties are semi-rural in character, with the following characteristics:

1. Residential streets should be as narrow as practical to encourage slow, safe driving speeds.
2. Sidewalks are not required but streets should be designed to ensure a safe and comfortable pedestrian environment. This can occur with sidewalks, gravel paths adjacent to streets or off-street trails.
3. Open drainage swales (ditches) are allowed in lieu of curb and gutter improvements.
4. Street trees are encouraged to enhance the naturalistic character of the area.
5. Streetlights are encouraged in areas at the higher range of the density allowed for the areas but are not required.

Parks and Open Space

1. Neighborhood Parks and Mini Parks, such as tot-lots, are required on-site as part of larger

development projects (greater than 20 units).

2. Parks should be located throughout the neighborhoods so that no resident is more than ½ mile from a park.
3. Community Parks may be located throughout these areas.
4. Areas should be connected to the urban parts of the community through multi-use trails and greenways.
5. Nature, as exemplified by agriculture and open space, is acceptable, as well, when resource conservation is a priority at a given site.

Rural Form Guidelines

1. Parcels are relatively large and vary between 20,000 square feet and 1 acre, resulting in relatively low building coverage (generally less than 25 percent) for more estate development patterns. Parcels may be smaller in rural cluster development (where parcels are smaller and clustered in order to preserve large open space areas for common use, public use and/or natural preservation).
2. Buildings are generally set back from roads with deep front, side and rear setbacks to maintain the estate character.
3. Buildings are limited to single family houses, accessory second units and sheds. Barns are allowed if agricultural uses are on the property.
4. Building heights are generally one to two stories and in some cases 2 ½ stories.

Table 4-1: General Plan Designations Summary

	RANCHOS			NEIGHBORHOODS			CENTERS			DISTRICTS			
	AGRICULTURAL	RURAL	ESTATE RANCHO	SUBURBAN NEIGHBORHOOD	GENERAL NEIGHBORHOOD	URBAN NEIGHBORHOOD	NEIGHBORHOOD CENTER	DOWNTOWN CENTER	URBAN EMPLOYMENT CENTER	SUBURBAN RETAIL DISTRICT	REGIONAL RETAIL DISTRICT	INDUSTRIAL DISTRICT	RESORT
DEVELOPMENT CHARACTERISTICS													
DU/AC (RANGE AND AVERAGE)* (Density varies depending on building type)	1 DU per 40 acres	1 DU/2.5 acres to 1 DU/ac	1 DU/ac to 2.2 DU/ac	2 – 8 DU/ac with 5 DU/ac average for new projects	7-25 DU/ac with 12 DU/ac average for new projects	20 – 35 DU/ac with 30 average for new projects	15-40 DU/ac	20 - 65 DU/ac	30-65 DU/ac	n/a	10-15 DU/ac	n/a	Up to 8 DU/ac
FAR	0.01	n/a	n/a	n/a	n/a	0.5	0.5 – 1.5	0.5 – 2.0	0.5 – 2.0	0.35 – 1.0	0.35 – 2.0	0.1 – 2.0	0.1 max
STREET DESIGN, NETWORK AND CONNECTIVITY													
BLOCK PERIMETER Note: exceptions apply for natural and man-made barriers	n/a	n/a	3600 ft. max	3200 ft. max	2400 ft. max	2400 ft. max	1600 ft. max	2000 ft. max	2400 ft. max	3200 ft. max	4000 ft. max	4,800 ft. max	n/a
BLOCK LENGTHS (DESIRED) Note: exceptions apply for natural and man-made barriers	n/a	n/a	400-800 ft.	400-500 ft.	400-500 ft.	400-500 ft.	400-500 ft.	300-500 ft.	300-500 ft.	Up to 1000 ft.	Up to 1000 ft.	Up to 1200 ft.	n/a
EXTERNAL CONNECTIVITY (project or neighborhood boundary)	n/a	¼ mi. min	1000'	Min 1 connection every 800 ft.	Min 1 connection every 800 ft.	Min 1 connection every 800 ft.	Min 1 connection every 600 ft.	Min 1 connection every 600 ft.	Min 1 connection every 600 ft.	Min 1 connection every 800 ft.	Min 1 connection every 1000 ft.	Min 1 connection every 1200 ft.	Min 1 connection every ¼ mi.
GATED RESIDENTIAL AREAS	--	Y	--	--	--	--	--	--	--	n/a	n/a	n/a	Y
PARKS AND OPEN SPACE													
MINI PARK	--	--	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
NEIGHBORHOOD PARK	--	Y	Y	Y	Y	Y	--	Y	--	--	--	Y	--
COMMUNITY PARK	Y	Y	Y	Y	Y	--	--	--	--	--	Y	--	Y
PLAZA/GREEN	--	--	Y	Y	Y	Y	Y	Y	Y	Y	Y	--	--
GREENWAY/PARKWAY	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
SPECIAL USE	--	--	Y	Y	Y	--	--	--	--	--	--	--	--
NATURE/OPEN SPACE	Y	Y	Y	Y	Y	--	--	--	Y	--	--	--	Y
LINEAR PARK	--	Y	Y	Y	Y	--	--	--	--	--	--	--	Y

* See additional density restrictions and potential development regulations for new residential developments near airport (Policies 10.4 and 10.8).

Page intentionally left blank.

4. As feasible, construct multi-use trails along the Coachella Canal either inside, or adjacent to, this subarea.
5. Final designation mix should be:
 - Ten to 40 percent Agricultural Rancho
 - Up to 100 percent Rural Rancho
 - 25 to 100 percent Open Space

GOALS AND POLICIES

Goal 1. Development Regulations. A land development and regulatory system that reinforces the City’s desire to grow from a small town to a medium sized city in a sustainable and orderly manner.

Policies

- 1.1 City limits.** Establish and maintain a city limit for Coachella that allows for a realistic amount of future growth.
- ~~1.2 Annexation. Allow the annexation of new land into the City when at least 60 percent of the land within the city limits is built with urban uses or permanently preserved open space.~~
- 1.23 Sphere of influence.** Establish and maintain a Sphere of Influence that identifies the long-term growth plans of the City. The Sphere of Influence may encompass an area that accommodates more growth than the time horizon of the General Plan.
- 1.34 Planning area.** Establish and maintain a Planning Area that allows Coachella to communicate to adjacent jurisdictions about potential the impact of Growth on the City.
- 1.45 Subareas.** Establish and utilize a system of subareas to efficiently plan and manage the City’s growth. Each area of the City and Sphere of Influence shall be included in a subarea. All development and policy decisions shall conform to the vision and policies for that planning area, in addition to the citywide goals and policies. See Figure 3-24 for a map of the City’s subareas.
- 1.56 General plan designations.** Establish and maintain a system of General Plan designations that:
 - Provides flexibility for land developers to determine the best use of their land within the bounds of the vision for the subarea, particularly in undeveloped areas of the City.
 - Regulates the form and character of new development to ensure the development that does occur is complete with a diversity of uses so residents don’t have to drive long distances to access goods and services, connected to the Downtown and other parts of the City via multiple modes of transportation, and compact so that areas are walkable and pedestrian-friendly. The exception to the above shall be Resort developments which may be developed as isolated projects separate from the rest of the City.
 - Uses the development process to enhance the charterer and identity of Coachella.

- 1.67 **Specific Plans.** Utilize specific plans as strategic entitlement tools when considering unique projects that bring exceptional value to the community. Periodically review existing, un-built specific plans for relevance and the potential for needed updates.

Goal 2. Growth and Development. The successful transformation of Coachella from a small town into a medium-sized, full-service City that is a major economic center for the Coachella Valley.

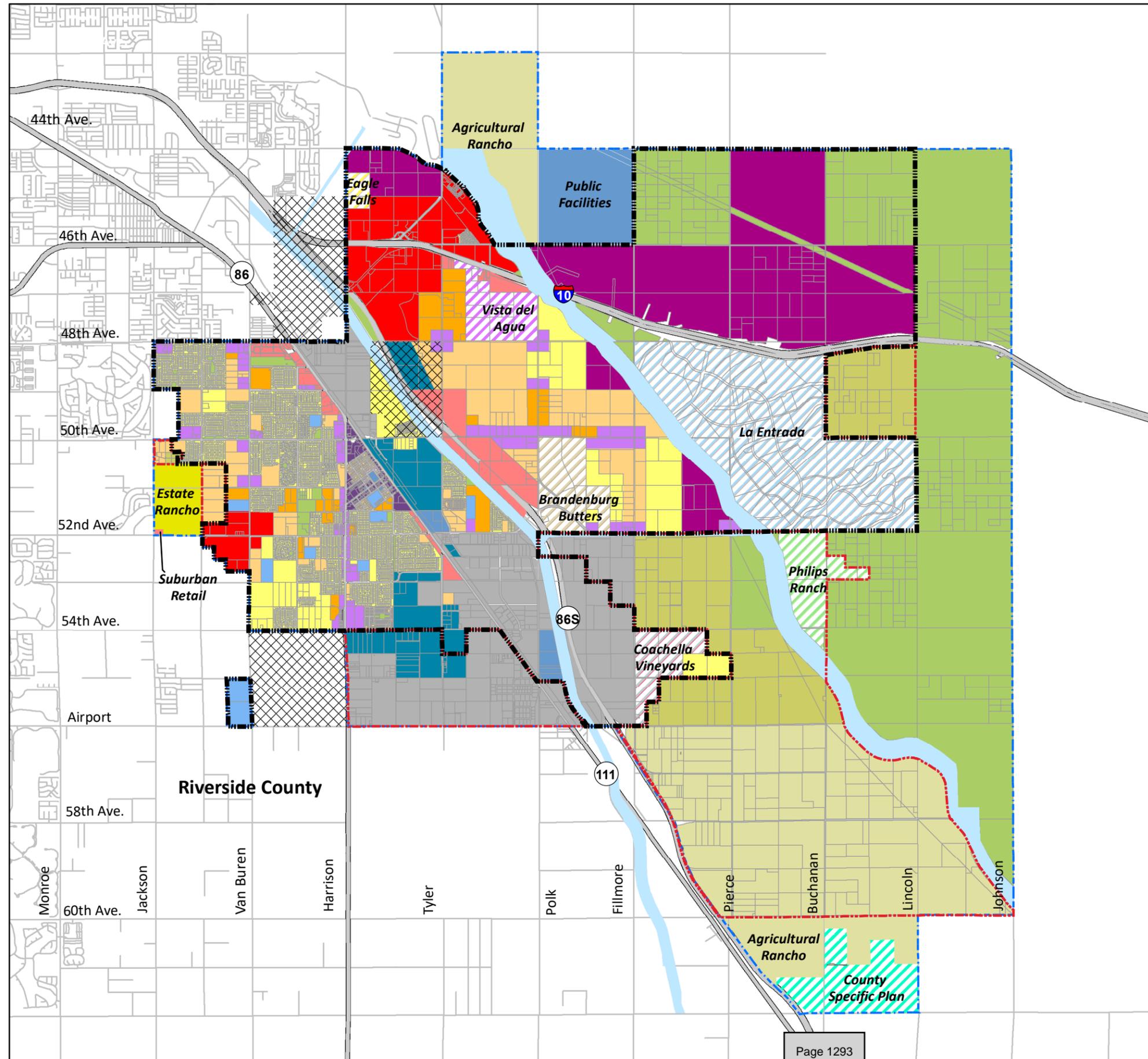
Policies

- 2.1 **Population and employment growth.** Allow the City to grow from its current population of approximately 40,000 and 5,800 jobs to a maximum of 135,000 and 32,000 jobs by 2035.
- 2.2 **Character and identity.** Strive to maintain Coachella’s existing small-town character, identity and cultural diversity as development occurs in the future.
- 2.3 **Urban design as identity.** Recognize the City can differentiate itself from other Coachella Valley cities through urban design practices such as the development of complete neighborhoods, preservation of agriculture and open space, pedestrian-oriented design and sustainable development practices.
- 2.4 **Natural context.** Retain the City’s natural infrastructure and visual character derived from topography, farmlands and waterway corridors.
- 2.5 **High quality construction and architecture.** Require high-quality and long-lasting building materials on all new development projects in the City. Encourage innovative and quality architecture in the City with all new public and private projects.
- 2.6 **Architectural diversity.** A diversity of architectural styles is encouraged, particularly those that have their roots in the heritage of Southern California and the Desert Southwest.
- 2.7 **Climate-appropriate design.** Require architecture, building materials and landscape design to respect and relate to the local climate, topography, history, and building practices.
- 2.8 **Growth and development evaluation.** Every five years, review and adjust, as needed, the General Plan’s population and employment capacities to meet changes in economic and demographic conditions.
- 2.9 **Infill development.** Promote and provide development incentives for infill development and redevelopment of existing properties.
- 2.10 **Contiguous development pattern.** Encourage and incentivize development to occur contiguous to, or proximate to, existing built areas to facilitate delivery of City services and minimize “leapfrog” development not connected to existing urbanized areas.
- 2.11 **New growth.** Continue to plan for future expansion and new growth on previously undeveloped areas.
- 2.12 **High priority development areas.** Identify subareas 5, 6, 7, 8, 9, 10, and 11 as Priority Growth Areas to be targeted for growth through City policies and actions and to receive priority for funding, community facilities and services.



City of Coachella General Plan Update 2035

General Plan Land Use



Legend

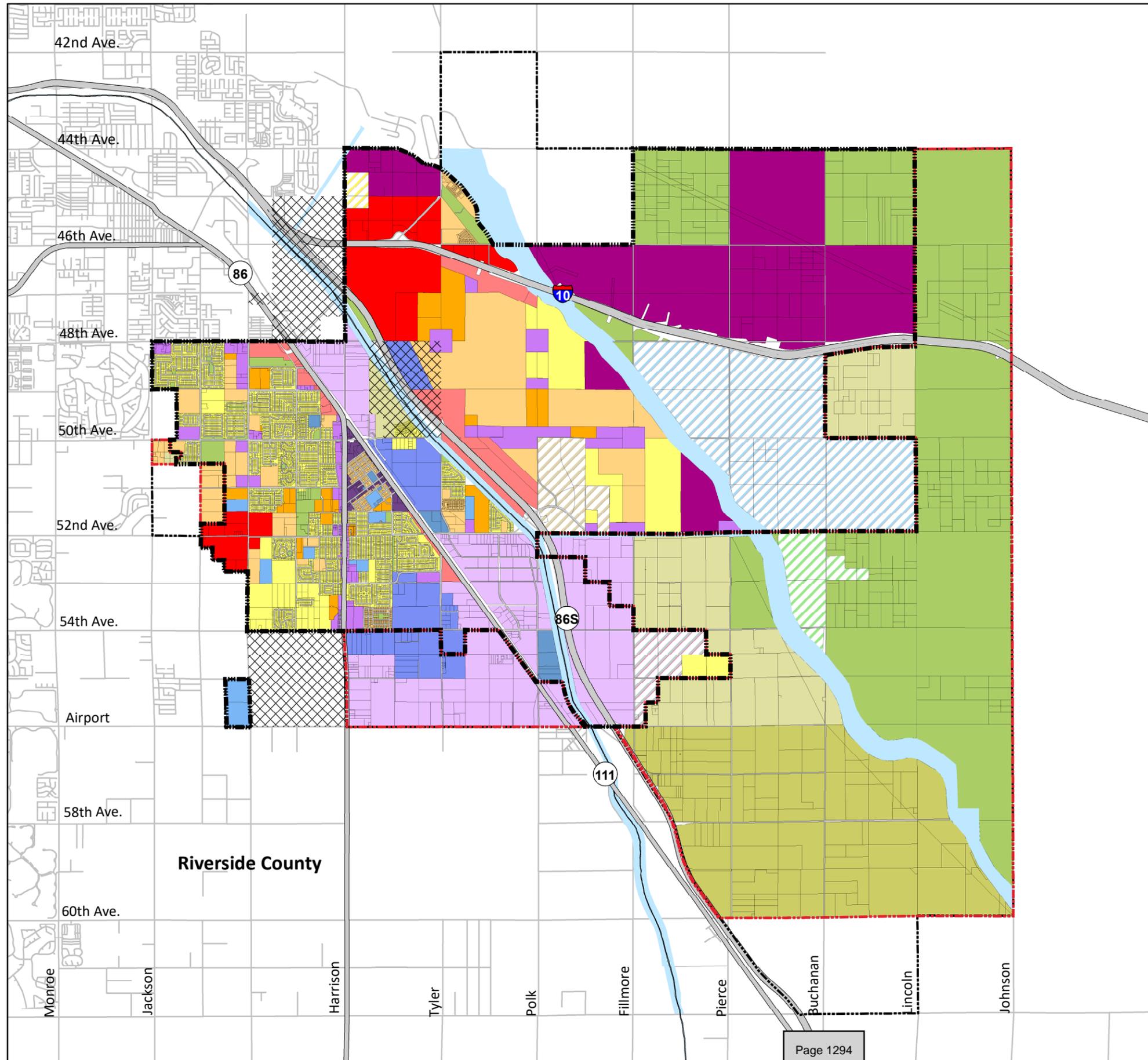
- City Boundary
- Sphere of Influence (LAFCO)
- General Plan Planning Area
- Tribal Land
- Agricultural Rancho
- Rural Rancho
- Estate Rancho
- Suburban Neighborhood
- General Neighborhood
- Urban Neighborhood
- Downtown Transition
- Downtown Center
- Neighborhood Center
- Suburban Retail District
- Regional Retail District
- Resort District
- Open Space
- Public Facilities
- School
- Urban Employment
- Industrial District
- Brandenburg Butters Specific Plan
- Coachella Vineyards Specific Plan
- Eagle Falls Specific Plan
- La Entrada Specific Plan
- Philips Ranch Specific Plan
- Vista del Agua Specific Plan
- County Specific Plan



Source: City of Coachella and Riverside County
Date: July 2023



City of Coachella General Plan Update 2035



Current General Plan Land Use Designations

Legend

- City Boundary
- Sphere of Influence
- General Plan Planning Area
- Tribal Land
- Downtown Center
- Urban Employment Center
- Neighborhood Center
- Regional Retail District
- Suburban Retail District
- Resort District
- Industrial District
- Urban Neighborhood
- General Neighborhood
- Suburban Neighborhood
- Rural Rancho
- Agricultural Rancho
- Open Space
- School
- Public Facilities
- Brandenburg Butters Specific Plan
- Coachella Vineyards Specific Plan
- Eagle Falls Specific Plan
- La Entrada Specific Plan
- Philips Ranch Specific Plan



Source: City of Coachella and Riverside County
Date: April 2023

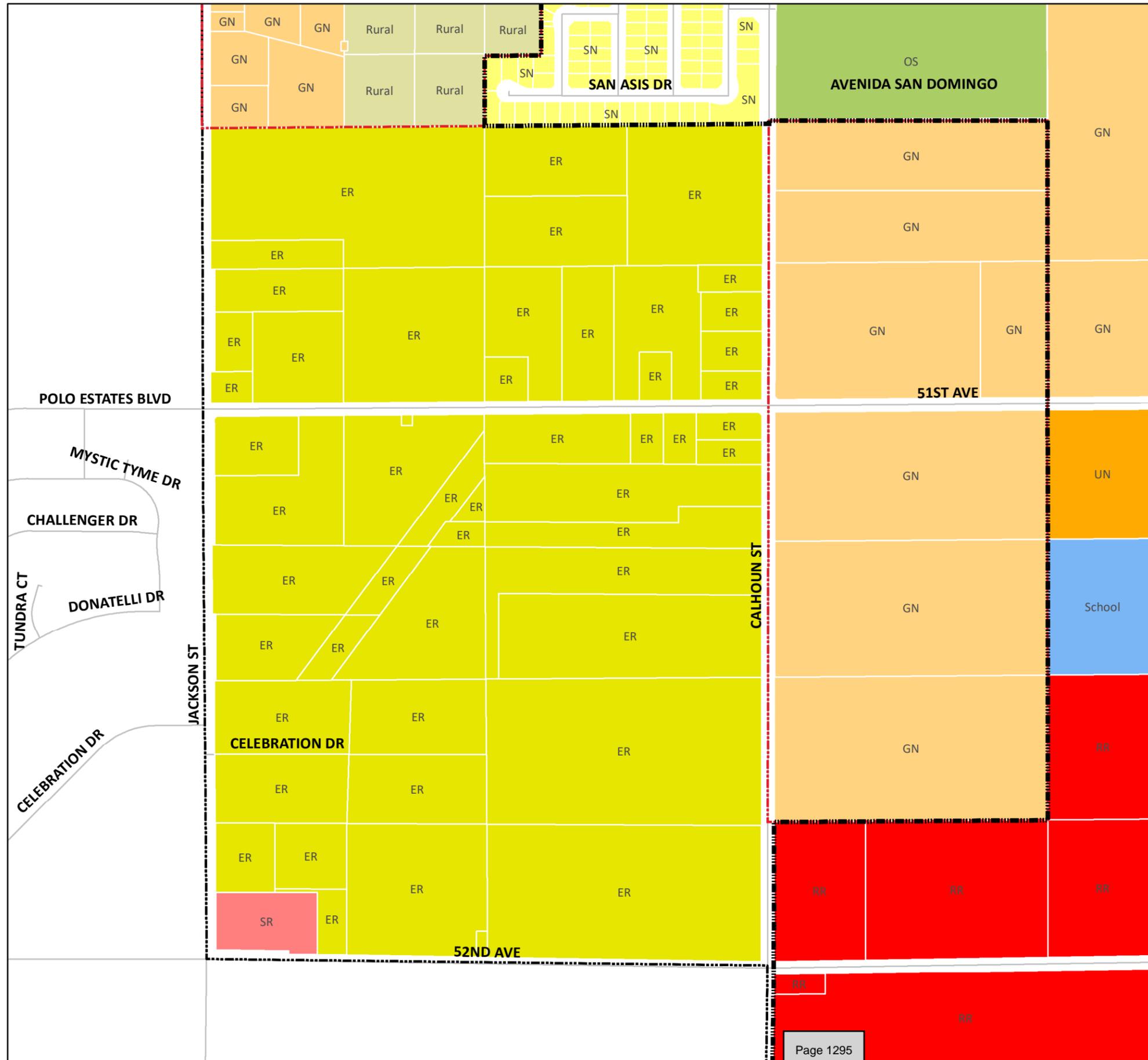


City of Coachella General Plan Update 2035

Proposed General Plan Land Use Designations

Legend

- City Boundary
- Sphere of Influence
- General Plan Planning Area
- Tribal Land
- Downtown Center
- Urban Employment Center
- Neighborhood Center
- Regional Retail District
- Suburban Retail District
- Resort District
- Industrial District
- Urban Neighborhood
- General Neighborhood
- Suburban Neighborhood
- Estate Rancho
- Rural Rancho
- Agricultural Rancho
- Open Space
- School
- Public Facilities
- Brandenburg Butters Specific Plan
- Coachella Vineyards Specific Plan
- Eagle Falls Specific Plan
- La Entrada Specific Plan
- Philips Ranch Specific Plan
- County Specific Plan



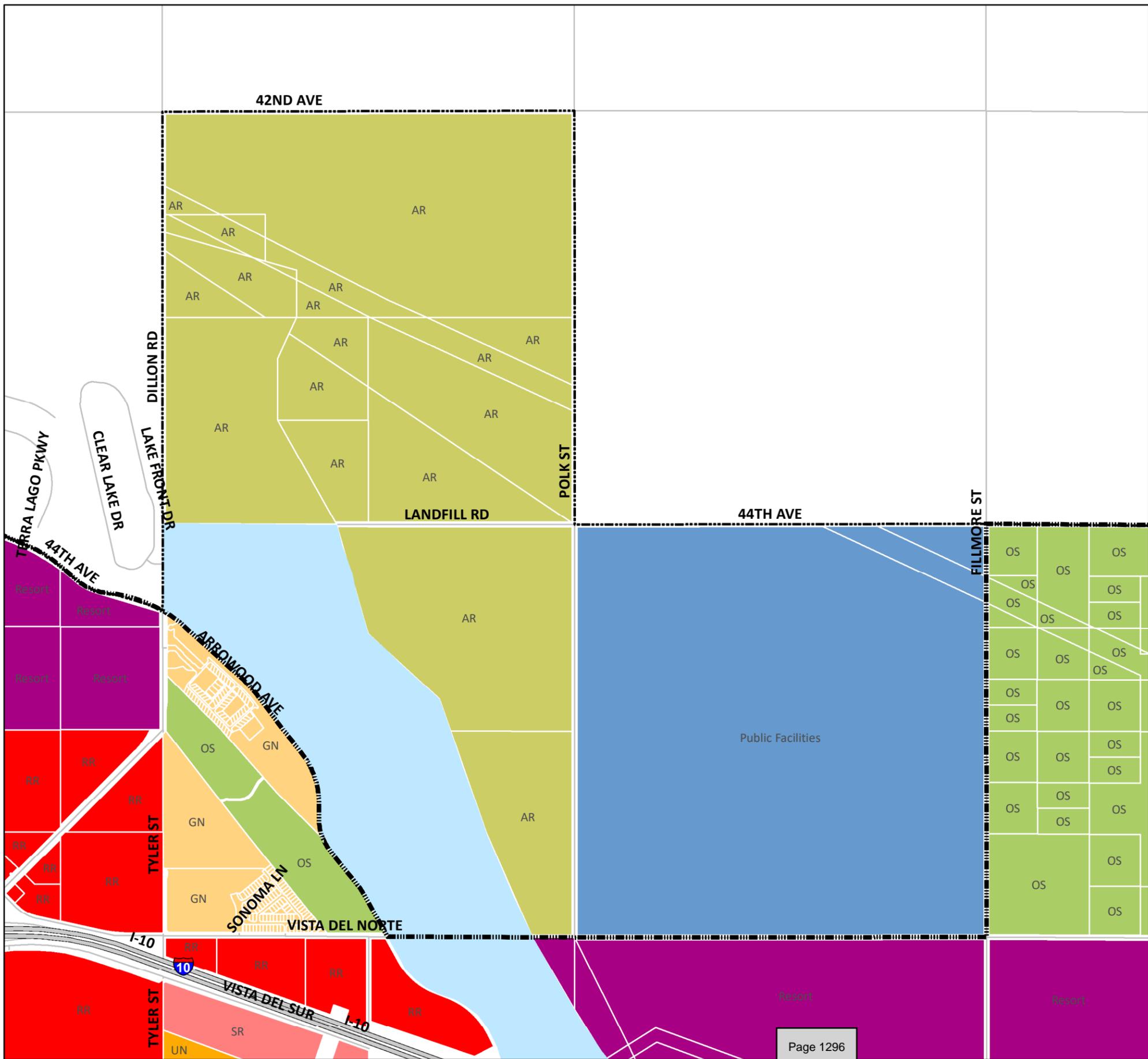


City of Coachella General Plan Update 2035

Proposed General Plan Land Use Designations

Legend

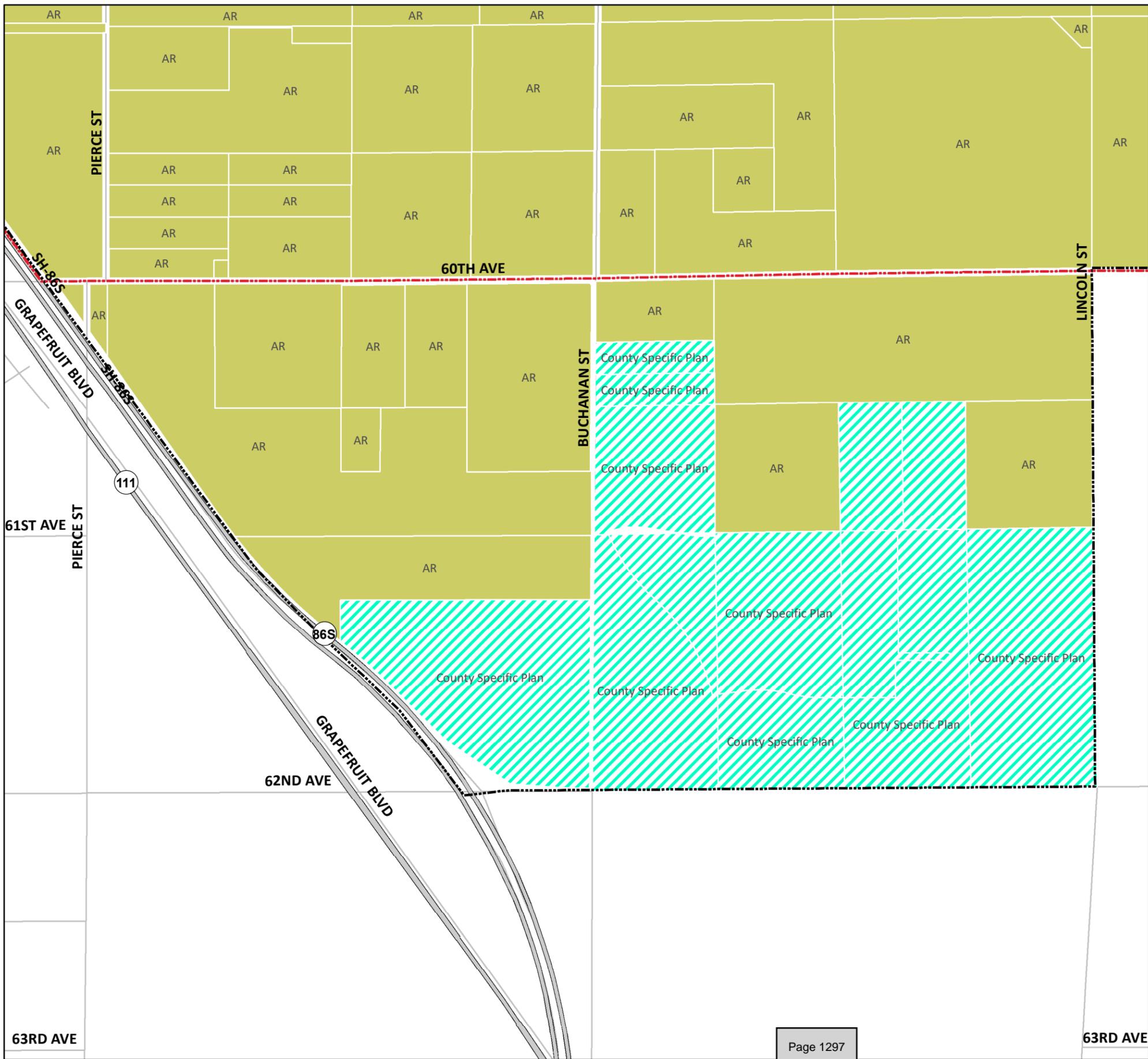
- City Boundary
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- County Specific Plan





City of Coachella General Plan Update 2035

Proposed General Plan Land Use Designations



Legend

- City Boundary
- Sphere of Influence
- General Plan Planning Area
- Tribal Land
- Downtown Center
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- La Entrada Specific Plan
- Philips Ranch Specific Plan
- County Specific Plan



Source: City of Coachella and Riverside County
Date: April 2023

From: [Judy Deertrack](#)
To: [Gabriel Perez](#)
Subject: Fwd: Public Commentary / Planning Commission Item #4 / July 5, 2023 / TIME SENSITIVE
Date: July 05 23 4:59:23 PM
Attachments: [EXHIBIT A Governor's Office of Planning & Research OPR LAFCO, Annexations & CEQA.pdf](#)
[EXHIBIT B LAFCO Policies on Environmental Review \(Santa Cruz County\).pdf](#)
[EXHIBIT C The Impacts of Annexation on Jordan River.pdf](#)

Gabriel,

My apologies that this came so late. We had personnel from my client that have been out of the state and just returned, we just found out. The impetus to this is a request that the Planning Commission determine whether environmental review of potential annexation should start during pre-application review on the Sphere of Influence. Please see my materials, below.

Judy Deertrack
 Deertrack Consulting, LLC
 760 325 4290

----- Forwarded message -----

From: **Judy Deertrack** <judydeertrack@gmail.com>
Date: Wed, Jul 5, 2023 at 4:37 PM
Subject: Public Commentary / Planning Commission Item #4 / July 5, 2023 / TIME SENSITIVE
To: <cityclerk@coachella.org>

City Clerk
 Planning Department
 City of Coachella

Re: Planning Commission Item 4 / General Plan Land Use Consideration / Preliminary to Sphere of Influence

To Whom It May Concern:

Thank you to Planning Staff for their hard work and conscientious expertise in putting these planning documents together for review by the Planning Commission. That work is always appreciated.

With kind regard, I want to recommend that the basis for environmental review of tonight's planning action on Item 4 be expanded. I feel that it is currently inaccurate and incomplete because the orientation is based upon whether or not the City of Coachella is changing the land use designation in any substantial manner from what its classification from the County of Riverside. I feel that this is deficient, and should be expanded. I have included instructional materials to support this.

The California case decisions are clear that annexation itself should be assessed fully for its sprawl impact, and any changes in all classifications from alterations of jurisdictions, their policies, the alterations in public facilities, transportation impacts, and infrastructure from a city enlarging the scope of their land holdings, and changing the internal policies that apply,

including the Climate Action Plan, and/or Sustainability Guidelines that may apply to the properties that may be enhanced or negatively impacted from the change in jurisdictions.

The case law differs throughout California, depending upon the circumstances, on whether a Sphere of Influence change is a project subject to CEQA review, but this has not been discussed at all or assessed at all in the staff report, and it requires discussion and review. I do not have the LAFCO policies for this jurisdiction, but I have attached those from Santa Cruz County, and LAFCO should receive all environmental consideration for comment as a Responsible Agency. I did not see this routed to LAFCO, nor did I see their commentary. My question is whether it is required at this stage or not, and that has not been discussed in the staff report.

Thank you for your kind review of this comment letter. My real concern is the full application of any Climate Action Plan policies and/or Sustainability Guidelines from your General Plan Element (SNE) as applied to this action, and how that will differ from policies that are in effect currently from the County of Riverside. That not only impacts greenhouse gases, but also wildlife corridors, or sustainable open lands policies.

Thank you.

Judy Deertrack
Deertrack Consulting LLC
Palm Springs, CA
760 325 4290



LAFCOs, General Plans, and City Annexations

February 7, 2012

STATE OF CALIFORNIA
Edmund G. Brown, Jr,
Governor

GOVERNOR'S OFFICE
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RESEARCH

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**State of California**

Edmund G. Brown, Jr., Governor

Governor's Office of Planning and Research

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This publication was developed through the support of the California Association of Local Agency Formation Commissions (CALAFCO) (<http://www.calafco.org>)

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Introduction

“It is the intent of the Legislature that each commission ... establish written policies and procedures and exercise its powers ... in a manner consistent with those policies and procedures to encourage and provide planned, well-ordered, efficient urban development patterns with appropriate consideration of preserving open-space lands within those patterns...Among the purposes of a commission are discouraging urban sprawl, preserving open-space and prime agricultural lands, efficiently providing government services, and encouraging the orderly formation and development of local agencies based upon local conditions and circumstances” (Gov. Code Section 56300 and 56301).

Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, as Amended, Title 5, Division 3, Part 2, California Government Code

In 2000, the Legislature passed AB 2838 (Chapter 761, Statutes of 2000) making the broadest and most significant set of sweeping changes to local government reorganization law since the creation of Local Agency Formation Commissions (LAFCOs). In addition to renaming the act the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (“CKH Act”), AB 2838 affirmed and strengthened the role of LAFCO in helping shape the future physical and economic growth and development of the State, including, once again, the role of LAFCO in annexation proceedings.

To provide a primer on LAFCOs from a land use planning perspective, the Governor’s Office of Planning and Research (OPR), in cooperation with the California Association of Local Agency Formation Commissions (CALAFCO), has prepared this publication about the city annexation process, the California Environmental Quality Act (CEQA) and local general plans. The CKH Act provides opportunities for dovetailing the requirements of the Planning and Zoning, CEQA and annexation laws which, in turn, can promote efficiency in processing applications. OPR and CALAFCO also recognize that early consultation and collaboration between local agencies and LAFCO on annexations is a best practice that is encouraged in this publication, including coordination on CEQA review, general process and procedures, and fiscal issues.

Although the CKH Act addresses district formation, incorporation, and other types of changes of organization, this publication focuses on city annexations. Consequently, it is geared towards the non-LAFCO planner and city official and is not intended to be an in-depth, technical discussion of the CKH Act. OPR and CALAFCO offer best practice tips, relevant to current and emerging trends and topics in California land use law and the CKH Act. This publication is based upon OPR’s and CALAFCO’s reading of current State statute, recent case law, and the General Plan Guidelines, as updated by OPR. References are to the California Government Code unless otherwise indicated.

For a review of the CKH Act as it relates to California planning, zoning, and development laws, please refer to Guide to California Planning, 3rd Edition or Longtin’s California Land Use, 2nd Edition. These general references address planning, zoning, subdivisions, sign controls, and exactions, as well as LAFCO activities. For more general information about the role, structure, and powers of LAFCOs, refer to *It’s Time to Draw the Line: A Citizen’s Guide to LAFCOs* (May 2003).

Background: The Role of the LAFCO

The Knox-Nisbet Act, the Municipal Organization Act (MORGA), and the District Reorganization Act – three separate, but interrelated State laws – authorized local boundary changes and municipal reorganization, such as annexations, incorporations, and the creation of special districts. Long-standing difficulties in implementing and reconciling these distinct, and at times incompatible, laws led the Legislature to adopt the Cortese-Knox Local Government Reorganization Act. The Cortese-Knox Act combined these statutes into a single law, which eliminated duplicate and incompatible sections.

In 2000, the Legislature passed AB 2838 (Hertzberg), which was the most significant and comprehensive legislative reform to local government reorganization law since the 1963 statute that originally created LAFCOs in each county. Development of the legislation resulted from the recommendations of the Commission on Local Governance for the 21st Century. For more information on the Commission, please see their 2000 publication, *Growth Within Bounds*.

AB 2838 (Hertzberg, 2000), recognizes and affirms the important role that LAFCOs play in California in serving as an arm of the State, not only in the oversight of local government boundaries, but in evaluating and guiding the efficient, cost-effective, and reliable delivery of municipal services to California’s citizenry. AB 2838 expanded the powers and duties of LAFCO, in its decision-making role in government organization changes, and its examination and guidance of municipal service location and extension timing. The CKH Act provides the framework for proposed city and special district annexations, incorporations/formations, consolidations, and other changes of organization. This law establishes a LAFCO in each county, empowering it to review, approve, or deny proposals for boundary changes and incorporations/formations for cities, counties, and special districts.

LAFCOs are composed of elected officials from the county and local cities, and a member of the general public. As of 2011, 29 of the 58 LAFCOs also have special district representation. In addition, some LAFCOs have special membership pursuant to the CKH Act.

The State delegates each LAFCO the power to review and approve with or without amendment, wholly, partially, or conditionally, or disapprove proposed annexations, reorganizations, and incorporations, consistent with written policies, procedures, and guidelines adopted by the commission. In granting these powers, the State has occupied the field of annexation law to the exclusion of local legislation. Therefore, a city or county cannot take actions which hinder or conflict with State annexation procedures. For this reason, a city cannot adopt a local ordinance which would allow city voters to pass sole judgment on proposed annexation proceedings (*Ferrini v. City of San Luis Obispo* (1983) 150 Cal.App.3d 239 and *L.I.F.E. v. City of Lodi* (1989) 213 Cal.App.3d 1139). A city also cannot circumvent annexation law or the LAFCO process and cannot provide new or extended services outside its jurisdictional boundaries unless approved by LAFCO under specified circumstances (Section 56133).

Best Practice Tip #1

If you have a controversial or complicated annexation proposal, talk to the LAFCO executive officer about “Terms and Conditions.” LAFCO has broad authority to impose Terms and Conditions on annexations that can guide or influence which agency does what, where, when, and how as part of the annexation. Cities and other stakeholders can work with LAFCO to craft Terms and Conditions that address potential barriers to annexations.

Each LAFCO operates independently of the State and of local government agencies. However, LAFCO is expected to act within a set of State-mandated parameters encouraging “planned, well-ordered, efficient urban development patterns,” the preservation of open-space lands, and the discouragement of urban sprawl. The Legislature has taken

care to guide the actions of the LAFCOs by providing Statewide policies and priorities (Section 56301), and by establishing criteria for the delineation of spheres of influence (SOIs) (Section 56425).

Local Government Role in Planning and Regulating Land Use

Local governments have the primary responsibility for planning and regulation of land uses. State law requires each city and county to prepare and adopt a “comprehensive, long-term general plan for the physical development” of the community. This general plan must cover all incorporated territory and should go beyond the city limits to include “any land outside its boundaries which ...bears relation to its planning” (Section 65300).

A city’s general plan is an important statement of the city’s future intent. It allows city officials to indicate to State agencies, local governments, and the public their concerns for the future of surrounding unincorporated lands. Since the general plan is a policy document with a long-term perspective, it may logically include adjacent territory the city ultimately expects to annex or to serve, as well as any area which is of particular interest to the city. The city’s SOI (which is established by the LAFCO) describes its probable physical boundaries and service area and can therefore be used as a benchmark for the maximum extent of the city’s future service area. The city may choose to plan for land uses beyond its SOI when coordinating plans with those of other jurisdictions (2003 General Plan Guidelines).

Through legislation and case law, the general plan has assumed the status of the “constitution for all future development” (*Citizens of Goleta Valley v. Board of Supervisors of the County of Santa Barbara* (1990) 52 Cal.3d 553). As a result, most local land use decision-making now requires consistency with the general plan. The same is true of public works projects (*Friends of B Street v. City of Hayward* (1980) 106 Cal.App.3d 988) and, in several cases, voter zoning initiatives (*Leshar Communications, Inc. v. City of Walnut Creek* (1990) 52 Cal.3d 531 and *Goleta*, supra).

Senate Bill 244 (Chapter 514, Statutes 2011, Wolk) amended general plan statutes to include planning for unincorporated disadvantaged communities. Cities, on or before the due date for the next adoption of its housing element, must review and update the land use element of their general plans to include the identification of unincorporated island or fringe communities within the city’s SOI, and to analyze for each identified community: (1) “water, wastewater, stormwater drainage, and structural fire protection needs or deficiencies”; and (2) “benefit assessment districts or other financing alternatives that could make the extension of services to identified communities financially feasible” (Section 65302.10). SB 244 is discussed further in the “Disadvantaged Unincorporated Communities” section of this publication.

Annexations

Annexation is the means by which an existing city extends its corporate boundaries. In its most basic form, annexation can be considered a five-part process. The steps are generally outlined below. Please refer to the flowchart on page 23 for a visual outline of the process.

Pre-Application

An application may be filed with the LAFCO by petition of affected landowners or registered voters, or by resolution from the involved city. Prior to filing, the proponent should meet with the LAFCO executive officer to establish the minimum requirements for processing, and then meet with any affected special districts and agencies to agree upon a taxation scheme and needed property tax transfers. Unless determined to be statutorily or categorically exempt from CEQA, LAFCO's action is considered a "project" that is subject to CEQA review, and an initial study will be required. The CKH Act requires rezoning of the site by the affected city. This usually makes the city the "lead agency" for CEQA documents and the LAFCO a "responsible agency." The city should coordinate with the LAFCO early on in the application process to ensure LAFCO's action on the annexation is adequately covered by the CEQA document. In most cases, the city (or the private proponent) will be responsible for preparing the initial study and the environmental document with LAFCO input.

Best Practice Tip #2

Meet with the LAFCO executive officer as early as possible to discuss the annexation proposal, identify potential political, financial, or procedural "red flags," and understand the local LAFCO's application requirements. Section 56652 gives LAFCO broad authority to require data and information as part of the application. While application requirements vary between LAFCOs, typical application requirements include:

- Application form
- Filing and Processing Fees
- CEQA and rezoning documentation
- Map and metes and bounds legal description
- Plan for providing services (required by Section 56653)
- Property tax exchange resolutions
- Associated SOI amendments, if required

Application Filing and Processing

LAFCO has 30 days to review an annexation application and determine that it is complete for processing, or notify the applicant that the application is not complete. If an annexation application also includes the detachment of territory from a city or annexation to a special district, LAFCO must follow special procedures that provide the detaching city or annexing special district the opportunity to request termination of the proceedings by resolution (Sections 56751 and 56857). LAFCO must honor the request. When a local agency initiates annexation by resolution of application, it must submit a plan for providing services. At a minimum, the plan must address the type, level, range, timing, and financing of services to be extended, including requirements for infrastructure or other public facilities. Before the executive officer issues a certificate of filing, the involved city, county, and affected special districts are required to negotiate the allocation of property tax revenues during a 60-day mandatory negotiation period, unless extended to 90 days (Revenue & Taxation Code Section 99 and 71 Ops.Cal.Atty.Gen. 344 (1988)). If an agreement is not reached, Revenue and Taxation Code Section 99(e)(1) outlines an alternative negotiation, mediation, and arbitration process that is required by statute.

The law does not require they reach agreement at the end of this process. Nonetheless, if the city and county cannot reach an agreement on the exchange of property tax, an impasse will stall or could terminate the process (*Greenwood Addition Homeowners Association v. City of San Marino* (1993) 14 Cal.App.4th 1360). Without an agreement, the executive officer is prohibited from issuing a certificate of filing which is a precondition to LAFCO's consideration of an application for annexation; the application cannot proceed.

Once the application has been accepted as complete, the executive officer will issue a certificate of filing and set the proposal for commission consideration within 90 days. During the application process, LAFCO will work with the applicant and affected agencies to analyze the proposed annexation in light of the commission's State mandated evaluation criteria (Section 56668) and responsibilities, and its own locally adopted policies and procedures.

LAFCO Review and Consideration

LAFCO may approve, conditionally approve, or deny the proposed annexation. LAFCO cannot disapprove an annexation if it meets certain requirements (Section 56375(a)(4), including "island annexations" that are 150 acres or fewer in size (Section 56375.3). However, only in the latter case are protests required to be waived, if all criteria are met. The lead agency, whether it is the LAFCO or the involved city, must comply with CEQA requirements prior to the LAFCO's action. Within 30 days of the LAFCO's resolution, any person or affected agency may file a written request with the executive officer for reconsideration of the annexation proposal based on new or different facts that could not have been presented previously (Section 56895).

Protest Proceedings

Unless waived pursuant to Section 56375.3 as an island annexation, or in cases where landowners have provided written consent (56663)(a)(c) or have not objected after receiving notice of the commission's intent to waive protest proceedings (56663)(d), LAFCO, acting as the "conducting authority" in accordance with the requirements of the CKH Act, will hold a public protest hearing to determine whether the proposed annexation must be terminated, or approved with or without an election, to determine the proposal's outcome.

For annexations of inhabited territory (containing 12 or more registered voters), LAFCO must: 1) Terminate the proceedings if it receives protests from 50 percent or more of the registered voters within the territory; 2) Order the annexation subject to an election if it receives protests from either at least 25 percent, but less than 50 percent, of the registered voters residing in the affected territory or from at least 25 percent of the number of owners of land who also own at least 25 percent of the assessed value of land within the affected territory; or, 3) Order the annexation without an election if it receives protests from less than 25 percent of the registered voters or less than 25 percent of the number of owners of land owning less than 25 percent of the assessed value of land within the affected territory.

For annexations of uninhabited territory (containing fewer than 12 registered voters), the LAFCO must: 1) Terminate

Best Practice Tip #3

Annexation attempts can fail if the affected city and county cannot reach agreement on a property tax split. In the early planning stages, the applicant should ascertain if a master property tax exchange agreement exists between the affected city and the county, and if there are concerns about the likelihood of a property tax exchange agreement. Property tax exchange agreements can be structured to address fiscal and related issues.

Best Practice Tip #4

There are examples around the State of annexations that have involved pre-annexation agreements and development agreements by cities, counties, and landowners/developers that align the timing and structure of the annexation process relative to the city and/or county entitlement and development phasing process.

the proceedings if it receives protests from landowners owning 50 percent or more of the assessed value of the land within the territory; or, 2) Order the change of organization or reorganization if it receives protests from owners of land who own less than 50 percent of the total assessed value of land within the affected territory. If the proposal is terminated, the executive officer will issue a certificate of termination of proceedings and no new annexation may be proposed on the site for at least one year, unless the LAFCO waives the limitation upon finding that the limitation is detrimental to the public interest (Section 57090). When an election is required, registered voters residing within the affected territory are entitled to vote on the issue of annexation (Section 57142).

Final Certification

When the LAFCO executive officer is satisfied that all elements of the CKH Act have been properly addressed, and that all conditions have been met, the executive officer will issue a certificate of completion. The annexation is not complete until it has been certified by the executive officer (Section 57200). The commission may establish an “effective date” for the annexation. Alternatively, the effective date will be the date the certificate of completion is recorded by the County Recorder (Section 57202). Once the annexation is recorded, there is no administrative recourse except by legal challenge.

Consistent Annexations

State law does not mandate that annexations conform to local general plans beyond requiring that “the decision of the [LAFCO] commission with regard to a proposal to annex territory to a city shall be based upon the general plan and rezoning of the city” (56375)(a)(7). However, the commission will also consider “consistency with the city or county general and specific plans” when appropriate (Section 56668(g)). Nonetheless, the statutes contain numerous references that attempt to link local land use and open-space policies, including Williamson Act contracts, to the annexation process (Sections 56300, 56375, 56377, 56425). Accordingly, the commission should attempt to harmonize local planning policies with the intent of the State legislation. Where there is a clear conflict, such as incompatibility between city and county general plans, the State precepts should prevail.

The factors that the LAFCO must consider in reviewing annexation proposals include, but are not limited to, the following (Section 56668):

- a) Population and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.
- b) The need for organized community services; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.
- c) The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.
- d) The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities in Section 56377.
- e) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.
- f) The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.
- g) A regional transportation plan adopted pursuant to Section 65080, and its consistency with city or county general and specific plans.
- h) The SOI of any local agency which may be applicable to the proposal being reviewed.

Best Practice Tip #5

As of 2008, LAFCOs must consider regional transportation plans and sustainable communities strategies (SB 375, Chapter 728, Statutes of 2008); the timely availability of water supplies; regional housing needs assessment (RHNA) allocations; and the promotion of environmental justice. Check with your LAFCO for local policies and procedures that may exist to address these factors and others listed in Section 56668. It is also good practice to include LAFCO consideration of these factors in the lead agency's CEQA document.

- i) The comments of any affected local agency or other public agency.
- j) The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.
- k) Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.
- l) The extent to which the proposal will affect a city or cities, and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7.
- m) Any information or comments from the landowner or owners, voters, or residents of the affected territory.
- n) Any information relating to existing land use designations.
- o) The extent to which the proposal will promote environmental justice. As used in this subdivision, “environmental justice” means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

Island Annexations

Under Government Code Section 56375(a)(4), a LAFCO is required to approve a city’s request to annex land adjacent to its borders when the commission finds that any of the following circumstances exist:

- a) The land is substantially surrounded by the city or the Pacific Ocean, is substantially developed or developing, is not prime agricultural land, is designated for urban growth in the city’s general plan, and is not within the SOI of another city.
- b) The land is located within an urban service area designated by the LAFCO, is not prime agricultural land, and is designated for urban growth in the city’s general plan.
- c) The land meets the criteria for unincorporated islands under Section 56375.3.

Best Practice Tip #6

Before proceeding with a small island annexation, verify the effective sunset date of Section 56375.3. The current sunset date is January 1, 2014.

Best Practice Tip #7

The Attorney General has opined that, for annexations that include protest procedures, such procedures satisfy the voter approval requirements of Proposition 218 where the annexation is conditioned on a tax, assessment or fee being extended to the affected territory (82 Ops.Cal.Atty.Gen. 180 (1999)). To date, however, there has been no Attorney General Opinion or court decision on whether the voter requirements of Proposition 218 apply to small island annexations under Section 56375.3, for which protest proceedings are expressly waived. Before proceeding with a small island annexation, talk to your local LAFCO executive officer about the application of Proposition 218 to your proposal.

Island annexations under Section 56375.3 must be approved by LAFCO, with or without terms and conditions, and protest proceedings must be waived. This special provision was added to the Cortese-Knox Act in 2000 with the passage of AB 1555 (Chapter 921, Statutes of 1999), a bill sponsored by the League of California Cities to streamline

“small island annexations” (islands 150 acres or less) that are in the interest of the public welfare. The bill included a “sunset” date for these special provisions. The sunset date was previously extended by the Legislature. The current sunset date is January 1, 2014.

Best Practice Tip #8

Talk to your local LAFCO executive officer about local policies or procedures the LAFCO may have adopted to address the implementation of legislative changes to the CKH Act, like SB 244 (Wolk, 2011).

Disadvantaged Unincorporated Communities

On October 7, 2011, Governor Edmund G. Brown, Jr. signed SB 244 (Wolk) into law (Chapter 513, Statutes of 2011) making changes to the CKH Act related to “disadvantaged unincorporated communities.” The legislative intent of this law is “to encourage investment in these communities and address the complex legal, financial, and political barriers that contribute to regional inequity and infrastructure deficits” within them. A disadvantaged unincorporated community is defined in the CKH Act (Section 56033.5) as “inhabited territory...or as determined by commission policy, that constitutes all or a portion of a disadvantaged community as defined by Section 79505.5 of the Water Code,” which states, “a community with an annual median household income that is less than 80 percent of the Statewide annual median household income.”

SB 244 made several changes to the CKH Act:

1. It prohibits LAFCO from approving an annexation to a city of any territory greater than 10 acres, or as determined by commission policy, where there exists a disadvantaged unincorporated community that is contiguous to the proposed annexation area unless an application to annex the disadvantaged unincorporated community to the subject city has been filed with the LAFCO. However, an application to annex a contiguous disadvantaged unincorporated community is not required if a prior application for annexation of the same community has been made within the preceding five years or if the commission finds that a majority of residents of the community are opposed to annexation.
2. For an update of a sphere of influence of a city or district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection that occurs after July 1, 2012, LAFCO must consider the present and probable need for public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence. The commission may assess the feasibility of governmental reorganization of agencies to further the goals of orderly development and efficient and affordable service delivery.
3. LAFCO must include, in its statement of written determinations of municipal service reviews considerations relating to disadvantaged unincorporated communities within or contiguous to an agency’s sphere of influence.

Spheres of Influence and Municipal Service Reviews

Spheres of Influence

LAFCOs exercise both regulatory and planning functions. While annexations are a regulatory act, LAFCOs' major planning task is the establishment, periodic review, and update of SOIs for the various governmental bodies within their jurisdictions. As described by Section 56076, the SOI is "a plan for the probable physical boundaries and service area of a local government agency as determined by the commission." In establishing, amending, or updating a SOI, a LAFCO must consider and make written determinations with regard to the following factors (Section 56425(e)):

1. The present and planned uses in the area, including agricultural and open-space lands.
2. The present and probable need for public facilities and services in the area.
3. The present capacity of public facilities and the adequacy of public services that the agency provides or is authorized to provide.
4. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.
5. For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, that occurs on or after July 1, 2012, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence (SB 244 (Chapter 513, Statutes of 2011)).

The SOI is an important benchmark because it defines the primary area within which urban development is to be encouraged (Section 56425). In a 1977 opinion, the California Attorney General stated that an agency's SOI should "serve like general plans, serve as an essential planning tool to combat urban sprawl and provide well planned efficient urban development patterns, giving appropriate consideration to preserving prime agricultural and other open-space lands" (60 Ops.Cal.Atty.Gen. 118). Like general plans, SOIs may be reviewed and updated from time to time, or upon request by any person or local agency. SOIs may also be reviewed and updated following significant changes in regional or State policy that may affect an existing SOI, such as the adoption of a Sustainable Communities Strategy consistent with Senate Bill 375 (Chapter 728, Statutes of 2008). The CKH Act provides that every five years, LAFCO shall, as necessary, review and update each local agency's SOI under LAFCO jurisdiction.

The California Appellate Court holds that SOIs must be adopted before an annexation to the affected city or district can be considered. (*Resource Defense Fund v. LAFCO* (1983) 138 Cal.App.3d 987). Depending on local policy, some LAFCOs consider SOI amendments and associated annexations separately. Section 56427 requires LAFCO to send notice of pending annexation hearings to those affected agencies whose SOIs contain territory within the proposal.

LAFCO has sole responsibility for establishing a city's SOI. For cities with territory in more than one county, the LAFCO in the county having the greater portion of the entire assessed value of all taxable property within the

city has exclusive jurisdiction to determine the city's SOI and conduct municipal service reviews (Placer County LAFCO v. Nevada County LAFCO (2006) 135 Cal.App.4th 793). Further, the LAFCO is not required to establish an SOI that is greater than the city's existing boundaries. LAFCO may take joint action to approve an annexation while at the same time amending the city's SOI. (City of Agoura Hills v. LAFCO (1988) 198 Cal.App.3d 480).

LAFCO officials and local decision-makers recognize the logical assumption that the lands lying within the SOI are those that the city may someday propose to annex. If the city finds that annexing an area outside its SOI would be in the public interest, it should first request that its SOI be amended to include that area.

City-County Coordination in Spheres of Influence

Counties possess sole land use jurisdiction over unincorporated territory whether located outside or inside of a city's SOI. When the Legislature passed AB 2838, it recognized that, as the future service provider of unincorporated land in a city's SOI, the city should have an opportunity to address how land in the SOI is planned for and developed in anticipation of future annexation. This has both physical and fiscal ramifications for cities as future service providers. Before a city submits an application to LAFCO to update its SOI, the city and county shall meet in an effort to reach agreement on the SOI boundaries and the development standards and planning and zoning requirements within the SOI (Section 56425(b)).

Best Practice Tip #9

The CKH Act encourages collaboration among LAFCOs, cities, counties, landowners, and other local agencies to balance the timing and location of development within SOIs, including the establishment of SOIs in concert with long-range land use planning and annexations in concert with development entitlements and the extension of services. This is consistent with the legislative intent of the CKH Act to promote orderly development, discourage urban sprawl, preserve open space and prime agricultural lands, provide housing for persons and families of all incomes, and encourage the efficient extension of governmental services.

Under a separate but related provision of the CKH Act, LAFCO has the authority to review and comment on the extension of services into previously unserved, unincorporated territory, whether inside or outside of a city's SOI, including the creation of new service providers to extend "urban type development" into previously unserved, unincorporated territory (Section 56434). This provision of the CKH Act is scheduled to sunset on January 1, 2013.

Municipal Service Reviews

Another major change to LAFCO law from AB 2838 was the requirement for LAFCO to conduct municipal service reviews (MSRs) before or in conjunction with the establishment or update of SOIs (Section 56430). MSRs are conducted by geographic area or countywide and include a comprehensive review of all agencies that provide the services LAFCO identifies. As part of its review, LAFCO can evaluate alternatives for improving efficiency and affordability of infrastructure and service delivery. LAFCO is required to make seven written determinations for MSRs:

Best Practice Tip #10

If your city is preparing or updating a general plan, housing element, utilities master plan, or major facilities expansion that might affect your city's SOI or service delivery operations, consider coordinating early on with the LAFCO executive officer to share data and analysis related to MSRs.

1. Growth and population projections for the affected area.
2. The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.
3. Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence.
4. Financial ability of agencies to provide services.
5. Status of, and opportunities for, shared facilities.
6. Accountability for community service needs, including governmental structure and operational efficiencies.
7. Any other matter related to effective or efficient service delivery, as required by commission policy.

A major benefit of MSRs to local agencies is the creation and maintenance by LAFCO of countywide data as it relates to the seven MSR determinations. For more information about MSRs, please refer to OPR's 2003 publication, *LAFCO Municipal Service Review Guidelines*.

Prezoning

A city must prezone unincorporated territory that the city expects to annex in the future, or present evidence satisfactory to LAFCO that the existing development entitlements on the territory are vested or are already at build-out and are consistent with the city's general plan. The proposed zoning must be consistent with the city general plan and a public hearing must be held. LAFCO may not, however, dictate the specific zoning to be applied by the city.

There are two advantages to prezoning. First, the city will have zoning in effect immediately upon annexation. Local residents will thereby have prior knowledge of the land use regulations that would affect them should annexation occur. Second, prezoning serves as notice to the LAFCO of the city's intentions regarding its adjacent areas. As such, upon annexation of the territory, the city is restricted for a period of two years after the annexation's effective date from amending the general plan designation and zoning for the territory that is a departure from the prezoning. This restriction may be waived if the city makes a finding at a public hearing that a substantial change has occurred in circumstances that necessitates a departure from the prezoning.

In order to be effective, the prezoning must be consistent with the city general plan. In at least one instance, the Appellate Court upheld a LAFCO's authority to deny an annexation where a city had prezoned a site agricultural, but where the "ultimate intended use" as represented on the general plan was residential and industrial. The conversion to agricultural land had conflicted with adopted LAFCO policy. (*City of Santa Clara v. LAFCO* (1983) 139 Cal. App.3d 923).

Environmental Review

Both case law and the CEQA Guidelines support the applicability of CEQA to annexations and to related SOI amendments. The environmental document should be prepared early in the process and should address all aspects of the project, not merely the annexation.

In 1975, the California Supreme Court held in a Ventura County case that annexations are to be considered projects under CEQA and are subject to environmental analysis. Where the LAFCO had “proceeded as if CEQA did not exist” its decision was enjoined until an EIR could be prepared. The Supreme Court drew similarities between the purposes of CEQA and the annexation laws then in effect, requiring that the LAFCO harmonize these purposes through the preparation of an EIR (*Bozung v. LAFCO* (1975) 13 Cal.3d 263).

The CEQA Guidelines define a project as the whole of an action, not the separate governmental actions that may be necessary to complete it. Ideally, a single environmental document will be prepared to address the annexation as well as all related general plan amendments, rezoning, SOI, or other proposals. The CEQA document should include an evaluation of the environmental effects from future development of the affected annexation territory based on what would be allowed under the existing or proposed general plan and zoning provisions. The document should address,

among other concerns, the policy issues raised in Sections 56301 and 56375. If the EIR identifies one or more significant environmental impacts and the annexation is approved, the LAFCO and the city will be responsible for making findings pursuant to Sections 15091 and 15093 of the CEQA Guidelines justifying their actions.

Best Practice Tip #11

If your project may directly or indirectly trigger the need for future LAFCO approval (e.g., annexations or SOI amendments), coordinate CEQA review early on with the LAFCO executive officer to ensure the CEQA document adequately addresses LAFCO’s requirements as a responsible agency. Future LAFCO actions should be clearly identified in the project description and list of approvals required by other agencies.

The courts have had differing opinions over the application of CEQA to SOI determinations. In *City of Livermore v. LAFCO* (1986) 183 Cal.App.3d 531, the court held that CEQA was invoked when the Alameda County LAFCO changed the guidelines it used for determining SOIs. However, the court in *City of Agoura Hills v. LAFCO* (1988) 198 Cal.App.3d 480 concluded that establishing an SOI was not automatically a project under CEQA. According to *Agoura Hills v. LAFCO*, the Court held that, “the fact that SOIs are recognized as important factors in annexations does not compel the conclusion that they are per se ‘projects’ subject to CEQA.” The Agoura court did not dismiss the possibility that under other circumstances, an SOI determination could be a project.

Environmental documents prepared for annexations should also address all related rezonings or general plan amendments (*Bozung v. LAFCO*, supra; *Pistorosi v. City of Madera* (1982) 138 Cal.App.3d 284). Conversely, when rezoning is proposed the environmental document should discuss the effects of annexation. For example, in *Rural Landowners Association v. City Council* (1983) 143 Cal.App.3d 1013, the court held that an EIR prepared for a rezoning and general plan amendment was insufficient because it failed to consider the issue of the related annexation that was then in progress. Amending the SOI may also be subject to CEQA if significant effects are possible (63 Ops.Cal.Atty.Gen. 758 (1980)). The city proposing an annexation must provide the LAFCO sufficient information to satisfy the environmental analysis requirements (*City of Santa Clara v. LAFCO*, supra).

When rezoning is proposed as part of an annexation request, the city is deemed the lead agency for CEQA purposes (Section 15051 of the CEQA Guidelines). As lead agency, the city will be responsible for preparing the necessary environmental document.

Local agencies, which can use categorical exemptions under the CEQA Guidelines for annexations, should use them carefully. If the annexation will result in extending utilities beyond the level required to serve existing development, the categorical exemption under CEQA Guidelines Section 15319 cannot be employed (*Pistoresi v. City of Madera, supra*; *City of Santa Clara v. LAFCO, supra*). Use of Section 15319 is limited to when: (1) development already exists at the density allowed by the current zoning or rezoning; (2) the utilities which may be required for the ultimate use will not serve more than the development in existence at the time of annexation; and (3) the annexation consists of individual small parcels of the minimum size for those facilities which are included in Section 15303 of the CEQA Guidelines.

Summary

This summarizes the preceding points:

1. General Plan Consistency

Annexations should be part of the community's comprehensive plan for the community's future. Annexation should occur in an orderly and logical manner, consistent with both the city general plan and with State mandates, regarding service delivery and the conservation of agricultural and open-space lands.

If the annexation area has not been included or addressed in the city general plan, then an amendment to the plan should be considered. When evaluating the proposal for consistency with the plan, special consideration should be given to the annexation's impacts on existing and planned public services, agricultural and open-space lands, city housing supplies for all economic levels, and the adopted SOI.

2. Sphere of Influence

If the area proposed for annexation lies outside of the city's SOI, then a request to amend the city's SOI must occur prior to or concurrent with filing the annexation request with the LAFCO. The SOI proposal should be addressed in the environmental document.

3. Environmental Analysis

The environmental document prepared for the annexation should be comprehensive in scope. That is, necessary rezoning and related applications should be evaluated as part of the project even though they may not be under consideration for some time. It should be possible to use a single environmental document to address the whole project, including any SOI amendments and/or annexations involving cities and/or special districts.

4. Prezoning

Prior to annexation, the site should be prezoned to be consistent with the city general plan. Prezoning hearings can alert the city to opposition or to issues of particular concern prior to the filing of an application with the LAFCO. The prezoning, general plan amendment (if necessary), and comprehensive environmental document should be completed before the annexation proposal is submitted to the LAFCO for consideration. When prezoning is involved, the city is the lead agency for purposes of CEQA.

5. LAFCO Application

When the city initiates an annexation, it should provide the LAFCO with as much information about the project as possible. This would include general plan, prezoning, environmental analysis data, and the plan for providing services. If the environmental document prepared for prezoning or general plan amendment proposal is comprehensive, the LAFCO should be able to use it for the annexation, thereby streamlining the process. Annexation proponents should meet with the LAFCO executive officer prior to filing an application, in order to review the LAFCO application requirements.

6. Public Review

The city should encourage public review and comment at every stage of the process. While the CKH Act provides opportunities for review at the LAFCO and city hearing levels, the general plan and rezoning procedures offer additional opportunities for input. Early public response is helpful in assessing public sentiment and identifying areas of concern.

City hearings should be coordinated if feasible. Addressing more than one topic at each hearing may clarify the intent and the ramifications of the overall project. Candidates for combined city hearings are: rezoning and general plan amendment; and rezoning, general plan, and resolution of application initiating proceedings. Ask the involved LAFCO whether it is possible to combine hearings.

At the same time, both city and LAFCO hearings can be educational. They offer an opportunity to explain annexation procedures and the responsibilities of the city and the LAFCO. For example, residents are sometimes confused about the implications of annexations to property taxes, or the ability of a city, under certain circumstances, to annex territory without an election (Section 56375(d)). When appropriate, invite the LAFCO executive officer to city hearings on annexations or related city actions to address frequently asked questions about the process or effects of annexations.

Conclusion

Both the city and the LAFCO have a responsibility to see that the proposed expansion of corporate limits complies with the procedures laid out in the CKH Act, adopted LAFCO policies, and the two State policies iterated at the beginning of this publication. It is important that the city and the LAFCO coordinate the annexation process through cooperation and mutual discussion. When considering the annexation proposal, both the city and the LAFCO should look beyond the immediate and examine the future impacts of the total project on city services, sources of tax revenue, historic growth trends, and neighboring communities and cities. LAFCOs can provide cities with a great deal of information about the annexation process and the enabling legislation.

Table of Cases Cited

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City of Livermore v. LAFCO
(1986) 183 Cal.App.3d 531

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Ferrini v. City of San Luis Obispo
(1983) 150 Cal.App.3d 239

Friends of B Street v. City of Hayward
(1980) 106 Cal.App.3d 988

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(1990) 52 Cal.3d 531

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OPINIONS OF THE ATTORNEY GENERAL

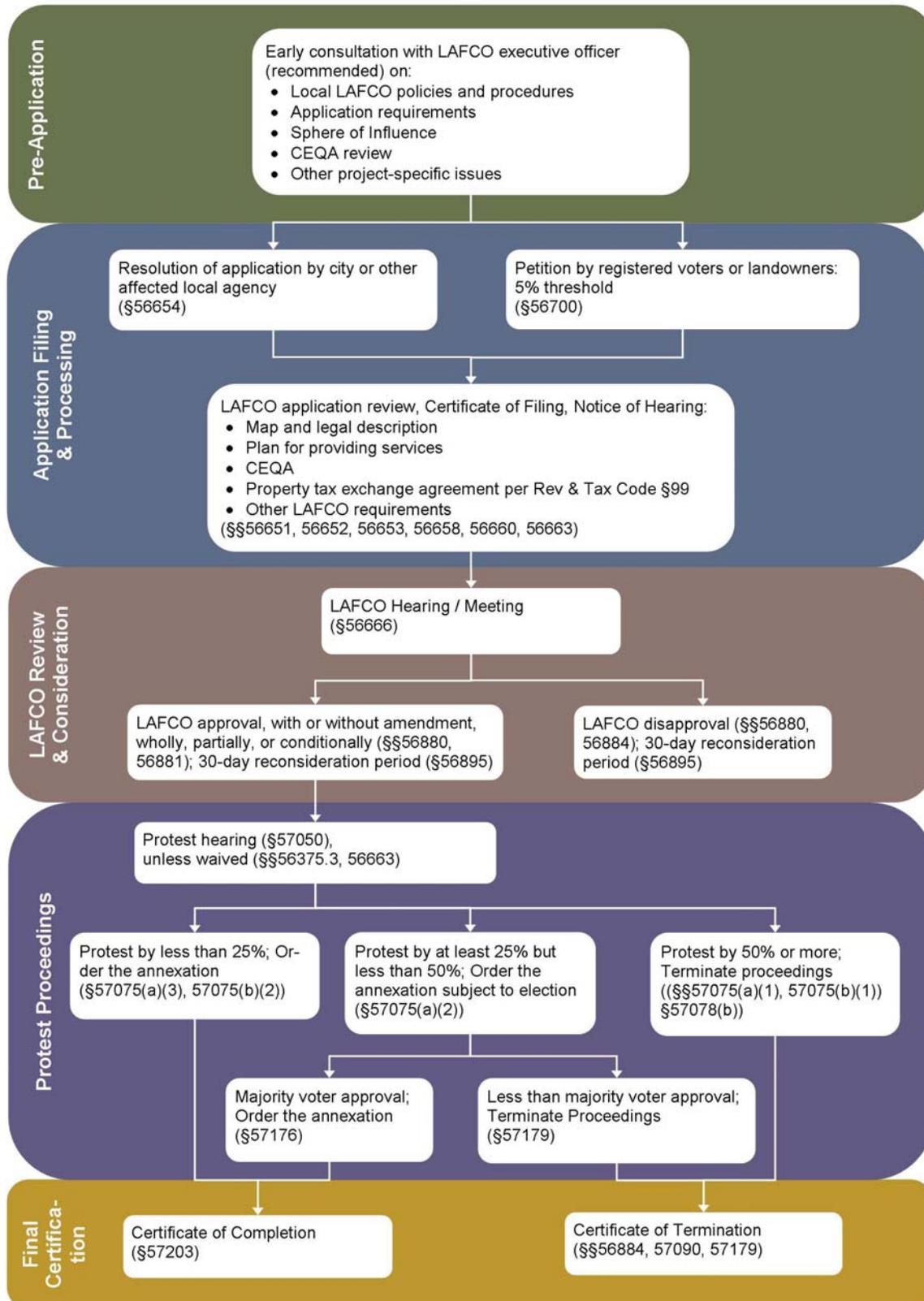
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Annexation Process Flowchart





LOCAL AGENCY FORMATION COMMISSION OF SANTA CRUZ COUNTY

ENVIRONMENTAL REVIEW POLICY

Adopted on September 6, 2000 (Resolution No.2000-5)
Last Revision on August 5, 2020 (Resolution No. 2020-19)

1. OVERVIEW

This policy outlines the specific procedures used by LAFCO to tailor the general provisions of the California Environmental Quality Act (“CEQA”) Guidelines (California Code of Regulations, Title 14, sections 15000 et seq.) (“State CEQA Guidelines”) to LAFCO’s specific functions as both a “Responsible” and a “Lead” agency under CEQA. This version of LAFCO’s environmental review guidelines incorporates changes in the State CEQA Guidelines through 2019.

These provisions and procedures incorporate by reference (and are to be utilized in conjunction with) the State CEQA Guidelines, a copy of which is available on LAFCO’s website. These procedures will be revised as necessary to conform to amendments to the State CEQA Guidelines, within 120 days after the effective date of such amendments. However, LAFCO will implement any such statutory changes that the California Legislature makes to CEQA regulations as soon as those statutory changes become effective, even if not expressly stated herein.

2. PUBLIC AGENCIES’ RESPONSIBILITIES

A public agency must meet its own responsibilities under CEQA and shall not rely on comments from other public agencies or private citizens as a substitute for work that CEQA requires the Lead Agency to accomplish. For example, a Lead Agency is responsible for the adequacy of its environmental documents. The Lead Agency shall not knowingly release a deficient document hoping that public comments will correct defects in the document. When making decisions that trigger some type of CEQA review, LAFCO’s duty is to minimize the environmental damage that may result from those decisions and to balance the competing public objectives as outlined in the State CEQA Guidelines, section 15021.

3. LAFCO’S ENVIRONMENTAL RESPONSIBILITIES

LAFCO’s role as a regulatory agency involves “the discouragement of urban sprawl, the encouragement of the orderly formation, and development of local agencies.” A few of its duties require minimal environmental review, especially those involving the commissioning of studies, the hearing of protests, and consolidations, reorganizations and mergers of cities or districts. Most of these duties only constitute jurisdictional changes with no potential for land use changes or for significant effects on the physical environment.

LAFCO's more prominent roles include, but are not limited to, creation of spheres of influence, formation of new districts, incorporation of new cities, and annexations/reorganizations to cities or special districts. These types of LAFCO actions generally require more in-depth analysis, especially if they result in the direct or indirect physical change in the environment, like facilitation of growth and/or land use alterations. Factors that must be assessed in these cases involve land area and use, all aspects of the physical and human environment, geographical features, population growth and density, social and economic changes, availability of infrastructure and government services, conformity with city or county land use plans, and creation of unincorporated "islands," etc.

4. LAFCO'S ROLE AS AN "INTERESTED" AGENCY

In situations where LAFCO is not a "Responsible Agency" but has an interest in reviewing a project to ensure that LAFCO related information is correctly identified, LAFCO plays a more limited role in the CEQA process. In those instances, the Executive Officer will review, and, if necessary, comment on all environmental documents submitted by a Lead Agency involving projects/decisions relating to and/or affecting LAFCO projects or policies.

5. LAFCO'S ROLE AS AN "RESPONSIBLE" AGENCY

"Responsible" Agency status occurs when LAFCO is not the "Lead" Agency, but nevertheless has discretionary approval authority over a project or some aspect of a project, in tandem with, or separate from that of the Lead Agency in accordance with Section 15096 of the State CEQA Guidelines. Examples of situations where LAFCO may be a Responsible Agency include, but are not limited to:

- A city approving an annexation request to LAFCO, only after pre-zoning the area in question. When a city has pre-zoned an area, the city serves as the Lead Agency for any subsequent annexation of the area and should prepare the environmental documents at the time of pre-zoning or other land use decision; or
- When a special district has conducted an environmental review and prepared an environmental determination for a plan to serve an area proposed for annexation to the district.

LAFCO shall use the environmental document prepared by the Lead Agency for LAFCO's environmental determinations if the Executive Officer deems it adequate for such use pursuant to State CEQA Guidelines, Section 15096. Procedures for determining the adequacy of the lead agency's CEQA document are summarized in the following sub-sections.

4.1 Consultation

Pre-Application Discussion: Regardless of whether LAFCO is a Responsible Agency, each Lead Agency carrying out any project within LAFCO's jurisdiction and function shall inform LAFCO in writing of its intent and process for that project at the beginning of the Lead Agency's CEQA review process, and the Lead Agency shall provide LAFCO with copies of any project applications.

CEQA Determination: The Lead Agency shall consult with LAFCO regarding the preparation of its environmental documents/determinations (Statutory Exemptions, Categorical Exemptions, Initial Studies/Negative Declarations, Environmental Impact Reports (“EIR”), etc.), which must also be used by LAFCO in its role as a Responsible Agency; consultation can be written or verbal and LAFCO’s input shall be incorporated/addressed in the Lead Agency’s analysis, documentation and determinations.

LAFCO Initial Comments: The Executive Officer shall, as soon as practical but within 30 days of notification, comment as to the appropriate environmental determination from LAFCO’s perspective as well as issues of concern to be addressed in any environmental document. The requirement for written notification from the Lead Agency can be waived at the Executive Officer’s discretion.

Where LAFCO disagrees with the Lead Agency’s proposed environmental determination (such as a Negative Declaration), LAFCO will identify the specific environmental effects which it believes could result from the project and recommend the project be mitigated with measures to reduce the potential impacts to less than “significant” (when feasible) or that an EIR be prepared to properly characterize potentially significant impacts.

Notice of Preparation: When it intends to prepare an EIR, the Lead Agency shall send a Notice of Preparation by certified mail to LAFCO to solicit input in accordance with Section 15082 of the State CEQA Guidelines.

LAFCO shall respond to any Notice of Preparation submitted to LAFCO in accordance with subsection (A)(5) above in writing within 30 days, specifying the scope and content of the environmental data and analysis germane to LAFCO’s statutory responsibilities for the proposed project. LAFCO shall also provide the Lead Agency with input regarding environmental issues and the minimum content of the analysis needed to meet a standard of adequacy for use of the environmental document/determination by LAFCO as a CEQA Responsible Agency.

4.2 Preparation of Environmental Documents by a Lead Agency

The Lead Agency shall include information in the Statutory Exemption, Categorical Exemption, Initial Study/Negative Declaration/EIR to allow its subsequent use by LAFCO for its considerations; referencing on the title page and in the project description any boundary changes, changes of organization or reorganization, or other proposed actions requiring subsequent discretionary action by LAFCO to fully implement the project.

The Lead Agency shall send the draft document to LAFCO as part of the public review process required by the CEQA and applicable guidelines (sections 15072 and 15082 of the State CEQA Guidelines). The Executive Officer will, within the established review period, send comments to the Lead Agency in writing (which can be transmitted either via U.S. mail or overnight delivery, or electronically by email or other messaging system), all of which LAFCO expects to be incorporated and assessed in the final document. LAFCO’s comments on a draft CEQA document submitted to LAFCO by a lead agency should focus on the appropriateness of the CEQA document chosen, the

adequacy of the environmental document's content, in the case of an EIR -- additional alternatives or mitigation measures, etc., that are germane to environmental impacts that could result from LAFCO's subsequent discretionary action or to the adequacy of the document for use by LAFCO as a CEQA Responsible Agency.

A final EIR prepared by a Lead Agency or a Negative Declaration adopted by a Lead Agency shall be conclusively presumed to comply with CEQA for purposes of use by Responsible Agencies which were consulted pursuant to Sections 15072 or 15082, unless one of the following conditions occurs:

- The EIR or Negative Declaration is finally adjudged in a legal proceeding not to comply with the requirements of CEQA; or
- A subsequent EIR is made necessary by Section 15162 of the State CEQA Guidelines.

4.3 LAFCO Requirement of Environmental Documents/Determinations

Applications filed by Lead Agencies with LAFCO shall include copies of one of the following environmental documents as specified in LAFCO's filing requirements and all applicable findings for an EIR per Sections 15091, 15092 and 15093 of the State CEQA Guidelines.

- Exemptions: Certification of Categorical or Statutory Exemption;
- Negative Declaration: Notice of Intent to Adopt a Negative Declaration and a Final Negative Declaration (including copy of Initial Study) or a Final Negative Declaration with mitigation measures (including copy of Initial Study), all technical appendices, and Mitigation Monitoring/Reporting Plan;
- Environmental Impact Report: Notice of Subsequent Use of an Existing EIR (which was previously available or has been made available to LAFCO), Notice of Preparation of a Draft EIR, Notice of Availability/Notice of Completion of Draft EIR (including copy of Draft EIR), Final EIR, Statements of Findings/Overriding Considerations, and Mitigation Monitoring/Reporting Plan;
- California Department of Fish and Wildlife: copy of environmental filing fee receipt including, if applicable, a CEQA Filing Fee No Effect Determination Form; and/or
- Other Appropriate CEQA Documents: copy of any other environmental document/determination not listed in this policy.

4.4 LAFCO's Use of Lead Agency's Environmental Documents

In making its determinations on boundary change proposals, changes of organization or reorganization, or other proposed actions requiring discretionary action by LAFCO, LAFCO will generally use the environmental document prepared by the Lead Agency if the procedures regarding consultation and preparation of environmental documents by a Lead Agency outlined above have been followed.

Prior to project approval, the Commission will certify that it has reviewed and considered the information contained in the Lead Agency's document. LAFCO may request the Lead Agency furnish additional information or findings as required to support a legally adequate Responsible Agency environmental determination in accordance with Section 15096 of the State CEQA Guidelines.

When a Lead Agency's EIR identifies significant environmental effects, LAFCO will incorporate the Lead Agency's findings or formulate its own, for each significant effect, or otherwise make findings in accordance with State CEQA Guidelines, Section 15091 for each significant environmental effect that is identified in a Lead Agency's EIR.

LAFCO may take any of the following actions to conform to CEQA requirements when rendering a decision on an application:

- LAFCO will not approve a proposed project with significant impacts if it can adopt feasible alternatives or mitigation measures within its powers that would substantially lessen the magnitude of such effects, unless it adopts a Statement of Overriding Considerations (State CEQA Guidelines, section 15093);
- If LAFCO mitigates impacts listed in the EIR to a less than significant level via the adoption of boundary alternatives or conditions of approval (negotiated with the local agency), such findings shall be reinforced by adequate rationale and inserted in the record; or
- If the environmental impacts of the LAFCO decision cannot be mitigated to a less than significant level, LAFCO will adopt a Statement of Overriding Considerations per State CEQA Guidelines, Sections 15093 and 15096.

Upon project approval, LAFCO shall file a Notice of Determination in a like manner as a Responsible Agency in accordance with Section 15096(i) of the State CEQA Guidelines. The Notice of Determination shall be filed with the Santa Cruz County Clerk of the Board.

6. LAFCO'S ROLE AS AN "LEAD" AGENCY

LAFCO will be the Lead Agency responsible for performing CEQA mandated environmental review when its discretion for approval or denying a project involves general governmental powers. This is in contrast with a Responsible Agency role which only has single, limited powers over the project, normally subsequent and secondary to LAFCO's function, such as pre-zoning for the property of interest. Examples of projects requiring LAFCO to act as a Lead Agency include but are not limited to the following:

- Establishment of spheres of influence for cities and special districts;
- Adoption of studies or municipal service reviews; and
- Special District activation or divestiture of a function or class of service.

6.1 Delegation of Responsibilities by the Commission to the Executive Officer

The following quotations from Section 15025 of the State CEQA Guidelines indicate those functions that can and cannot be delegated to the Executive Officer by the Commission:

A public agency (the Commission) may assign specific functions to its staff (Executive Officer) to assist in administering CEQA. Functions which may be delegated include but are not limited to:

- Determining whether a project is exempt;
- Conducting an Initial Study and deciding whether to prepare a draft EIR or Negative Declaration (refer to Section IV, F. 2. of these guidelines for a discussion of the appeal process when an EIR is required.);
- Preparing a Negative Declaration or EIR;
- Determining that a Negative Declaration has been completed within a period of 180 days (see Section 21100.2 of CEQA);
- Preparing responses to comments on environmental documents; and
- Filing of notices.

The decision-making body of a public agency (the Commission) shall not delegate the following functions:

- Reviewing and considering a final EIR or approving a Negative Declaration prior to approving a project before the Commission; and
- The making of findings as required by Sections 15091 and 15093.

7. LAFCO'S LEAD AGENCY PROCEDURES

The following process and procedures, specific to LAFCO's function, summarize or supplement the State CEQA Guidelines and are to be used to process all accepted applications.

7.1 Statutory Exemptions (CEQA Guidelines, Sections 15260-15285)

Statutorily exempt projects defined by the Legislature that could apply to a LAFCO project include the following:

- Disapproved Projects: CEQA does not apply to projects that LAFCO rejects or disapproves. This statutory exemption is intended to allow an initial screening of projects on the merits for quick disapprovals prior to the initiation of the CEQA process where LAFCO can determine that the project cannot be approved. This statutory exemption shall not relieve an applicant from paying

the costs for an EIR or negative declaration prepared for the project prior to the lead agency's disapproval of the project after normal evaluation and processing.

- **Feasibility and Planning Studies:** A project involving only feasibility or planning studies for possible future actions which the agency, board, or commission has not approved, adopted, or funded does not require the preparation of an EIR or Negative Declaration but does require consideration of environmental factors. This section does not apply to the adoption of a plan that will have a legally binding effect on later activities.
- **Ministerial Projects:** Actions or Ministerial Projects involve the application of fixed standards without the option of exercising personal or subjective judgment (discretion) by the Executive Officer or the Commission. Examples include but are not limited to the following: (1) Consolidation/reorganization of special districts where the district boards adopt similar resolutions of applications for said consolidation/reorganization into a single agency (pursuant to Government Code Section 56853), and (2) Certain island annexations (pursuant to Government Code Section 56375) where approval is mandated if the annexation meets certain specific findings.

7.2 Categorical Exemptions (CEQA Guidelines, Section 15300)

The following classes of projects, specifically pertaining to LAFCO's activities, have been identified in the State CEQA Guidelines as not having the potential to cause significant environmental effects, and may be categorically exempt from the requirements of CEQA if certain specified criteria are satisfied (Note: A categorical exemption shall not be used for these activities where there is substantial evidence to support that one of the exceptions to the categorical exemptions in State CEQA Guidelines, section 15300.2 is present.):

- **Construction or Conversion of New, Small Structures (Class 3):** Included within this category are extraterritorial or out-of-agency service contracts/agreements involving the extension of water, sewer, and/or other utility services by a city or district outside its boundaries but lying within its respective sphere of influence.
- **Annexations of Existing Facilities and Lots for Exempt Facilities (Class 19):** Included within this category are: (1) Annexations to special districts where the district's services would be provided even without annexation and construction has been initiated prior to the issuance of a Certificate of Filing, (2) Annexations of areas containing existing public or private structures developed to the density allowed by current zoning or pre-zoning, whichever is more restrictive, (provided, however, that the extension of utility services within the annexed area would have a capacity to serve only those existing facilities), (3) Detachments from cities where the land being detached is committed, by virtue of an adopted land-use plan, to remain in agricultural use or open space; or where the land is presently developed and no change in land-use can be reasonably anticipated, and (4) Detachments from special districts which will not result in any change in zoning or land use.

- Changes in Organization of Local Agencies (Class 20): Included within this category are changes in the organization or reorganization of local agencies where the changes do not modify the geographic area in which previously existing powers are exercised. Examples include but are not limited to: (1) Establishment of a subsidiary district, (2) Consolidation of two or more districts having identical boundaries, (3) Merger with a city of a district lying entirely within the boundaries of the city, or (4) Reorganization of agencies consisting of annexations or detachments providing similar services.

7.3 Recordation of Notice of Exemptions

When a LAFCO project qualifies for an exemption, LAFCO staff may develop and record with the Santa Cruz County Clerk of the Board a “Notice of Exemption” form, to include: (1) A brief project description, (2) The project location with supporting map, (3) The specific exemption including the finding and citation of the CEQA Guidelines section or statute under which it is found to be exempt, and (4) The rationale for its selection, including a brief statement of reasons to support the findings.

7.4 Initial Studies

A project for which LAFCO is the Lead Agency and which is not exempt will require the preparation of an Initial Study to determine if the project has the potential for causing a significant environmental effect. The Initial Study assessment shall consider all phases of the project; the purposes, policies, rules, regulations and standards set forth in CEQA and its State CEQA Guidelines; these procedures and the adopted plans and policies of cities, the County, and LAFCO. An Initial Study need not be prepared if the Executive Officer determines at the beginning stages of review that a full-scope EIR will be required, but will be used to document the significance of specific impacts requiring a focused EIR, i.e. the Initial Study shall document the rationale for narrowing the scope of issues to be addressed in an EIR.

- Process: The Initial Study will be prepared on a State CEQA Guidelines Standard Initial Study Environmental Checklist Form using the project application, environmental description forms, appropriate literature, etc. A site visit may be necessary. Individual findings for environmental issues will be documented with sufficient technical data to substantiate conclusions regarding the potential for significant adverse impact. Insufficiency of available information will be noted on the form if it affects the ability to reach a conclusion.

The preparer shall consult with all Responsible Agencies and other public agencies/persons/organizations affected by or knowledgeable of the project and its issues. Under appropriate circumstances such review could also involve use of the County’s or a city’s Environmental Review Committee and its public forum to more fully assess the physical, social and infrastructural implications of complex projects. The Initial Study will be the supporting document for findings of “significance” and “non-significance” (whether to prepare a Negative Declaration or EIR). It is a tool for modifying projects and/or identifying mitigation measures to allow a finding of “non-significance.” It can also be used to focus the EIR on effects determined to be potentially significant or to determine whether a previously prepared EIR could be used/modified for the project, etc.

The Initial Study shall contain: (1) A project description and location; (2) Environmental setting; (3) Identification of all environmental impacts using the most recent version of the State CEQA Guidelines environmental checklist form (Appendix G) and substantial evidence to support environmental impact findings, including ways to mitigate (avoid, minimize, compensate or otherwise reduce) a significant impact to a less than significant level; and (4) Examination of project consistency with zoning and land-use plans, etc. Section 15063 of the State CEQA Guidelines contains a detailed description of the content of and uses for the Initial Study and it is hereby incorporated by reference. Funding for the preparation of an Initial Study shall be borne by the applicant for the LAFCO action pursuant to Commission policy.

- Executive Officer's Determinations/Findings: After review of the Initial Study and all supporting information, the Executive Officer shall determine the appropriate environmental determination based on one of the following findings:
 - 1) The project will not have a significant environmental effect. Prepare a Negative Declaration and a Notice of Determination and publish a Notice of Intent to Adopt a Negative Declaration. After an appropriate public review period consistent with the applicable State CEQA Guideline's requirements, the documentation will be finalized and forwarded to the Commission with a recommendation for adoption;
 - 2) The project, as proposed, would have a significant environmental effect, but with alterations, stipulations, or mitigation measures, all adverse impacts can be mitigated to a less than significant level. Prepare a Mitigated Negative Declaration and a Notice of Determination and publish a Notice of Intent to Adopt a Negative Declaration. After appropriate public review period consistent with State CEQA Guideline's requirements, the documentation will be forwarded to the Commission with a recommendation for adoption;
 - 3) The project will have a significant environmental effect, but all such impacts have been adequately assessed in a final EIR previously reviewed by LAFCO and mitigated to the extent feasible. Submit the EIR to the Commission with appropriate findings for certification;
 - 4) The project will have a significant environmental effect. An EIR will be prepared and submitted to the Commission with appropriate findings; or
 - 5) The project will have a significant environmental effect and an EIR has been prepared. However, new information or changed conditions affecting the project or the site warrant additional analysis. Prepare a supplemental EIR or addendum to the original EIR focusing on these changes. Submit to the Commission with appropriate findings for certification.

7.5 Negative Declaration or Mitigated Negative Declaration

A Negative Declaration (finding of non-significant effect) or a Mitigated Negative Declaration (finding of non-significant effect with project changes/mitigation measures/conditions of approval) will be prepared on the State CEQA Guidelines Initial Study Environmental Checklist Form by staff per the findings of the Initial Study based on substantiating evidence.

The Negative Declaration or Mitigated Negative Declaration's contents will include a brief project description, location (i.e., vicinity map), name of applicant, the finding of non-significance, attached Initial Study with any applicable technical reports, data or other information constituting the substantial evidence supporting the environmental analysis, and a list of mitigation measures (if any, in the context of a Mitigated Negative Declaration). A determination of the Initial Study's adequacy and the preparation of the accompanying Negative Declaration or Mitigated Negative Declaration initially rests with the Executive Officer. The formal adoption of the Negative Declaration or Mitigated Negative Declaration rests ultimately with the Commission.

- **Notice Requirements:** The document will be available at the LAFCO office for public review and comment for a minimum of 21 days prior to LAFCO action on the project. Recommended Negative Declarations and Mitigated Negative Declaration (in the form of a Notice of Intent to Adopt a Negative Declaration or Mitigated Negative Declaration) will be noticed at least once in a newspaper of general circulation in the project area; noticed in the "local" newspaper of the affected area (if any); mailed to all Responsible Agencies and public agencies with jurisdiction within the project area; mailed to those individuals and organizations who have requested such notices.

Where one or more state agencies will be a Responsible or Trustee Agency or will exercise jurisdiction over natural resources affected by the project, LAFCO shall send copies of the Negative Declaration or Mitigated Negative Declaration to the State Clearinghouse for distribution to these state agencies. Review by state agency(ies) will require a 30-day period unless reduced by prior approval of the State Clearinghouse. Pursuant to adopted Commission policy, costs associated with the Notice and distribution requirements shall be funded by the applicant for the LAFCO action.

- **LAFCO Consideration:** The Commission will consider the proposed Negative Declaration or Mitigated Negative Declaration and any public and agency comments prior to approving a project, and will approve the Negative Declaration or Mitigated Negative Declaration if it finds there is no substantial evidence in the whole of the administrative record that the project will have a significant environmental effect. Where mitigation is included as a condition of the Mitigated Negative Declaration, the mitigation monitoring and reporting program (MMRP) shall assign responsibility for implementing the mitigation measure(s) when the Mitigated Negative Declaration is approved by the Commission.

- **Notice of Determination:** After the Commission's approval of a project for which a Negative Declaration or Mitigated Negative Declaration has been adopted, the Executive Officer shall file a Notice of Determination. The Notice of Determination's content shall include: (1) Project description, identification and location; (2) Date project approved by LAFCO; (3) Determination of "non-significant" effect, or determination that mitigation measures were imposed and made conditions of approval for the project to reduce impacts to less than significant levels; (4) Statement that a Negative Declaration or Mitigated Negative Declaration has been prepared and approved; and (5) Address of LAFCO office where a copy of Negative Declaration or Mitigated Negative Declaration is filed.

The Notice shall be filed with the Santa Cruz County Clerk of the Board. If the project requires a discretionary approval from any state agency, the Notice shall also be filed with the State Office of Planning and Research, State Clearinghouse. Fees for filing a Notice of Determination for a Negative Declaration or Mitigated Negative Declaration shall be funded by the applicant for the LAFCO action.

7.6 Environmental Impact Report

If the Executive Officer or the Commission finds, based on substantial evidence in the record or contained in the Initial Study and public comments, that a project may have a significant environmental effect, the Executive Officer will initiate the preparation of an Environmental Impact Report ("EIR").

- **Purpose:** An EIR is an informational document; a major tool in the decision-making process, informing Commissioners and all parties involved of the environmental consequences of project decisions before they are made. An EIR's primary functions are to identify and mitigate significant adverse impacts and to provide alternative project and boundary options that may reduce potentially significant impacts of the proposed project.
- An EIR is not an instrument to rationalize approval or denial of a project; nor do indications of adverse impacts require automatic denial. LAFCO has the authority to balance environmental, economic, social or other objectives as part of its mandate to develop orderly governmental boundaries (Sections 15091, 15092 and 15093, State CEQA Guidelines). An EIR should be prepared early in the application process to facilitate the integration of environmental considerations in project or boundary design. The applicant is responsible for submitting all necessary project data for the EIR per the Executive Officer's request or funding the preparation of required project data for the EIR.
- **Appeals:** The Executive Officer's determination to require an EIR is appealable to the Commission within 10 working days of the issuance of the decision to prepare an EIR. Such appeal must be filed, on LAFCO forms, with the Executive Officer and must include specific substantiation for the appeal, directly related to environmental issues. The appeal shall be heard on the next regularly scheduled Commission agenda that permits adequate public notification. The Commission's decision shall be final. The only legal remedy available to appeal the Commission's final action is to file a petition for writ of mandate in the superior court under California Code of Civil Procedure Section 1085.

- Notice of Preparation: At the earliest feasible date following the Executive Officer's/Commission's formal decision to prepare an EIR (based on the administrative record or an Initial Study), a Notice of Preparation ("NOP") will be mailed to all responsible and affected agencies (including the State Clearinghouse and affected state agencies, if any) and any parties requesting notification. State review of an EIR will result in the issuance of an identification number (State Clearinghouse Number) which shall be used on all subsequent documentation and correspondence.

The NOP shall include sufficient information on the project and its anticipated impacts to facilitate meaningful responses on the environmental issues that may cause significant adverse impacts. Such content to include: (1) Project description; (2) Mapped location; (3) Probable environmental effects; and (4) A copy of the Initial Study or substantial evidence in the record justifying the preparation of an EIR, etc. The NOP shall be sent to all responsible/trustee agencies or interested parties via certified mail or other method to document its receipt.

Within 30 days after LAFCO's release of the NOP, each Responsible Agency/interested party shall submit to LAFCO specific information directly related to that agency's/party's statutory responsibility for the project; the environmental issues, alternatives, and mitigation measures to be explored; and the agency's/party's role in the project's review, etc. If LAFCO does not receive a response or request to extend the public comment period on the NOP by the end of the 30-day NOP review period, LAFCO may presume that no response will be made from an agency or party that received the NOP.

- Scope of EIR: LAFCO may also convene meetings involving all parties (especially at the request of a Responsible Agency) to further assist in the determination of the EIR's scope and content, no later than 30 days after such request. Early and complete scoping, consultation and negotiation are critical to the preparation of an adequate EIR. LAFCO may request use of the County's or a local agency's Environmental Review Committee in a public meeting forum to aid in the identification and resolution of any technical issues. LAFCO will compile all comments and identify in writing the focus for the EIR. An EIR can be prepared by staff or consultants under contract to LAFCO, coordinated by the Executive Officer or designee. LAFCO may accept data for an EIR from any source subject to independent validation by LAFCO staff. Also, LAFCO may charge an applicant appropriate fees to cover all costs for preparing and processing an EIR.
- EIR Content: Article 9 of the State CEQA Guidelines describes the complete content of all required sections of an EIR, as modified from time to time. However, LAFCO has discretion to narrow the scope of an EIR's content during the scoping process (State CEQA Guidelines, section 15063).
- Consultant EIRs: The Executive Officer shall use a Request for Proposals bidding process to select a consultant to write the EIR. The Executive Officer shall maintain and update as necessary a list of consultants, a minimum of three from which proposals shall be solicited for each consultant prepared EIR. The Executive Officer and the applicant will screen the proposals in an attempt to gain a

consensus on choosing the consultant. However, the Executive Officer is ultimately responsible for final selection of the consultant. The Commission will review the scope of work, consultant qualifications, contract cost, and all other aspects before authorizing a contract.

The applicant will be charged a fee to cover all contract and staff costs, to be deposited into a LAFCO trust fund. (Note: The contract will be between LAFCO and the consultant which will work solely at the Executive Officer's, not the applicant's, direction.) The Executive Officer will disburse the funds to the consultant at stages specified in the contract based on completion and performance. In addition to the contract costs, the fees charged will be based on actual staff time involved in, but not limited to: (1) Consultant selection including bid solicitation and review, submission of information to consultants, etc.; (2) Review of Draft EIR, corrections, additions, legal review by the Commission's legal counsel, etc.; (3) Compiling comments and reviewing responses to comments for preparation of Final EIR; and (4) Meetings with applicant, consultant and public regarding EIR preparation.

- Public Participation (CEQA Guidelines, Section 15201): Public participation is an essential part of the CEQA process. LAFCO includes provisions in its CEQA procedures for wide public involvement, formal and informal, consistent with its existing activities and procedures, in order to receive and evaluate public reactions to environmental issues related to the agency's activities. Such procedures include, whenever possible, making environmental information available in electronic format and on LAFCO's web site.

Interacting with the public is an important CEQA process that allows the public to voice its concerns about environmental issues and the potential effect of a project on the physical environment. Therefore, in order to ensure public involvement in LAFCO's CEQA process, the Commission—in addition to the requirements for public notification on the NOP and/or the Notice of Completion—will provide the public with the opportunity to participate in any meetings related to the EIR, whether through a scoping meeting (optional) to provide verbal or written comments on the content of the EIR and/or through the public hearing (required) on the certification of the Final EIR.

- Completion Notice (CEQA Guidelines, Section 15085): Because most LAFCO EIRs will require circulation through the State Clearinghouse, the default procedure is that as soon as the draft EIR is completed, a Notice of Completion ("NOC") must be filed with the California Governor's Office of Planning and Research, denoting the project's description and location, address where EIR copies are available, and the period which comments can be submitted.
- Agency/Public Review: At the time the NOC is sent, the Executive Officer shall provide public notice of the draft EIR's availability to all organizations, agencies and individuals who previously requested such notice; as well as publication in The Santa Cruz Sentinel (newspaper of general circulation) and/or local newspapers. The Executive Officer shall also distribute copies of the draft EIRs and requests for comments to all public agencies with jurisdiction within the project area; to

persons or organizations previously requesting such copies; to public libraries in the affected areas; as well as maintaining copies in the LAFCO and any Responsible Agency's offices (upon request). The Executive Officer may consult with any person who has special expertise in any environmental issue involved.

Review periods are not to be less than 30 days nor longer than 60 days from the date of the NOC except in unusual situations, per the Executive Officer's discretion. The review period for draft EIRs submitted to state agencies via the State Clearinghouse will be a minimum of 45 days. The last date for comment submittal shall be specified in the request for comments. A lack of response by that date constitutes a non-objection or "no-comment" by that particular party.

The sufficiency of the EIR per State CEQA Guidelines is the only issue to be addressed during this review. Questions/issues regarding the feasibility or desirability of the project itself shall only be considered by the Commission at the appropriate hearing, not integrated into the environmental review process. In instances where complex technical issues or disagreements among experts arise in the context of an EIR, the Executive Officer can convene a meeting of the County's or a local agency's Environmental Review Committee to provide a forum for a more thorough review of the EIR's adequacy.

- Adequacy: The Executive Officer will make preliminary (not appealable) determinations of the EIR's adequacy, utilizing all aspects of the public record; in turn making specific recommendations on adequacy to the Commission, for its findings, at the time the project is heard.
- Response to Comments on an EIR (CEQA Guidelines, Section 15088): The Executive Officer shall prepare a written response to all comments received during the comment period (and MAY respond to those received after the period): describing the disposition of issues, opinions or facts raised, project revisions or mitigation measures resulting from these comments, reasons for not accepting recommendations, all substantiated by factual information. The response to comments may be in the form of revisions to the EIR text, a separate section in the final EIR or as notes typed in the margins of the comment letters, depending on the event of the resulting revisions.
- Preparation of Final EIR (CEQA Guidelines, Sections 15089 and 15132): The Executive Officer/consultant will prepare a final EIR before the Commission makes a decision on the project. Project denial does not require certification of the Final EIR. Final EIR contents include: (1) The draft EIR and any revisions made to it in response to comments; (2) Comments and recommendations received on the draft EIR verbatim; (3) A list of persons, organizations and agencies commenting on the draft EIR; (4) LAFCO's responses to significant points raised during review and consultation; (5) Plus any other pertinent information. Final EIRs shall be available a minimum of 10 days prior to the Commission hearing on a project and shall be provided to any commenting parties 10 days prior to a Commission hearing on a project. The final EIR shall be submitted to the Commission with the project application and a mitigation measure monitoring plan/program (if necessary) for certification prior to the decision.

- Certification of Final EIR (CEQA Guidelines, Section 15090): Prior to approving a project for which an EIR has been prepared, the Commission shall certify that: (1) The final EIR has been completed in compliance with CEQA; (2) The final EIR was presented to the Commission which reviewed and considered it prior to approving the project; and, (3) The final EIR reflects the lead agency's independent judgment and analysis. If the Commission, through testimony or its own review of the data, finds that the environmental review is incomplete or the EIR does not adequately assess the full range of project impacts, it can refer it back to staff for revisions; deferring approval of the project until it can certify the amended final EIR. Under such circumstances, the Commission shall instruct staff to recirculate/not recirculate the amended EIR in accordance with the extent of requested revisions and as required by CEQA Guidelines, section 15088.5.
- Findings (CEQA Guidelines, Section 15091): The Commission cannot approve or carry out a project for which an EIR identifies one or more significant environmental effects, unless it makes one or more written findings for each significant effect, each reinforced by substantial evidence in the record. Such findings include: (1) Changes have been incorporated into the project which avoid or substantially reduce the significant environmental effect(s) identified in the final EIR, (2) Such changes are not within LAFCO's jurisdiction, but are within the responsibility and jurisdiction of another agency which has adopted such changes, or which can and should adopt such changes, or (3) Specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in the final EIR.
- Approval (CEQA Guidelines, Section 15092): LAFCO shall not approve or carry out a project for which an EIR was prepared unless either: (1) The project, as approved, will not have a significant environmental effect, or (2) LAFCO has eliminated or substantially reduced all significant effects where feasible per State CEQA Guidelines, section 15091, and determined that any remaining significant effects found to be unavoidable per State CEQA Guidelines, section 15091, are acceptable due to overriding concerns described in CEQA Guidelines, section 15093.
- Statement of Overriding Considerations (CEQA Guidelines, Section 15093): When LAFCO approves a project that will have a significant effect on the environment that cannot be avoided or mitigated to a less than significant level, LAFCO shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record. The Commission shall balance, as applicable, the economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable". The statement of overriding considerations shall be supported by substantial evidence in the record. The Commission's statement of overriding considerations should be included in the record of the project approval and so stated in the Notice of Determination.

- Notice of Determination (CEQA Guidelines, Section 15094): The Executive Officer shall file a Notice of Determination following each project approval for which an EIR was certified. The notice shall include: (1) The final EIR has been completed in compliance with CEQA; (2) The final EIR was presented to the Commission which reviewed and considered it prior to approving the project; (3) The final EIR reflects the lead agency's independent judgment and analysis; (4) Determination of any significant environmental effects; (5) Statement that an EIR was prepared and certified pursuant to CEQA; (6) Whether mitigation measures were made conditions of the project; (7) Whether findings were made per State CEQA Guidelines, section 15091; (8) Whether a statement of overriding considerations was adopted; (9) The address of the location of a copy of the final EIR and the project record; and (10) If different from the applicant, the identity of the person undertaking the project which is supported, in whole or in part, through contracts, grants, subsidies, loans, or other forms of assistance from one or more public agencies or the identity of the person receiving a lease, permit, licenser, certificate, and other entitlement for use from one or more public agencies. The notice shall be filed with the Clerk of the County Board. If the project requires discretionary approval from a state agency, the notice shall also be filed with OPR State Clearinghouse.
- Disposition of Final EIR (CEQA Guidelines, Section 15095): The Executive Officer shall: (1) File a copy of the Final EIR with the Santa Cruz County Planning Department and the city, if applicable, where significant environmental effects may occur; (2) Include the Final EIR in all subsequent project administration; (3) Maintain a copy of the Final EIR as a permanent public record for the project; and (4) Require the applicant to provide a copy of the certified, final EIR to each Responsible Agency. Pursuant to adopted Commission policy, funding for the preparation of an EIR, fees for filing a Notice of Determination, and other related fees (i.e. notice and distribution requirements), are the responsibility of the applicant for the LAFCO action.



The Impact of Annexation on Natural Resource Management and Environmental Justice in the Jordan River Basin

Arava Institute for Environmental Studies
www.arava.org

July 2020



Introduction

Annexation will exacerbate the existential threats to the region from climate change and the ongoing conflict between Palestinians and Israelis.

In studies, research, and public diplomacy, the Arava Institute works to advance cross-border environmental cooperation, at the nexus of these two existential crises for the region.

The Arava Institute's environmental experts raise serious concerns regarding the damage that will be caused by Israeli annexation of parts of Area C to the human environment, the natural environment and the hope for future agreements which could lead to a just and peaceful resolution of the conflict.

Annexation, as proposed by the current Israeli government, is a unilateral act of land appropriation, which will annex Palestinian land but not people, further aggravating the power imbalance of the occupation and further endangering chances to reach a fair and just solution.

The Jordan River Basin (JRB) is a climate change hot spot. A study from Tel Aviv University predicts a shortening of the winter months of the eastern Mediterranean from 4 months to 2 months and lengthening of the summer by two months (Hochman et al. 2018). The winter is when the eastern Mediterranean receives the bulk of its annual precipitation which enables agriculture throughout the year. In a review of recently published studies on temperature, precipitation and other hydrological data, Tal (2019) raises the alarm of a shrinking Sea of Galilee, the water reservoir for riparian entities in the basin. With rising annual temperatures and a severe reduction in water resources, climate change will negatively impact the ability of farmers in the region to produce food (Behar & Kaplan 2019).

Annexation combined with the impacts of climate change in the region escalates environmental injustice by disenfranchising and isolating vulnerable communities in the annexed areas putting them at greater environmental risk. The proposed timing of annexation, as the world is still entrenched in a pandemic and at the beginning of a massive economic crisis, further exacerbates these environmental injustices. Economic, national, and environmental issues cannot be separated.

The new government's current path towards annexation risks extinguishing the ability of civil society organizations like the Arava Institute, to continue the critical cross-border environmental work carried out with Palestinian and Jordanian partners. This work is not part of the right/left political spectrum. It has received support from multiple Israeli governments over time and addresses the needs of the planet earth and the human beings who populate it.

Engaging in cross-border environmental cooperation will be impossible once the annexation process has begun and will lead to major environmental consequences.

On the Jordan River Basin

Specific environmental impacts of annexation include:

The Sea of Galilee is used as one of the two major reservoirs in which the state of Israel stores water for dry years. The second reservoir is within the coastal and mountainous aquifers. Wet-years, where the lake is replenished with substantial amounts of fresh water provide Israel with the option to decrease groundwater abstraction to restore the exploited groundwater reservoirs (aquifers). Filling the Sea of Galilee with fresh water helps to maintain its fragile aquatic ecology by diluting the salty water (and even brines) that continuously discharge into the lake via underwater spring. A year ago the water salinity in the lake reached a critical level that eliminated the use of the water unless it was mixed with other sources of fresh water such as desalinated water. The Sea of Galilee is routinely used for water supply to Israel's national water carrier and serves as emergency water storage. Therefore, the lake is one of the most important parameters in Israel's homeland security.

Regarding the amount of water which used to flow into the Lower Jordan River, Sea of Galilee contributed about 45%, on average but most of the water came from the eastern tributaries in Jordan and the Yarmouk River. Now, most of the Yarmouk water is consumed by Syria and Jordan. According to the peace treaty between Israel and Jordan, Israel is allowed to pump 20 M m³/year of water from the Yarmouk (less than 4% of its annual capacity), and in addition, Jordan is allocated 50 M m³/year from the Sea of Galilee (about 15% of the average rate of replenishment of the lake). While Israel has practically blocked almost all the flow of water from the Sea of Galilee into the lower Jordan River, Syria and Jordan exploit completely the Yarmouk River with almost no water discharge into the Lower Jordan River. In summary, most of the natural water sources of the Lower Jordan River are consumed by Syria and the Hashemite Kingdom of Jordan, while Israel must maintain sufficient water in the Sea of Galilee to guarantee the annual supply to Jordan (50 M m³/year) and to maintain the water quality and aquatic ecology. What is left is used by Israel.

As all the natural water resources in the Middle East, the Jordan River is a cross-border water resource. It is shared and exploited by Syria, Lebanon, Jordan, Palestine and Israel. Therefore, a sustainable solution for management of this precious and delicately balanced resource can only be achieved when all riparian parties are working in concert. Annexation threatens the ability of riparian parties to continue to work together even in the current limited framework. Annexation would make this limited level of cooperation between Jordan and Israel even more tenuous and in the end, threaten Israel's strategic water supplies.

Map of Jordan River Basin, (Source: UNDP/Green Cross)



On the Dead Sea

The sinkholes at the Dead Sea are getting worse and the issue suffers from government neglect on all sides. The Dead Sea basin and all that it has to offer is at risk of imminent loss. The only solution is a regional approach. The Dead Sea, which is the terminus of the Jordan River and Dead Sea Basin watershed, is a transboundary system. As described in the previous section, Israel, Jordan, Syria, Lebanon and Palestine are all riparian parties with legal water rights claims to the system. Climate change and over-abstraction of the upstream sections of the system are devastating the Lower Jordan River and the Dead Sea. The Dead Sea is now shrinking at an alarming rate of more than one meter per year. This unique ecological system, the only one of its kind in the world, and with huge economic importance for tourism and mineral extraction, is crumbling into a series of sinkholes. The countries in the region cannot sit idly by and watch this tragedy unfold; neither can they afford to simply give up on such an important resource and heritage to the people of the region and to the world. Regional cooperation is the only way forward to save the Dead Sea and the time to do so is running out.

The impact of climate change on the region's water resources is clearly evident. Since 1967, the Palestinians have been cut off from the Dead Sea while Jordan and Israel continue to exploit the Dead Sea's mineral resources and water inflow, with little regard for the ecological damage caused. Annexation acts as a threat multiplier by preventing any forward progress on resolving the environmental issues at the Dead Sea and removing any opportunity for Palestine, Israel, and Jordan to come to an agreement on a just and sustainable solution to managing this precious resource and world heritage site.

On the mountain and coastal aquifers

Groundwater is the most important source of freshwater for Israelis and Palestinians. Two thirds of the recharge area of the Mountain Aquifer lies within the West Bank and it is the only accessible source of water for the Palestinian Authority. The long term sustainability of this aquifer depends on managing pumping with recharge from rainfall. Climate change and increasing water demand are already causing over pumping and a decline in water quality. This is most acute in the Coastal Aquifer of the Gaza Strip where massive over pumping has led to significant declines in water quality making the water undrinkable and creating a humanitarian crisis that is only getting worse. The only way to minimize long-term degradation of both aquifers is through strong bilateral water agreements between Israel and the Palestinian Authority. The water allocations that were agreed to under the Oslo Accords are no longer sufficient to meet today's and future water needs. Unilateral annexation by Israel of territory in the West Bank will mean less access to groundwater for the Palestinians and will make the opportunity of bilateral water agreements almost impossible. Without water security there cannot be regional security, unilateral actions will threaten both.

Map of Mountain and Coastal Aquifers

Source: "Agreement to share Water between Israelis and Palestinians: The FoEME Proposal", EcoPeace 2012



On energy

Without any significant supply of natural resources for conventional production of energy, Palestine currently imports the vast majority of its electricity from Israel, leaving the Palestinian population completely dependent on Israel for its energy needs. The annexation of major sections of Area C in the West Bank will make it extremely difficult for any Palestinian development in the energy sector. Even if 3% out of the 61% of Area C was used for solar energy production Palestine could easily produce 3,000 MW substantially decreasing import reliance and decreasing the pressure on the Israeli energy sector. As the populations of both Palestine and Israel continue to grow and the hot dry summer season lengthens while the cool wet winter seasons shorten due to climate change, the pressure on the Israeli Electric Company to supply electricity for everyone in the region could become unsustainable. Further, the annexation may impede all electricity and fossil fuel import options from Jordan.

Annexation could even result in an increase in energy demand in the West Bank due to accelerated growth of Jewish settlements once Israel claims sovereignty. As with other natural resources, energy resources must be managed on a region-wide basis. The energy needs of populations who due to annexation will be living next to each other under very different legal jurisdictions will not be adequately supplied, leading to energy scarcity, and environmental injustice.

On food security

The Jordan Valley is a fertile strip of land that runs along the east and west banks of the Jordan River. The area is minimally populated and underdeveloped. As such, this area is the largest land reserve for future development of the West Bank. The Palestinians call the Jordan Valley a "food basket" as it constitutes 50% of total agricultural areas, currently producing 60% of the vegetables consumed in the West Bank. The importance of the Jordan Valley lies in the fact that it is a warm and fertile natural region which can be used for agriculture throughout the year and sits in the most important water basin in Palestine. The Jordan Valley forms over a quarter of the West Bank, with a population of about 65,000, including Jericho. The agricultural area constitutes 280 thousand dunam, 38.8% of the total area of the Jordan Valley. Palestinians control 50 thousand dunams, while Jewish settlers control 27 thousand dunams. (Btzelem)

According to the World Bank, the potential revenue from agriculture, were Palestinians given full access to this agricultural land, could be as much as a billion dollars a year. With an annual population growth rate of approximately 1.8% (CIA World Fact Book), the West Bank's Palestinian population can be expected to double in the next 40 to 50 years putting even more pressure on water and land resources. Any scenario which takes into account this continued population growth rate must also recognize the growing pressure on food supplies. Annexation may deny access to thousands of Palestinian farmers to agricultural land which both Israel and Palestine rely on to feed the population in the region. If the food supply to the Palestinians is reduced due to the limitation of access or the expropriation of Palestinian lands, food security will be threatened

Summary of impacts of annexation on the environment

Unilateral approaches like annexation of parts of the West Bank and the Jordan Valley threaten to block any possible cooperative regional approach to solving the water, energy and food security issues which currently plague the region and will be exacerbated by the growing population and climate change.

Climate change is a cross-border global issue with serious natural resource and environmental justice implications. Only through cooperation, especially on issues of climate change adaptation, can the region ensure ecosystem integrity, sustainable natural resource management and the well-being of the most vulnerable communities, already disadvantaged by limited resources and poverty. As the world and the region are trying to recover from a devastating pandemic and facing an existential threat from rising average annual global temperatures, leaders of Israel must ask themselves if this is the time to attempt to fulfill the dreams of a small minority of Israeli citizens while ignoring the needs of the majority of Israeli citizens and our neighbors for a future with hope.

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STAFF REPORT
7/26/2023

TO: Honorable Mayor and City Council Members

FROM: Maritza Martinez, Public Works Director

SUBJECT: Public Hearing for Resolution No. 2023-52 Confirming the Assessment and Diagram and Ordering the Levy and Collection of Assessments for the City of Coachella Landscaping and Lighting Maintenance District No. 1 through 40 for Fiscal Year 2032/2024.

STAFF RECOMMENDATION:

The City Council adopts Resolution No. 2023-52:

- I. Confirming the Diagram and Assessments and Ordering the Levy and Collection of Assessments for the City of Coachella Landscaping and Lighting Maintenance District 1 through 40 for Fiscal Year 2023/2024, pursuant to the provisions of Part 2 Division 15 of the California Streets and Highways Code.
- II. Authorize and Direct the City Clerk to file the diagram and assessment with the Riverside County Assessor/ County Clerk-Recorder's Office

EXECUTIVE SUMMARY:

In accordance with the "Landscaping and Lighting Act of 1972" of the Streets and Highways Code, on June 28, 2023, the City Council adopted Resolution No. 2023-41, and initiated proceedings to update the Districts for the next Fiscal year declaring its Intention to Levy and Collect Assessments and Ordered the preparation of the Engineer's Report. On June 28, 2023 the City Council adopted Resolution No. 2023-42 giving Preliminary Approval of the Engineer's and setting a time and place for the Public hearing to Levy and Collect Assessments. A map displaying the Districts is attached herewith as Exhibit "A".

Resolution No. 2023-52, if approved, will confirm the assessments for the Fiscal Year 2023/2024 for the City of Coachella Landscaping and Lighting Maintenance District Number 1 through 40, shown on the attached Exhibit "A" and "B". A notice of Public Hearing was posted in the local newspaper on the attached Exhibit "C".

FISCAL IMPACT:

Approval of the assessments would have no adverse impact to the General Fund. The proposed assessments for each District has been prepared based upon the improvements and maintenance expenses necessary to maintain the common areas within each District. The revenues and expenditures are accounted for within separate 160 fund accounts within each District.

Attachment:

Resolution

Final Engineer's Report

RESOLUTION NO. 2023-52

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, CONFIRMING THE ASSESSMENT AND DIAGRAM AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS FOR THE CITY OF COACHELLA LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1 THROUGH 40 FOR FISCAL YEAR 2023/2024, PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE

WHEREAS, the City Council and the City of Coachella, California (“City Council”) has adopted Resolution No. 2023-41 on June 28, 2023 Initiating the Preparation of the Engineer’s Report Declaring Intention to Levy and Collect Assessments for Fiscal Year 2023/2024 for the City of Coachella Landscaping and Lighting Maintenance District Number 1 through 40 pursuant to the terms and provisions of the “Landscaping and Lighting Act of 1972”, being Part 2 Division 15 of the California Streets and Highways Code; and

WHEREAS, the City has retained Willdan Financial Services (“Willdan”) as the Assessment Engineer of Work for the purpose of assisting with the Annual Levy of the Districts, to prepare and file the Engineer’s Annual Levy Report (“Engineer’s Report”) with the City Clerk in accordance with the Act;

WHEREAS, the City Council has adopted Resolution Number 2023-42 on June 28, 2023 Giving Preliminary Approval of the Preliminary Engineer’s Report for Levy of Annual Assessments for Landscaping and Lighting Maintenance Districts 1 through 40 Declaring the Intention to Levy and Collect Assessments for Fiscal Year 2023/2024 and Set a Public Hearing for Districts 1 through 40; and

WHEREAS, the City Council scheduled a Public Hearing on July 26, 2023 at 6:00 p.m. prior to confirmation of the proposed assessments for Fiscal Year 2023/2024; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Coachella as follows:

Section 1. That above recitals area all true and correct

Section 2. Following notice duly given by publication, the City Council has held a full and fair Public Hearing regarding the Levy of the Proposed Assessment within the City of Coachella Landscaping and Lighting Maintenance District No. 1 through 40 for Fiscal Year commencing on July 1, 2023 and ending June 30, 2024, to pay for the cost and expenses of maintaining and servicing existing and proposed public landscaping and storm drain facilities installed and constructed within public places in the City of Coachella, pursuant to the terms and provisions of the Landscaping and Lighting Act of 1972, being Part 2 of Division 15 of the California Streets and Highways Code. All interested persons were offered the opportunity to hear and be heard regarding protests and objections to the Levy and Collection of the Proposed Assessment against lots or parcels of real property within City of Coachella Landscaping and

Lighting Maintenance District No. 1 through 40. All protests and objections to the Levy and Collection of the proposed assessments for the Fiscal Year 2023/2024 commencing on July 1, 2023 and ending on June 30, 2024, area hereby overruled by the City Council.

Section 3. The City Council hereby orders the maintenance and servicing of the existing and proposed public landscape facilities installed and constructed in public places in the City of Coachella and hereby confirms the diagram and assessment set forth in the Engineer's Report.

Section 4. The assessment is in compliance with the provisions of the "Landscaping and Lighting Act of 1972," being Part 2 of Division 15 of the California Streets and Highways Code and with any applicable provisions of Proposition 218.

Section 5. The assessment is levied without regard to property valuation.

Section 6. The assessment is levied for the purpose of paying the costs and expenses of maintaining and servicing existing and proposed public landscaping facilities installed and constructed in public places in the City of Coachella for the Fiscal Year commencing on July 1, 2023 and ending on June 30, 2024.

Section 7. The adoption of Resolution No. 2023- constitutes the levy of an assessment for the Fiscal Year commencing on July 1, 2023 and ending on June 30, 2024.

Section 8. The maintenance and servicing of the public landscaping facilities shall be performed pursuant to law and the County Recorder/Auditor of Riverside County shall enter on the County Assessment Roll opposite each lot or parcel of land the amount of the assessment and such assessments shall then be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the assessments shall be paid to the City of Coachella Finance Department.

Section 9. The City of Coachella Finance Department shall deposit all monies representing assessments collected by the County to the credit of a special fund known as Special Revenue Funds Special Assessments, City of Coachella Landscaping and Lighting Maintenance District No. 1 through 40.

Section 10. The City Clerk is hereby authorized and directed to file the diagram and assessment, or a certified copy of the diagram and assessment, with the Riverside County, Assessor's Office, together with a certified copy of Resolution 2023-52 upon its adoption.

Section 11. A certified copy of the assessment and diagram shall be filed in the Office of the City Clerk, with a duplicate copy on file in the Public Works Department and open for public review.

PASSED, APPROVED and ADOPTED this 26th day of July 2023.

Steven A. Hernandez
Mayor

ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

Carlos Campos
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. 2023-52 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 26th day of July 2023, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

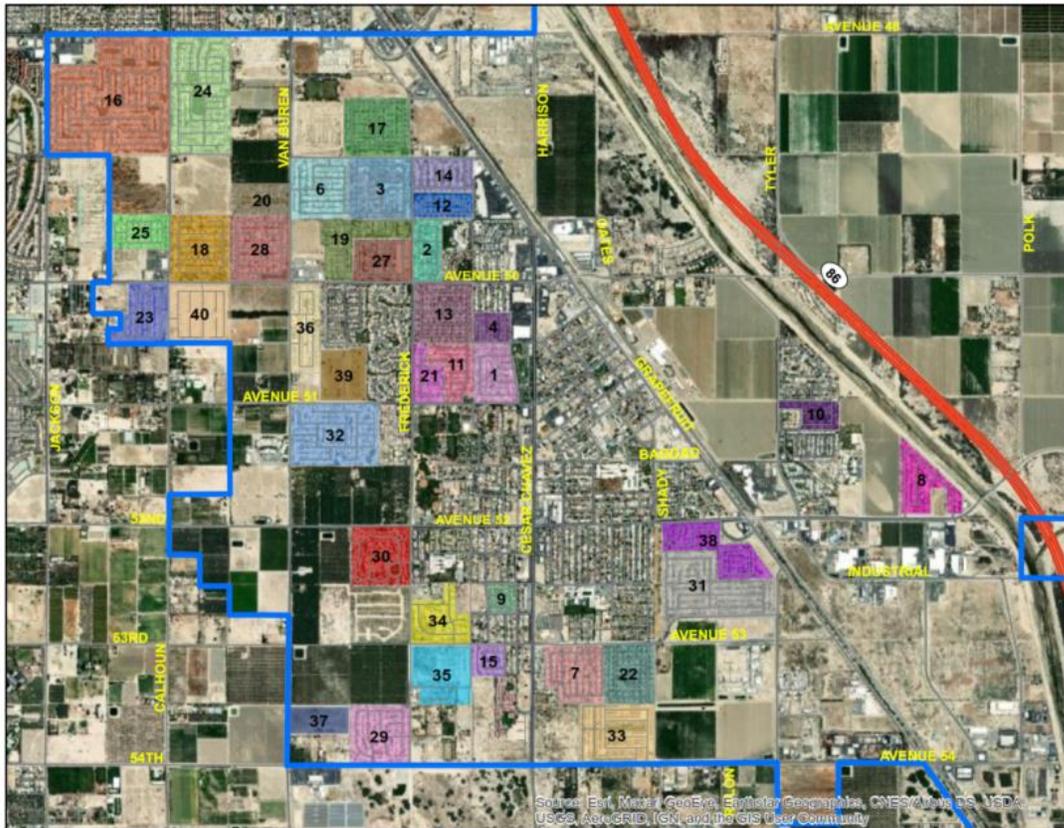
Delia Granados,
Deputy City Clerk

Exhibit “A”

**CITY OF COACHELLA LANDSCAPING AND LIGHTING MAINTENANCE
DISTRICT NO. 1 THROUGH 40 FISCAL YEAR 2023/2024**

BOUNDARY MAP

**CITY OF COACHELLA
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICTS**



District	Tract Name	Tract Number
1	Lewis	14654
2	Peacock Palms	14472
3	Beana Vista	14675
4	Palm Desert Dev.	18632
6	Fiesta Homes	23911
7	La Paz	26467
8	(Lighting only)	24299
9	CV Housing Coalition	23408
10	Plaza del Sol	36592
11	Loma Vista	22110
12	La Paz II	28374
13	Baron-Zirack	28443
14	Pueblo de la Paz	29071
15	Cachanillas	30020
16	Tierra del Sol	30684
17	Rancho Las Flores	30498
18	Bella Canto	30728
19	Payaso de la Palmas	30354
20	Posada del Valle	30621
21	Loma Vista II	22110
22	Rancho de la Fe	30889
23	La Colonia	30871
24	La Paoma Estates	30910
25	Las Plumas	31376
27	Rancho Miraposa	30831
28	La Mirada	30830
29	Somerset	31664
30	Navarra/Sundate I	31508
31	Los Jardines	31533
32	Aventine	31551
33	Vista Escondida	32264
34	Terra Bonita	31158
35	Bellissima	31978
36	Valencia	31698
37	Volk	31550
38	Rancho Cielo	31714
39	Sevilla	38084
40	Mariposa Pointe	32074



Exhibit "B"

CITY OF COACHELLA LANDSCAPING AND LIGHTING MAINTENANCE
DISTRICT NO. 1 THROUGH 40 FISCAL YEAR 2023/2024

DISTRICT NUMBER	PROPOSED LEVY PER LOT	NUMBER OF LOTS
AREA 1	\$109.60	127
AREA 2	\$59.76	130
AREA 3	\$95.40	181
AREA 4	\$94.42	66
AREA 5	\$0.00	0
AREA 6	\$214.28	171
AREA 7	\$152.90	161
AREA 8	\$25.26	138
AREA 9	\$176.42	32
AREA 10	\$81.86	75
AREA 11	\$84.76	105
AREA 12	\$249.40	76
AREA 13	\$400.62	168
AREA 14	\$407.30	90
AREA 15	\$615.00	48
AREA 16	\$600.00	554
AREA 17	\$550.00	162
AREA 18	\$679.18	172
AREA 19	\$400.16	126
AREA 20	\$700.00	81
AREA 21	\$167.82	70
AREA 22	\$500.00	118
AREA 23	\$666.90	119
AREA 24	\$830.02	291
AREA 25	\$647.82	87
AREA 26	\$0.00	0
AREA 27	\$600.00	112
AREA 28	\$600.00	171
AREA 29	\$475.00	152
AREA 30	\$400.00	160
AREA 31	\$475.00	265
AREA 32	\$525.00	250
AREA 33	\$750.00	282
AREA 34	\$625.00	115
AREA 35	\$725.00	49
AREA 36	\$520.00	108
AREA 37	\$0.00	0
AREA 38	\$625.00	150
AREA 39	\$449.70	107
AREA 40	\$526.46	155

Exhibit "C"

NOTICE OF PUBLIC HEARING FOR RESOLUTION NO. 2023-52, "CONFIRMING THE ASSESSMENT AND DIAGRAM AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS FOR THE CITY OF COACHELLA LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1 THROUGH 40 FOR FISCAL YEAR 2023/2024

THE DESERT SUN

RESOLUTION NO. 2023-42
A RESOLUTION OF THE CITY COUNCIL OF COACHELLA, CALIFORNIA, APPROVING THE PRELIMINARY ENGINEER'S REPORT FOR LEVY OF ANNUAL ASSESSMENTS FOR FISCAL 2023/2024 FOR THE CITY OF COACHELLA LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1 THROUGH 40 AND SETTING A TIME AND PLACE FOR THE PUBLIC HEARING

WHEREAS, the City Council and the City of Coachella, California ("City Council") has previously determined that the public interest, convenience, and necessity, require the installation, construction, and maintenance, servicing and operation of public lighting and landscaping and appurtenant facilities as set forth in Section 22525 of the Streets and Highways Code, State of California, within the incorporated boundaries of the City of Coachella; and

WHEREAS, the City Council pursuant to provisions of the Landscaping and Lighting Act of 1972 being Part 2, Division 15 of the California Streets and Highways Code ("Act"), did by previous Resolution, initiate proceedings for the assessment districts within the City known as the Landscaping and Lighting Maintenance District No. 1 through 40 ("Districts"), to pay for the operation, maintenance, and servicing of local landscaping, street lighting, park and trail improvements, and appurtenant facilities related thereto; and

WHEREAS, the Assessment Engineer of Work has prepared and filed an Engineer's Report with the City Clerk in connection with the formation of the District, the establishment of the proposed maximum assessment connected therewith and the assessment for fiscal year 2023/2024 (beginning July 1, 2023 and ending June 30, 2024) with the City Clerk pursuant to Section 22623 of the Act, and said report has been presented to the City Council, and is incorporated herein by reference.

WHEREAS, the public interest and convenience require the installation, construction, maintenance, servicing and operation of lighting and landscaping and appurtenant facilities within the City of Coachella Landscaping and Lighting Maintenance District No. 1 through 40; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Coachella as follows:

SECTION 1. That the foregoing recitals are true and correct.

SECTION 2. The Engineer's Report as presented, consists of the following: The Plans and Specifications which describe the boundaries of the Districts and the improvements associated therewith that provide special benefits to the parcels therein.

The Method of Apportionment that details the method of calculating proportional special benefit and the annual assessment obligation for each affected parcel.

The Estimate of Improvement Costs including the calculation of the assessments and the estimated annual funding (Budget) required for the annual maintenance, servicing, and operation of the landscaping and lighting improvements and specifically the costs associated with the improvements determined to be of special benefit to parcels within the Districts, establishing the proposed maximum assessment and the assessment for fiscal year 2023/2024.

The Assessment Range Formula (Annual Inflationary Adjustment) to be applied to the proposed Maximum Assessment Rate per Equivalent Benefit Unit.

A District Diagram outlining the boundaries of the Districts for fiscal year 2023/2024.

An Assessment Roll containing the proposed maximum assessment for fiscal year 2023/2024 for each Assessor Parcel Number within the Districts.

SECTION 3. The City Council hereby approves the Engineer's Report on a preliminary basis submitted or amended by direction of this City Council, and orders said Report to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection, and by reference the Engineer's Report is made part of this resolution.

SECTION 4. The City Council hereby declares its intention to levy and collect special assessments within the boundaries of the City of Coachella Landscaping and Lighting Maintenance District No. 1 through 40 for fiscal year 2023/2024, pursuant to the Landscape and Lighting Act of 1972 to pay the costs of the improvements and maintenance described in Sections 5 and 6, below, that are within budget. The proposed assessments will not increase above the maximum levy allowed by Proposition 218.

SECTION 5. The City Council hereby finds that the territory within the Districts as identified in the Engineer's Report consists of and includes those lots, parcels and subdivisions of land that will receive special benefits from the improvements to be provided.

SECTION 6. The improvements and services for the District as identified in the Engineer's Report, include, but are not limited to, the maintenance, operation and servicing of various landscaping improvements established in connection with development of the properties within the District, and which shall be maintained for the special benefit of those properties. The maintenance and servicing of the improvements generally include, but are not limited to turf, ground cover, shrubs, and plants; vines, trees; irrigation and drainage systems; masonry walls, retaining walls, or other fencing, monuments; hardscapes; concrete, gravel, or decomposed granite trails, pathways and/or access roads; and other related appurtenant facilities within the District. The proposed local street lighting improvements include operation of lights only, not maintenance. The Engineer's Report prepared and filed with the City Clerk provides a more detailed description of the improvements and services to be provided and for which properties shall be assessed.

SECTION 7. The City Council hereby determines that to provide the improvements described in section 6 of this resolution, it is necessary to levy and collect assessments against lots and parcels within the District commencing in fiscal year 2023/2024. The Engineer's Report referred to in Section 2 of this resolution establishes the fiscal year 2023/2024 proposed maximum assessment for the District including the annual inflationary adjustment to the maximum assessment rates.

SECTION 8. The City Council hereby authorizes and directs the City Clerk shall give notice of public meeting and public hearing as follows:

a) The City Clerk shall cause this resolution of intention to be published as required by Section 22500, of the California Streets and Highways Code. The Desert Sun is hereby designated as the newspaper in which the City Clerk shall publish this resolution of intention. Upon completion of giving notice, the City Clerk is further directed to file in her office a proof of publication setting forth compliance with the requirements for publishing.

SECTION 9. Notice is hereby given that on **Wednesday, July 26, 2023 at 6:00 p.m.** in the City Council Chambers of the City of Coachella, California, 1515 Sixth Street, in the City of Coachella, State of California, is hereby fixed as the time and place for a public hearing by this City Council regarding the levying and collection of the proposed assessments for Landscaping and Lighting Maintenance District No. 1 through 40 for fiscal year 2023/2024. Any interested person may file a written protest with the City Clerk prior to the conclusion of the hearing, which protest must state all ground of objections and describe the property within the Districts owned by the signer of the protest.
Published: 7/13, 7/20/2023



City of Coachella

Landscaping and Lighting Maintenance Districts No. 1 through 40

2023/2024 CONSOLIDATED ENGINEER'S REPORT

Intent Meeting: June 28, 2023
Public Hearing: July 26, 2023

27368 Via Industria
Suite 200

Temecula, CA 92590

T 951.587.3500 | 800.755.6864

F 951.587.3510 | 888.326.6864

Property Tax Information Line

T.866.807.6864

www.willdan.com



CONSOLIDATED ENGINEER'S REPORT AFFIDAVIT

Landscaping and Lighting Maintenance Assessment Districts

No. 1 through 40

City of Coachella

Riverside County, State of California

This Report describes the Districts therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2023/2024, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Riverside County Assessor's maps for a detailed description of the lines and dimensions of parcels within the Districts. The undersigned respectfully submits the enclosed Report as directed by the Board of Directors.

Dated this 6th day of July 2023.

Willdan Financial Services
Assessment Engineer
On Behalf of the Desert Recreation District

By: Chonney Gano
Chonney Gano, Project Manager
District Administration Services

By: Tyrone Peter
Tyrone Peter
P.E. # C 81888



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I. OVERVIEW

A. INTRODUCTION

The City of Coachella (the “City”), under the provisions of the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the “1972 Act”) and in compliance with the substantive and procedural requirements of the California Constitution Article XIID (the “California Constitution”), annually levies and collects special assessments in order to provide and maintain the facilities, improvements and services for the districts designated as:

Coachella Landscaping and Lighting Maintenance Districts (the “Districts”)

The City formed the following forty (40) Districts:

TABLE I – 2023/2024 DISTRICT DESCRIPTIONS

District Number	District Name	Number of Parcels	Formation Date
1	Lewis Homes - Tract Nos. 14664-1, 14664-2, 14664, & 17892	127	9/16/1980
2	Peacock Palms – Tract Nos. 14472 & 15976	130	6/16/1980
3	Buena Vista Homes – Tract Nos. 14675, 18317, & 28074	181	9/16/1980
4	Palm Desert Development – Tract Nos. 18632-1, 18632-2 & 18632	66	6/2/1987
5 ⁽¹⁾	Palmeras Mobile Home Park – Tract No. 26370	122	7/17/1991
6	Fiesta Homes – Tract Nos. 23911-1, 23911-2, & 23911	171	8/7/1991
7	La Paz Homes I – Tract Nos. 26467-3, 26467-2, 26467-1, 26467, 26639-1, & 26639	161	8/7/1991
8	La Ponderosa Homes – Tract Nos. 24299-1 & 24299	138	1/28/1994
9	Coachella Valley Housing Coalition – Tract Nos. 23408-1, 23408-2, & 23408	32	5/4/1994
10	Plaza Del Sol – Tract No. 26592	75	12/21/1994

District Number	District Name	Number of Parcels	Formation Date
11	Loma Vista Homes I – Tract Nos. 22110-1 & 22110-2	105	8/2/1995
12	La Paz Homes II – Tract Nos. 28374-1, 28374-2, 28374-3, & 28375	76	10/17/1996
13	Baron-Ziraick – Tract Nos. 28443-1, 28443-2, & 28443	168	8/7/1999
14	Pueblo De La Paz – Tract Nos. 29071-1, 29071-2, 29071-3, 29071-4, & 29071	90	6/14/2000
15	Cachanillas – Tract No. 30020	48	5/28/2003
16	Tierra Del Sol – Tract Nos. 30582, 30684-1, 30684-2, 30684-3, & 30684	554	8/20/2003
17	Rancho Las Flores – Tract No. 30498-1	162	5/14/2003
18	Bella Canto – Tract No. 30728	172	6/16/2003
19	Paseo De Las Palmas – Tract Nos. 30354-1, 30354	126	7/9/2003
20	Posada Del Valle – Tract Nos. 30621-1, 30621	81	8/20/2003
21	Loma Vista II – Tract No. 22110	70	8/20/2003
22	Rancho De La Fe – Tract No. 30889	118	11/10/2004
23	La Colonia I – Tract No. 30871	119	11/10/2004
24	La Paloma Estates – Tract Nos. 30910-1, 30910-2, 30910	291	4/13/2005
25	Las Plumas – Tract No. 31376	87	6/8/2005
26 ⁽¹⁾	La Colonia II – Tract Nos. 32074-1, 32074-2 & 32074	26	6/8/2005
27	Rancho Mariposa – Tract No. 30831	112	8/1/2005
28	La Morada – Tract No. 30830	171	8/1/2005
29	Somerset – Tract Nos. 31664-1, 31664-2, 31664-3, & 31664	152	8/24/2005
30	Navarra/Sundate I – Tract No. 31508	160	6/28/2006
31	Los Jardines – Tract Nos. 31533-1, 31533-2, & 31533	265	11/9/2005

District Number	District Name	Number of Parcels	Formation Date
32	Aventine – Tract Nos. 31551-1 & 31551	250	11/29/2006
33	Vista Escondida – Tract No. 32264	282	2/8/2006
34	Tierra Bonita – Tract No. 31158	115	2/8/2006
35	Bellissima – Tract No. 31978	49	9/13/2006
36	Valencia – Tract No. 31698	108	5/31/2006
37 ⁽²⁾	Volk – Tract No. 31550	80	11/22/2006
38	Rancho Cielo – Tract No. 31714	150	3/14/2006
39	Pulte Sevilla - Tract No. 38084	107	3/23/2022
40	Mariposa Pointe - Tract No. 32074, 32074-1 & 32074-2	165	4/27/2022

⁽¹⁾ District No. 5 dissolved March 2013 and District No. 26 dissolved June 2013.

⁽²⁾ District No. 37 tract map not recorded, therefore not developed and no levy as of Fiscal Year 2023/2024.

The Engineer's Report (the "Report") has been prepared pursuant to Chapter 1, Article 4 and Chapter 3 of the 1972 Act, and presented to the City Council for their consideration and approval of the proposed improvements and services to be provided within the District and the levy and collection of annual assessments for fiscal year 2023/2024.

This Report describes the District, the improvements, and the proposed assessments to be levied against properties in connection with the benefits the properties will receive from the maintenance and servicing of the District improvements for fiscal year 2023/2024. The annual assessments to be levied on properties within the District provide a funding source for the continued operation and maintenance of local landscape improvements installed in connection with the development of properties within the District. Each fiscal year, the City establishes the District's assessments based on an estimate of the costs to maintain, operate and service the landscape improvements and based upon available revenues including fund balances, City contributions and assessment limits. The costs of the improvements and the proposed annual assessments budgeted and assessed against properties within the District may include: the estimated expenditures for regular annual maintenance and repairs; incidental expenditures related to the operation and administration of the District; deficits or surpluses from prior years; revenues from other sources; and the collection of adequate funds for operational reserves or periodic expenditures including installments collected for long-term improvement projects. Each parcel is assessed proportionately for only those

improvements, services, and expenses for which the parcel will receive special benefit.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number (APN) by the Riverside County Assessor’s Office. The Riverside County Auditor-Controller uses Assessor’s Parcel Numbers and specific Fund Numbers to identify properties to be assessed on the tax roll for the special benefit assessments.

Following consideration of all public comments and written protests at a noticed public hearing, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments, the Council may order the levy and collection of assessments for fiscal year 2023/2024 pursuant to the 1972 Act. In such case, the assessment information will be submitted to the County Auditor/Controller and included on the property tax roll for each benefiting parcel in fiscal year 2023/2024.

B. COMPLIANCE WITH CURRENT LEGISLATION

On November 5, 1996, California voters approved Proposition 218 (The Right to Vote on Taxes Act) that established specific requirements for the ongoing imposition of taxes, assessments, and fees. The provisions of this proposition are now contained in the California Constitution as Articles XIIC and XIID. can be summarized in four general areas:

1. Strengthens the general and special tax provisions of Proposition 13 and Proposition 62.
2. Extends the initiative process to all local taxes, assessments, fees, and charges.
3. Adds substantive and procedural requirements to assessments.
4. Adds substantive and procedural requirements to property-related.

The District assessments were presented to the property owners and approved through a protest ballot proceeding in compliance with the provisions of Proposition 218.

C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to the Districts, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.

- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing, or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the Report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County of Riverside (the "County") for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "Maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

II. PLANS AND SPECIFICATIONS

A. DISTRICTS OVERVIEW

The territory within the Districts consists of all lots or parcels of land within the City of Coachella. The purpose of the Districts is to provide in part through annual assessments, funding for the ongoing operation, maintenance, and servicing of landscaping, streetlighting, traffic signal improvements and related facilities and services in various areas throughout the City. Improvements that can be provided within the Districts generally include but are not limited to:

- Landscape improvements within the street medians and parkway side-panels, including parkways, slopes and entryways; and various non-street landscape areas including greenbelts, slopes, local trails, and open space areas within various landscape zones. These landscaped improvements and areas may include but are not limited to various combinations of trees; turf; ground cover; shrubs, plantings and other amenities including retaining walls, monuments, fencing, sidewalks, stamped concrete or pavers; irrigation and drainage systems; and related appurtenances.
- Local Lighting facilities on the public streets within the City. These lighting improvements may include but are not limited to streetlights located on the City's arterial streets, traffic signals located throughout the City and local streetlights within or adjacent to the various developments and subdivisions.

B. DESCRIPTION OF DISTRICTS

The Districts therein provide the continued maintenance, servicing, administration, and operation of various landscape improvements and associated appurtenant landscape structures located within the public rights-of-way and dedicated landscape easements associated with the various tracts and on individual parcels located within the Districts. Each tract or parcel is identified within a designated District with differing costs and benefits to the parcels within that District. The spreading of the improvement costs is based upon the total cost of the improvements within each District and is proportionately spread among all benefiting properties within the District based on either land use and acreage or number of parcels.

As of fiscal year, 2023/2024 the following are descriptions of the Districts therein:

- District No. 1** **Lewis Homes** - District No. 1 includes all parcels within tract numbers 14664-1, 14664-2, 14664, and 17892. The District is generally located north of Avenue 51 and west of Suncrest Street.

- District No. 2** **Peacock Palms** - District No. 2 includes all parcels within tract numbers 14472 and 15976. The District is generally located at the northeast corner of Avenue 50 and Frederick Street.

- District No. 3** **Buena Vista Homes** - District No. 3 includes all parcels within tract numbers 14675, 18317, and 28074. The District is generally located at the southwest corner of Avenue 49 and Frederick Street.

- District No. 4** **Palm Desert Development** - District No. 4 includes all parcels within tract numbers 18632-1, 18632-2, and 18632. The District is generally located north of Westerfield Way, east and west of Kenmore Street, Coronado Street and Balboa Street.

- District No. 6** **Fiesta Homes** - District No. 6 includes all parcels within tract numbers 23911-1, 23911-2, and 23911. The District is generally located at the southeast corner of Avenue 49 and Van Buren Street.

- District No. 7** **La Paz Homes I** - District No. 7 includes all parcels within tract numbers 26467-1, 26467-2, 26467-3, 16467-4, 26467, 26639-1, and 26639. The District is generally located south of Avenue 53 and east and west of Calle La Paz and Calle Bonita.
- District No. 8** **La Ponderosa Homes** - District No. 8 includes all parcels within tract numbers 24299-1 and 24299. The District is generally located north of Avenue 52 and east and west of La Ponderosa Drive and La Hernandez Street.
- District No. 9** **Coachella Valley Housing Coalition** - District No. 9 includes all parcels within tract numbers 23408-1, 23408-2, and 23408. The District is generally located north of Calle Zamora, south of Calle Verde and east of Calle Techa.
- District No. 10** **Plaza Del Sol** - District No. 10 includes all parcels within tract number 26592, generally located east of Tyler Street and north and south of Calle Bougainvillea.
- District No. 11** **Loma Vista Homes I** - District No. 11 includes all parcels within tract numbers 22110-1 and 22110-2, generally located north of Avenue 51, east of Frederick Street and east and west of Avenida Adobe.
- District No. 12** **La Paz Homes II** - District No. 12 includes all parcels within tract numbers 28374-1, 28374-2, 28374-3, and 28375, generally located east of Frederick Street, north and south of Guitron Street.
- District No. 13** **Baron-Ziraick Investments** - District No. 13 includes all parcels within tract numbers 28443-1, 28443-2, and 28443, generally located southeast corner of Avenue 50 and Frederick Street.
- District No. 14** **Pueblo De La Paz** - District No. 14 includes all parcels within tract numbers 20971-1, 20972-2, 20971-3, 20971-4, and 20971, generally located southeast corner of Avenue 49 and Frederick Street.
- District No. 15** **Cachanillas** - District No. 15 includes all parcels within tract number 30020, generally located south of Avenue 53, east of Calle Empalme and west of Calle Avilla.

- District No. 16** **Tierra Del Sol** - District No. 16 includes all parcels within tract numbers 30582, 30684-1, 30684-2, 30684-3, and 30684, generally located south of Avenue 48, north of Avenue 49, east of Jackson Street, and west of Calhoun Street.
- District No. 17** **Rancho Las Flores** - District No. 17 includes all parcels within tract number 30498-1, generally located north of Avenue 49 and west of Frederick Street.
- District No. 18** **Bella Canto** - District No. 18 includes all parcels within tract number 30728, generally located at the northeast corner of Avenue 50 and Calhoun Street.
- District No. 19** **Paseo De Las Palmas** - District No. 19 includes all parcels within tract number 30354-1 and 30354, generally located north of Avenue 50 and west of Frederick Street.
- District No. 20** **Posada Del Valle** - District No. 20 includes all parcels within tract numbers 30621-1 and 30621, generally located west of Van Buren Street and south of Avenue 49.
- District No. 21** **Loma Vista II** - District No. 21 includes all parcels within tract number 22110, generally located northeast corner of Avenue 51 at Frederick Street.
- District No. 22** **Rancho De La Fe** - District No. 22 includes all parcels within tract number 30889, generally located south of Avenue 53 at Shady Lane.
- District No. 23** **La Colonia I** - District No. 23 includes all parcels within tract number 30871, generally located southwest corner of Avenue 50 and Calhoun Street.
- District No. 24** **La Paloma Estates** - District No. 24 includes all parcels within tract numbers 30910, 30910-1, & 30910-2, generally located east of Calhoun Street, between Avenue 48 and Avenue 49.
- District No. 25** **Las Plumas** - District No. 25 includes all parcels within tract number 31376, generally located west side of Calhoun Street between Avenue 49 and Avenue 50.
- District No. 27** **Rancho Mariposa** - District No. 27 includes all parcels within tract number 30831, generally located northwest corner Avenue 50 and Frederick Street.

- District No. 28** **La Morada** - District No. 28 includes all parcels within tract number 30830, generally located northwest corner of Avenue 50 and Van Buren Street.
- District No. 29** **Somerset** - District No. 29 includes all parcels within tract numbers 31664-1, 31664-2, 31664-3, and 31664, generally located northwest corner Avenue 54 and Frederick Street.
- District No. 30** **Navarra / Sundate I** - District No. 30 includes all parcels within tract number 31508, generally located southwest corner Avenue 52 and Frederick Street.
- District No. 31** **Los Jardines** - District No. 31 includes all parcels within tract numbers 31533, 31533-1, generally located northwest corner Avenue 53 and Tyler Street.
- District No. 32** **Aventine** - District No. 32 includes all parcels within tract numbers 31551-1 and 31551, generally located northwest corner of Avenue 51 and Van Buren Street.
- District No. 33** **Vista Escondida** - District No. 33 includes all parcels within tract number 32264, generally located on the north side of Avenue 53 and east of Shady Lane.
- District No. 34** **Tierra Bonita** - District No. 34 includes all parcels within tract number 31158, generally located on the northeast side of Avenue 53 and Frederick Street.
- District No. 35** **Bellisima** - District No. 35 includes all parcels within tract number 30978, generally located on the southeast corner of Avenue 53 and Frederick Street.
- District No. 36** **Valencia** - District No. 36 includes all parcels within tract number 31698, generally located on the southeast corner of Avenue 50 and Van Buren Street.
- District No. 37** **Volk** - District No. 37 includes all parcels within tract number 31550. The District is generally located on the east side of Van Buren and north of Avenue 54.
- District No. 38** **Rancho Cielo** - District No. 38 includes all parcels within tract number 31714. The District is generally located on the south of Avenue 52 and west of Grapefruit Boulevard.
- District No. 39** **Pulte Sevilla** – District No. 39 includes all parcels within tract number 38084. The District is generally located east of Van Buren Street and north of Avenue 51,

District No. 40

Mariposa Pointe – District No. 40 includes all parcels within tract 32074, 32074-1 and 32074-2. The District is generally located east of Calhoun Street, and generally south of Avenue 50.

C. DESCRIPTION OF DISTRICT IMPROVEMENTS

As authorized by the 1972 Act, the improvements provided by the Districts incorporate various landscaping or lighting improvements that are maintained and serviced for the benefit of real property within the Districts. The maintenance of the landscape improvements may also incorporate various appurtenances that may include but is not limited to entry monuments; various types of fencing; retaining walls; ornamental lighting or other ornamental fixtures; signage; and irrigation, drainage, and electrical equipment. In most cases, the various improvements associated with each District were either installed in direct connection with the development of properties within the Districts or were installed for the benefit of those properties as a result of property development or potential development of those properties and were considered necessary for the development of those properties to their full and best use. The work to be performed within each respective description may include, but is not limited to (as applicable), the personnel, materials, equipment, electricity, water, contract services, repair and rehabilitation of the improvements and incidental expenses required to operate the Districts and provide the improvements and services for each District. Improvements per district are as follows:

District No. 1 – Lewis Homes

The improvements include street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 2 – Peacock Palms

The improvements include street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 3 – Buena Vista Homes

The improvements include street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping

improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 4 – Palm Desert Development

The improvements include street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 6 – Fiesta Homes

The improvements include street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 7 – La Paz Homes I

The improvements include street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 8 – La Ponderosa Homes

*Landscaping Excluded

The District includes all parcels within tract numbers 24299-1 and 24299, generally located north of Avenue 52 and east and west of La Ponderosa Drive and La Hernandez Street. The improvements include only street lighting within the tracts.

District No. 9 – Coachella Valley Housing Coalition

The improvements include street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and

all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 10 – Plaza Del Sol

The improvements include street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 11 – Loma Vista Homes I

The improvements include street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 12 – La Paz Homes II

The improvements include street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 13 – Baron-Ziraick Investments

The improvements include street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 14 – Pueblo De La Paz

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the

system operational. The pump is complete with force main, electric supply and other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 15 – Cachanillas

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 16 – Tierra Del Sol

The improvements include 8 storm drainage detention basins, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The pump is complete with force main, electric supply and other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 17 – Rancho Las Flores

The improvements include one storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The pump is complete with force main, electric supply and other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 18 – Bella Canto

The improvements include two storm drainage detention basins, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and

necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 19 – Paseo De Las Palmas

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 20 – Posada Del Valle

The improvements include two storm drainage detention basins, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 21 – Loma Vista II

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 22 – Rancho De La Fe

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and

necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 23 – La Colonia I

The improvements consist of two storm drainage retention basins, one open space lot, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 24 – La Paloma Estates

The improvements consist of four storm drainage retention basins, one open space lot, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 25 – Las Plumas

The improvements include two storm drainage detention basins, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 27 – Rancho Mariposa

The improvements include two storm drainage detention basins, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic

sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 28 – La Morada

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 29 – Somerset

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 30 – Navarra / Sundate I

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District 31 – Los Jardines

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District 32 – Aventine

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District 33 – Vista Escondida

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District 34 – Tierra Bonita

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the

system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District 35 – Bellisima

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District 36 – Valencia

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District 37 – Volk (Tract Map Not Recorded, Not Developed)

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District 38 – Rancho Cielo

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District 39 - Sevilla

Landscape improvements generally include, but is not limited to approximately: eighty-six thousand, eight hundred and thirty-six (86,836) square feet of ground covering and shrubs including ninety-three (93) irrigated drought-tolerant trees. Landscaping located on two (2) storm drainage detention basin lots, also on the north side of Avenue 51, including the entrance at Via Prado as well as the corners of Calle Perez and Calle Larriva. The street lighting improvements include providing energy to operate twenty-four (24) street lighting poles within Tract Map No. 38084.

District 40 - Mariposa Pointe

The District’s landscape improvements generally include but not limited to approximately: eighty four thousand seven hundred and five (84,705) square feet of ground covering and shrubs including one hundred nineteen (119) irrigated drought-tolerant 24” box trees and landscaping located on Avenue 50 and Calhoun Street, two (2) storm drainage detention basin lots, a pedestrian trail, and landscape improvements at the entryways on Avenue 50 and Calhoun Street. The street lighting improvements include but is not limited to approximately:

D. DESCRIPTION OF CAPITAL IMPROVEMENT PROJECTS

Capital Improvement Projects FY 2023/2024		
District	Cost	Description
10	\$25,000	Retention basin and landscape and lighting improvements
13	110,000	Retention basin and landscape and lighting improvements
14	30,000	Retention basin and landscape and lighting improvements
16	1,000,000	Decorative entrance lighting improvements and lanscape improvements
33	750,000	Retention basin and landscape and park improvements
Total	\$1,915,000	

III. METHOD OF APPORTIONMENT

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, including the acquisition, construction, installation and servicing of landscape improvements and related facilities. The 1972 Act requires that the cost of these improvements be levied according to benefit rather than assessed value:

Section 22573 defines the net amount to be assessed as follows:

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

The formula used for calculating assessments reflect the composition of parcels within the Districts and the improvements and activities to be provided and have been designed to fairly apportion the cost of providing those improvements based on a determination of the proportional special benefits to each parcel, consistent with the requirements of the 1972 Act and the provisions of Proposition 218 and Article XIII D of the California Constitution.

A. CALIFORNIA CONSTITUTION

The costs to operate and maintain the Districts improvements are identified and allocated to properties on the special benefits conferred. The improvements provided and for which properties within the Districts are to be assessed are identified as local improvements and related amenities that were installed in connection with the development of the properties and/or would otherwise be required for the development of properties within the Districts and consistent with the provisions of the 1972 Act. The assessments and method of apportionment described herein are based on the premise that these improvements would otherwise not have been installed and maintained by the County. The improvements were installed as part of the development or planned development of the parcels within the Districts and the level of maintenance required for the improvements is greater than what the County would otherwise install, maintain, and fund elsewhere in the County.

Article XIII D Section 2(d) defines District as follows:

“District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service.”

Article XIII D Section 2(i) defines special benefit as follows:

“Special benefit” means a particular and distinct benefit over, and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute “special benefit.”

Article XIII D Section 4(a) defines proportional special benefit assessments as follows:

“An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

B. BENEFIT ANALYSIS

The improvements provided within the Districts, for which properties will be assessed have been identified as necessary, desired and/or required for the orderly development of the properties within the Districts to their full potential, consistent with the development plans.

SPECIAL BENEFITS

The ongoing maintenance of landscaped areas within the Districts will provide aesthetic benefits to the properties and are intended to provide a more pleasant environment to walk, drive, live, and work. The primary function of these improvements and related amenities is to serve as an aesthetically pleasing enhancement and open space area for the benefit of the immediate surrounding properties and development for which the improvements were constructed and installed, and/or were facilitated by the development or potential development of properties within the Districts. These improvements are an integral part of the physical environment associated with the parcels in the Districts and while these improvements may in part be visible to properties outside the Districts and/or occasionally accessed by the general public, if these improvements are not properly maintained, it is the parcels within the District that would be aesthetically burdened and/or impacted directly by potential environmental issues such as dust, debris, pests, water runoff, erosion, and fire hazards. Thus, the maintenance of these improvements provides advantages to the assessed properties that affect the assessed parcels in a way that is particular and distinct from their effect on other parcels and that real property in general and the public at large do not share.

Collectively these improvements, related amenities, and services which will be funded by the special benefit assessments, enhance the overall use, presentation, enjoyment, recreational access, and marketability of the properties, and ensure the long-term cost-efficiency of services that are obtained through the County provided maintenance (economy of scale).

GENERAL BENEFIT

In reviewing the location and extent of the specific landscaped areas and improvements to be funded by the Districts assessments and the proximity and relationship to properties to be assessed, it is evident these improvements have been installed as part of the development of properties within the Districts or are improvements that would otherwise be shared by and/or required for development of those properties. Although the improvements are largely located on the north side of Avenue 51, including the entrance at Via Prado as well as the corners of Calle Perez and Calle Larriva of the development and may be visible and/or accessible to the general public, it is evident that the ongoing maintenance of these improvements are only necessary for the appearance and advantage of the properties within the Districts. It is also evident that these improvements were not required nor necessarily desired by any properties or developments outside of the Districts boundaries.

Ongoing maintenance of improvements are additionally located on the south side of Avenue 50, east side of Calhoun Street and Calle Frontera as well as the corner of Avenida San Domingo and Calle Xavier. It is evident that the ongoing maintenance of these improvements are only necessary for the appearance and advantage of the properties within the Districts. It is also evident that these improvements were not required nor necessarily desired by any properties or developments outside of the Districts boundaries.

In the absence of a special funding, these types of improvements would not have been installed by the developer per the City's conditions and the City's maintenance of these improvements would for the most part, be limited to weed abatement (fuel modification areas), rodent control, and erosion control services only. This basic or baseline level of service would typically provide for periodic servicing of the open space areas on an as-needed basis. This baseline level of service, would only provide a level of service that was necessary to ensure public safety, essential property protection and potential property damage. However, this baseline level of service results in a far less visually pleasing environment than is created with the enhanced levels of services associated with the regular landscape maintenance that can be provided through the Districts assessments.

In addition to this baseline level of service, it is recognized that there are indirect or incidental benefits to properties within the Districts as well as the general public that are associated with regular landscape maintenance services, including minimization of dust and debris, and decreased potential water runoff from the open space areas.

It is also recognized that with the regular maintenance of the improvements, the effort and cost to monitor and address these more indirect issues are reduced to isolated areas and/or less frequent servicing, and these activities generally represent less than two percent (2%) of the overall maintenance costs. Therefore, conservatively, we estimate that the costs associated with these indirect and

incidental benefits (General Benefit) do not exceed five percent (5%) of the combined annual expenses for General Maintenance identified in the annual maintenance budget contained in "Part IV –Districts Budget" of this Report.

C. ASSESSMENT METHODOLOGY

To assess benefits equitably it is necessary to calculate each property's relative share of the special benefits conferred by the funded improvements and service. The Equivalent Benefit Unit (EBU) method of assessment apportionment is utilized for the Districts and establishes a basic unit (base value) of benefit and then calculates the benefit derived by each assessed parcel as a multiple (or a fraction) of that basic unit. The EBU method of apportioning special benefits is typically seen as the most appropriate and equitable assessment methodology for assessment districts, as the benefit to each parcel from the improvements are apportioned as a function of comparable property characteristics which may include but is not limited to land use and property size.

Pursuant to the 1972 Act, the costs of the Districts may be apportioned by any formula or method that fairly distributes the net amount to be assessed, among all assessable parcels in proportion to the estimated benefits to be received by each parcel from the improvements. The benefit formula used for the Districts should reflect the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on special benefit to each parcel.

EBU APPLICATION

Single Family Residential — This land use is defined as a fully subdivided residential home site with or without a structure and the improvements and services associated with the parcel has been accepted or will be accepted by the City for maintenance in the fiscal year. This land use is assessed 1.0 EBU per lot or parcel.

Planned -Residential Development — This land use is defined as any property that specific number of proposed single-family residential lots has been approved for development (not fully subdivided). This land use type shall be assigned 1.0 EBU per lot at build-out.

Vacant — is defined as property that has been identified as parcels with no development but have development potential. Although it is recognized that the improvements provided within the Districts were primarily constructed and installed as the result of property development, it is also recognized that the majority of these improvements were constructed in part to support the overall development of properties within the District and/or Development to their full and best use, including vacant undeveloped properties.

ASSESSMENT CALCULATIONS

The benefit formula applied to parcels within each District is based on the preceding Equivalent Benefit Unit (EBU) discussion. Each parcel's EBU correlates the parcel's special benefit received as compared to all other parcels benefiting from the improvements. The following formula is used to calculate each parcel's EBU (proportional benefit).

$$\text{Parcel Type EBU} \times \text{Units} = \text{Parcel EBU}$$

For each District, the total number of Equivalent Benefit Units (EBU's) for the fiscal year equals the sum of all individual EBU's applied to parcels in that District. An assessment amount per EBU (Rate) for the improvements is established by taking the total cost of the improvements (amount budgeted) and dividing that amount by the total number of EBU's of all parcels to be assessed. This Rate is then applied back to each parcel's individual EBU to determine the parcel's proportionate benefit and assessment obligation for the improvements.

$$\text{Total Balance to Levy (for the District)} / \text{Total EBU (to be assessed)} = \text{Levy per EBU}$$

$$\text{Levy per EBU} \times \text{Parcel EBU} = \text{Parcel Levy Amount}$$

D. ASSESSMENT RANGE FORMULA

Any new or increased assessment requires certain noticing and meeting requirements by law. Prior to the passage of Proposition 218 (California Constitution Articles XIII C and XIII D), legislative changes in the Brown Act defined a "new or increased assessment" to exclude certain conditions. These conditions included "any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition and conditions were later confirmed through Senate Bill 919 (the Proposition 218 implementing legislation).

The purpose of establishing an assessment range formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the Districts costs and assessments. As part of the Districts formation, balloting of property owners is required pursuant to the Article XIII D Section 4. The property owner ballots include an Assessment to be approved, as well as the approval of an assessment range formula.

District No.'s 1 through 4, and 6 through 11, and 38 – Assessment rates do not increase and will remain the same from FY 2021/2022.

District No.'s 12 through 16, 17 through 29, 33, 34, and 36 – The maximum assessment rate may increase by the percentage increase of the Consumer Price Index ("CPI") or three percent (3%). The CPI used shall be as determined by the Bureau of Labor Statistics for a similar period of time.

Each Fiscal Year, the Engineer shall compute the percentage difference between the CPI. By approval of the City Council, the assessment rate that may be levied for each EBU may be increased in each year in accordance with the U.S. Bureau of Labor Statistics Data, All Urban Consumers, Riverside-San Bernardino-Ontario CPI index. Such assessment adjustments shall not be considered an increased in assessment. A proposed assessment that exceeds the adjusted assessment rate will require property owner balloting approval before the increase may be imposed. For Fiscal Year 2023/2024, the change in the Annual CPI for the All Urban Consumers, Riverside-San Bernardino-Ontario CPI index is 7.33% therefore the assessment rate will be adjusted by 7.33%.

District No.'s 39 and 40 – Commencing in Fiscal Year 2023/2024 the maximum assessment rate may increase by the greater of three percent (3%) or the annual percent increase of the Consumer Price Index ("CPI") determined by the Bureau of Labor Statistics.

If the proposed assessment (levy per unit or rate) for the current fiscal year is less than or equal to, the prior year's maximum assessment rate plus the adjustments described in the following, then the proposed assessment is not considered an

increased assessment. The purpose of establishing an assessment range formula is to provide for reasonable inflationary adjustment to the assessment amounts without requiring costly noticing, balloting and mailing procedures, which would be added to the Districts costs and assessments.

The Maximum Assessment is adjusted annually and is calculated independent of the annual budget and proposed annual assessment. Any proposed annual assessment (rate per EBU less than or equal to this Maximum Assessment) is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year.

Although the Maximum Assessment will increase each year, the actual assessment may remain unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on assessments. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjusted maximum amount. If the budget and assessment for the fiscal year do not require an increase, or the increase is less than the adjusted Maximum Assessment, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment, then the assessment is considered an increased assessment and would be subject to balloting.

IV. DISTRICT BUDGETS

The 1972 Act provides that the estimated costs of the improvements shall include the total cost of the improvements, including incidental expenses.

The 1972 Act also provides that the amount of any surplus, deficit, or contribution be included in the estimated cost of improvements. The net amount to be assessed on the lots or parcels within the Districts are the total cost of maintenance, and servicing with adjustments either positive or negative for reserves, surpluses, deficits, and/or contributions.

TABLE II – 2023/2024 DISTRICT BUDGETS

Levy Components	District Budget Fiscal Year 2023/2024					District Budget Fiscal Year 2023/2024					
	District 1	District 2	District 3	District 4	District 6	District 7	District 8	District 9	District 10	District 11	District 12
Direct Costs											
Landscape Maintenance Contract	\$7,000.00	\$6,800.00	\$3,600.00	\$3,713.00	\$9,557.00	\$4,778.00	\$0.00	\$6,983.00	\$0.00	\$2,404.00	\$6,002.00
Tree Trimming Services	2,200.00		1,500.00		0.00	1,400.00		1,200.00			0.00
Streetlight Utilities	1,400.00	2,790.00	2,800.00	900.00	4,700.00	3,160.00	0.00	1,000.00	1,200.00	1,200.00	1,200.00
Landscape Utilities	1,830.00	0.00	2,000.00	0.00	0.00	1,210.00	0.00	0.00	0.00	600.00	1,600.00
Repair and Maintenance	400.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	0.00	2,000.00	0.00
Tree Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Storm Drainage Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Direct Costs	\$12,830.00	\$9,590.00	\$9,900.00	\$4,613.00	\$14,257.00	\$10,748.00	\$0.00	\$9,183.00	\$1,200.00	\$6,204.00	\$8,802.00
Administration Costs											
Levy Administration and Professional Services	\$445.41	\$455.93	\$634.80	\$231.47	\$599.73	\$564.66	\$483.99	\$112.23	\$263.04	\$368.25	\$266.55
County Collection Fee	103.87	104.17	109.27	97.77	108.27	107.27	104.97	94.37	98.67	101.67	98.77
City Overhead and Administration	3,839.00	2,929.00	3,477.00	1,430.00	3,433.00	3,280.00	596.00	2,794.00	685.00	1,941.00	2,686.00
Total Administration Costs	\$4,388.28	\$3,489.10	\$4,221.07	\$1,759.24	\$4,141.00	\$3,951.93	\$1,184.96	\$3,000.60	\$1,046.71	\$2,410.92	\$3,051.32
Capital Improvement Costs											
Capital Improvement Projects	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Capital Improvement Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Direct, Administration and Capital Improvement Costs	\$17,218.28	\$13,079.10	\$14,121.07	\$6,372.24	\$18,398.00	\$14,699.93	\$1,184.96	\$12,183.60	\$2,246.71	\$8,614.92	\$11,853.32
Fund Balance											
Estimated Beginning Fund Balance	(\$25,941.02)	(\$1,454.55)	(\$59,723.84)	\$10,003.81	(\$225,985.27)	(\$89,564.57)	(\$21,091.80)	(\$35,367.07)	(\$59,263.40)	\$28,464.58	\$63,565.07
Operational Fund Increase/(Decrease)	(3,299.08)	(5,310.30)	3,146.33	(140.52)	18,243.88	9,916.97	2,300.92	(6,538.16)	3,892.79	284.88	7,101.10
Capital Improvement Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Estimated Ending Fund Balance	(\$29,240.11)	(\$6,764.85)	(\$56,577.51)	\$9,863.29	(\$207,741.39)	(\$79,647.60)	(\$18,790.88)	(\$41,905.23)	(\$55,370.61)	\$28,749.46	\$70,666.17
Operational Fund Increase/(Decrease)											(\$7,101.10)
Total Parcels	127	130	181	66	171	161	138	32	75	105	76
Total Parcels Levied	127	130	181	66	171	161	138	32	75	105	76
Total Equivalent Benefit Units	127.00	130.00	181.00	66.00	171.00	161.00	138.00	32.00	75.00	105.00	76.00
Assessment Rate per Benefit Unit	\$109.60	\$59.76	\$95.40	\$94.42	\$214.28	\$152.90	\$25.26	\$176.42	\$81.86	\$84.76	249.40
Prior Year Rate Assessment Rate	\$109.60	\$59.76	\$95.40	\$94.42	\$214.28	\$152.90	\$25.26	\$176.42	\$81.86	\$84.76	\$178.64
Maximum Rate per Benefit Unit (Prior Fiscal Year)	\$109.6100	\$59.7600	\$95.4000	\$94.4200	\$214.2800	\$152.9000	\$25.2700	\$176.4200	\$81.8600	\$84.7600	\$232.3769
Maximum Rate per Benefit Unit (Current Fiscal Year)	\$109.6100	\$59.7600	\$95.4000	\$94.4200	\$214.2800	\$152.9000	\$25.2700	\$176.4200	\$81.8600	\$84.7600	\$249.4102
Inflationary Factor Applied to Maximum Rate	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	7.330%
2023/2024 Levy Per Parcel	\$109.60	\$59.76	\$95.40	\$94.42	\$214.28	\$152.90	\$25.26	\$176.42	\$81.86	\$84.76	\$249.40
2023/2024 Total Levy	\$13,919.20	\$7,768.80	\$17,267.40	\$6,231.72	\$36,641.88	\$24,616.90	\$3,485.88	\$5,645.44	\$6,139.50	\$8,899.80	\$18,954.41

Levy Components	District Budget Fiscal Year 2023/2024						District Budget Fiscal Year 2023/2024					
	District 13	District 14	District 15	District 16	District 17	District 18	District 19	District 20	District 21	District 22	District 23	District 24
Direct Costs												
Landscape Maintenance Contract	\$24,578.00	\$4,778.00	\$5,517.00	\$300,000.00	\$45,432.00	\$23,114.00	\$23,279.00	\$19,114.00	\$11,130.00	\$15,500.00	\$15,226.00	\$155,000.00
Tree Trimming Services	0.00	0.00	2,000.00	150,000.00	5,000.00	4,500.00	2,000.00	2,000.00	1,000.00	4,000.00	5,000.00	30,000.00
Streetlight Utilities	3,990.00	2,415.00	1,175.00	12,000.00	3,360.00	7,300.00	2,205.00	2,100.00	1,420.00	3,700.00	10,500.00	10,000.00
Landscape Utilities	2,000.00	2,500.00	1,700.00	57,970.00	10,240.00	5,780.00	5,270.00	6,170.00	1,770.00	5,060.00	9,225.00	28,000.00
Repair and Maintenance	2,000.00	2,100.00	2,000.00	130,000.00	5,000.00	4,500.00	20,000.00	20,000.00	20,000.00	12,000.00	2,000.00	8,000.00
Tree Maintenance	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Storm Drainage Maintenance	0.00	0.00	0.00	0.00	5,000.00	0.00	0.00	6,000.00	0.00	12,000.00	3,000.00	10,000.00
Total Direct Costs	\$32,568.00	\$12,793.00	\$12,392.00	\$649,970.00	\$74,032.00	\$45,194.00	\$52,754.00	\$55,384.00	\$35,320.00	\$52,260.00	\$44,951.00	\$241,000.00
Administration Costs												
Levy Administration and Professional Services	\$589.21	\$315.65	\$168.35	\$1,942.98	\$568.16	\$603.24	\$441.91	\$284.08	\$245.50	\$413.85	\$417.36	\$1,020.59
County Collection Fee	107.97	100.17	95.97	146.57	107.37	108.37	103.77	99.27	98.17	102.97	103.07	120.27
City Overhead and Administration	9,820.00	3,883.00	4,369.00	159,778.00	20,106.00	12,302.00	15,260.00	14,844.00	15,644.00	15,710.00	13,521.00	72,276.00
Total Administration Costs	\$10,517.18	\$4,298.82	\$4,633.32	\$161,867.55	\$20,781.53	\$13,013.61	\$15,805.68	\$15,227.35	\$15,987.67	\$16,226.82	\$14,041.43	\$73,416.86
Capital Improvement Costs												
Capital Improvement Projects	\$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 Capital Improvement Costs	\$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 Direct, Administration and Capital Improvement Costs	\$43,085.18	\$17,091.82	\$17,025.32	\$811,837.55	\$94,813.53	\$58,207.61	\$68,559.68	\$70,611.35	\$51,307.67	\$68,486.82	\$58,992.43	\$314,416.86
Fund Balance												
Estimated Beginning Fund Balance	\$37,840.49	(\$5,040.08)	\$24,271.37	\$1,238,266.04	\$256,534.66	(\$203,062.40)	\$73,743.46	\$187,947.51	(\$19,348.93)	\$283,236.83	(\$316,472.36)	(\$294,096.39)
Operational Fund Increase/(Decrease)	24,218.43	19,565.50	12,494.68	(479,437.55)	(5,713.53)	58,610.77	(18,139.45)	(13,911.35)	(39,560.61)	(9,486.82)	20,368.72	(72,881.94)
Capital Improvement Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Estimated Ending Fund Balance	\$62,058.92	\$14,525.42	\$36,766.05	\$758,828.49	\$250,821.13	(\$144,451.63)	\$55,604.01	\$174,036.16	(\$58,909.54)	\$273,750.01	(\$296,103.64)	(\$366,978.33)
Operational Fund Increase/(Decrease)	(\$24,218.43)	(\$19,565.50)	(\$12,494.68)	\$479,437.55	\$5,713.53	(\$58,610.77)	\$18,139.45	\$13,911.35	\$39,560.61	\$9,486.82	(\$20,368.72)	\$72,881.94
Total Parcels	168	90	48	554	162	172	126	81	70	118	119	291
Total Parcels Levied	168	90	48	554	162	172	126	81	70	118	119	291
Total Equivalent Benefit Units	168.00	90.00	48.00	554.00	162.00	172.00	126.00	81.00	70.00	118.00	119.00	291.00
Assessment Rate per Benefit Unit	400.62	\$407.30	\$615.00	\$600.00	\$550.00	679.18	400.16	\$700.00	167.82	\$500.00	\$666.90	830.02
Prior Year Rate Assessment Rate	\$373.28	\$379.48	\$540.00	\$525.00	\$475.00	\$632.80	\$372.84	\$625.00	\$156.36	\$425.00	\$621.34	\$773.34
Maximum Rate per Benefit Unit (Prior Fiscal Year)	\$373.2756	\$379.4871	\$615.4041	\$1,090.6371	\$634.4838	\$632.8115	\$372.8412	\$673.0667	\$156.3731	\$639.0556	\$621.3550	\$773.3409
Maximum Rate per Benefit Unit (Current Fiscal Year)	\$400.6367	\$407.3035	\$660.5133	\$1,170.5810	\$680.9915	\$679.1966	\$400.1705	\$722.4026	\$167.8353	\$685.8984	\$666.9004	\$830.0269
Inflationary Factor Applied to Maximum Rate	7.330%	7.330%	7.330%	7.330%	7.330%	7.330%	7.330%	7.330%	7.330%	7.330%	7.330%	7.330%
2023/2024 Levy Per Parcel	\$400.62	\$407.30	\$615.00	\$600.00	\$550.00	\$679.18	\$400.16	\$700.00	\$167.82	\$500.00	\$666.90	\$830.02
2023/2024 Total Levy	\$67,303.61	\$36,657.32	\$29,520.00	\$332,400.00	\$89,100.00	\$116,818.38	\$50,420.23	\$56,700.00	\$11,747.07	\$59,000.00	\$79,361.14	\$241,534.92

Levy Components	District Budget Fiscal Year 2023/2024					District Budget Fiscal Year 2023/2024					
	District 25	District 27	District 28	District 29	District 30	District 31	District 32	District 33	District 34	District 35	District 36
Direct Costs											
Landscape Maintenance Contract	\$14,688.00	\$15,226.00	\$28,279.00	\$20,431.00	\$16,896.00	\$21,170.00	\$34,396.00	\$28,849.00	\$2,800.00	\$1,600.00	\$18,226.00
Tree Trimming Services	4,500.00	2,000.00	2,000.00	4,500.00	12,000.00	10,000.00	10,000.00	12,000.00	4,500.00	4,000.00	8,000.00
Streetlight Utilities	3,600.00	8,300.00	3,900.00	5,300.00	3,900.00	4,000.00	5,300.00	2,500.00	2,800.00	3,500.00	3,100.00
Landscape Utilities	3,630.00	6,740.00	7,260.00	4,860.00	8,910.00	10,230.00	12,620.00	23,870.00	2,800.00	3,820.00	2,340.00
Repair and Maintenance	20,000.00	6,500.00	5,000.00	20,000.00	20,000.00	35,100.00	24,400.00	7,300.00	4,500.00	5,000.00	15,000.00
Tree Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Storm Drainage Maintenance	6,200.00	10,000.00	0.00	8,000.00	4,500.00	9,900.00	5,600.00	7,300.00	5,600.00	5,000.00	5,000.00
Total Direct Costs	\$52,618.00	\$48,766.00	\$46,439.00	\$63,091.00	\$66,206.00	\$90,400.00	\$92,316.00	\$81,819.00	\$23,000.00	\$22,920.00	\$51,666.00
Administration Costs											
Levy Administration and Professional Services	\$305.13	\$392.81	\$599.73	\$533.09	\$561.15	\$929.41	\$876.80	\$989.03	\$403.33	\$171.85	\$378.78
County Collection Fee	99.87	102.37	108.27	106.37	107.17	117.67	116.17	119.37	102.67	96.07	101.97
City Overhead and Administration	12,608.00	11,967.00	15,586.00	18,691.00	19,845.00	27,157.00	27,730.00	29,293.00	6,940.00	4,757.00	15,531.00
Total Administration Costs	\$13,013.00	\$12,462.18	\$16,294.00	\$19,330.46	\$20,513.32	\$28,204.08	\$28,722.97	\$30,401.40	\$7,446.00	\$5,024.92	\$16,011.75
Capital Improvement Costs											
Capital Improvement Projects	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Capital Improvement Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Direct, Administration and Capital Improvement Costs	\$65,631.00	\$61,228.18	\$62,733.00	\$82,421.46	\$86,719.32	\$118,604.08	\$121,038.97	\$112,220.40	\$30,446.00	\$27,944.92	\$67,677.75
Fund Balance											
Estimated Beginning Fund Balance	\$188,049.48	(\$331,091.71)	(\$80,321.74)	\$317,004.44	\$428,487.60	\$467,470.81	\$218,843.84	\$1,002,730.48	(\$323,630.89)	\$15,784.35	\$217,907.62
Operational Fund Increase/(Decrease)	(9,270.44)	5,971.82	39,867.00	(10,221.46)	(22,719.32)	7,270.92	10,211.03	99,279.60	41,429.00	7,580.08	(11,517.75)
Capital Improvement Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Estimated Ending Fund Balance	\$178,779.03	(\$325,119.89)	(\$40,454.73)	\$306,782.97	\$405,768.28	\$474,741.74	\$229,054.87	\$1,102,010.09	(\$282,201.89)	\$23,364.43	\$206,389.88
Operational Fund Increase/(Decrease)	\$9,270.44	(\$5,971.82)	(\$39,867.00)	\$10,221.46	\$22,719.32	(\$7,270.92)	(\$10,211.03)	(\$99,279.60)	(\$41,429.00)	(\$7,580.08)	\$11,517.75
Total Parcels	87	112	171	152	160	265	250	282	115	49	108
Total Parcels Levied	87	112	171	152	160	265	250	282	115	49	108
Total Equivalent Benefit Units	87.00	112.00	171.00	152.00	160.00	265.00	250.00	282.00	115.00	49.00	108.00
Assessment Rate per Benefit Unit	647.82	\$600.00	\$600.00	\$475.00	\$400.00	\$475.00	\$525.00	\$750.00	\$625.00	\$725.00	\$520.00
Prior Year Rate Assessment Rate	\$600.00	\$525.00	\$525.00	\$400.00	\$325.00	\$400.00	\$450.00	\$675.00	\$550.00	\$650.00	\$445.00
Maximum Rate per Benefit Unit (Prior Fiscal Year)	\$603.5893	\$691.7880	\$675.8684	\$512.8386	\$544.5584	\$985.3351	\$544.7539	\$724.4852	\$644.7349	\$861.1596	\$609.8659
Maximum Rate per Benefit Unit (Current Fiscal Year)	\$647.8324	\$742.4962	\$725.4096	\$550.4297	\$584.4746	\$1,057.5602	\$584.6844	\$777.5901	\$691.9941	\$924.2827	\$654.5691
Inflationary Factor Applied to Maximum Rate	7.330%	7.330%	7.330%	7.330%	7.330%	7.330%	7.330%	7.330%	7.330%	7.330%	7.330%
2023/2024 Levy Per Parcel	\$647.82	\$600.00	\$600.00	\$475.00	\$400.00	\$475.00	\$525.00	\$750.00	\$625.00	\$725.00	\$520.00
2023/2024 Total Levy	\$56,360.55	\$67,200.00	\$102,600.00	\$72,200.00	\$64,000.00	\$125,875.00	\$131,250.00	\$211,500.00	\$71,875.00	\$35,525.00	\$56,160.00

District Budget Fiscal Year 2023/2024				
Levy Components	District 38	District 39	District 40	Totals
Direct Costs				
Landscape Maintenance Contract	\$3,600.00	\$16,264.00	\$16,264.00	\$932,194.00
Tree Trimming Services	2,000.00	2,000.00	2,000.00	291,300.00
Streetlight Utilities	3,200.00	3,200.00	3,200.00	136,315.00
Landscape Utilities	7,700.00	7,700.00	7,700.00	253,105.00
Repair and Maintenance	8,200.00	8,200.00	8,200.00	417,600.00
Tree Maintenance	0.00	0.00	0.00	1,000.00
Storm Drainage Maintenance	10,000.00	10,000.00	10,000.00	133,100.00
Total Direct Costs	\$34,700.00	\$47,364.00	\$47,364.00	\$2,164,614.00
Administration Costs				
Levy Administration and Professional Services	\$526.08	\$375.27	\$543.61	\$19,023.00
County Collection Fee	106.17	101.87	106.67	3,915.69
City Overhead and Administration	13,360.00	14,248.00	14,248.00	616,564.00
Total Administration Costs	\$13,992.25	\$14,725.14	\$14,898.28	\$639,502.69
Capital Improvement Costs				
Capital Improvement Projects	\$0.00	\$0.00	\$0.00	\$150,000.00
Total Capital Improvement Costs	\$0.00	\$0.00	\$0.00	\$150,000.00
Total Direct, Administration and Capital Improvement Costs	\$48,692.25	\$62,089.14	\$62,262.28	\$2,954,116.69
Fund Balance				
Estimated Beginning Fund Balance	\$35,399.48	(\$15,301.69)	(\$25,617.03)	\$2,963,177.19
Operational Fund Increase/(Decrease)	45,057.75	(13,971.24)	19,338.27	(415,969.08)
Capital Improvement Adjustments	0.00	0.00	0.00	0.00
Estimated Ending Fund Balance	\$80,457.23	(\$29,272.93)	(\$6,278.77)	\$2,547,208.10
Operational Fund Increase/(Decrease)	(\$45,057.75)	\$13,971.24	(\$19,338.27)	
Total Parcels	150	109	165	5,436
Total Parcels Levied	150	107	155	5,424
Total Equivalent Benefit Units	150.00	107.00	155.00	5,424.00
Assessment Rate per Benefit Unit	\$625.00	\$449.70	\$26.46	
Prior Year Rate Assessment Rate	\$550.00	\$419.00	\$490.52	
Maximum Rate per Benefit Unit (Prior Fiscal Year)	\$636.7400	\$419.0000	\$490.5200	
Maximum Rate per Benefit Unit (Current Fiscal Year)	\$636.7400	\$449.7127	\$526.4752	
Inflationary Factor Applied to Maximum Rate	0.000%	7.330%	7.330%	
2023/2024 Levy Per Parcel	\$625.00	\$449.70	\$526.46	
2023/2024 Total Levy	\$93,750.00	\$48,117.90	\$81,600.55	\$2,538,147.61

APPENDIX A – DISTRICT ASSESSMENT DIAGRAMS

The boundary maps/diagrams for the Districts by this reference are incorporated and made a part of this Report. The boundary maps/diagrams are on file in the office of the City Clerk where it is available for public inspection. The following map pages are for general location only and are not to be considered the official boundary maps.

APPENDIX B – 2023/2024 PRELIMINARY ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the Districts, shall be the parcel as shown on the County Assessor Parcel Maps and/or the Riverside County Secured Tax Roll for the year in which this Report is prepared.

Non-assessable lots or parcels may include government owned land; public utility owned property, land principally encumbered with public right-of-way's or easements and dedicated common areas. These parcels will not be assessed.

A listing of parcels within the Districts, along with the proposed assessment amounts, have been submitted to the City Clerk, and by reference, are made part of this Report.

Upon approval of the Report, and confirmation of the assessments, the assessment information will be submitted to the County Auditor/Controller and included on the property tax roll in Fiscal Year 2023/2024. If the parcels or assessment numbers within the Districts and referenced in this Report, are re-numbered, re-apportioned or changed by the County Assessor's Office after approval of the Report, the new parcel or assessment numbers with the appropriate assessment amount will be submitted to the County Auditor/Controller. If the parcel change made by the County includes a parcel split, parcel merger or tax status change, the assessment amount submitted on the new parcels or assessment numbers will be based on the method of apportionment and levy amount approved in this Report by the City Council.

**City of Coachella Preliminary Roll
Landscaping and Lighting Maintenance District No's 1-4, 6-25 & 27-40
Fiscal Year 2023/2024
Preliminary Assessment Roll**

Fund Number	District Name	APN	Situs Address	EBU	Charge	MaxTax
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-191-026	84684 SUNRISE AVE	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-191-028	84652 SUNRISE AVE	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-191-021	84764 SUNRISE AVE	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-191-027	84668 SUNRISE AVE	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-191-013	84713 WESTERFIELD WAY	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-191-010	84663 WESTERFIELD WAY	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-191-023	84732 SUNRISE AVE	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-191-024	84716 SUNRISE AVE	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-191-017	84779 WESTERFIELD WAY	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-191-003	84549 WESTERFIELD WAY	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-201-011	84791 SUNSHINE AVE	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-200-019	84852 SUNSHINE AVE	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-200-010	84801 SUNDANCE LN	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-200-026	50862 SUNBURST ST	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-200-018	84862 SUNSHINE AVE	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-200-002	84852 SUNDANCE LN	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-200-025	84792 SUNSHINE AVE	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-200-024	84802 SUNSHINE AVE	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-200-004	84832 SUNDANCE LN	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-201-007	50881 SUNBURST ST	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-191-033	84572 SUNRISE AVE	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-200-027	50842 SUNBURST ST	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-200-006	84812 SUNDANCE LN	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-191-042	50721 SUNBURST ST	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-201-014	84821 SUNSHINE AVE	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-191-036	50601 SUNBURST ST	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-200-005	84822 SUNDANCE LN	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-200-017	84872 SUNSHINE AVE	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-201-006	50861 SUNBURST ST	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-201-004	50821 SUNBURST ST	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-191-031	84604 SUNRISE AVE	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-200-011	84811 SUNDANCE LN	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-200-014	84841 SUNDANCE LN	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-201-016	84841 SUNSHINE AVE	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-200-003	84842 SUNDANCE LN	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-200-021	84832 SUNSHINE AVE	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-201-003	50801 SUNBURST ST	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-191-034	50561 SUNBURST ST	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-191-030	84620 SUNRISE AVE	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-200-031	50762 SUNBURST ST	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-191-043	50741 SUNBURST ST	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-200-008	84792 SUNDANCE LN	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-191-039	50661 SUNBURST ST	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-191-038	50641 SUNBURST ST	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-191-040	50681 SUNBURST ST	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-200-016	84861 SUNDANCE LN	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-200-015	84851 SUNDANCE LN	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-200-013	84831 SUNDANCE LN	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-201-017	84851 SUNSHINE AVE	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-200-029	50802 SUNBURST ST	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-201-009	84771 SUNSHINE AVE	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-201-010	84781 SUNSHINE AVE	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-201-018	84861 SUNSHINE AVE	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-200-022	84822 SUNSHINE AVE	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-191-032	84588 SUNRISE AVE	1.00	109.60	109.61

**City of Coachella Preliminary Roll
Landscaping and Lighting Maintenance District No's 1-4, 6-25 & 27-40
Fiscal Year 2023/2024
Preliminary Assessment Roll**

Fund Number	District Name	APN	Situs Address	EBU	Charge	MaxTax
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-201-012	84801 SUNSHINE AVE	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-191-041	50701 SUNBURST ST	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-200-030	50782 SUNBURST ST	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-200-009	84791 SUNDANCE LN	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-201-002	50781 SUNBURST ST	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-191-037	50621 SUNBURST ST	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-200-012	84821 SUNDANCE LN	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-200-020	84842 SUNSHINE AVE	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-201-008	84761 SUNSHINE AVE #1	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-200-023	84812 SUNSHINE AVE	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-200-007	84802 SUNDANCE LN	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-191-035	50581 SUNBURST ST	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-200-028	50822 SUNBURST ST	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-200-001	84862 SUNDANCE LN	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-201-001	50761 SUNBURST ST	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-201-013	84811 SUNSHINE AVE	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-201-005	50841 SUNBURST ST	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-191-029	84636 SUNRISE AVE	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-201-015	84831 SUNSHINE AVE	1.00	109.60	109.61
68-2255	Landscaping and Lighting Maintenance District No. 1 (Lewis Homes)	768-201-019	84871 SUNSHINE AVE	1.00	109.60	109.61
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-410-059	49620 AVENIDA CORTEZ	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-410-051	84580 CALLE LEON	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-004	84521 VERA CRUZ	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-410-049	84560 CALLE LEON	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-037	84591 VIA DURANGO	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-035	84580 VIA HERMOSA	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-043	84531 VIA DURANGO	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-048	84510 VIA DURANGO	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-038	84581 VIA DURANGO	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-019	84571 VIA HERMOSA	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-046	84501 VIA DURANGO	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-032	84550 VIA HERMOSA	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-412-008	49620 CALLE DE VEGA	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-412-022	49641 AVENIDA CORTEZ	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-412-024	49601 AVENIDA CORTEZ	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-017	84591 VIA HERMOSA	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-412-010	49660 CALLE DE VEGA	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-022	84541 VIA HERMOSA	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-412-009	49640 CALLE DE VEGA	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-023	84531 VIA HERMOSA	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-028	84510 VIA HERMOSA	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-412-006	49580 CALLE DE VEGA	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-030	84530 VIA HERMOSA	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-412-021	49661 AVENIDA CORTEZ	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-062	84541 PASEO LAREDO	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-056	84590 VIA DURANGO	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-049	84520 VIA DURANGO	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-039	84571 VIA DURANGO	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-041	84551 VIA DURANGO	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-412-005	49560 CALLE DE VEGA	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-026	84501 VIA HERMOSA	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-412-019	84560 PASEO LAREDO	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-034	84570 VIA HERMOSA	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-045	84511 VIA DURANGO	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-024	84521 VIA HERMOSA	1.00	59.76	59.76

**City of Coachella Preliminary Roll
Landscaping and Lighting Maintenance District No's 1-4, 6-25 & 27-40
Fiscal Year 2023/2024
Preliminary Assessment Roll**

Fund Number	District Name	APN	Situs Address	EBU	Charge	MaxTax
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-412-018	84550 PASEO LAREDO	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-053	84560 VIA DURANGO	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-063	84531 PASEO LAREDO	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-027	84500 VIA HERMOSA	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-051	84540 VIA DURANGO	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-044	84521 VIA DURANGO	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-064	84521 PASEO LAREDO	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-412-023	49621 AVENIDA CORTEZ	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-031	84540 VIA HERMOSA	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-020	84561 VIA HERMOSA	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-065	84511 PASEO LAREDO	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-029	84520 VIA HERMOSA	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-040	84561 VIA DURANGO	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-021	84551 VIA HERMOSA	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-052	84550 VIA DURANGO	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-060	84561 PASEO LAREDO	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-057	84591 PASEO LAREDO	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-055	84580 VIA DURANGO	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-033	84560 VIA HERMOSA	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-412-007	49600 CALLE DE VEGA	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-066	84501 PASEO LAREDO	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-050	84530 VIA DURANGO	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-042	84541 VIA DURANGO	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-058	84581 PASEO LAREDO	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-412-020	84570 PASEO LAREDO	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-061	84551 PASEO LAREDO	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-412-025	49581 AVENIDA CORTEZ	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-047	84500 VIA DURANGO	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-059	84571 PASEO LAREDO	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-018	84581 VIA HERMOSA	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-036	84590 VIA HERMOSA	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-025	84511 VIA HERMOSA	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-411-054	84570 VIA DURANGO	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-412-029	84541 CALLE LEON	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-412-028	84551 CALLE LEON	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-412-026	49561 AVENIDA CORTEZ	1.00	59.76	59.76
68-2256	Landscaping and Lighting Maintenance District No. 2 (Peacock Palms)	603-412-027	84561 CALLE LEON	1.00	59.76	59.76
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-421-002	49045 JAZMIN ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-421-003	49075 JAZMIN ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-421-005	49135 JAZMIN ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-421-007	49195 JAZMIN ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-421-006	49165 JAZMIN ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-421-004	49105 JAZMIN ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-422-003	84431 MARGARITA AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-421-008	49225 JAZMIN ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-422-004	84419 MARGARITA AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-422-002	84443 MARGARITA AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-421-009	49007 JAZMIN ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-422-005	84407 MARGARITA AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-422-001	84455 MARGARITA AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-421-010	49015 JAZMIN ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-422-006	84395 MARGARITA AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-422-019	49225 TULIPAN ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-422-009	84359 MARGARITA AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-422-020	49195 TULIPAN ST	1.00	95.40	95.40

**City of Coachella Preliminary Roll
Landscaping and Lighting Maintenance District No's 1-4, 6-25 & 27-40
Fiscal Year 2023/2024
Preliminary Assessment Roll**

Fund Number	District Name	APN	Situs Address	EBU	Charge	MaxTax
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-422-008	84371 MARGARITA AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-422-013	49070 JAZMIN ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-422-010	84347 MARGARITA AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-422-007	84383 MARGARITA AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-422-018	49220 JAZMIN ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-422-012	84323 MARGARITA AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-422-011	84335 MARGARITA AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-422-014	49100 JAZMIN ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-422-021	49165 TULIPAN ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-422-015	49130 JAZMIN ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-422-016	49160 JAZMIN ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-422-017	49190 JAZMIN ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-423-001	84455 ROSAL AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-422-036	84336 ROSAL AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-423-006	84395 ROSAL AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-422-031	84444 ROSAL AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-423-014	84432 AMAPOLA LN	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-424-001	84300 MARGARITA AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-422-035	49105 TULIPAN ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-422-025	84372 ROSAL AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-423-007	84383 ROSAL AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-422-029	84420 ROSAL AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-423-011	84396 AMAPOLA LN	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-423-023	49160 TULIPAN ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-422-026	84384 ROSAL AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-423-026	84373 ROSAL AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-422-027	84386 ROSAL AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-423-015	84444 AMAPOLA LN	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-423-024	49190 TULIPAN ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-422-024	84360 ROSAL AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-423-025	84371 ROSAL AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-423-002	84443 ROSAL AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-423-005	84407 ROSAL AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-422-032	84456 ROSAL AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-422-030	84436 ROSAL AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-423-004	84419 ROSAL AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-423-013	84420 AMAPOLA LN	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-422-028	84408 ROSAL AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-423-021	49255 ORQUIDEA LN	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-423-017	49220 TULIPAN ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-422-034	49135 TULIPAN ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-423-003	84431 ROSAL AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-423-016	84456 AMAPOLA LN	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-423-012	84408 AMAPOLA LN	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-424-004	84336 MARGARITA AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-501-005	84311 CALENDULA AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-424-005	84348 MARGARITA AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-503-007	49430 JAZMIN ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-503-002	49280 JAZMIN ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-424-024	49136 HIBISCO ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-424-029	49220 HIBISCO ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-424-010	84408 MARGARITA AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-424-013	84444 MARGARITA AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-501-011	NO SITUS AVAILABLE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-424-009	84396 MARGARITA AVE	1.00	95.40	95.40

**City of Coachella Preliminary Roll
Landscaping and Lighting Maintenance District No's 1-4, 6-25 & 27-40
Fiscal Year 2023/2024
Preliminary Assessment Roll**

Fund Number	District Name	APN	Situs Address	EBU	Charge	MaxTax
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-503-014	NO SITUS AVAILABLE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-501-003	NO SITUS AVAILABLE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-424-002	84312 MARGARITA AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-424-025	49152 HIBISCO ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-503-013	49345 TULIPAN ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-502-008	49465 JAZMIN ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-424-007	84372 MARGARITA AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-503-008	49460 JAZMIN ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-503-011	49405 TULIPAN ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-503-003	49310 JAZMIN ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-424-008	84384 MARGARITA AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-501-012	84395 CALENDULA AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-424-016	49070 HIBISCO ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-503-010	49435 TULIPAN ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-424-026	49170 HIBISCO ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-501-001	84263 CALENDULA AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-424-006	84360 MARGARITA AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-501-007	49405 ORQUIDEA LN	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-501-008	84347 CALENDULA AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-503-005	49370 JAZMIN ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-501-004	84299 CALENDULA AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-501-009	84359 CALENDULA AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-503-009	49465 TULIPAN ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-424-015	84468 MARGARITA ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-502-005	49375 JAZMIN ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-424-011	84420 MARGARITA AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-501-016	84445 CALENDULA AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-424-012	84432 MARGARITA AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-424-003	84324 MARGARITA AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-503-012	NO SITUS AVAILABLE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-501-017	84455 CALENDULA AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-424-027	49186 HIBISCO ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-501-010	84371 CALENDULA AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-424-028	49202 HIBISCO ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-424-018	49130 HIBISCO ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-424-030	49236 HIBISCO ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-502-003	49315 JAZMIN ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-424-031	49254 HIBISCO ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-501-006	84323 CALENDULA AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-502-006	49405 JAZMIN ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-424-017	49100 HIBISCO ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-424-014	84456 MARGARITA AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-501-002	84275 CALENDULA AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-502-004	49345 JAZMIN ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-501-015	84431 CALENDULA AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-503-006	NO SITUS AVAILABLE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-502-002	49285 JAZMIN ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-502-007	49435 JAZMIN ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-501-013	84407 CALENDULA AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-503-004	NO SITUS AVAILABLE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-501-014	84419 CALENDULA AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-502-001	49255 JAZMIN ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-503-001	49250 JAZMIN ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-505-008	49452 HIBISCO ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-505-012	49386 HIBISCO ST	1.00	95.40	95.40

**City of Coachella Preliminary Roll
Landscaping and Lighting Maintenance District No's 1-4, 6-25 & 27-40
Fiscal Year 2023/2024
Preliminary Assessment Roll**

Fund Number	District Name	APN	Situs Address	EBU	Charge	MaxTax
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-504-041	49347 HIBISCO ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-504-026	49345 NARCISO LN	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-505-006	49338 HIBISCO ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-504-014	49315 ORQUIDEA LN	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-504-018	NO SITUS AVAILABLE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-504-011	49405 ORQUIDEA LN	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-503-016	49255 TULIPAN ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-504-004	49340 TULIPAN ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-504-031	49430 NARCISO LN	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-505-013	49370 HIBISCO ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-504-015	49285 ORQUIDEA LN	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-505-004	49304 HIBISCO ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-504-038	49387 HIBISCO ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-504-020	49430 ORQUIDEA LN	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-504-017	49340 ORQUIDEA LN	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-503-015	NO SITUS AVAILABLE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-504-002	49280 TULIPAN ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-504-010	49435 ORQUIDEA LN	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-504-008	49460 TULIPAN ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-505-009	49436 HIBISCO ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-422-037	84348 ROSAL AVE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-505-002	49270 HIBISCO ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-504-019	49400 ORQUIDEA LN	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-504-042	49321 HIBISCO ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-504-037	49403 HIBISCO ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-504-012	49375 ORQUIDEA LN	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-504-027	84419 AMAPOLA ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-504-005	49370 TULIPAN ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-504-009	49465 ORQUIDEA LN	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-504-007	49430 TULIPAN ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-505-011	49404 HIBISCO ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-504-024	49405 NARCISO LN	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-504-023	49435 NARCISO LN	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-504-021	49460 ORQUIDEA LN	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-504-028	84443 AMAPOLA LN	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-504-006	49400 TULIPAN ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-504-001	49250 TULIPAN ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-505-007	49354 HIBISCO ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-504-016	84581 PASEO LAREDO	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-504-003	49310 TULIPAN ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-504-040	49363 HIBISCO ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-504-013	49345 ORQUIDEA LN	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-505-005	NO SITUS AVAILABLE	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-505-003	86 HIBISCO ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-504-030	49400 NARCISO LN	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-504-033	49460 NARCISO LN	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-504-039	49371 HIBISCO ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-504-022	49465 NARCISO LN	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-504-035	49305 HIBISCO ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-504-036	49287 HIBISCO ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-504-025	49375 NARCISO LN	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-505-010	49420 HIBISCO ST	1.00	95.40	95.40
68-2257	Landscaping and Lighting Maintenance District No. 3 (Buena Vista Homes)	603-504-029	49370 NARCISO LN	1.00	95.40	95.40
68-2258	Landscaping and Lighting Maintenance District No. 4 (Palm Desert Development)	768-170-001	50491 BALBOA	1.00	94.42	94.42
68-2258	Landscaping and Lighting Maintenance District No. 4 (Palm Desert Development)	768-170-002	50467 S BALBOA ST	1.00	94.42	94.42

**City of Coachella Preliminary Roll
Landscaping and Lighting Maintenance District No's 1-4, 6-25 & 27-40
Fiscal Year 2023/2024
Preliminary Assessment Roll**

Fund Number	District Name	APN	Situs Address	EBU	Charge	MaxTax
68-2258	Landscaping and Lighting Maintenance District No. 4 (Palm Desert Development)	768-170-037	50322 S CORONADO ST	1.00	94.42	94.42
68-2258	Landscaping and Lighting Maintenance District No. 4 (Palm Desert Development)	768-170-033	50251 S CORONADO ST	1.00	94.42	94.42
68-2258	Landscaping and Lighting Maintenance District No. 4 (Palm Desert Development)	768-170-044	50490 S CORONADO ST	1.00	94.42	94.42
68-2258	Landscaping and Lighting Maintenance District No. 4 (Palm Desert Development)	768-170-048	50419 S KENMORE ST	1.00	94.42	94.42
68-2258	Landscaping and Lighting Maintenance District No. 4 (Palm Desert Development)	768-170-057	50274 S KENMORE ST	1.00	94.42	94.42
68-2258	Landscaping and Lighting Maintenance District No. 4 (Palm Desert Development)	768-170-066	50490 S KENMORE ST	1.00	94.42	94.42
68-2258	Landscaping and Lighting Maintenance District No. 4 (Palm Desert Development)	768-170-064	50442 S KENMORE ST	1.00	94.42	94.42
68-2258	Landscaping and Lighting Maintenance District No. 4 (Palm Desert Development)	768-170-063	50418 S KENMORE ST	1.00	94.42	94.42
68-2258	Landscaping and Lighting Maintenance District No. 4 (Palm Desert Development)	768-170-065	50466 S KENMORE ST	1.00	94.42	94.42
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-441-001	49133 SIERRA ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-441-002	49111 SIERRA ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-441-004	49071 SIERRA ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-441-005	84064 MEADOWS LN	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-441-003	49087 SIERRA ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-441-006	84076 MEADOWS LN	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-441-008	84110 MEADOWS LN	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-441-015	49135 SUMMER ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-441-007	84088 MEADOWS LN	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-441-014	49157 SUMMER ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-441-016	49113 SUMMER ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-441-009	84122 MEADOWS LN	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-441-012	49201 SUMMER ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-441-013	49179 SUMMER ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-441-030	49177 SIERRA ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-441-028	49200 SUMMER ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-441-026	49156 SUMMER ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-441-023	49088 SUMMER ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-441-022	49070 SUMMER ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-441-019	49023 SUMMER ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-441-024	49112 SUMMER ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-441-025	49134 SUMMER ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-441-017	49091 SUMMER ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-441-021	49066 SUMMER ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-441-031	49155 SIERRA ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-441-020	49062 SUMMER ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-441-018	49069 SUMMER ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-441-027	49178 SUMMER ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-442-001	84072 TERA VIS	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-441-029	49199 SIERRA ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-442-012	84097 MEADOWS LN	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-442-009	84133 MEADOWS LN	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-442-016	84170 TERA VIS	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-443-005	84119 TERA VIS	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-442-017	84182 TERA VIS	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-442-014	84073 MEADOWS LN	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-443-009	84086 FIESTA RD	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-442-020	84157 MEADOWS LN	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-442-004	84110 TERA VIS	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-443-006	84131 TERA VIS	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-443-007	84143 TERA VIS	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-442-019	84169 MEADOWS LN	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-443-011	84112 FIESTA RD	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-442-011	84109 MEADOWS LN	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-443-002	84083 TERA VIS	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-443-003	84095 TERA VIS	1.00	214.28	214.28

**City of Coachella Preliminary Roll
Landscaping and Lighting Maintenance District No's 1-4, 6-25 & 27-40
Fiscal Year 2023/2024
Preliminary Assessment Roll**

Fund Number	District Name	APN	Situs Address	EBU	Charge	MaxTax
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-442-008	84145 MEADOWS LN	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-442-005	84122 TERA VIS	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-442-010	84121 MEADOWS LN	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-443-013	84136 FIESTA RD	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-442-002	84084 TERA VIS	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-442-018	84181 MEADOWS LN	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-442-015	84158 TERA VIS	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-443-012	84124 FIESTA RD	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-442-007	84146 TERA VIS	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-442-003	84096 TERA VIS	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-443-010	84098 FIESTA RD	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-443-001	84071 TERA VIS	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-442-006	84134 TERA VIS	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-442-013	84085 MEADOWS LN	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-443-008	84074 FIESTA RD	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-443-004	84107 TERA VIS	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-453-023	84074 MAGNOLIA ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-453-013	84059 FIESTA RD	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-453-005	84155 FIESTA RD	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-453-003	84179 FIESTA RD	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-454-002	84181 MAGNOLIA ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-453-014	84047 FIESTA RD	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-452-015	49312 BRIANNE LN	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-453-031	84172 MAGNOLIA ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-444-004	84184 MEADOWS LN	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-453-029	84148 MAGNOLIA ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-454-003	84169 MAGNOLIA ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-443-016	84172 FIESTA RD	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-444-001	84148 MEADOWS LN	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-452-019	49360 BRIANNE LN	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-453-018	84014 MAGNOLIA ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-443-014	84148 FIESTA RD	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-453-009	84099 FIESTA RD	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-443-020	84155 TERA VIS	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-453-020	84038 MAGNOLIA ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-453-007	84131 FIESTA RD	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-452-018	49358 BRIANNE LN	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-444-002	84160 MEADOWS LN	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-453-011	84083 FIESTA RD	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-444-007	49114 BRIANNE LN	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-452-017	49346 BRIANNE LN	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-453-019	84026 MAGNOLIA ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-453-022	84063 MAGNOLIA ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-454-004	84157 MAGNOLIA ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-453-008	84119 FIESTA RD	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-452-016	49334 BRIANNE LN	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-444-012	49224 BRIANNE LN	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-453-010	84095 FIESTA RD	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-453-024	84086 MAGNOLIA ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-452-012	49246 BRIANNE LN	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-454-005	84145 MAGNOLIA ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-443-019	84167 TERA VIS	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-454-006	84133 MAGNOLIA ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-444-003	84172 MEADOWS LN	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-453-026	84112 MAGNOLIA ST	1.00	214.28	214.28

**City of Coachella Preliminary Roll
Landscaping and Lighting Maintenance District No's 1-4, 6-25 & 27-40
Fiscal Year 2023/2024
Preliminary Assessment Roll**

Fund Number	District Name	APN	Situs Address	EBU	Charge	MaxTax
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-453-015	84035 FIESTA RD	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-453-032	84184 MAGNOLIA ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-453-028	84136 MAGNOLIA ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-454-001	84185 MAGNOLIA ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-453-002	84183 FIESTA RD	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-453-016	84023 FIESTA RD	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-443-018	84179 TERA VIS	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-444-010	49180 BRIANNE LN	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-444-009	49158 BRIANNE LN	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-454-007	84121 MAGNOLIA ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-453-025	84098 MAGNOLIA ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-444-005	49072 BRIANNE LN	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-452-014	49290 BRIANNE LN	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-443-017	84184 FIESTA RD	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-453-027	84124 MAGNOLIA ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-453-004	84167 FIESTA RD	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-453-006	84143 FIESTA RD	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-443-015	84160 FIESTA RD	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-452-013	49268 BRIANNE LN	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-453-012	84071 FIESTA RD	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-453-021	84050 MAGNOLIA ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-444-011	49202 BRIANNE LN	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-444-008	49136 BRIANNE LN	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-453-030	84160 MAGNOLIA ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-444-006	49090 BRIANNE LN	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-455-001	49223 SUMMER ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-454-019	84052 CALENDULA AVE	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-455-014	84083 CALENDULA AVE	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-455-021	84167 CALENDULA AVE	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-454-015	84025 MAGNOLIA ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-454-021	84076 CALENDULA AVE	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-454-022	84088 CALENDULA AVE	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-454-030	84186 CALENDULA AVE	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-454-011	84073 MAGNOLIA ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-454-016	84016 CALENDULA AVE	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-454-023	84100 CALENDULA AVE	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-455-006	49283 SUMMER ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-454-008	84101 MAGNOLIA ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-455-010	84035 CALENDULA AVE	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-455-023	84183 CALENDULA AVE	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-455-002	49235 SUMMER ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-454-027	84150 CALENDULA AVE	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-455-019	84143 CALENDULA AVE	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-455-015	84095 CALENDULA AVE	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-454-028	84162 CALENDULA AVE	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-454-014	84037 MAGNOLIA ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-454-010	84085 MAGNOLIA ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-455-018	84131 CALENDULA AVE	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-454-018	84040 CALENDULA AVE	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-455-009	84023 CALENDULA AVE	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-455-022	84179 CALENDULA AVE	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-455-007	49295 SUMMER ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-455-005	49271 SUMMER ST	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-455-012	84059 CALENDULA AVE	1.00	214.28	214.28
68-2261	Landscaping and Lighting Maintenance District No. 6 (Fiesta Homes)	603-454-013	84049 MAGNOLIA ST	1.00	214.28	214.28

**City of Coachella Preliminary Roll
Landscaping and Lighting Maintenance District No's 1-4, 6-25 & 27-40
Fiscal Year 2023/2024
Preliminary Assessment Roll**

Fund Number	District Name	APN	Situs Address	EBU	Charge	MaxTax
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-340-020	53374 CALLE BELLA	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-333-007	53195 CALLE LOS HERMANOS	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-333-002	85096 CALLE ROSA	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-340-008	53482 CALLE BONITA	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-340-007	53456 CALLE BONITA	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-340-003	53352 CALLE BONITA	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-340-002	53326 CALLE BONITA	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-340-001	53300 CALLE BONITA	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-340-016	53351 CALLE BELLA	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-333-001	85106 CALLE ROSA	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-340-013	53427 CALLE BELLA	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-333-006	53169 CALLE LOS HERMANOS	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-340-017	53327 CALLE BELLA	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-333-008	53221 CALLE LOS HERMANOS	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-333-009	53247 CALLE LOS HERMANOS	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-340-019	53350 CALLE BELLA	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-340-010	53515 CALLE BELLA	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-333-005	53143 CALLE LOS HERMANOS	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-340-021	53400 CALLE BELLA	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-340-006	53430 CALLE BONITA	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-340-004	53378 CALLE BONITA	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-333-003	85084 CALLE ROSA	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-350-005	53206 CALLE LA PAZ	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-350-008	53300 CALLE LA PAZ	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-341-020	53325 CALLE LOS HERMANOS	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-350-001	53110 CALLE LA PAZ	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-341-021	53299 CALLE LOS HERMANOS	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-341-013	85095 CALLE FELIZ	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-351-014	53507 CALLE LA PAZ	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-350-012	53406 CALLE LA PAZ	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-341-004	85221 CALLE NINOS	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-340-023	53464 CALLE BELLA	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-351-005	53194 CALLE ESTRELLA	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-351-006	53220 CALLE ESTRELLA	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-351-011	53221 CALLE ESTRELLA	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-350-002	53134 CALLE LA PAZ	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-341-014	85085 CALLE FELIZ	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-351-009	53273 CALLE ESTRELLA	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-342-006	53353 CALLE BONITA	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-351-007	53246 CALLE ESTRELLA	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-340-025	53516 CALLE BELLA	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-351-003	53171 CALLE LA PAZ	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-340-022	53428 CALLE BELLA	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-350-014	53454 CALLE LA PAZ	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-341-015	85075 CALLE FELIZ	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-341-006	85119 CALLE NINOS	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-341-007	85111 CALLE NINOS	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-341-003	85255 CALLE NINOS	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-350-011	53382 CALLE LA PAZ	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-341-001	85323 CALLE NINOS	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-350-006	53250 CALLE LA PAZ	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-341-019	53351 CALLE LOS HERMANOS	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-351-013	53169 CALLE ESTRELLA	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-351-012	53195 CALLE ESTRELLA	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-351-010	53247 CALLE ESTRELLA	1.00	152.90	152.90

**City of Coachella Preliminary Roll
Landscaping and Lighting Maintenance District No's 1-4, 6-25 & 27-40
Fiscal Year 2023/2024
Preliminary Assessment Roll**

Fund Number	District Name	APN	Situs Address	EBU	Charge	MaxTax
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-350-003	53158 CALLE LA PAZ	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-350-009	53324 CALLE LA PAZ	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-340-024	53490 CALLE BELLA	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-342-007	53327 CALLE BONITA	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-351-008	53272 CALLE ESTRELLA	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-350-007	53274 CALLE LA PAZ	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-341-012	53405 CALLE BONITA	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-341-002	85289 CALLE NINOS	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-341-011	53431 CALLE BONITA	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-351-004	53168 CALLE ESTRELLA	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-350-015	53478 CALLE LA PAZ	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-341-010	53457 CALLE BONITA	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-341-008	53509 CALLE BONITA	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-341-005	85153 CALLE NINOS	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-351-001	53221 CALLE LA PAZ	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-341-009	53483 CALLE BONITA	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-350-010	53348 CALLE LA PAZ	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-341-017	53403 CALLE LOS HERMANOS	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-342-002	53328 CALLE LOS HERMANOS	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-342-004	53380 CALLE LOS HERMANOS	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-342-008	53301 CALLE BONITA	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-350-004	53182 CALLE LA PAZ	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-342-001	53302 CALLE LOS HERMANOS	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-342-003	53354 CALLE LOS HERMANOS	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-342-005	53379 CALLE BONITA	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-350-017	53526 CALLE LA PAZ	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-350-013	53430 CALLE LA PAZ	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-341-016	53429 CALLE LOS HERMANOS	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-341-018	53377 CALLE LOS HERMANOS	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-351-002	53195 CALLE LA PAZ	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-350-016	53502 CALLE LA PAZ	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-360-012	53325 CALLE AMIGOS	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-351-024	53245 CALLE LA PAZ	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-360-019	53486 CALLE AMIGOS	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-360-007	53461 CALLE AMIGOS	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-360-003	85389 CALLE NINOS	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-360-020	53512 CALLE AMIGOS	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-351-019	53377 CALLE LA PAZ	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-352-006	85490 CALLE ROSA	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-360-009	53399 CALLE AMIGOS	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-360-014	53348 CALLE AMIGOS	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-360-017	53426 CALLE AMIGOS	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-360-005	53513 CALLE AMIGOS	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-360-018	53460 CALLE AMIGOS	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-352-001	85320 CALLE ROSA	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-360-004	85357 CALLE NINOS	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-351-017	53429 CALLE LA PAZ	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-352-003	85388 CALLE ROSA	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-352-002	85354 CALLE ROSA	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-351-015	53481 CALLE LA PAZ	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-351-018	53403 CALLE LA PAZ	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-351-016	53455 CALLE LA PAZ	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-360-010	53371 CALLE AMIGOS	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-360-006	53487 CALLE AMIGOS	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-351-023	53273 CALLE LA PAZ	1.00	152.90	152.90

**City of Coachella Preliminary Roll
Landscaping and Lighting Maintenance District No's 1-4, 6-25 & 27-40
Fiscal Year 2023/2024
Preliminary Assessment Roll**

Fund Number	District Name	APN	Situs Address	EBU	Charge	MaxTax
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-360-013	53324 CALLE AMIGOS	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-360-002	85421 CALLE NINOS	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-351-022	53299 CALLE LA PAZ	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-360-008	53425 CALLE AMIGOS	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-352-004	85422 CALLE ROSA	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-351-020	53349 CALLE LA PAZ	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-351-021	53325 CALLE LA PAZ	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-360-016	53398 CALLE AMIGOS	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-352-005	85456 CALLE ROSA	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-360-015	53370 CALLE AMIGOS	1.00	152.90	152.90
68-2262	Landscaping and Lighting Maintenance District No. 7 (La Paz Homes I)	778-360-011	53349 CALLE AMIGOS	1.00	152.90	152.90
68-2263	Landscaping and Lighting Maintenance District No. 8 (La Ponderosa Homes)	763-411-001	51927 LA PONDEROSA DR	1.00	25.26	25.26
68-2263	Landscaping and Lighting Maintenance District No. 8 (La Ponderosa Homes)	763-411-002	51951 LA PONDEROSA DR	1.00	25.26	25.26
68-2263	Landscaping and Lighting Maintenance District No. 8 (La Ponderosa Homes)	763-412-003	86717 NAOMI CT	1.00	25.26	25.26
68-2263	Landscaping and Lighting Maintenance District No. 8 (La Ponderosa Homes)	763-411-003	51975 LA PONDEROSA DR	1.00	25.26	25.26
68-2263	Landscaping and Lighting Maintenance District No. 8 (La Ponderosa Homes)	763-412-004	86729 NAOMI CT	1.00	25.26	25.26
68-2263	Landscaping and Lighting Maintenance District No. 8 (La Ponderosa Homes)	763-412-002	86705 NAOMI CT	1.00	25.26	25.26
68-2263	Landscaping and Lighting Maintenance District No. 8 (La Ponderosa Homes)	763-412-011	86776 NAOMI CT	1.00	25.26	25.26
68-2263	Landscaping and Lighting Maintenance District No. 8 (La Ponderosa Homes)	763-412-012	86764 NAOMI CT	1.00	25.26	25.26
68-2263	Landscaping and Lighting Maintenance District No. 8 (La Ponderosa Homes)	763-412-009	86789 NAOMI CT	1.00	25.26	25.26
68-2263	Landscaping and Lighting Maintenance District No. 8 (La Ponderosa Homes)	763-412-008	86777 NAOMI CT	1.00	25.26	25.26
68-2263	Landscaping and Lighting Maintenance District No. 8 (La Ponderosa Homes)	763-412-010	86788 NAOMI CT	1.00	25.26	25.26
68-2263	Landscaping and Lighting Maintenance District No. 8 (La Ponderosa Homes)	763-412-005	86741 NAOMI CT	1.00	25.26	25.26
68-2263	Landscaping and Lighting Maintenance District No. 8 (La Ponderosa Homes)	763-412-006	86753 NAOMI CT	1.00	25.26	25.26
68-2263	Landscaping and Lighting Maintenance District No. 8 (La Ponderosa Homes)	763-412-007	86765 NAOMI CT	1.00	25.26	25.26
68-2263	Landscaping and Lighting Maintenance District No. 8 (La Ponderosa Homes)	763-412-020	86762 ROMUALDA CT	1.00	25.26	25.26
68-2263	Landscaping and Lighting Maintenance District No. 8 (La Ponderosa Homes)	763-412-019	86774 ROMUALDA CT	1.00	25.26	25.26
68-2263	Landscaping and Lighting Maintenance District No. 8 (La Ponderosa Homes)	763-412-022	86755 ORTIZ ST	1.00	25.26	25.26
68-2263	Landscaping and Lighting Maintenance District No. 8 (La Ponderosa Homes)	763-412-015	86763 ROMUALDA CT	1.00	25.26	25.26
68-2263	Landscaping and Lighting Maintenance District No. 8 (La Ponderosa Homes)	763-412-023	86767 ORTIZ ST	1.00	25.26	25.26
68-2263	Landscaping and Lighting Maintenance District No. 8 (La Ponderosa Homes)	763-412-026	86803 ORTIZ ST	1.00	25.26	25.26
68-2263	Landscaping and Lighting Maintenance District No. 8 (La Ponderosa Homes)	763-412-018	86786 ROMUALDA CT	1.00	25.26	25.26
68-2263	Landscaping and Lighting Maintenance District No. 8 (La Ponderosa Homes)	763-412-013	86752 NAOMI CT	1.00	25.26	25.26
68-2263	Landscaping and Lighting Maintenance District No. 8 (La Ponderosa Homes)	763-412-016	86775 ROMUALDA CT	1.00	25.26	25.26
68-2263	Landscaping and Lighting Maintenance District No. 8 (La Ponderosa Homes)	763-412-024	86779 ORTIZ ST	1.00	25.26	25.26
68-2263	Landscaping and Lighting Maintenance District No. 8 (La Ponderosa Homes)	763-412-028	51863 HERNANDEZ ST #LA	1.00	25.26	25.26
68-2263	Landscaping and Lighting Maintenance District No. 8 (La Ponderosa Homes)	763-412-017	86787 ROMUALDA CT	1.00	25.26	25.26
68-2263	Landscaping and Lighting Maintenance District No. 8 (La Ponderosa Homes)	763-412-027	51841 HERNANDEZ ST #LA	1.00	25.26	25.26
68-2263	Landscaping and Lighting Maintenance District No. 8 (La Ponderosa Homes)	763-412-021	86750 ROMUALDA CT	1.00	25.26	25.26
68-2263	Landscaping and Lighting Maintenance District No. 8 (La Ponderosa Homes)	763-412-014	86751 ROMUALDA CT	1.00	25.26	25.26
68-2263	Landscaping and Lighting Maintenance District No. 8 (La Ponderosa Homes)	763-412-025	86791 ORTIZ ST	1.00	25.26	25.26
68-2263	Landscaping and Lighting Maintenance District No. 8 (La Ponderosa Homes)	763-414-007	51877 PEREZ ST	1.00	25.26	25.26
68-2263	Landscaping and Lighting Maintenance District No. 8 (La Ponderosa Homes)	763-413-005	51808 HERNANDEZ ST #LA	1.00	25.26	25.26
68-2263	Landscaping and Lighting Maintenance District No. 8 (La Ponderosa Homes)	763-413-013	51616 HERNANDEZ ST #LA	1.00	25.26	25.26
68-2263	Landscaping and Lighting Maintenance District No. 8 (La Ponderosa Homes)	763-413-010	51688 HERNANDEZ ST #LA	1.00	25.26	25.26
68-2263	Landscaping and Lighting Maintenance District No. 8 (La Ponderosa Homes)	763-413-004	51832 HERNANDEZ ST #LA	1.00	25.26	25.26
68-2263	Landscaping and Lighting Maintenance District No. 8 (La Ponderosa Homes)	763-413-014	51592 HERNANDEZ ST #LA	1.00	25.26	25.26
68-2263	Landscaping and Lighting Maintenance District No. 8 (La Ponderosa Homes)	763-413-011	51664 HERNANDEZ ST #LA	1.00	25.26	25.26
68-2263	Landscaping and Lighting Maintenance District No. 8 (La Ponderosa Homes)	763-413-003	51856 HERNANDEZ ST #LA	1.00	25.26	25.26
68-2263	Landscaping and Lighting Maintenance District No. 8 (La Ponderosa Homes)	763-413-017	51520 HERNANDEZ ST #LA	1.00	25.26	25.26
68-2263	Landscaping and Lighting Maintenance District No. 8 (La Ponderosa Homes)	763-412-036	51949 HERNANDEZ ST #LA	1.00	25.26	25.26
68-2263	Landscaping and Lighting Maintenance District No. 8 (La Ponderosa Homes)	763-413-008	51736 HERNANDEZ ST #LA	1.00	25.26	25.26
68-2263	Landscaping and Lighting Maintenance District No. 8 (La Ponderosa Homes)	763-414-003	51829 PEREZ ST	1.00	25.26	25.26
68-2263	Landscaping and Lighting Maintenance District No. 8 (La Ponderosa Homes)	763-412-035	51937 HERNANDEZ ST #LA	1.00	25.26	25.26
68-2263	Landscaping and Lighting Maintenance District No. 8 (La Ponderosa Homes)	763-412-033	51913 HERNANDEZ ST #LA	1.00	25.26	25.26

**City of Coachella Preliminary Roll
Landscaping and Lighting Maintenance District No's 1-4, 6-25 & 27-40
Fiscal Year 2023/2024
Preliminary Assessment Roll**

Fund Number	District Name	APN	Situs Address	EBU	Charge	MaxTax
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-120-048	50428 TOMAS LN	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-120-046	50436 TOMAS LN	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-120-062	50419 AVENIDA ADOBE	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-120-057	84495 PEDRO DR	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-131-004	84498 JULIA DR	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-120-066	50434 AVENIDA ADOBE	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-120-079	84494 PEDRO DR	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-130-023	84503 JULIA DR	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-120-071	50414 AVENIDA ADOBE	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-130-015	84471 JULIA DR	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-120-080	84490 PEDRO DR	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-131-015	84454 JULIA DR	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-130-011	84455 JULIA DR	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-130-017	84479 JULIA DR	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-120-075	84510 PEDRO DR	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-130-019	84487 JULIA DR	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-130-006	50457 ANDREA LN	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-120-072	50410 AVENIDA ADOBE	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-130-010	84441 JULIA DR	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-120-063	50423 AVENIDA ADOBE	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-130-020	84491 JULIA DR	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-130-014	84467 JULIA DR	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-120-073	50406 AVENIDA ADOBE	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-120-069	50422 AVENIDA ADOBE	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-131-005	84494 JULIA DR	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-131-016	84457 LINDA AVE	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-130-009	84437 JULIA DR	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-120-064	50427 AVENIDA ADOBE	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-130-021	84495 JULIA DR	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-120-068	50426 AVENIDA ADOBE	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-131-020	84473 LINDA AVE	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-130-018	84483 JULIA DR	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-131-002	84506 JULIA DR	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-120-074	84514 PEDRO DR	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-131-010	84474 JULIA DR	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-130-025	84511 JULIA DR	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-131-006	84490 JULIA DR	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-130-012	84459 JULIA DR	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-130-016	84475 JULIA DR	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-131-012	84466 JULIA DR	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-120-070	50418 AVENIDA ADOBE	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-130-007	50461 ANDREA LN	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-120-076	84506 PEDRO DR	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-130-001	50437 ANDREA LN	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-131-021	84477 LINDA AVE	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-120-077	84502 PEDRO DR	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-130-008	50465 ANDREA LN	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-131-013	84462 JULIA DR	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-131-014	84458 JULIA DR	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-120-065	50431 AVENIDA ADOBE	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-131-001	84510 JULIA DR	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-130-024	84507 JULIA DR	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-131-011	84470 JULIA DR	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-130-013	84463 JULIA DR	1.00	400.62	400.63
68-2268	Landscaping and Lighting Maintenance District No. 13 (Baron-Zraick)	768-130-004	50449 ANDREA LN	1.00	400.62	400.63

**City of Coachella Preliminary Roll
Landscaping and Lighting Maintenance District No's 1-4, 6-25 & 27-40
Fiscal Year 2023/2024
Preliminary Assessment Roll**

Fund Number	District Name	APN	Situs Address	EBU	Charge	MaxTax
68-2270	Landscaping and Lighting Maintenance District No. 15 (Cachanillas)	768-420-029	84713 CALLE NOGAL	1.00	615.00	660.51
68-2270	Landscaping and Lighting Maintenance District No. 15 (Cachanillas)	768-420-021	53011 CALLE OLIVO	1.00	615.00	660.51
68-2270	Landscaping and Lighting Maintenance District No. 15 (Cachanillas)	768-420-020	53007 CALLE OLIVO	1.00	615.00	660.51
68-2270	Landscaping and Lighting Maintenance District No. 15 (Cachanillas)	768-420-026	53031 CALLE OLIVO	1.00	615.00	660.51
68-2270	Landscaping and Lighting Maintenance District No. 15 (Cachanillas)	768-420-015	84720 CALLE PINO	1.00	615.00	660.51
68-2270	Landscaping and Lighting Maintenance District No. 15 (Cachanillas)	768-420-027	84705 CALLE NOGAL	1.00	615.00	660.51
68-2270	Landscaping and Lighting Maintenance District No. 15 (Cachanillas)	768-420-019	53003 CALLE OLIVO	1.00	615.00	660.51
68-2270	Landscaping and Lighting Maintenance District No. 15 (Cachanillas)	768-420-016	84716 CALLE PINO	1.00	615.00	660.51
68-2270	Landscaping and Lighting Maintenance District No. 15 (Cachanillas)	768-420-025	53027 CALLE OLIVO	1.00	615.00	660.51
68-2270	Landscaping and Lighting Maintenance District No. 15 (Cachanillas)	768-420-023	53019 CALLE OLIVO	1.00	615.00	660.51
68-2270	Landscaping and Lighting Maintenance District No. 15 (Cachanillas)	768-420-033	84729 CALLE NOGAL	1.00	615.00	660.51
68-2270	Landscaping and Lighting Maintenance District No. 15 (Cachanillas)	768-420-032	84725 CALLE NOGAL	1.00	615.00	660.51
68-2270	Landscaping and Lighting Maintenance District No. 15 (Cachanillas)	768-420-031	84721 CALLE NOGAL	1.00	615.00	660.51
68-2270	Landscaping and Lighting Maintenance District No. 15 (Cachanillas)	768-423-005	84729 CALLE PINO	1.00	615.00	660.51
68-2270	Landscaping and Lighting Maintenance District No. 15 (Cachanillas)	768-423-002	53019 CALLE AVILA	1.00	615.00	660.51
68-2270	Landscaping and Lighting Maintenance District No. 15 (Cachanillas)	768-423-008	84717 CALLE PINO	1.00	615.00	660.51
68-2270	Landscaping and Lighting Maintenance District No. 15 (Cachanillas)	768-423-011	84714 CALLE NOGAL	1.00	615.00	660.51
68-2270	Landscaping and Lighting Maintenance District No. 15 (Cachanillas)	768-423-004	53011 CALLE AVILA	1.00	615.00	660.51
68-2270	Landscaping and Lighting Maintenance District No. 15 (Cachanillas)	768-423-010	84710 CALLE NOGAL	1.00	615.00	660.51
68-2270	Landscaping and Lighting Maintenance District No. 15 (Cachanillas)	768-423-012	84718 CALLE NOGAL	1.00	615.00	660.51
68-2270	Landscaping and Lighting Maintenance District No. 15 (Cachanillas)	768-423-003	53015 CALLE AVILA	1.00	615.00	660.51
68-2270	Landscaping and Lighting Maintenance District No. 15 (Cachanillas)	768-423-009	84713 CALLE PINO	1.00	615.00	660.51
68-2270	Landscaping and Lighting Maintenance District No. 15 (Cachanillas)	768-423-007	84721 CALLE PINO	1.00	615.00	660.51
68-2270	Landscaping and Lighting Maintenance District No. 15 (Cachanillas)	768-423-001	53023 CALLE AVILA	1.00	615.00	660.51
68-2270	Landscaping and Lighting Maintenance District No. 15 (Cachanillas)	768-423-014	84726 CALLE NOGAL	1.00	615.00	660.51
68-2270	Landscaping and Lighting Maintenance District No. 15 (Cachanillas)	768-423-006	84725 CALLE PINO	1.00	615.00	660.51
68-2270	Landscaping and Lighting Maintenance District No. 15 (Cachanillas)	768-420-034	84733 CALLE NOGAL	1.00	615.00	660.51
68-2270	Landscaping and Lighting Maintenance District No. 15 (Cachanillas)	768-423-013	84722 CALLE NOGAL	1.00	615.00	660.51
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-241-001	48734 CHICHEN ITZA RD	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-241-002	48704 CHICHEN ITZA RD	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-241-005	48614 CHICHEN ITZA RD	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-241-004	48644 CHICHEN ITZA RD	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-241-006	83500 AGUA BLANCA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-241-003	48674 CHICHEN ITZA RD	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-241-014	83497 CAMIMO PELICANO	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-241-009	83490 AGUA BLANCA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-241-013	83493 CAMINO PELICANO	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-241-007	83498 AGUA BLANCA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-241-010	83486 AGUA BLANCA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-241-008	83494 AGUA BLANCA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-241-011	83485 CAMINO PELICANO	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-241-012	83489 CAMINO PELICANO	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-241-016	48524 LA PLAYA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-241-021	48374 LA PLAYA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-242-006	48523 LA PLAYA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-241-024	48284 LA PLAYA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-242-002	48403 LA PLAYA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-242-005	48493 LA PLAYA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-241-018	48464 LA PLAYA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-241-022	48344 LA PLAYA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-241-017	48494 LA PLAYA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-241-015	48554 LA PLAYA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-241-023	48314 LA PLAYA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-241-019	48434 LA PLAYA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-242-003	48433 LA PLAYA ST	1.00	600.00	1,170.58

**City of Coachella Preliminary Roll
Landscaping and Lighting Maintenance District No's 1-4, 6-25 & 27-40
Fiscal Year 2023/2024
Preliminary Assessment Roll**

Fund Number	District Name	APN	Situs Address	EBU	Charge	MaxTax
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-241-020	48404 LA PLAYA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-242-001	48373 LA PLAYA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-242-004	48463 LA PLAYA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-243-003	48431 CAMINO REAL	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-242-007	48522 CAMINO REAL	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-244-004	83486 CALLE COLIMA	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-243-018	48430 CAMINO MAYA	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-242-011	48402 CAMINO REAL	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-244-003	83490 CALLE COLIMA	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-243-011	48640 CAMINO MAYA	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-243-014	48550 CAMINO MAYA	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-242-010	48432 CAMINO REAL	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-243-002	48401 CAMINO REAL	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-244-005	83482 CALLE COLIMA	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-244-006	83478 CALLE COLIMA	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-242-009	48462 CAMINO REAL	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-243-020	48370 CAMINO MAYA	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-244-001	83498 CALLE COLIMA	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-243-009	48611 CAMINO REAL	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-243-013	48580 CAMINO MAYA	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-243-007	48551 CAMINO REAL	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-242-012	48372 CAMINO REAL	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-243-004	48461 CAMINO REAL	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-242-008	48492 CAMINO REAL	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-243-017	48460 CAMINO MAYA	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-243-008	48581 CAMINO REAL	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-243-016	48490 CAMINO MAYA	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-243-015	48520 CAMINO MAYA	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-243-019	48400 CAMINO MAYA	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-243-001	48371 CAMINO REAL	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-243-005	48491 CAMINO REAL	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-243-006	48521 CAMINO REAL	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-243-012	48610 CAMINO MAYA	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-244-002	83494 CALLE COLIMA	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-243-010	48641 CAMINO REAL	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-433-004	83231 PLAZA DE ORO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-430-007	83326 MARIANA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-433-017	83198 MARIANA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-431-003	48157 ESTRELLA TOMAS ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-432-006	83191 MARIANA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-432-008	83206 PLAZA DE ORO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-431-009	48068 LUNA DE NICOLETA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-440-002	48131 ESTRELLA PEDRO ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-432-007	83190 PLAZA DE ORO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-430-011	48040 ESTRELLA TOMAS ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-430-003	83262 MARIANA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-432-005	83207 MARIANA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-430-005	83294 MARIANA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-433-011	48099 SOL DE LINDA	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-431-011	48128 LUNA DE NICOLETA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-245-002	48753 CHICHEN ITZA RD	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-433-002	83263 PLAZA DE ORO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-431-010	48098 LUNA DE NICOLETA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-433-008	48189 SOL DE LINDA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-431-005	48097 ESTRELLA TOMAS ST	1.00	600.00	1,170.58

**City of Coachella Preliminary Roll
Landscaping and Lighting Maintenance District No's 1-4, 6-25 & 27-40
Fiscal Year 2023/2024
Preliminary Assessment Roll**

Fund Number	District Name	APN	Situs Address	EBU	Charge	MaxTax
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-433-015	83166 MARIANA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-433-012	48069 SOL DE LINDA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-432-003	83239 MARIANA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-245-003	48763 CHICHEN ITZA RD	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-430-001	83230 MARIANA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-430-004	83278 MARIANA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-431-001	83375 CAMINO BONITO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-430-012	48070 ESTRELLA TOMAS ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-432-010	83238 PLAZA DE ORO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-431-012	48158 LUNA DE NICOLETA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-432-001	83271 MARIANA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-432-004	83223 MARIANA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-431-004	48127 ESTRELLA TOMAS ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-430-015	48160 ESTRELLA TOMAS ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-430-010	83374 MARIANA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-433-009	48159 SOL DE LINDA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-430-013	48100 ESTRELLA TOMAS ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-433-005	83215 PLAZA DE ORO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-430-002	83246 MARIANA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-244-007	83474 CALLE COLIMA	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-430-009	83358 MARIANA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-431-007	48037 ESTRELLA TOMAS ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-245-005	83486 TODOS SANTOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-433-014	48009 SOL DE LINDA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-433-010	48129 SOL DE LINDA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-440-001	48161 ESTRELLA PEDRO ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-431-002	83359 CAMINO BONITO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-432-011	83254 PLAZA DE ORO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-432-002	83255 MARIANA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-433-016	83182 MARIANA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-430-006	83310 MARIANA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-245-001	48703 CHICHEN ITZA RD	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-244-008	83470 CALLE COLIMA	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-433-003	83247 PLAZA DE ORO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-433-013	48039 SOL DE LINDA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-431-006	48067 ESTRELLA TOMAS ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-431-008	48038 LUNA DE NICOLETA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-433-007	83183 PLAZA DE ORO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-433-001	83279 PLAZA DE ORO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-430-008	83342 MARIANA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-432-012	83270 PLAZA DE ORO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-433-006	83199 PLAZA DE ORO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-432-009	83222 PLAZA DE ORO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-440-008	83422 LA COSTA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-503-031	83308 EL GRECO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-503-024	83328 CAMINO LAS BRISAS	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-503-016	48516 EL CASTILLO RD	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-503-003	83442 CALLE COLIMA	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-503-032	83330 EL GRECO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-500-016	48488 LUNA DE NICOLETA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-500-008	48579 CAMINO MAYA	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-503-020	48605 CAMINO LAS BRISAS	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-503-009	48395 AGUA CALIENTE ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-500-004	48459 CAMINO MAYA	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-501-007	48547 LUNA DE NICOLETA ST	1.00	600.00	1,170.58

**City of Coachella Preliminary Roll
Landscaping and Lighting Maintenance District No's 1-4, 6-25 & 27-40
Fiscal Year 2023/2024
Preliminary Assessment Roll**

Fund Number	District Name	APN	Situs Address	EBU	Charge	MaxTax
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-503-040	83327 PUEBLO BONITO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-504-006	83284 PUEBLO BONITO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-500-017	48458 LUNA DE NICOLETA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-503-014	48456 EL CASTILLO RD	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-503-038	48428 TAXCO ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-500-014	48548 LUNA DE NICOLETA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-440-018	48164 LA PLAYA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-440-017	48134 LA PLAYA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-500-001	48369 CAMINO MAYA	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-501-005	48487 LUNA DE NICOLETA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-500-015	48518 LUNA DE NICOLETA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-500-005	48489 CAMINO MAYA	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-441-011	48162 ESTRELLA PEDRO ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-500-011	48638 LUNA DE NICOLETA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-503-039	83349 PUEBLO BONITO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-502-003	83458 CALLE COLIMA	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-503-007	48351 AGUA CALIENTE ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-504-001	83241 EL GRECO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-441-013	83407 CAMINO BONITO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-503-025	83350 CAMINO LAS BRISAS	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-440-019	48194 LA PLAYA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-503-017	48546 EL CASTILLO RD	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-441-003	48133 LA PLAYA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-503-012	48461 AGUA CALIENTE ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-504-003	83285 EL GRECO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-500-020	48368 LUNA DE NICOLETA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-501-009	48607 LUNA DE NICOLETA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-504-005	83306 PUEBLO BONITO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-441-001	48193 LA PLAYA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-503-035	48338 TAXCO ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-440-007	83406 LA COSTA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-503-004	83438 CALLE COLIMA	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-503-037	48398 TAXCO ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-440-012	83484 LA COSTA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-503-026	83372 CAMINO LAS BRISAS	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-503-027	83394 CAMINO LAS BRISAS	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-441-010	48132 ESTRELLA PEDRO ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-440-013	83498 LA COSTA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-501-006	48517 LUNA DE NICOLETA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-501-003	48427 LUNA DE NICOLETA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-510-004	83429 AGUA BLANCA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-440-003	48101 ESTRELLA PEDRO ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-440-011	83470 LA COSTA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-503-002	83446 CALLE COLIMA	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-500-003	48429 CAMINO MAYA	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-503-018	48576 EL CASTILLO RD	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-501-017	48396 AGUA CALIENTE ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-510-001	48605 AGUA CALIENTE ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-501-010	48606 AGUA CALIENTE ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-501-008	48577 LUNA DE NICOLETA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-503-022	48545 CAMINO LAS BRISAS	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-500-018	48428 LUNA DE NICOLETA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-504-007	83262 PUEBLO BONITO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-500-012	48608 LUNA DE NICOLETA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-503-029	83264 EL GRECO AVE	1.00	600.00	1,170.58

**City of Coachella Preliminary Roll
Landscaping and Lighting Maintenance District No's 1-4, 6-25 & 27-40
Fiscal Year 2023/2024
Preliminary Assessment Roll**

Fund Number	District Name	APN	Situs Address	EBU	Charge	MaxTax
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-503-008	48373 AGUA CALIENTE ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-500-002	48399 CAMINO MAYA	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-503-036	48368 TAXCO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-501-015	48456 AGUA CALIENTE ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-503-042	83283 PUEBLO BONITO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-441-006	48043 LA PLAYA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-503-023	83306 CAMINO LAS BRISAS	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-441-008	48072 ESTRELLA PEDRO ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-440-010	83454 LA COSTA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-503-005	83434 CALLE COLIMA	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-441-004	48103 LA PLAYA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-503-041	83305 PUEBLO BONITO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-504-008	83240 PUEBLO BONITO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-503-010	48417 AGUA CALIENTE ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-510-003	48665 AGUA CALIENTE ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-503-013	48483 AGUA CALIENTE ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-501-018	48366 AGUA CALIENTE ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-500-019	48398 LUNA DE NICOLETA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-503-028	83242 EL GRECO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-500-013	48578 LUNA DE NICOLETA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-504-002	83263 EL GRECO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-503-011	48439 AGUA CALIENTE ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-441-007	48042 ESTRELLA PEDRO ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-503-021	48575 CAMINO LAS BRISAS	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-503-006	48329 AGUA CALIENTE ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-501-013	48516 AGUA CAIENTE ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-500-007	48549 CAMINO MAYA	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-440-014	48044 LA PLAYA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-441-009	48102 ESTRELLA PEDRO ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-501-004	48457 LUNA DE NICOLETA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-501-001	48367 LUNA DE NICOLETA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-440-009	83438 LA COSTA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-440-004	48071 ESTRELLA PEDRO ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-440-015	48074 LA PLAYA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-501-002	48397 LUNA DE NICOLETA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-441-014	83391 CAMINO BONITO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-503-030	83286 EL GRECO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-504-004	83307 EL GRECO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-503-019	48606 EL CASTILLO RD	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-503-015	48486 EL CASTILLO RD	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-500-006	48519 CAMINO MAYA	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-501-011	48576 AGUA CALIENTE ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-501-012	48546 AGUA CALIENTE ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-503-034	48308 TAXCO ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-502-004	83454 CALLE COLIMA	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-503-033	48278 TAXCO ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-500-009	48609 CAMINO MAYA	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-441-002	48163 LA PLAYA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-510-002	48635 AGUA CALIENTE ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-440-020	48224 LA PLAYA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-440-016	48104 LA PLAYA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-441-012	48192 ESTRELLA PEDRO ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-502-002	83462 CALLE COLIMA	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-440-005	48041 ESTRELLA PEDRO ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-441-005	48073 LA PLAYA ST	1.00	600.00	1,170.58

**City of Coachella Preliminary Roll
Landscaping and Lighting Maintenance District No's 1-4, 6-25 & 27-40
Fiscal Year 2023/2024
Preliminary Assessment Roll**

Fund Number	District Name	APN	Situs Address	EBU	Charge	MaxTax
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-503-001	83450 CALLE COLIMA	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-501-016	48426 AGUA CALIENTE ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-500-010	48639 CAMINO MAYA	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-502-001	83466 CALLE COLIMA	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-501-014	48486 AGUA CALIENTE ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-440-006	83390 LA COSTA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-532-025	83376 LOS CABOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-054	NO SITUS AVAILABLE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-053	83463 TODOS SANTOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-510-033	83478 TODOS SANTOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-030	83477 IXTAPA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-534-003	48821 PLAYA DEL AMOR ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-510-040	83259 CAMINO LAS BRISAS	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-510-007	83441 AGUA BLANCA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-520-027	48854 CHICHEN ITZA RD	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-510-027	83454 TODOS SANTOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-530-015	48941 PLAYA DEL AMOR	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-532-015	83156 LOS CABOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-531-015	83179 LOS CABOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-540-001	48491 PLAYA DEL AMOR ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-510-036	48604 CAMINO LAS BRISAS	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-531-028	48912 PLAYA DEL AMOR ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-042	83464 IXTAPA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-542-003	48522 PLAYA DEL AMOR ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-056	83451 TODOS SANTOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-016	83466 PUERTO ESCONDIDO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-532-006	83291 TODOS SANTOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-520-025	48794 CHICHEN ITZA RD	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-520-030	48944 CHICHEN ITZA RD	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-533-005	83267 LOS CABOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-520-013	83451 PUERTO ESCONDIDO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-003	48824 CAMINO CORTEZ	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-533-002	83333 LOS CABOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-530-008	83087 CAMINO BAHIA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-540-004	48401 PLAYA DEL AMOR ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-520-004	83487 PUERTO ESCONDIDO	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-520-012	83455 PUERTO ESCONDIDO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-531-007	83130 CAMINO BAHIA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-530-010	83043 CAMINO BAHIA	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-542-001	48462 PLAYA DEL AMOR ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-532-020	83266 LOS CABOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-520-001	83499 PUERTO ESCONDIDO	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-520-032	48998 CHICHEN ITZA RD	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-531-005	83086 CAMINO BAHIA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-520-020	83423 PUERTO ESCONDIDO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-530-003	83197 CAMINO BAHIA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-510-044	83280 TODOS SANTOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-520-024	48895 CAMINO CORTEZ	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-023	83494 PUERTO ESCONDIDO	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-520-017	83435 PUERTO ESCONDIDO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-012	83450 PUERTO ESCONDIDO	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-542-006	48672 PLAYA DEL AMOR ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-532-017	83200 LOS CABOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-530-016	48911 PLAYA DEL AMOR	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-522-004	48852 COZUMEL ST	1.00	600.00	1,170.58

**City of Coachella Preliminary Roll
Landscaping and Lighting Maintenance District No's 1-4, 6-25 & 27-40
Fiscal Year 2023/2024
Preliminary Assessment Roll**

Fund Number	District Name	APN	Situs Address	EBU	Charge	MaxTax
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-533-004	83289 LOS CABOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-007	48944 CAMINO CORTEZ	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-052	83467 TODOS SANTOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-040	83456 IXTAPA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-532-019	83244 LOS CABOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-010	83442 PUERTO ESCONDIDO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-510-038	83303 CAMINO LAS BRISAS	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-540-007	48311 PLAYA DEL AMOR ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-520-006	83479 PUERTO ESCONDIDO	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-050	83475 TODOS SANTOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-531-020	48907 EL ARCO ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-531-016	83157 LOS CABOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-532-013	83135 TODOS SANTOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-520-015	83443 PUERTO ESCONDIDO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-520-010	83463 PUERTO ESCONDIDO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-541-001	83043 EL GRECO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-531-006	83108 CAMINO BAHIA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-532-004	83335 TODOS SANTOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-510-010	83453 AGUA BLANCA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-032	83469 IXTAPA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-532-016	83178 LOS CABOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-522-005	48853 CHICHEN ITZA RD	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-530-004	83175 CAMINO BAHIA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-510-016	83477 AGUA BLANCA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-532-023	83332 LOS CABOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-520-028	48884 CHICHEN ITZA RD	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-540-011	83066 EL GRECO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-510-024	83442 TODOS SANTOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-510-025	83446 TODOS SANTOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-542-002	48492 PLAYA DEL AMOR ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-029	83481 IXTAPA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-541-004	83109 EL GRECO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-540-006	48341 PLAYA DEL AMOR ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-002	48794 CAMINO CORTEZ	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-530-011	83021 CAMINO BAHIA	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-540-005	48371 PLAYA DEL AMOR ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-013	83454 PUERTO ESCONDIDO	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-510-020	83324 TODOS SANTOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-025	83497 IXTAPA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-510-026	83452 TODOS SANTOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-540-014	83132 EL GRECO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-532-014	83134 LOS CABOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-035	83457 IXTAPA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-038	83448 IXTAPA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-510-006	83437 AGUA BLANCA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-531-013	83223 LOS CABOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-541-013	83152 PUEBLO BONITO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-051	83471 TODOS SANTOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-540-013	83110 EL GRECO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-533-001	83355 LOS CABOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-541-003	83087 EL GRECO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-006	48914 CAMINO CORTEZ	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-532-010	83201 TODOS SANTOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-522-006	48823 CHICHEN ITZA RD	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-532-021	83288 LOS CABOS AVE	1.00	600.00	1,170.58

**City of Coachella Preliminary Roll
Landscaping and Lighting Maintenance District No's 1-4, 6-25 & 27-40
Fiscal Year 2023/2024
Preliminary Assessment Roll**

Fund Number	District Name	APN	Situs Address	EBU	Charge	MaxTax
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-028	83485 IXTAPA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-533-007	48938 CAMINO ROSARITO	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-017	83470 PUERTO ESCONDIDO	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-027	83489 IXTAPA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-532-026	83398 LOS CABOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-540-003	48431 PLAYA DEL AMOR ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-520-002	83495 PUERTO ESCONDIDO	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-510-043	83258 TODOS SANTOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-531-014	83201 LOS CABOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-532-001	NO SITUS AVAILABLE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-541-017	83064 PUEBLO BONITO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-510-034	83482 TODOS SANTOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-541-006	83153 EL GRECO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-542-004	48552 PLAYA DEL AMOR ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-520-008	83471 PUERTO ESCONDIDO	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-532-002	83379 TODOS SANTOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-531-008	83152 CAMINO BAHIA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-540-010	83044 EL GRECO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-520-021	48961 CAMINO CORTEZ	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-531-011	83218 CAMINO BAHIA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-542-005	48642 PLAYA DEL AMOR ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-531-018	83113 LOS CABOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-530-014	48971 PLAYA DEL AMOR ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-510-023	83438 TODOS SANTOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-510-005	83433 AGUA BLANCA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-534-002	48851 PLAYA DEL AMOR ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-510-039	83281 CAMINO LAS BRISAS	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-049	83479 TODOS SANTOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-520-029	48914 CHICHEN ITZA RD	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-001	48764 CAMINO CORTEZ	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-510-008	83445 AGUA BLANCA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-036	83453 IXTAPA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-510-029	83462 TODOS SANTOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-540-018	83220 EL GRECO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-540-002	48461 PLAYA DEL AMOR ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-043	83468 IXTAPA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-531-012	83240 CAMINO BAHIA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-039	83452 IXTAPA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-520-022	48939 CAMINO CORTEZ	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-024	83499 IXTAPA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-015	83462 PUERTO ESCONDIDO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-531-010	83196 CAMINO BAHIA	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-510-012	83461 AGUA BLANCA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-533-009	48998 CAMINO ROSARITO	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-530-006	83131 CAMINO BAHIA	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-018	83474 PUERTO ESCONDIDO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-520-019	83427 PUERTO ESCONDIDO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-520-016	83439 PUERTO ESCONDIDO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-531-017	83135 LOS CABOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-033	83465 IXTAPA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-531-021	48877 EL ARCO ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-531-009	83174 CAMINO BAHIA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-510-037	48634 CAMINO LAS BRISAS	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-005	48884 CAMINO CORTEZ	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-540-016	83176 EL GRECO AVE	1.00	600.00	1,170.58

**City of Coachella Preliminary Roll
Landscaping and Lighting Maintenance District No's 1-4, 6-25 & 27-40
Fiscal Year 2023/2024
Preliminary Assessment Roll**

Fund Number	District Name	APN	Situs Address	EBU	Charge	MaxTax
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-541-009	83219 EL GRECO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-044	83472 IXTAPA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-532-003	83357 TODOS SANTOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-045	83476 IXTAPA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-531-003	83042 CAMINO BAHIA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-541-007	83175 EL GRECO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-009	83438 PUERTO ESCONDIDO	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-520-023	48917 CAMINO CORTEZ	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-055	NO SITUS AVAILABLE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-541-016	83086 PUEBLO BONITO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-533-008	48968 CAMINO ROSARITO	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-522-002	48792 COZUMEL ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-531-002	48972 PLAYA DEL AMOR	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-014	83458 PUERTO ESCONDIDO	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-532-009	83223 TODOS SANTOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-541-012	83174 PUEBLO BONITO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-531-004	83064 CAMINO BAHIA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-530-009	83065 CAMINO BAHIA	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-534-001	48881 PLAYA DEL AMOR ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-510-014	83469 AGUA BLANCA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-532-024	83354 LOS CABOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-022	83490 PUERTO ESCONDIDO	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-541-005	83131 EL GRECO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-541-014	83130 PUEBLO BONITO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-047	83484 IXTAPA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-510-031	83470 TODOS SANTOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-510-022	83434 TODOS SANTOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-048	83483 TODOS SANTOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-540-009	83022 EL GRECO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-510-035	48574 CAMINO LAS BRISAS	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-541-015	83108 PUEBLO BONITO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-532-012	83157 TODOS SANTOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-011	83446 PUERTO ESCONDIDO	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-522-007	48793 CHICHEN ITZA RD	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-531-026	48852 PLAYA DEL AMOR ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-510-041	83237 CAMINO LAS BRISAS	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-510-028	83458 TODOS SANTOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-034	83461 IXTAPA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-532-007	83267 TODOS SANTOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-522-001	48762 COZUMEL ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-520-003	83491 PUERTO ESCONDIDO	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-530-005	83153 CAMINO BAHIA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-540-012	83088 EL GRECO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-530-007	83109 CAMINO BAHIA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-540-015	83154 EL GRECO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-057	83447 TODOS SANTOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-520-018	83431 PUERTO ESCONDIDO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-532-008	83245 TODOS SANTOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-037	83449 IXTAPA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-520-014	83447 PUERTO ESCONDIDO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-541-011	83196 PUEBLO BONITO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-041	83460 IXTAPA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-530-001	83241 CAMINO BAHIA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-510-015	83473 AGUA BLANCA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-510-021	83430 TODOS SANTOS AVE	1.00	600.00	1,170.58

**City of Coachella Preliminary Roll
Landscaping and Lighting Maintenance District No's 1-4, 6-25 & 27-40
Fiscal Year 2023/2024
Preliminary Assessment Roll**

Fund Number	District Name	APN	Situs Address	EBU	Charge	MaxTax
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-520-005	83483 PUERTO ESCONDIDO	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-532-005	NO SITUS AVAILABLE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-510-011	83457 AGUA BLANCA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-541-008	83197 EL GRECO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-532-022	83310 LOS CABOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-531-023	48817 EL ARCO ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-541-018	83042 PUEBLO BONITO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-520-026	48824 CHICHEN ITZA RD	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-510-009	83449 AGUA BLANCA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-019	83478 PUERTO ESCONDIDO	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-541-002	83065 EL GRECO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-020	83482 PUERTO ESCONDIDO	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-046	83480 IXTAPA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-531-019	83091 LOS CABOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-510-019	83302 TODOS SANTOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-510-030	83466 TODOS SANTOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-520-011	83459 PUERTO ESCONDIDO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-510-042	83236 TODOS SANTOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-531-001	48942 PLAYA DEL AMOR	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-510-013	83465 AGUA BLANCA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-520-031	48974 CHICHEN ITZA RD	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-520-009	83467 PUERTO ESCONDIDO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-026	83493 IXTAPA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-531-022	48847 EL ARCO ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-530-002	83219 CAMINO BAHIA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-532-018	83222 LOS CABOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-021	83486 PUERTO ESCONDIDO	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-531-027	48882 PLAYA DEL AMOR ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-532-011	83179 TODOS SANTOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-510-032	83474 TODOS SANTOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-531-025	48822 PLAYA DEL AMOR ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-541-010	83218 PUEBLO BONITO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-008	48974 CAMINO CORTEZ	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-533-003	83311 LOS CABOS AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-540-017	83198 EL GRECO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-522-003	48822 COZUMEL ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-510-017	83481 AGUA BLANCA ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-520-007	83475 PUERTO ESCONDIDO AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-531-024	48787 EL ARCO ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-004	48854 CAMINO CORTEZ	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-521-031	83473 IXTAPA AVE	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-533-006	48908 CAMINO ROSARITO	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-542-019	48487 EL ARCO ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-530-018	83001 CAMINO BAHIA	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-543-001	48791 PLAYA DEL AMOR ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-544-020	48455 EL CASTILLO RD	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-544-005	48580 EL ARCO ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-542-010	48792 PLAYA DEL AMOR ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-542-017	48547 EL ARCO ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-530-020	48999 PLAYA DEL AMOR ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-542-020	48457 EL ARCO ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-544-007	48640 EL ARCO ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-542-009	48762 PLAYA DEL AMOR ST	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-544-018	48515 EL CASTILLO RD	1.00	600.00	1,170.58
68-2246	Landscaping and Lighting Maintenance District No. 16 (Tierra Del Sol)	612-544-008	48670 EL ARCO ST	1.00	600.00	1,170.58

**City of Coachella Preliminary Roll
Landscaping and Lighting Maintenance District No's 1-4, 6-25 & 27-40
Fiscal Year 2023/2024
Preliminary Assessment Roll**

Fund Number	District Name	APN	Situs Address	EBU	Charge	MaxTax
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-526-008	84094 AVENIDA CEDRUS	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-530-002	84391 AVENIDA FLORABUNDA	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-531-012	48729 CALLE CANTARA	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-530-016	48598 CALLE CANTARA	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-526-013	84109 AVENIDA NERIUM	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-530-008	48774 CALLE CANTARA	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-530-006	84431 AVENIDA FLORABUNDA	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-530-025	84144 AVENIDA NERIUM	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-530-026	84140 AVENIDA NERIUM	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-530-004	84411 AVENIDA FLORABUNDA	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-530-022	48466 CALLE CANTARA	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-531-003	48531 CALLE CANTARA	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-530-009	48752 CALLE CANTARA	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-530-015	48620 CALLE CANTARA	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-530-019	48532 CALLE CANTARA	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-531-007	48619 CALLE CANTARA	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-526-005	84106 AVENIDA CEDRUS	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-530-013	48664 CALLE CANTARA	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-530-027	84136 AVENIDA NERIUM	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-530-023	84152 AVENIDA NERIUM	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-531-002	48509 CALLE CANTARA	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-530-017	48576 CALLE CANTARA	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-531-014	48752 CALLE ELДАРICA	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-526-006	84102 AVENIDA CEDRUS	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-530-024	84148 AVENIDA NERIUM	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-526-003	84114 AVENIDA CEDRUS	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-530-007	84441 AVENIDA FLORABUNDA	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-526-001	84122 AVENIDA CEDRUS	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-531-004	48553 CALLE CANTARA	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-530-029	84128 AVENIDA NERIUM	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-526-014	84113 AVENIDA NERIUM	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-531-013	48751 CALLE CANTARA	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-531-010	48685 CALLE CANTARA	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-526-016	84121 AVENIDA NERIUM	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-526-002	84118 AVENIDA CEDRUS	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-530-005	84421 AVENIDA FLORABUNDA	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-530-018	48554 CALLE CANTARA	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-525-016	84121 AVENIDA CEDRUS	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-531-008	48641 CALLE CANTARA	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-531-005	48575 CALLE CANTARA	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-531-015	48730 CALLE ELДАРICA	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-530-021	48488 CALLE CANTARA	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-526-007	84098 AVENIDA CEDRUS	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-531-016	48708 CALLE ELДАРICA	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-525-015	84119 AVENIDA CEDRUS	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-526-010	84097 AVENIDA NERIUM	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-526-009	84093 AVENIDA NERIUM	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-530-031	84120 AVENIDA NERIUM	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-532-017	48690 CALLE TECOMARIA	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-532-004	48555 CALLE ELДАРICA	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-532-025	48514 CALLE TECOMARIA	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-532-003	48533 CALLE ELДАРICA	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-532-002	48511 CALLE ELДАРICA	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-531-023	48556 CALLE ELДАРICA	1.00	550.00	680.99
68-2247	Landscaping and Lighting Maintenance District No. 17 (Rancho Las Flores)	603-532-006	48599 CALLE ELДАРICA	1.00	550.00	680.99

**City of Coachella Preliminary Roll
Landscaping and Lighting Maintenance District No's 1-4, 6-25 & 27-40
Fiscal Year 2023/2024
Preliminary Assessment Roll**

Fund Number	District Name	APN	Situs Address	EBU	Charge	MaxTax
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-460-025	83533 ASHLER CT	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-460-044	83665 SERPENTINE WAY	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-453-020	83589 SHADOWROCK DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-460-027	83548 LAPIS DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-460-032	83608 LAPIS DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-460-039	83692 LAPIS DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-460-006	49510 COPPERIDGE ST	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-453-025	83649 SHADOWROCK DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-453-026	83661 SHADOWROCK DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-460-014	83556 ASHLER CT	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-460-013	83544 ASHLER CT	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-460-034	83632 LAPIS DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-460-017	83592 ASHLER CT	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-460-005	49540 COPPERIDGE ST	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-460-010	49390 COPPERIDGE ST	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-460-024	83545 ASHLER CT	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-453-023	83625 SHADOWROCK DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-460-018	83604 ASHLER CT	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-460-023	83557 ASHLER CT	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-460-004	49570 COPPERIDGE ST	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-460-007	49480 COPPERIDGE ST	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-460-026	83536 LAPIS DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-460-019	83605 ASHLER CT	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-460-022	83569 ASHLER CT	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-460-012	83532 ASHLER CT	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-453-014	83556 NICKLECREEK DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-453-013	83568 NICKLECREEK DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-460-041	83701 SERPENTINE WAY	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-460-015	83568 ASHLER CT	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-453-024	83637 SHADOWROCK DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-460-002	49630 COPPERIDGE ST	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-453-019	83577 SHADOWROCK DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-453-015	83544 NICKLECREEK DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-460-029	83572 LAPIS DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-460-042	83689 SERPENTINE WAY	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-453-022	83613 SHADOWROCK DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-460-028	83560 LAPIS DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-460-040	83704 LAPIS DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-453-028	83685 SHADOWROCK DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-460-008	49450 COPPERIDGE ST	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-460-037	83668 LAPIS DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-460-003	49600 COPPERIDGE ST	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-460-001	49660 COPPERIDGE ST	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-460-009	49420 COPPERIDGE ST	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-453-027	83673 SHADOWROCK DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-461-014	83552 SHADOWROCK DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-461-030	83705 LAPIS DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-461-001	83708 SHADOWROCK DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-461-028	83681 LAPIS DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-460-051	83676 SERPENTINE WAY	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-461-029	83693 LAPIS DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-461-024	83633 LAPIS DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-460-055	49391 CINNABAR LN	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-461-018	83561 LAPIS DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-460-050	83664 SERPENTINE WAY	1.00	679.18	679.19

**City of Coachella Preliminary Roll
Landscaping and Lighting Maintenance District No's 1-4, 6-25 & 27-40
Fiscal Year 2023/2024
Preliminary Assessment Roll**

Fund Number	District Name	APN	Situs Address	EBU	Charge	MaxTax
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-461-005	83660 SHADOWROCK DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-461-009	83612 SHADOWROCK DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-460-064	49661 CINNABAR LN	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-460-049	83652 SERPENTINE WAY	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-460-054	49361 CINNABAR LN	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-460-060	49541 CINNABAR LN	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-460-061	49571 CINNABAR LN	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-460-063	49631 CINNABAR LN	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-461-020	83585 LAPIS DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-461-004	83672 SHADOWROCK DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-461-003	83684 SHADOWROCK DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-460-053	83700 SERPENTINE WAY	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-460-057	49451 CINNABAR LN	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-461-013	83564 SHADOWROCK DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-461-017	83549 LAPIS DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-460-059	49511 CINNABAR LN	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-461-021	83597 LAPIS DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-461-019	83573 LAPIS DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-461-012	83576 SHADOWROCK DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-461-010	83600 SHADOWROCK DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-461-006	83648 SHADOWROCK DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-461-008	83624 SHADOWROCK DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-460-056	49421 CINNABAR LN	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-461-022	83609 LAPIS DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-461-026	83657 LAPIS DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-460-052	83688 SERPENTINE WAY	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-461-011	83588 SHADOWROCK DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-461-023	83621 LAPIS DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-461-002	83696 SHADOWROCK DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-460-058	49481 CINNABAR LN	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-460-062	49601 CINNABAR LN	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-461-007	83636 SHADOWROCK DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-461-027	83669 LAPIS DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-461-025	83645 LAPIS DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-461-016	83537 LAPIS DR	1.00	679.18	679.19
68-2248	Landscaping and Lighting Maintenance District No. 18 (Bella Canto)	612-461-015	83540 SHADOWROCK DR	1.00	679.18	679.19
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-540-001	49624 SABAL CT	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-540-002	49636 SABAL CT	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-540-005	49641 SABAL CT	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-540-004	49653 SABAL CT	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-540-003	49648 SABAL CT	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-540-006	49629 SABAL CT	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-540-011	49632 KENTIA CT	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-540-013	49656 KENTIA CT	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-540-012	49644 KENTIA CT	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-540-008	49605 SABAL CT	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-540-014	49655 KENTIA CT	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-540-010	49620 KENTIA CT	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-540-009	49608 KENTIA CT	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-540-007	49617 SABAL CT	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-540-021	49610 LIVISTONIA CT	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-540-026	49657 LIVISTONIA CT	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-540-015	49643 KENTIA CT	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-540-018	49607 KENTIA CT	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-540-029	49621 LIVISTONIA CT	1.00	400.16	400.17

**City of Coachella Preliminary Roll
Landscaping and Lighting Maintenance District No's 1-4, 6-25 & 27-40
Fiscal Year 2023/2024
Preliminary Assessment Roll**

Fund Number	District Name	APN	Situs Address	EBU	Charge	MaxTax
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-550-037	84314 QUEEN ST	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-550-060	84322 ROYAL CT	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-551-013	49924 WASHINGTONIA AVE	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-550-042	84335 QUEEN ST	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-550-043	84347 QUEEN ST	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-550-021	84328 RHAPIS CT	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-550-031	84351 RHAPIS CT	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-550-055	84349 KING CT	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-551-005	49732 WASHINGTONIA AVE	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-550-039	84299 QUEEN ST	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-550-035	84338 QUEEN ST	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-550-058	84346 ROYAL CT	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-550-044	84359 QUEEN ST	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-551-010	49852 WASHINGTONIA AVE	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-550-024	84292 RHAPIS CT	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-550-063	84299 ROYAL CT	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-550-066	84335 ROYAL CT	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-551-012	49900 WASHINGTONIA AVE	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-550-045	84360 KING CT	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-550-067	84347 ROYAL CT	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-551-016	49996 WASHINGTONIA AVE	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-550-040	84311 QUEEN ST	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-551-004	49708 WASHINGTONIA AVE	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-550-048	84324 KING CT	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-550-032	84363 RHAPIS CT	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-550-052	84313 KING CT	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-550-062	84298 ROYAL CT	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-550-057	84358 ROYAL CT	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-550-023	84304 RHAPIS CT	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-550-036	84326 QUEEN ST	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-550-051	84301 KING CT	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-550-064	84311 ROYAL CT	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-551-014	49948 WASHINGTONIA AVE	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-550-027	84303 RHAPIS CT	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-550-041	84323 QUEEN ST	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-550-022	84316 RHAPIS CT	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-550-065	84323 ROYAL CT	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-550-025	84280 RHAPIS CT	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-550-047	84336 KING CT	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-551-009	NO SITUS AVAILABLE	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-550-026	84285 RHAPIS CT	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-550-028	84315 RHAPIS CT	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-550-046	84348 KING ST	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-551-002	49660 WASHINGTONIA AVE	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-551-001	49636 WASHINGTONIA AVE	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-550-068	84359 ROYAL CT	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-550-059	84334 ROYAL CT	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-550-054	84337 KING CT	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-550-034	84350 QUEEN ST	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-550-033	84362 QUEEN ST	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-550-050	84300 KING CT	1.00	400.16	400.17
68-2249	Landscaping and Lighting Maintenance District No. 19 (Paseo De Las Palmas)	603-550-053	84325 KING CT	1.00	400.16	400.17
68-2250	Landscaping and Lighting Maintenance District No. 20 (Posada Del Valle)	612-470-001	83998 FIESTA RD	1.00	700.00	722.40
68-2250	Landscaping and Lighting Maintenance District No. 20 (Posada Del Valle)	612-470-002	83994 FIESTA RD	1.00	700.00	722.40
68-2250	Landscaping and Lighting Maintenance District No. 20 (Posada Del Valle)	612-470-006	83978 FIESTA RD	1.00	700.00	722.40

**City of Coachella Preliminary Roll
Landscaping and Lighting Maintenance District No's 1-4, 6-25 & 27-40
Fiscal Year 2023/2024
Preliminary Assessment Roll**

Fund Number	District Name	APN	Situs Address	EBU	Charge	MaxTax
68-7000	Landscaping and Lighting Maintenance District No. 22 (Rancho De La Fe)	778-380-007	85637 DIEGO CT	1.00	500.00	685.90
68-7000	Landscaping and Lighting Maintenance District No. 22 (Rancho De La Fe)	778-373-011	53354 SHADY LN	1.00	500.00	685.90
68-7000	Landscaping and Lighting Maintenance District No. 22 (Rancho De La Fe)	778-381-007	85665 VIA MISIONERO	1.00	500.00	685.90
68-7000	Landscaping and Lighting Maintenance District No. 22 (Rancho De La Fe)	778-373-008	53282 SHADY LN	1.00	500.00	685.90
68-7000	Landscaping and Lighting Maintenance District No. 22 (Rancho De La Fe)	778-373-006	53234 SHADY LN	1.00	500.00	685.90
68-7000	Landscaping and Lighting Maintenance District No. 22 (Rancho De La Fe)	778-381-005	85713 VIA MISIONERO	1.00	500.00	685.90
68-7000	Landscaping and Lighting Maintenance District No. 22 (Rancho De La Fe)	778-381-018	53423 CALLE SOLEDAD	1.00	500.00	685.90
68-7000	Landscaping and Lighting Maintenance District No. 22 (Rancho De La Fe)	778-380-024	85566 VIA MISIONERO	1.00	500.00	685.90
68-7000	Landscaping and Lighting Maintenance District No. 22 (Rancho De La Fe)	778-381-009	85617 VIA MISIONERO	1.00	500.00	685.90
68-7000	Landscaping and Lighting Maintenance District No. 22 (Rancho De La Fe)	778-381-014	53519 CALLE SOLEDAD	1.00	500.00	685.90
68-7000	Landscaping and Lighting Maintenance District No. 22 (Rancho De La Fe)	778-373-010	53330 SHADY LN	1.00	500.00	685.90
68-7000	Landscaping and Lighting Maintenance District No. 22 (Rancho De La Fe)	778-380-020	53352 CALLE SOLEDAD	1.00	500.00	685.90
68-7000	Landscaping and Lighting Maintenance District No. 22 (Rancho De La Fe)	778-381-016	53471 CALLE SOLEDAD	1.00	500.00	685.90
68-7000	Landscaping and Lighting Maintenance District No. 22 (Rancho De La Fe)	778-381-011	85569 VIA MISIONERO	1.00	500.00	685.90
68-7000	Landscaping and Lighting Maintenance District No. 22 (Rancho De La Fe)	778-380-029	85589 DIEGO CT	1.00	500.00	685.90
68-7000	Landscaping and Lighting Maintenance District No. 22 (Rancho De La Fe)	778-373-009	53306 SHADY LN	1.00	500.00	685.90
68-7000	Landscaping and Lighting Maintenance District No. 22 (Rancho De La Fe)	778-373-012	53378 SHADY LN	1.00	500.00	685.90
68-7000	Landscaping and Lighting Maintenance District No. 22 (Rancho De La Fe)	778-381-004	85737 VIA MISIONERO	1.00	500.00	685.90
68-7000	Landscaping and Lighting Maintenance District No. 22 (Rancho De La Fe)	778-381-010	85593 VIA MISIONERO	1.00	500.00	685.90
68-7000	Landscaping and Lighting Maintenance District No. 22 (Rancho De La Fe)	778-380-027	85614 VIA MISIONERO	1.00	500.00	685.90
68-7000	Landscaping and Lighting Maintenance District No. 22 (Rancho De La Fe)	778-373-005	53210 SHADY LN	1.00	500.00	685.90
68-7000	Landscaping and Lighting Maintenance District No. 22 (Rancho De La Fe)	778-380-004	85709 DIEGO CT	1.00	500.00	685.90
68-7000	Landscaping and Lighting Maintenance District No. 22 (Rancho De La Fe)	778-381-013	53543 CALLE SOLEDAD	1.00	500.00	685.90
68-7000	Landscaping and Lighting Maintenance District No. 22 (Rancho De La Fe)	778-381-001	85809 VIA MISIONERO	1.00	500.00	685.90
68-7000	Landscaping and Lighting Maintenance District No. 22 (Rancho De La Fe)	778-381-008	85641 VIA MISIONERO	1.00	500.00	685.90
68-7000	Landscaping and Lighting Maintenance District No. 22 (Rancho De La Fe)	778-381-003	85761 VIA MISIONERO	1.00	500.00	685.90
68-7000	Landscaping and Lighting Maintenance District No. 22 (Rancho De La Fe)	778-373-014	53426 SHADY LN	1.00	500.00	685.90
68-7000	Landscaping and Lighting Maintenance District No. 22 (Rancho De La Fe)	778-380-022	53400 CALLE SOLEDAD	1.00	500.00	685.90
68-7000	Landscaping and Lighting Maintenance District No. 22 (Rancho De La Fe)	778-373-002	53138 SHADY LN	1.00	500.00	685.90
68-7000	Landscaping and Lighting Maintenance District No. 22 (Rancho De La Fe)	778-381-002	85785 VIA MISIONERO	1.00	500.00	685.90
68-7000	Landscaping and Lighting Maintenance District No. 22 (Rancho De La Fe)	778-381-006	85689 VIA MISIONERO	1.00	500.00	685.90
68-7000	Landscaping and Lighting Maintenance District No. 22 (Rancho De La Fe)	778-380-021	53376 CALLE SOLEDAD	1.00	500.00	685.90
68-7000	Landscaping and Lighting Maintenance District No. 22 (Rancho De La Fe)	778-380-005	85685 DIEGO CT	1.00	500.00	685.90
68-7000	Landscaping and Lighting Maintenance District No. 22 (Rancho De La Fe)	778-380-023	53427 CALLE SOLEDAD	1.00	500.00	685.90
68-7000	Landscaping and Lighting Maintenance District No. 22 (Rancho De La Fe)	778-381-015	53495 CALLE SOLEDAD	1.00	500.00	685.90
68-7000	Landscaping and Lighting Maintenance District No. 22 (Rancho De La Fe)	778-373-004	53186 SHADY LN	1.00	500.00	685.90
68-7000	Landscaping and Lighting Maintenance District No. 22 (Rancho De La Fe)	778-380-006	85661 DIEGO CT	1.00	500.00	685.90
68-7000	Landscaping and Lighting Maintenance District No. 22 (Rancho De La Fe)	778-381-017	53447 CALLE SOLEDAD	1.00	500.00	685.90
68-7000	Landscaping and Lighting Maintenance District No. 22 (Rancho De La Fe)	778-380-012	85662 VIA MISIONERO	1.00	500.00	685.90
68-7000	Landscaping and Lighting Maintenance District No. 22 (Rancho De La Fe)	778-373-003	53162 SHADY LN	1.00	500.00	685.90
68-7000	Landscaping and Lighting Maintenance District No. 22 (Rancho De La Fe)	778-373-013	53402 SHADY LN	1.00	500.00	685.90
68-7000	Landscaping and Lighting Maintenance District No. 22 (Rancho De La Fe)	778-380-011	85638 VIA MISIONERO	1.00	500.00	685.90
68-7000	Landscaping and Lighting Maintenance District No. 22 (Rancho De La Fe)	778-381-019	53399 CALLE SOLEDAD	1.00	500.00	685.90
68-7000	Landscaping and Lighting Maintenance District No. 22 (Rancho De La Fe)	778-380-028	85613 DIEGO CT	1.00	500.00	685.90
68-7000	Landscaping and Lighting Maintenance District No. 22 (Rancho De La Fe)	778-380-014	85710 VIA MISIONERO	1.00	500.00	685.90
68-7000	Landscaping and Lighting Maintenance District No. 22 (Rancho De La Fe)	778-380-016	85758 VIA MISIONERO	1.00	500.00	685.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-260-001	50214 SAN SOLANO RD	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-260-002	50188 SAN SOLANO RD	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-260-004	50136 SAN SOLANO RD	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-260-005	50110 SAN SOLANO RD	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-260-006	50084 SAN SOLANO RD	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-260-003	50162 SAN SOLANO RD	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-260-007	50058 SAN SOLANO RD	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-260-008	50032 SAN SOLANO RD	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-261-002	50057 SAN SOLANO RD	1.00	666.90	666.90

**City of Coachella Preliminary Roll
Landscaping and Lighting Maintenance District No's 1-4, 6-25 & 27-40
Fiscal Year 2023/2024
Preliminary Assessment Roll**

Fund Number	District Name	APN	Situs Address	EBU	Charge	MaxTax
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-291-010	50314 CALLE TOLOSA	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-291-001	50263 SAN CAPISTRANO DR	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-293-011	83391 SAN ASIS DR	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-293-017	83431 SAN ASIS DR	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-293-012	83397 SAN ASIS DR	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-290-010	50316 SAN CAPISTRANO DR	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-293-025	50266 SAN SOLANO RD	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-293-010	83385 SAN ASIS DR	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-293-008	83380 SAN ASIS DR	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-293-016	83425 SAN ASIS DR	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-291-004	50341 SAN CAPISTRANO DR	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-290-008	50368 SAN CAPISTRANO DR	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-293-023	83471 SAN ASIS DR	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-293-004	50363 SOLEDAD PL	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-293-001	83418 SANTO LN	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-292-003	50339 CALLE TOLOSA	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-293-021	83457 SAN ASIS DR	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-290-005	50369 SAN SOLANO RD	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-293-024	50292 SAN SOLANO RD	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-293-009	83379 SAN ASIS DR	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-291-005	50367 SAN CAPISTRANO DR	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-290-009	50342 SAN CAPISTRANO DR	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-290-006	50395 SAN SOLANO RD	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-290-012	50264 SAN CAPISTRANO DR	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-293-022	83465 SAN ASIS DR	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-292-010	50286 SOLEDAD PL	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-293-005	50389 SOLEDAD PL	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-292-002	50313 CALLE TOLOSA	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-292-001	50287 CALLE TOLOSA	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-293-015	83417 SAN ASIS DR	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-290-007	50394 SAN CAPISTRANO DR	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-290-011	50290 SAN CAPISTRANO DR	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-293-014	83411 SAN ASIS DR	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-291-011	50288 CALLE TOLOSA	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-292-007	50364 SOLEDAD PL	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-293-002	83412 SANTO LN	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-293-006	83392 SAN ASIS DR	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-293-026	50240 SAN SOLANO RD	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-293-018	83437 SAN ASIS DR	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-293-019	83445 SAN ASIS DR	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-291-003	50315 SAN CAPISTRANO DR	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-291-009	50340 CALLE TOLOSA	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-292-004	50365 CALLE TOLOSA	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-291-012	50262 CALLE TOLOSA	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-291-008	50366 CALLE TOLOSA	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-293-003	83406 SANTO LN	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-293-007	83386 SAN ASIS DR	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-291-006	50393 SAN CAPISTRANO DR	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-292-008	50338 SOLEDAD PL	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-293-020	83451 SAN ASIS DR	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-291-002	50289 SAN CAPISTRANO DR	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-292-005	50391 CALLE TOLOSA	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-291-007	50392 CALLE TOLOSA	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-292-009	50312 SOLEDAD PL	1.00	666.90	666.90
68-7001	Landscaping and Lighting Maintenance District No. 23 (La Colonia)	779-293-013	83405 SAN ASIS DR	1.00	666.90	666.90

**City of Coachella Preliminary Roll
Landscaping and Lighting Maintenance District No's 1-4, 6-25 & 27-40
Fiscal Year 2023/2024
Preliminary Assessment Roll**

Fund Number	District Name	APN	Situs Address	EBU	Charge	MaxTax
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-602-013	83780 AVENIDA VERANO	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-602-018	83805 CORTE ECLIPSE	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-610-006	49630 CALLE OCASO	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-610-021	83920 AVENIDA LA LUNA	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-611-012	83808 CORTE ESTIVO	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-602-041	83794 CORTE ECLIPSE	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-610-008	49590 CALLE OCASO	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-602-042	83780 CORTE ECLIPSE	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-610-005	49660 CALLE OCASO	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-602-057	83949 CORTE LA MORADA	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-610-011	83762 AVENIDA LA LUNA	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-610-030	49631 CALLE EL SOL	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-602-053	83893 CORTE LA MORADA	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-602-048	83819 CORTE ESTIVO	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-610-015	83820 AVENIDA LA LUNA	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-611-002	83948 CORTE LA MORADA	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-610-022	83934 AVENIDA LA LUNA	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-610-010	49510 CALLE OCASO	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-610-032	49691 CALLE EL SOL	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-610-014	83806 AVENIDA LA LUNA	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-610-024	83962 AVENIDA LA LUNA	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-610-013	83790 AVENIDA LA LUNA	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-611-004	83920 CORTE LA MORADA	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-602-054	83907 CORTE LA MORADA	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-610-031	49661 CALLE EL SOL	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-602-045	83777 CORTE ESTIVO	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-610-026	49511 CALLE EL SOL	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-602-056	83935 CORTE LA MORADA	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-611-006	83892 CORTE LA MORADA	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-610-033	49721 CALLE EL SOL	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-602-043	83766 CORTE ECLIPSE	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-610-019	83878 AVENIDA LA LUNA	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-610-012	83770 AVENIDA LA LUNA	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-602-039	83822 CORTE ECLIPSE	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-611-003	83934 CORTE LA MORADA	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-602-055	83921 CORTE LA MORADA	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-610-020	83892 AVENIDA LA LUNA	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-602-047	83805 CORTE ESTIVO	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-610-018	83864 AVENIDA LA LUNA	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-610-023	83948 AVENIDA LA LUNA	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-610-016	83836 AVENIDA LA LUNA	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-610-028	49571 CALLE EL SOL	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-610-001	NO SITUS AVAILABLE	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-602-050	83851 CORTE ESTIVO	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-602-046	83791 CORTE ESTIVO	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-610-027	49541 CALLE EL SOL	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-610-025	49481 CALLE EL SOL	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-610-034	49751 CALLE EL SOL	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-611-011	83822 CORTE ESTIVO	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-611-007	83878 CORTE LA MORADA	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-602-044	83763 CORTE ESTIVO	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-602-052	83879 CORTE LA MORADA	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-610-029	49601 CALLE EL SOL	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-610-007	49600 CALLE OCASO	1.00	600.00	725.41
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-602-040	83808 CORTE ECLIPSE	1.00	600.00	725.41

**City of Coachella Preliminary Roll
Landscaping and Lighting Maintenance District No's 1-4, 6-25 & 27-40
Fiscal Year 2023/2024
Preliminary Assessment Roll**

Fund Number	District Name	APN	Situs Address	EBU	Charge	MaxTax
68-7006	Landscaping and Lighting Maintenance District No. 28 (La Morada)	612-611-034	83906 CORTE SOLEADO	1.00	600.00	725.41
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-310-001	53859 SLATE DR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-310-002	53841 SLATE DR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-310-004	53821 SLATE DR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-310-006	53785 SLATE DR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-310-003	53839 SLATE DR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-310-005	53807 SLATE DR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-310-009	53721 SLATE DR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-310-013	53692 W SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-310-011	53671 SLATE DR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-310-014	53720 W SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-310-010	53693 SLATE DR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-310-007	53761 SLATE DR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-310-012	53670 W SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-310-008	53747 SLATE DR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-310-019	53820 W SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-311-003	84370 N SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-311-007	84426 N SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-311-001	84346 N SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-311-005	84398 N SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-311-004	84384 N SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-311-008	84438 N SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-311-006	84410 N SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-310-015	53748 W SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-310-020	53838 SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-311-002	84358 N SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-310-022	53860 W SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-310-016	53760 SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-310-017	53784 W SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-310-021	53846 W SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-310-018	53808 W SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-312-005	53747 SAPPHIRE LN	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-312-001	53823 SAPPHIRE LN	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-313-002	84459 INDIGO CT	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-311-009	84452 N SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-312-009	53670 SLATE DR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-311-010	84460 N SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-312-016	53820 SLATE DR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-311-015	53694 E SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-312-010	53692 SLATE DR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-311-011	84472 N SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-311-012	84482 N SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-311-013	53650 E SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-312-012	53748 SLATE DR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-313-003	84445 INDIGO CT	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-312-015	53808 SLATE DR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-311-014	53672 E SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-312-004	53761 SAPPHIRE LN	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-312-002	53807 SAPPHIRE LN	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-311-016	53718 E SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-312-017	NO SITUS AVAILABLE	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-311-017	53740 E SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-313-001	84471 INDIGO CT	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-312-007	53693 SAPPHIRE LN	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-312-003	53785 SAPPHIRE LN	1.00	475.00	550.43

**City of Coachella Preliminary Roll
Landscaping and Lighting Maintenance District No's 1-4, 6-25 & 27-40
Fiscal Year 2023/2024
Preliminary Assessment Roll**

Fund Number	District Name	APN	Situs Address	EBU	Charge	MaxTax
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-311-020	53810 E SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-312-008	53671 SAPPHIRE LN	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-312-014	53784 SLATE DR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-312-011	53720 SLATE DR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-311-018	53764 E SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-312-006	53721 SAPPHIRE LN	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-311-019	53788 E SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-312-013	53760 SLATE DR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-313-016	53670 SAPPHIRE LN	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-322-001	84358 SCARLET WAY	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-320-003	53969 W SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-320-005	53963 TOPAZ CT	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-314-007	53771 W SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-313-014	84437 N SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-313-010	84470 INDIGO CT	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-314-008	53757 W SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-313-012	84459 N SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-320-004	53967 W SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-323-004	84444 SCARLET WAY	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-313-007	84438 INDIGO CT	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-323-003	84434 SCARLET WAY	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-320-007	53949 TOPAZ CT	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-313-020	53762 SAPPHIRE LN	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-313-006	84418 INDIGO CT	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-321-006	53914 W SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-313-017	53692 SAPPHIRE LN	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-321-001	53943 SLATE DR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-321-007	53940 W SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-314-001	53859 W SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-314-011	53715 W SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-322-002	84374 SCARLET WAY	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-325-001	53872 AMETHYST CT	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-314-005	53807 W SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-313-018	53720 SAPPHIRE LN	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-314-015	84328 N SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-320-009	53873 W SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-314-013	53687 W SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-314-002	53841 W SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-320-010	53865 W SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-320-001	53977 W SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-314-014	84318 N SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-313-022	53808 SAPPHIRE LN	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-314-006	53785 W SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-313-015	84417 N SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-323-006	84470 SCARLET WAY	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-313-004	84437 INDIGO CT	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-321-002	53933 SLATE DR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-323-002	84422 SCARLET WAY	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-314-012	53701 W SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-325-003	53916 AMETHYST CT	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-323-005	84458 SCARLET WAY	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-323-001	84410 SCARLET WAY	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-324-001	53828 E SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-313-019	53746 SAPPHIRE LN	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-320-002	53973 W SIENNA CIR	1.00	475.00	550.43

**City of Coachella Preliminary Roll
Landscaping and Lighting Maintenance District No's 1-4, 6-25 & 27-40
Fiscal Year 2023/2024
Preliminary Assessment Roll**

Fund Number	District Name	APN	Situs Address	EBU	Charge	MaxTax
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-320-006	53959 TOPAZ CT	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-313-005	84417 INDIGO CT	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-321-004	53871 SLATE DR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-322-003	84386 SCARLET WAY	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-314-003	53839 W SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-314-016	84338 N SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-320-008	53913 W SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-314-009	53743 W SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-325-002	53892 AMETHYST CT	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-321-005	53870 W SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-314-010	53729 W SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-313-013	84445 N SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-313-008	84446 INDIGO CT	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-321-003	53913 SLATE DR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-314-004	53821 W SIENNA CIR	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-313-021	53786 SAPPHIRE LN	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-313-009	84460 INDIGO CT	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-325-009	53963 AMETHYST CT	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-325-007	53966 AMETHYST CT	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-325-017	53880 MAHOGANY CT	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-325-005	53946 AMETHYST CT	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-325-025	53943 MAHOGANY CT	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-325-004	53938 AMETHYST CT	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-325-012	53935 AMETHYST CT	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-325-021	53964 MAHOGANY CT	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-325-006	53954 AMETHYST CT	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-325-026	53933 MAHOGANY CT	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-325-020	53946 MAHOGANY CT	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-325-028	84375 SCARLET WAY	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-325-014	53891 AMETHYST CT	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-325-013	53913 AMETHYST CT	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-325-008	53968 AMETHYST CT	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-325-010	53953 AMETHYST CT	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-325-019	53934 MAHOGANY CT	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-325-023	53963 MAHOGANY CT	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-325-027	84387 SCARLET WAY	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-325-029	84357 SCARLET WAY	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-325-016	84443 SCARLET WAY	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-325-015	53871 AMETHYST CT	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-325-011	53943 AMETHYST CT	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-325-018	53916 MAHOGANY CT	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-325-022	53968 MAHOGANY CT	1.00	475.00	550.43
68-7007	Landscaping and Lighting Maintenance District No. 29 (Somerset)	768-325-024	53953 MAHOGANY CT	1.00	475.00	550.43
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-270-001	52020 PRIMITIVO DR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-270-002	52034 PRIMITIVO DR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-270-005	84502 VERMOUTH DR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-270-008	84522 VERMOUTH DR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-270-003	52050 PRIMITIVO DR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-270-009	84528 VERMOUTH DR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-270-017	84570 VERMOUTH DR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-270-015	84560 VERMOUTH DR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-270-016	84566 VERMOUTH DR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-270-021	84590 VERMOUTH DR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-270-011	84538 VERMOUTH DR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-270-014	84554 VERMOUTH DR	1.00	400.00	584.47

**City of Coachella Preliminary Roll
Landscaping and Lighting Maintenance District No's 1-4, 6-25 & 27-40
Fiscal Year 2023/2024
Preliminary Assessment Roll**

Fund Number	District Name	APN	Situs Address	EBU	Charge	MaxTax
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-282-014	52116 PRIMITIVO DR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-273-028	84538 PROSECCO WAY	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-282-013	52122 PRIMITIVO DR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-281-030	52177 ALLENDE DR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-273-027	52089 AMARONE CIR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-273-039	52094 PRIMITIVO DR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-281-023	52141 PRIMITIVO DR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-283-005	84531 PROSECCO WAY	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-280-008	52168 ALLENDE DR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-281-017	NO SITUS AVAILABLE	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-273-020	84556 PROSECCO WAY	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-280-006	52158 ALLENDE DR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-281-026	52121 PRIMITIVO DR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-283-004	84525 PROSECCO WAY	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-273-023	52088 AMARONE CIR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-280-011	52178 ALLENDE DR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-273-035	52089 CHARDONNAY CIR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-282-002	52113 MALVASIA WAY	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-273-034	52081 CHARDONNAY CIR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-273-030	84524 PROSECCO WAY	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-283-003	84521 MALVASIA WAY	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-273-033	52074 CHARDONNAY CIR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-282-006	84464 RODREJO ST	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-280-002	52138 ALLENDE DR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-280-004	52146 ALLENDE DR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-273-025	52074 AMARONE CIR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-273-032	52080 CHARDONNAY CIR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-282-008	84444 PRIMITIVO DR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-280-005	52152 ALLENDE DR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-281-002	52165 ALLENDE DR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-281-025	52129 PRIMITIVO DR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-283-002	52122 MALVASIA WAY	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-273-038	52100 PRIMITIVO DR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-273-029	84530 PROSECCO WAY	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-282-001	52105 MALVASIA WAY	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-281-022	52147 PRIMITIVO DR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-273-037	84512 MALVASIA WAY	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-283-001	52130 MALVASIA WAY	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-281-020	52157 PRIMITIVO DR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-282-007	84454 PRIMITIVO DR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-282-015	52108 PRIMITIVO DR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-273-022	84546 PROSECCO WAY	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-273-021	84552 PROSECCO WAY	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-282-010	52142 PRIMITIVO DR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-281-028	52113 PRIMITIVO DR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-282-003	52121 MALVASIA WAY	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-282-012	52128 PRIMITIVO DR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-282-009	84436 PRIMITIVO DR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-282-004	52131 MALVASIA WAY	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-283-006	84539 PROSECCO WAY	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-280-003	52142 ALLENDE DR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-281-013	84453 PRIMITIVO DR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-273-026	52081 AMARONE CIR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-273-040	52088 PRIMITIVO DR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-282-011	52136 PRIMITIVO DR	1.00	400.00	584.47

**City of Coachella Preliminary Roll
Landscaping and Lighting Maintenance District No's 1-4, 6-25 & 27-40
Fiscal Year 2023/2024
Preliminary Assessment Roll**

Fund Number	District Name	APN	Situs Address	EBU	Charge	MaxTax
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-281-027	52119 PRIMITIVO DR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-280-001	52132 ALLENDE DR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-273-031	52085 CHARDONNAY CIR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-281-021	52151 PRIMITIVO DR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-281-060	84505 RODREJO ST	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-281-053	84771 RODREJO ST	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-280-012	52172 ALLENDE DR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-283-023	84524 MERCADO CIR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-281-058	84525 RODREJO ST	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-281-052	84483 RODREJO ST	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-281-055	84423 PRIMITIVO DR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-283-019	52142 MALVASIA WAY	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-283-018	52148 MALVASIA WAY	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-283-013	84526 RODREJO ST	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-283-007	52115 PROSECCO WAY	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-283-017	52152 MALVASIA WAY	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-283-012	52155 PROSECCO ST	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-281-062	84435 PRIMITIVO DR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-281-049	52171 ALLENDE DR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-283-020	84525 MERCADO CIR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-281-059	84517 RODREJO ST	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-281-050	84557 PROSECCO WAY	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-281-061	84463 RODREJO ST	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-283-016	52160 MALVASIA WAY	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-283-009	52131 PROSECCO WAY	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-283-021	84531 MERCADO CIR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-283-022	84530 MERCADO CIR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-283-010	52139 PROSECCO WAY	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-283-008	52123 PROSECCO WAY	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-283-015	84506 RODREJO ST	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-281-063	84407 PRIMITIVO DR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-281-057	84533 RODREJO ST	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-281-051	84493 RODREJO ST	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-281-056	84545 RODREJO ST	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-281-054	84443 PRIMITIVO DR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-283-011	52145 PROSECCO WAY	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-281-064	52161 PRIMITIVO DR	1.00	400.00	584.47
68-7008	Landscaping and Lighting Maintenance District No. 30 (Navarra/Sundate I)	768-283-014	84516 RODREJO ST	1.00	400.00	584.47
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-430-001	52786 CALLE FLORENA	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-430-002	52774 CALLE FLORENA	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-430-005	52740 CALLE FLORENA	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-430-003	52762 CALLE FLORENA	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-430-006	52728 CALLE FLORENA	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-430-004	52752 CALLE FLORENA	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-430-007	52718 CALLE FLORENA	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-430-012	85842 AVENIDA VERONICA	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-430-010	85854 AVENIDA VERONICA	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-430-011	85848 AVENIDA VERONICA	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-430-013	85836 AVENIDA VERONICA	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-430-008	52706 CALLE FLORENA	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-430-014	85830 AVENIDA VERONICA	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-430-009	52694 CALLE FLORENA	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-430-021	85790 AVENIDA VERONICA	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-430-016	85820 AVENIDA VERONICA	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-431-004	52729 GENOA ST	1.00	475.00	1,057.56

**City of Coachella Preliminary Roll
Landscaping and Lighting Maintenance District No's 1-4, 6-25 & 27-40
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Fund Number	District Name	APN	Situs Address	EBU	Charge	MaxTax
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-432-037	85810 AVENIDA ALEENAH	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-432-032	52757 JULIA CT	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-442-012	52821 CALLE JOYCE	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-442-015	85800 AVENIDA GRACE	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-442-014	85794 AVENIDA GRACE	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-432-048	85776 AVENIDA ALEENAH	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-432-038	85804 AVENIDA ALEENAH	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-441-010	52799 GENOA ST	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-440-008	85833 AVENIDA RAYLYNN	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-441-004	52857 GENOA ST	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-441-002	52881 GENOA ST	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-441-009	52805 GENOA ST	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-442-006	52832 GENOA ST	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-442-002	52798 GENOA ST	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-442-005	52822 GENOA ST	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-432-031	52748 JULIA CT	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-441-001	52891 GENOA ST	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-441-007	52821 GENOA ST	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-441-012	52787 GENOA ST	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-440-003	NO SITUS AVAILABLE	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-442-007	52844 GENOA ST	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-441-003	52869 GENOA ST	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-432-039	85798 AVENIDA ALEENAH	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-442-001	52794 GENOA ST	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-442-011	52831 CALLE JOYCE	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-432-040	52774 ADRIANA CT	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-441-013	52781 GENOA ST	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-441-011	52793 GENOA ST	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-442-008	52856 GENOA ST	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-432-041	52764 ADRIANA CT	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-432-047	85784 AVENIDA ALEENAH	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-441-005	52845 GENOA ST	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-441-008	52811 GENOA ST	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-440-018	85765 AVENIDA RAYLYNN	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-442-004	52810 GENOA ST	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-432-034	52775 JULIA CT	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-432-045	52765 ADRIANA CT	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-440-005	85851 AVENIDA RAYLYNN	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-432-035	85822 AVENIDA ALEENAH	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-440-014	85799 AVENIDA RAYLYNN	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-432-043	52748 ADRIANA CT	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-440-017	85781 AVENIDA RAYLYNN	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-441-006	52833 GENOA ST	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-440-010	85821 AVENIDA RAYLYNN	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-432-042	NO SITUS AVAILABLE	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-432-044	52757 ADRIANA CT	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-432-033	52765 JULIA CT	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-442-013	52809 CALLE JOYCE	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-440-001	85873 AVENIDA RAYLYNN	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-440-012	85811 AVENIDA RAYLYNN	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-440-016	85787 AVENIDA RAYLYNN	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-442-003	52806 GENOA ST	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-440-011	85815 AVENIDA RAYLYNN	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-432-046	52775 ADRIANA CT	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-451-003	85953 AVENIDA ALEENAH	1.00	475.00	1,057.56

**City of Coachella Preliminary Roll
Landscaping and Lighting Maintenance District No's 1-4, 6-25 & 27-40
Fiscal Year 2023/2024
Preliminary Assessment Roll**

Fund Number	District Name	APN	Situs Address	EBU	Charge	MaxTax
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-442-033	85821 AVENIDA ALEENAH	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-451-027	85936 AVENIDA GRACE	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-451-025	85926 AVENIDA GRACE	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-451-006	85935 AVENIDA ALEENAH	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-442-016	85804 AVENIDA GRACE	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-452-001	85965 AVENIDA GRACE	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-452-017	85878 AVENIDA RAYLYNN	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-445-017	85832 AVENIDA RAYLYNN	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-452-025	85926 AVENIDA RAYLYNN	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-442-017	85812 AVENIDA GRACE	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-452-021	85902 AVENIDA RAYLYNN	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-451-026	85930 AVENIDA GRACE	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-445-003	52825 CALLE FLORENA	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-452-030	85954 AVENIDA RAYLYNN	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-452-018	85886 AVENIDA RAYLYNN	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-442-036	85839 AVENIDA ALEENAH	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-451-029	85948 AVENIDA GRACE	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-453-007	85929 AVENIDA RAYLYNN	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-453-012	85901 AVENIDA RAYLYNN	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-453-013	85897 AVENIDA RAYLYNN	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-453-009	85919 AVENIDA RAYLYNN	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-453-011	85907 AVENIDA RAYLYNN	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-453-014	85891 AVENIDA RAYLYNN	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-453-015	85885 AVENIDA RAYLYNN	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-453-010	85913 AVENIDA RAYLYNN	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-453-016	85879 AVENIDA RAYLYNN	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-453-006	85935 AVENIDA RAYLYNN	1.00	475.00	1,057.56
68-7009	Landscaping and Lighting Maintenance District No. 31 (Los Jardines)	778-453-008	85925 AVENIDA RAYLYNN	1.00	475.00	1,057.56
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-470-001	84110 LA JOLLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-470-002	84098 LA JOLLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-470-003	84084 LA JOLLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-470-005	84073 LA JOLLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-470-004	84074 LA JOLLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-470-006	84083 LA JOLLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-470-014	84122 HUNTINGTON AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-470-012	84146 HUNTINGTON AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-470-010	84133 LA JOLLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-470-007	84097 LA JOLLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-470-013	84134 HUNTINGTON AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-470-011	84145 LA JOLLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-470-009	84121 LA JOLLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-470-008	84109 LA JOLLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-470-019	84062 HUNTINGTON AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-470-022	51090 VENICE LN	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-470-028	51113 VENICE LN	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-470-027	51089 VENICE LN	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-470-017	84086 HUNTINGTON AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-470-023	51068 VENICE LN	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-470-026	51067 VENICE LN	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-470-018	84074 HUNTINGTON AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-470-030	51157 VENICE LN	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-470-020	51134 VENICE LN	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-470-015	84110 HUNTINGTON AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-470-021	51114 VENICE LN	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-470-025	51045 VENICE LN	1.00	525.00	584.68

**City of Coachella Preliminary Roll
Landscaping and Lighting Maintenance District No's 1-4, 6-25 & 27-40
Fiscal Year 2023/2024
Preliminary Assessment Roll**

Fund Number	District Name	APN	Situs Address	EBU	Charge	MaxTax
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-470-016	84098 HUNTINGTON AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-470-029	51135 VENICE CT	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-470-024	51046 VENICE LN	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-470-037	84097 HUNTINGTON AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-471-016	84039 CAPITOLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-471-013	84052 CAPITOLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-471-009	84098 CAPITOLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-470-031	84029 HUNTINGTON AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-470-032	84039 HUNTINGTON AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-470-036	84085 HUNTINGTON AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-470-039	84086 MANHATTAN AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-471-004	84051 MANHATTAN AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-471-002	84029 MANHATTAN AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-470-044	84030 MANHATTAN AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-470-042	84052 MANHATTAN AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-470-033	84051 HUNTINGTON AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-471-017	84051 CAPITOLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-470-034	84061 HUNTINGTON AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-470-038	84098 MANHATTAN AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-470-045	84018 MANHATTAN AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-471-001	84017 MANHATTAN AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-470-043	84040 MANHATTAN AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-471-010	84086 CAPITOLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-470-040	84074 MANHATTAN AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-471-007	84085 MANHATTAN AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-471-014	84040 CAPITOLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-471-006	84073 MANHATTAN AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-471-011	84074 CAPITOLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-471-015	84032 CAPITOLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-471-003	84039 MANHATTAN AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-470-035	84073 HUNTINGTON AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-470-041	84062 MANHATTAN AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-471-008	84097 MANHATTAN AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-471-012	84062 CAPITOLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-471-005	84061 MANHATTAN AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-471-028	84144 LAGUNA LN	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-480-008	84253 LA JOLLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-471-030	84120 LAGUNA LN	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-480-004	84201 LA JOLLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-471-044	84093 LAGUNA LN	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-480-002	84179 LA JOLLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-471-026	84155 CAPITOLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-471-045	84103 LAGUNA LN	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-471-027	84154 LAGUNA LN	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-480-029	84220 HUNTINGTON AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-471-033	84086 LAGUNA LN	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-471-019	84073 CAPITOLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-471-022	84107 CAPITOLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-471-034	84074 LAGUNA LN	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-481-001	84202 LA JOLLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-480-032	84186 HUNTINGTON AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-471-023	84119 CAPITOLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-471-035	84062 LAGUNA LN	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-480-018	51305 NEWPORT ST	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-480-003	84191 LA JOLLA AVE	1.00	525.00	584.68

**City of Coachella Preliminary Roll
Landscaping and Lighting Maintenance District No's 1-4, 6-25 & 27-40
Fiscal Year 2023/2024
Preliminary Assessment Roll**

Fund Number	District Name	APN	Situs Address	EBU	Charge	MaxTax
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-471-021	84097 CAPITOLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-480-027	51170 VENEDITA BLVD	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-471-029	84132 LAGUNA LN	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-471-042	84071 LAGUNA LN	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-480-031	84198 HUNTINGTON AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-471-018	84061 CAPITOLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-480-024	51238 VENEDITA BLVD	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-480-011	51145 NEWPORT ST	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-471-041	84059 LAGUNA LN	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-480-014	51215 NEWPORT ST	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-480-007	84243 LA JOLLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-471-046	84117 LAGUNA LN	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-471-039	84037 LAGUNA LN	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-471-036	84052 LAGUNA LN	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-480-026	51192 VENEDITA BLVD	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-471-031	84108 LAGUNA LN	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-480-017	51283 NEWPORT ST	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-471-020	84085 CAPITOLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-471-040	84039 LAGUNA LN	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-480-033	84174 HUNTINGTON AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-471-037	84040 LAGUNA LN	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-480-028	51146 VENEDITA BLVD	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-480-009	84263 LA JOLLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-480-012	51169 NEWPORT ST	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-480-005	84213 LA JOLLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-471-025	84143 CAPITOLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-480-013	51191 NEWPORT ST	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-481-002	84192 LA JOLLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-480-023	51262 VENEDITA BLVD	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-480-019	51327 NEWPORT ST	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-480-022	51284 VENEDITA BLVD	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-471-032	84098 LAGUNA LN	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-471-038	84032 LAGUNA LN	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-471-043	84083 LAGUNA LN	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-480-025	51216 VENEDITA BLVD	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-480-006	84225 LA JOLLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-480-021	51306 VENEDITA BLVD	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-471-024	84131 CAPITOLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-480-016	51261 NEWPORT ST	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-480-020	51328 VENEDITA BLVD	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-480-001	84167 LA JOLLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-480-015	51237 NEWPORT ST	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-480-030	84210 HUNTINGTON AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-480-010	51123 NEWPORT ST	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-492-010	84285 CATALINA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-490-027	84286 LA JOLLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-490-009	51114 OCEANO RD	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-491-004	84321 MALIBU AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-490-025	84310 LA JOLLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-482-025	84235 MIRAMAR CT	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-490-038	51372 NEWPORT ST	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-482-020	84234 MIRAMAR CT	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-490-037	51394 NEWPORT ST	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-482-015	84257 CAPITOLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-482-022	84210 MIRAMAR CT	1.00	525.00	584.68

**City of Coachella Preliminary Roll
Landscaping and Lighting Maintenance District No's 1-4, 6-25 & 27-40
Fiscal Year 2023/2024
Preliminary Assessment Roll**

Fund Number	District Name	APN	Situs Address	EBU	Charge	MaxTax
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-490-006	51182 OCEANO RD	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-491-007	84310 CAPITOLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-491-002	84332 CAPITOLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-482-023	84211 MIRAMAR CT	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-492-004	84321 CATALINA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-482-004	84161 LAGUNA LN	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-482-006	51434 LAGUNA LN	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-482-001	84129 LAGUNA LN	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-482-009	51372 LAGUNA LN	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-482-013	84233 CAPITOLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-483-017	84209 HUNTINGTON AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-483-015	84185 HUNTINGTON AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-483-005	84128 CAPITOLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-491-010	84285 MALIBU AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-482-017	84268 MIRAMAR CT	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-492-001	84320 MALIBU AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-482-026	84245 MIRAMAR CT	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-490-036	51416 NEWPORT ST	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-483-019	84220 PISMO CT	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-482-003	84151 LAGUNA LN	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-482-019	84246 MIRAMAR CT	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-482-024	84223 MIRAMAR CT	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-492-008	84309 CATALINA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-490-012	51046 OCEANO RD	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-482-007	51416 LAGUNA LN	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-483-022	84186 PISMO CT	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-481-005	84156 LA JOLLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-490-003	51250 OCEANO RD	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-481-008	84122 LA JOLLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-481-006	84146 LA JOLLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-482-005	84173 LAGUNA LN	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-492-003	84331 CATALINA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-483-012	84145 HUNTINGTON AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-481-007	84134 LA JOLLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-483-016	84197 HUNTINGTON AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-482-008	51394 LAGUNA LN	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-490-023	84297 LA JOLLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-490-034	51448 NEWPORT ST	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-483-032	84210 CAPITOLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-483-031	84220 CAPITOLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-490-022	84285 LA JOLLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-491-005	84286 CAPITOLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-483-029	84209 PISMO CT	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-490-029	84262 LA JOLLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-490-016	84332 CATALINA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-491-003	84331 MALIBU AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-483-025	84163 PISMO CT	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-490-005	51204 OCEANO RD	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-482-021	84222 MIRAMAR CT	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-491-001	84320 CAPITOLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-492-009	84297 CATALINA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-482-027	84257 MIRAMAR CT	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-490-021	84286 CATALINA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-490-014	51069 OCEANO RD	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-483-011	84133 HUNTINGTON AVE	1.00	525.00	584.68

**City of Coachella Preliminary Roll
Landscaping and Lighting Maintenance District No's 1-4, 6-25 & 27-40
Fiscal Year 2023/2024
Preliminary Assessment Roll**

Fund Number	District Name	APN	Situs Address	EBU	Charge	MaxTax
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-490-035	51434 NEWPORT ST	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-483-013	84155 HUNTINGTON AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-483-007	51274 MONARCH RD	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-483-006	51298 MONARCH RD	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-483-004	84140 CAPITOLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-490-015	51091 OCEANO RD	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-483-033	84198 CAPITOLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-483-014	84173 HUNTINGTON AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-483-021	84198 PISMO CT	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-490-030	84252 LA JOLLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-483-003	84150 CAPITOLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-482-011	84211 CAPITOLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-483-023	84170 PISMO CT	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-483-010	84121 HUNTINGTON AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-482-016	84267 CAPITOLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-491-009	84297 MALIBU AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-490-004	51228 OCEANO RD	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-490-024	84309 LA JOLLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-490-007	51160 OCEANO RD	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-483-020	84210 PISMO CT	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-490-001	51294 OCEANO RD	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-492-007	84310 MALIBU AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-483-018	84219 HUNTINGTON AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-490-010	51092 OCEANO RD	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-483-001	84174 CAPITOLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-490-031	84240 LA JOLLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-482-010	84199 CAPITOLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-483-034	84186 CAPITOLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-490-032	84267 MIRAMAR CT	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-490-026	84298 LA JOLLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-490-017	84320 CATALINA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-483-009	51228 MONARCH RD	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-491-006	84298 CAPITOLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-490-033	84273 MIRAMAR CT	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-483-024	84164 PISMO CT	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-482-014	84245 CAPITOLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-490-020	84298 CATALINA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-483-026	84171 PISMO CT	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-492-002	84332 MALIBU AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-483-008	51252 MONARCH RD	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-483-002	84162 CAPITOLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-482-012	84221 CAPITOLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-481-004	84168 LA JOLLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-490-002	51274 OCEANO RD	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-482-002	84139 LAGUNA LN	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-483-030	84219 PISMO CT	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-482-018	84256 MIRAMAR CT	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-490-013	51047 OCEANO RD	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-483-028	84197 PISMO CT	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-483-027	84185 PISMO CT	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-490-008	51136 OCEANO RD	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-490-019	84310 CATALINA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-490-028	84274 LA JOLLA AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-491-008	84309 MALIBU AVE	1.00	525.00	584.68
68-7010	Landscaping and Lighting Maintenance District No. 32 (Aventine)	768-492-006	84298 MALIBU AVE	1.00	525.00	584.68

**City of Coachella Preliminary Roll
Landscaping and Lighting Maintenance District No's 1-4, 6-25 & 27-40
Fiscal Year 2023/2024
Preliminary Assessment Roll**

Fund Number	District Name	APN	Situs Address	EBU	Charge	MaxTax
68-7013	Landscaping and Lighting Maintenance District No. 35 (Bellissima)	768-461-025	84079 BELLA ROMA LN	1.00	725.00	924.28
68-7013	Landscaping and Lighting Maintenance District No. 35 (Bellissima)	768-461-033	53430 BELLA ROMA LN	1.00	725.00	924.28
68-7013	Landscaping and Lighting Maintenance District No. 35 (Bellissima)	768-461-036	53362 BELLA ROMA LN	1.00	725.00	924.28
68-7013	Landscaping and Lighting Maintenance District No. 35 (Bellissima)	768-461-035	53384 BELLA ROMA LN	1.00	725.00	924.28
68-7013	Landscaping and Lighting Maintenance District No. 35 (Bellissima)	768-461-028	84113 BELLA ROMA LN	1.00	725.00	924.28
68-7013	Landscaping and Lighting Maintenance District No. 35 (Bellissima)	768-461-022	84033 BELLA ROMA LN	1.00	725.00	924.28
68-7013	Landscaping and Lighting Maintenance District No. 35 (Bellissima)	768-461-018	84090 BELLA ROMA LN	1.00	725.00	924.28
68-7013	Landscaping and Lighting Maintenance District No. 35 (Bellissima)	768-461-019	84080 BELLA ROMA LN	1.00	725.00	924.28
68-7013	Landscaping and Lighting Maintenance District No. 35 (Bellissima)	768-461-029	84127 BELLA ROMA LN	1.00	725.00	924.28
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-010-001	50115 PASEO MADRID	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-010-002	50105 PASEO MADRID	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-010-004	50083 PASEO MADRID	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-010-005	50071 PASEO MADRID	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-010-006	50061 PASEO MADRID	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-010-003	50093 PASEO MADRID	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-010-009	84012 CALLE GRANADA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-010-014	84046 CALLE GRANADA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-010-013	84038 CALLE GRANADA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-010-008	50039 PASEO MADRID	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-010-012	84032 CALLE GRANADA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-010-011	84026 CALLE GRANADA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-010-010	84020 CALLE GRANADA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-010-007	50049 PASEO MADRID	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-010-022	50096 PASEO CORDOVA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-010-015	84052 CALLE GRANADA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-010-019	50062 PASEO CORDOVA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-010-016	50030 PASEO CORDOVA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-011-001	50049 PASEO CORDOVA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-010-021	50086 PASEO CORDOVA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-010-017	50040 PASEO CORDOVA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-010-018	50052 PASEO CORDOVA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-010-024	50118 PASEO CORDOVA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-011-006	50092 PASEO MADRID	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-011-005	50082 PASEO MADRID	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-010-020	50074 PASEO CORDOVA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-011-002	50050 PASEO MADRID	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-010-023	50108 PASEO CORDOVA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-011-004	50072 PASEO MADRID	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-011-003	50062 PASEO MADRID	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-020-001	50130 PASEO CORDOVA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-020-008	50210 PASEO CADIZ	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-011-011	50093 PASEO CORDOVA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-020-004	50182 CALLE MARBELLA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-020-015	50254 PASEO CADIZ	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-020-014	50248 PASEO CADIZ	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-020-009	50218 PASEO CADIZ	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-011-010	50105 PASEO CORDOVA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-020-016	50260 PASEO CADIZ	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-020-013	50242 PASEO CADIZ	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-020-003	50172 CALLE MARBELLA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-020-012	50236 PASEO CADIZ	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-011-013	50071 PASEO CORDOVA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-020-010	50224 PASEO CADIZ	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-020-007	50206 CALLE SEGOVIA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-020-017	50266 PASEO CADIZ	1.00	520.00	654.57

**City of Coachella Preliminary Roll
Landscaping and Lighting Maintenance District No's 1-4, 6-25 & 27-40
Fiscal Year 2023/2024
Preliminary Assessment Roll**

Fund Number	District Name	APN	Situs Address	EBU	Charge	MaxTax
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-011-014	50061 PASEO CORDOVA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-011-009	50115 PASEO CORDOVA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-020-011	50230 PASEO CADIZ	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-011-012	50083 PASEO CORDOVA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-011-007	50104 PASEO MADRID	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-011-008	50116 PASEO MADRID	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-020-018	50272 PASEO CADIZ	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-020-006	50204 CALLE MARBELLA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-020-002	84152 VIA VALENCIA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-020-021	50292 PASEO CADIZ	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-020-022	50298 PASEO CADIZ	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-020-020	50286 PASEO CADIZ	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-020-019	50278 PASEO CADIZ	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-020-024	84087 CALLE SEVILLE	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-020-023	84079 CALLE SEVILLE	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-020-005	50194 CALLE MARBELLA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-020-029	50283 PASEO BARCELONA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-021-007	50247 PASEO CADIZ	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-021-009	50235 PASEO CADIZ	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-021-006	50253 PASEO CADIZ	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-022-009	50183 CALLE MARBELLA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-021-012	50217 PASEO CADIZ	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-021-011	50223 PASEO CADIZ	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-021-005	50259 PASEO CADIZ	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-021-008	50241 PASEO CADIZ	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-022-001	50235 PASEO BARCELONA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-022-002	50229 PASEO BARCELONA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-022-003	50223 PASEO BARCELONA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-022-004	50217 PASEO BARCELONA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-022-008	50193 CALLE MARBELLA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-021-004	50265 PASEO CADIZ	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-022-007	50205 CALLE MARBELLA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-022-010	50173 CALLE MARBELLA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-021-010	50229 PASEO CADIZ	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-022-011	NO SITUS AVAILABLE	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-020-030	50277 PASEO BARCELONA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-021-002	50277 PASEO CADIZ	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-021-022	50270 PASEO BARCELONA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-021-017	50242 PASEO BARCELONA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-021-001	50283 PASEO CADIZ	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-021-021	50264 PASEO BARCELONA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-020-034	50253 PASEO BARCELONA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-020-026	84065 CALLE SEVILLE	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-021-019	50252 PASEO BARCELONA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-020-028	84043 CALLE SEVILLE	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-020-035	50247 PASEO BARCELONA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-021-014	50224 PASEO BARCELONA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-021-013	50218 PASEO BARCELONA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-020-033	50259 PASEO BARCELONA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-020-027	84055 CALLE SEVILLE	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-021-016	50236 PASEO BARCELONA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-020-031	50271 PASEO BARCELONA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-020-025	84077 CALLE SEVILLE	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-020-032	50265 PASEO BARCELONA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-021-020	50258 PASEO BARCELONA	1.00	520.00	654.57

**City of Coachella Preliminary Roll
Landscaping and Lighting Maintenance District No's 1-4, 6-25 & 27-40
Fiscal Year 2023/2024
Preliminary Assessment Roll**

Fund Number	District Name	APN	Situs Address	EBU	Charge	MaxTax
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-021-024	50282 PASEO BARCELONA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-021-023	50276 PASEO BARCELONA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-021-018	50248 PASEO BARCELONA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-021-003	50271 PASEO CADIZ	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-021-015	50230 PASEO BARCELONA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-022-006	50207 PASEO BARCELONA	1.00	520.00	654.57
68-7014	Landscaping and Lighting Maintenance District No. 36 (Valencia)	768-022-005	50211 PASEO BARCELONA	1.00	520.00	654.57
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-460-001	52043 GENOA DR	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-460-002	52065 GENOA DR	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-460-005	52143 GENOA DR	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-460-006	52171 GENOA DR	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-460-003	52091 GENOA DR	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-460-004	52117 GENOA DR	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-460-013	52143 CHANNING CT	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-460-007	52118 CHANNING CT	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-460-014	52171 CHANNING CT	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-460-008	52082 CHANNING CT	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-460-009	52066 CHANNING CT	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-460-012	52117 CHANNING CT	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-460-011	52081 CHANNING CT	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-460-010	52065 CHANNING CT	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-461-001	52044 GENOA DR	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-461-002	52066 GENOA DR	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-461-008	85450 AVENIDA MARIA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-461-010	85474 AVENIDA MARIA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-460-016	52215 GENOA DR	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-461-009	85462 AVENIDA MARIA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-460-017	52239 GENOA DR	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-461-003	52088 GENOA DR	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-460-018	52261 GENOA DR	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-461-005	52134 GENOA DR	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-461-007	85440 AVENIDA MARIA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-461-012	52111 CALLE DANIELLE	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-460-015	52193 CHANNING CT	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-461-004	52112 GENOA DR	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-461-011	52133 CALLE DANIELLE	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-461-006	85428 AVENIDA MARIA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-462-006	85509 AVENIDA CRYSTAL	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-462-002	85555 AVENIDA CRYSTAL	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-462-014	85568 AVENIDA MARIA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-461-016	85498 AVENIDA CRYSTAL	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-461-014	52065 CALLE DANIELLE	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-462-013	85556 AVENIDA MARIA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-461-021	85554 AVENIDA CRYSTAL	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-462-003	85543 AVENIDA CRYSTAL	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-461-029	52170 CALLE ANABELLA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-461-026	52102 CALLE ANABELLA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-461-023	85578 AVENIDA CRYSTAL	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-462-012	85544 AVENIDA MARIA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-463-001	85401 AVENIDA MARIA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-462-009	85508 AVENIDA MARIA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-461-015	85486 AVENIDA CRYSTAL	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-461-018	85520 AVENIDA CRYSTAL	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-462-005	85521 AVENIDA CRYSTAL	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-461-019	85530 AVENIDA CRYSTAL	1.00	625.00	636.74

**City of Coachella Preliminary Roll
Landscaping and Lighting Maintenance District No's 1-4, 6-25 & 27-40
Fiscal Year 2023/2024
Preliminary Assessment Roll**

Fund Number	District Name	APN	Situs Address	EBU	Charge	MaxTax
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-463-002	85413 AVENIDA MARIA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-461-028	52148 CALLE ANABELLA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-461-017	85508 AVENIDA CRYSTAL	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-462-001	85567 AVENIDA CRYSTAL	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-462-008	85498 AVENIDA MARIA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-462-004	85533 AVENIDA CRYSTAL	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-461-022	85566 AVENIDA CRYSTAL	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-461-027	52124 CALLE ANABELLA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-461-013	52087 CALLE DANIELLE	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-462-011	85532 AVENIDA MARIA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-461-020	85542 AVENIDA CRYSTAL	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-462-007	85497 AVENIDA CRYSTAL	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-462-010	85522 AVENIDA MARIA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-463-003	85425 AVENIDA MARIA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-463-010	85507 AVENIDA MARIA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-463-011	85519 AVENIDA MARIA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-463-017	85589 AVENIDA MARIA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-471-017	85676 MICHELLE DR	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-470-017	85671 AVENIDA NICOLE	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-470-003	52267 CALLE ALICIA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-470-007	52357 CALLE ALICIA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-463-007	85473 AVENIDA MARIA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-463-013	85541 AVENIDA MARIA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-470-008	52379 CALLE ALICIA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-470-010	52425 CALLE ALICIA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-470-015	85651 AVENIDA NICOLE	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-471-020	85640 MICHELLE DR	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-471-019	85652 MICHELLE DR	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-472-002	85637 MICHELLE DR	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-471-010	52290 MICHELLE DR	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-470-002	52245 CALLE ALICIA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-471-005	52402 MICHELLE DR	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-471-014	85710 MICHELLE DR	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-463-005	85449 AVENIDA MARIA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-472-006	85683 MICHELLE DR	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-471-012	52246 MICHELLE DR	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-472-009	52313 MICHELLE DR	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-463-015	85565 AVENIDA MARIA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-470-009	52401 CALLE ALICIA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-470-005	523130 CALLE ALICIA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-470-019	85697 AVENIDA NICOLE	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-472-001	85625 MICHELLE DR	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-470-013	85625 AVENIDA NICOLE	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-471-009	52312 MICHELLE DR	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-470-016	85663 AVENIDA NICOLE	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-470-006	52335 CALLE ALICIA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-470-012	85603 AVENIDA NICOLE	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-471-013	85718 MICHELLE DR	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-472-003	85651 MICHELLE DR	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-471-021	85632 MICHELLE DR	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-471-006	52380 MICHELLE DR	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-470-004	52289 CALLE ALICIA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-471-011	52268 MICHELLE DR	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-470-014	85637 AVENIDA NICOLE	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-471-001	85725 HUXLEY CT	1.00	625.00	636.74

**City of Coachella Preliminary Roll
Landscaping and Lighting Maintenance District No's 1-4, 6-25 & 27-40
Fiscal Year 2023/2024
Preliminary Assessment Roll**

Fund Number	District Name	APN	Situs Address	EBU	Charge	MaxTax
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-471-015	85702 MICHELLE DR	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-472-004	85663 MICHELLE DR	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-463-014	85553 AVENIDA MARIA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-463-008	85485 AVENIDA MARIA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-472-008	52289 MICHELLE DR	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-471-004	85740 HUXLEY CT	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-471-018	85664 MICHELLE DR	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-471-003	85747 HUXLEY CT	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-463-012	85531 AVENIDA MARIA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-470-001	52223 CALLE ALICIA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-470-011	52447 CALLE ALICIA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-463-006	85461 AVENIDA MARIA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-471-007	52358 MICHELLE DR	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-471-008	52334 MICHELLE DR	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-472-007	85697 MICHELLE DR	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-463-016	85577 AVENIDA MARIA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-470-020	85701 AVENIDA NICOLE	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-463-004	85437 AVENIDA MARIA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-463-009	85495 AVENIDA MARIA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-472-005	85675 MICHELLE DR	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-471-016	85688 MICHELLE DR	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-470-018	85685 AVENIDA NICOLE	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-471-002	85735 HUXLEY CT	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-472-018	52324 CATARINA CT	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-472-022	52345 CATARINA CT	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-472-017	52346 CATARINA CT	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-461-032	85586 AVENIDA CRYSTAL	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-472-019	52292 CATARINA CT	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-472-023	52367 CATARINA CT	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-472-011	52357 MICHELLE DR	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-472-020	52291 CATARINA CT	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-472-025	85642 AVENIDA NICOLE	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-461-033	52080 CALLE ANABELLA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-472-027	52380 CALLE ALICIA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-472-028	52358 CALLE ALICIA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-472-030	52312 CALLE ALICIA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-472-026	52402 CALLE ALICIA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-472-016	52368 CATARINA CT	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-472-010	52335 MICHELLE DR	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-472-029	52334 CALLE ALICIA	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-472-014	85688 AVENIDA NICOLE	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-472-012	52379 MICHELLE DR	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-472-024	85654 AVENIDA NICOLE	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-472-015	85676 AVENIDA NICOLE	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-472-013	52401 MICHELLE DR	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-472-021	52323 CATARINA CT	1.00	625.00	636.74
68-7016	Landscaping and Lighting Maintenance District No. 38 (Rancho Cielo)	778-472-031	52290 CALLE ALICIA	1.00	625.00	636.74
68-0421	Landscaping and Lighting Maintenance District No. 40 (Mariposa Pointe)	779-270-001	27401 LOS ALTOS #400	1.00	526.46	526.48
68-0421	Landscaping and Lighting Maintenance District No. 40 (Mariposa Pointe)	779-270-002	1515 6TH ST	1.00	526.46	526.48
68-0421	Landscaping and Lighting Maintenance District No. 40 (Mariposa Pointe)	779-270-003	1515 6TH ST	1.00	526.46	526.48
68-0421	Landscaping and Lighting Maintenance District No. 40 (Mariposa Pointe)	779-270-004	1515 6TH ST	1.00	526.46	526.48
68-0421	Landscaping and Lighting Maintenance District No. 40 (Mariposa Pointe)	779-270-005	1515 6TH ST	1.00	526.46	526.48
68-0421	Landscaping and Lighting Maintenance District No. 40 (Mariposa Pointe)	779-270-006	1515 6TH ST	1.00	526.46	526.48
68-0421	Landscaping and Lighting Maintenance District No. 40 (Mariposa Pointe)	779-270-007	1515 6TH ST	1.00	526.46	526.48
68-0421	Landscaping and Lighting Maintenance District No. 40 (Mariposa Pointe)	779-270-008	1515 6TH ST	1.00	526.46	526.48

**City of Coachella Preliminary Roll
Landscaping and Lighting Maintenance District No's 1-4, 6-25 & 27-40
Fiscal Year 2023/2024
Preliminary Assessment Roll**

Fund Number	District Name	APN	Situs	Address	EBU	Charge	MaxTax
68-0420	Landscaping and Lighting Maintenance District No. 39 (Sevilla)	768-510-013	NO	SITUS AVAILABLE	1.00	449.70	449.71
68-0420	Landscaping and Lighting Maintenance District No. 39 (Sevilla)	768-510-014	NO	SITUS AVAILABLE	1.00	449.70	449.71
68-0420	Landscaping and Lighting Maintenance District No. 39 (Sevilla)	768-510-015	NO	SITUS AVAILABLE	1.00	449.70	449.71
68-0420	Landscaping and Lighting Maintenance District No. 39 (Sevilla)	768-510-016	NO	SITUS AVAILABLE	1.00	449.70	449.71
68-0420	Landscaping and Lighting Maintenance District No. 39 (Sevilla)	768-510-017	NO	SITUS AVAILABLE	1.00	449.70	449.71
68-0420	Landscaping and Lighting Maintenance District No. 39 (Sevilla)	768-510-018	NO	SITUS AVAILABLE	1.00	449.70	449.71
68-0420	Landscaping and Lighting Maintenance District No. 39 (Sevilla)	768-510-019	NO	SITUS AVAILABLE	1.00	449.70	449.71
68-0420	Landscaping and Lighting Maintenance District No. 39 (Sevilla)	768-510-020	NO	SITUS AVAILABLE	1.00	449.70	449.71
68-0420	Landscaping and Lighting Maintenance District No. 39 (Sevilla)	768-510-021	NO	SITUS AVAILABLE	1.00	449.70	449.71
68-0420	Landscaping and Lighting Maintenance District No. 39 (Sevilla)	768-510-022	NO	SITUS AVAILABLE	1.00	449.70	449.71
68-0420	Landscaping and Lighting Maintenance District No. 39 (Sevilla)	768-510-023	NO	SITUS AVAILABLE	1.00	449.70	449.71
68-0420	Landscaping and Lighting Maintenance District No. 39 (Sevilla)	768-510-024	NO	SITUS AVAILABLE	1.00	449.70	449.71
68-0420	Landscaping and Lighting Maintenance District No. 39 (Sevilla)	768-510-025	NO	SITUS AVAILABLE	1.00	449.70	449.71
68-0420	Landscaping and Lighting Maintenance District No. 39 (Sevilla)	768-510-026	NO	SITUS AVAILABLE	1.00	449.70	449.71
68-0420	Landscaping and Lighting Maintenance District No. 39 (Sevilla)	768-510-027	NO	SITUS AVAILABLE	1.00	449.70	449.71
68-0420	Landscaping and Lighting Maintenance District No. 39 (Sevilla)	768-510-028	NO	SITUS AVAILABLE	1.00	449.70	449.71
68-0420	Landscaping and Lighting Maintenance District No. 39 (Sevilla)	768-510-029	NO	SITUS AVAILABLE	1.00	449.70	449.71
68-0420	Landscaping and Lighting Maintenance District No. 39 (Sevilla)	768-510-030	NO	SITUS AVAILABLE	1.00	449.70	449.71
68-0420	Landscaping and Lighting Maintenance District No. 39 (Sevilla)	768-510-031	NO	SITUS AVAILABLE	1.00	449.70	449.71
68-0420	Landscaping and Lighting Maintenance District No. 39 (Sevilla)	768-511-001	NO	SITUS AVAILABLE	1.00	449.70	449.71
68-0420	Landscaping and Lighting Maintenance District No. 39 (Sevilla)	768-511-002	NO	SITUS AVAILABLE	1.00	449.70	449.71
68-0420	Landscaping and Lighting Maintenance District No. 39 (Sevilla)	768-511-003	NO	SITUS AVAILABLE	1.00	449.70	449.71
68-0420	Landscaping and Lighting Maintenance District No. 39 (Sevilla)	768-511-004	NO	SITUS AVAILABLE	1.00	449.70	449.71
68-0420	Landscaping and Lighting Maintenance District No. 39 (Sevilla)	768-511-005	NO	SITUS AVAILABLE	1.00	449.70	449.71
68-0420	Landscaping and Lighting Maintenance District No. 39 (Sevilla)	768-511-006	NO	SITUS AVAILABLE	1.00	449.70	449.71
68-0420	Landscaping and Lighting Maintenance District No. 39 (Sevilla)	768-511-007	NO	SITUS AVAILABLE	1.00	449.70	449.71
68-0420	Landscaping and Lighting Maintenance District No. 39 (Sevilla)	768-511-008	NO	SITUS AVAILABLE	1.00	449.70	449.71
68-0420	Landscaping and Lighting Maintenance District No. 39 (Sevilla)	768-511-009	NO	SITUS AVAILABLE	1.00	449.70	449.71
68-0420	Landscaping and Lighting Maintenance District No. 39 (Sevilla)	768-511-010	NO	SITUS AVAILABLE	1.00	449.70	449.71
68-0420	Landscaping and Lighting Maintenance District No. 39 (Sevilla)	768-511-011	NO	SITUS AVAILABLE	1.00	449.70	449.71
68-0420	Landscaping and Lighting Maintenance District No. 39 (Sevilla)	768-511-012	NO	SITUS AVAILABLE	1.00	449.70	449.71
68-0420	Landscaping and Lighting Maintenance District No. 39 (Sevilla)	768-511-013	NO	SITUS AVAILABLE	1.00	449.70	449.71
68-0420	Landscaping and Lighting Maintenance District No. 39 (Sevilla)	768-511-014	NO	SITUS AVAILABLE	1.00	449.70	449.71
68-0420	Landscaping and Lighting Maintenance District No. 39 (Sevilla)	768-511-015	NO	SITUS AVAILABLE	1.00	449.70	449.71
Total					5,424.00	\$2,538,150.42	\$3,190,651.61
Parcel Count							5,424



STAFF REPORT
7/26/2023

TO: Honorable Mayor and City Council Members

FROM: Cástulo R. Estrada, Utilities Manager

SUBJECT: Adopt Resolution No. SD-2023-04 Authorizing the Collection of Residential Sanitary Sewer Rates for Fiscal Year 2023/2024 Through the County of Riverside Tax Roll

STAFF RECOMMENDATION:

Adopt Resolution No. SD-2023-04 Authorizing the Collection of Residential Sanitary Sewer Rates for Fiscal Year 2023/2024 Through the County of Riverside Tax Roll

EXECUTIVE SUMMARY:

On June 10, 2015, the Board adopted Resolution No. SD 2015-04 which approved the placement of the sewer charges on the Riverside County tax roll. On February 28, 2018, the Board approved Ordinance No. SD-06 adopting new or increased rates for its sewer charges commencing July 1, 2018. Rates however have not increased.

Each single family residential parcel in the City that receives sewer service shall each year pay the City a charge to fund operation, maintenance, and capital costs associated with the city's sewer system. This Sewer Charge shall remain in effect until repealed or modified by Ordinance of the Board.

For Fiscal Year 2023/2024, 7,089 parcels are currently eligible for the sewer service charge for a total preliminary levy amount of \$4,442,818.08.

Residential sewer charges are collected across the Coachella Valley on the County Tax Roll by all agencies providing service: Coachella Sanitary District, Valley Sanitary District, which also serves a portion of Coachella, Coachella Valley Water District and the City of Palm Springs.

Attached to this item is the Fiscal Year 2023/2024 preliminary sewer charge report.

FISCAL IMPACT:

No Fiscal Impact

RESOLUTION NO. SD-2023-04

RESOLUTION OF THE BOARD OF DIRECTORS OF THE COACHELLA SANITARY DISTRICT, CALIFORNIA, AUTHORIZING THE COLLECTION OF RESIDENTIAL SANITARY SEWER RATES FOR FISCAL YEAR 2023/2024 THROUGH THE COUNTY OF RIVERSIDE TAX ROLL, AT THE SAME TIME AND MANNER AS GENERAL TAXES.

WHEREAS, Coachella Sanitary District (District) is a sanitary district duly organized and existing under and pursuant to the Sanitary District Act of 1923, Part 1 of Division 6 of the California Health and Safety Code (the "Act"); and

WHEREAS, June 10, 2015, the Board of Directors of the Coachella Sanitary District, pursuant to California Health and Safety Code Sections 5473 *et seq.*, adopted an ordinance by two-thirds vote of the District revising its Municipal Code to allow for the collection of such residential sanitary sewer charges on the tax roll, in the same manner and at the same time as general taxes;

WHEREAS, pursuant to California Health and Safety Code Section 5473 *et seq.*, a written report (the 'Report'), a copy of which is attached hereto and by this reference incorporated herein, has been filed with the Secretary of the District describing each parcel of real property subject to said sanitary sewer rate charges and the amount of said sanitary sewer charges to be imposed thereon for Fiscal Year 2023-2024; and

WHEREAS, the District has caused notice of the filing of the Report to be published and has given notice of the hearing to consider such Report in accordance with California Health and Safety Code Section 5473.1; and

WHEREAS, the District has determined to adopt the Report and collect said sanitary sewer charges on the tax roll, which sanitary sewer charges shall constitute a lien against the parcels or parcels of land described in the Report in accordance with California Health and Safety Code Sections 5473 *et seq.*

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF DIRECTORS OF THE COACHELLA SANITARY DISTRICT, COACHELLA, CALIFORNIA, AS FOLLOWS:

Section 1. The above recitals are true and correct.

Section 2. The Board of Directors of the Coachella Sanitary District hereby adopts the Report as presented.

Section 3. The Secretary is hereby directed to file a copy of the Report with the Riverside County Recorder's Office, together with a statement endorsed thereon over his/her signature that the Report has been adopted by the Board of Directors and shall request that said sanitary sewer charges and utility users tax be entered against the respective lots and parcels of land as they appear on the current assessment roll pursuant to California Health and Safety Code Sections 5473 *et seq.*

PASSED, APPROVED and ADOPTED this 26th day of July, 2023.

Steven A. Hernandez
President

ATTEST:

Angela M. Zepeda
Secretary

APPROVED AS TO FORM:

Carlos Campos
Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. SD-2023-04 was duly adopted by the Board of Directors of the Coachella Sanitary District at a regular meeting thereof, held on the 26th day of July, 2023, by the following vote of the Board:

AYES:

NOES:

ABSENT:

ABSTAIN:

Delia Granados
Deputy City Clerk



City of Coachella

Sewer Charge Report

FISCAL YEAR 2023/2024
PRELIMINARY SEWER CHARGE REPORT

July 2023

27368 Via Industria, Suite 200
Temecula, California 92590
T. 951.587.3500 800.755.6864
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I. OVERVIEW

A. INTRODUCTION

The Coachella Sanitary District is a sanitary district duly organized and existing under and pursuant to the Sanitary District Act of 1923, Part 1 of Division 6 of the California Health and Safety Code. On May 28, 2008, the Board of Directors of the Coachella Sanitary District (the “Board”) adopted Ordinance No. 5 establishing the sewer charge pursuant to Article XIID, section 6(a). The City Council adopted Chapter 4.10 of the Coachella Municipal Code imposing an annual charge for sewer service to each parcel in the City. On June 10, 2015, the Board adopted Resolution No. SD 2015-04 which approved the placement of the sewer charges on the Riverside County tax roll. On February 28, 2018, the Board approved Ordinance No. SD-06 adopting new or increased rates for its sewer charges commencing July 1, 2018.

Pursuant to section 5473 of the Health and Safety Code, this report is a yearly requirement, which contains a description of each parcel subject to the sewer charge and the amount of the charge for each parcel for the fiscal year. It shall be on file with the City Clerk of the City of Coachella and available for public inspection prior to the yearly noticed public hearing. At the conclusion of the public hearing, the City Council may adopt a resolution confirming the sewer charges for the fiscal year.

II. DESCRIPTION OF THE DISTRICT

A. DISTRICT INFORMATION

Currently, the City owns and operates a wastewater collection and treatment plant. The District provides sewer service to approximately 7,000 customers. Monthly rates for sewer service charges charged to system users are the primary source of revenue to operate the sewer system. Sewer service charges fund costs related to system operations, maintenance, capital projects, debt service, administration, as well as costs related to prudent long-term operational or financial management of the utilities, such as maintaining adequate fund reserves and planning for contingencies. Revenues received from sewer service charges are used solely to fund the sewer enterprise.

The existing rates for sewer service charges are based on a comprehensive rate study prepared by an independent consultant. The City of Coachella will annually review revenues and expenditures for the sewer fund to ensure that sufficient and appropriate revenues are collected to effectively provide for the short and long-term sewer service needs of the community. Any new or increased charges above the previously approved rates and levied by City Council are subject to the procedural requirements of Article XIID.

III. ANNUAL CHARGE

A. CALCULATION OF SEWER CHARGE

Each single-family residential parcel in the City that receives sewer service shall each year pay the City a charge to fund operation, maintenance, and capital costs associated with the city’s sewer system. This Sewer Charge shall remain in effect until repealed or modified by Ordinance of the City Council. The monthly charge per unit for Fiscal Year 2023/2024 is \$49.74, or \$596.88 on an annual basis.

Pursuant to section 4.30.090 of the City of Coachella’s Ordinance No. 1017 that was approved by City Council on March 24, 2010, there is a five percent (5%) user utility tax imposed on the City’s sewer services. Therefore, the total annual charge per unit is determined as follows:

Class	Number of Units	Monthly Charge per Unit	Months per Year	Annual Sewer Charge	5% User Utility Tax	Total Annual Charge
Single Family Residential	1	\$49.74	x 12	= \$596.88	+ \$29.84	= \$626.72

This land use is assessed 1.0 unit per lot or parcel. Each parcel’s customer class is determined by its assigned land use code per the records of the County of Riverside. The sewer service charge imposed on single family property is applied to and collected annually on the County property tax bill.

B. PRELIMINARY LEVY 2023/2024

The following table shows the preliminary number of parcels that can be levied along with the preliminary levy amount for Fiscal Year 2023/2024.

District	Number of Units Levied	2023/2024 Preliminary Levy
Sewer Charge	7,089	\$4,442,818.08

For Fiscal Year 2023/2024, 7,089 units are currently eligible for the sewer service charge for a total preliminary levy amount of \$4,442,818.08. The pre-tax rates in effect for the Fiscal Year 2023/2024 are unchanged from the rates for Fiscal Year 2022/2023. Beginning in Fiscal Year 2023/2024 the Utility User Tax has been applied to the levy.

C. PRELIMINARY SEWER CHARGE ROLL

The following pages show the Fiscal Year 2023/2024 preliminary sewer charge roll.

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
009-711-742	86079 PALMERAS CIR	1	\$596.88	\$29.84	\$626.72
009-711-822	51299 PALMERAS CIR	1	596.88	29.84	626.72
009-711-825	86025 PALMERAS CIR	1	596.88	29.84	626.72
009-712-246	51123 PALOMA DR	1	596.88	29.84	626.72
009-712-581	86056 PALMERAS CIR	1	596.88	29.84	626.72
009-712-737	86076 PALMERAS CIR	1	596.88	29.84	626.72
009-713-017	86086 PALMERAS CIR	1	596.88	29.84	626.72
009-713-318	86010 PALMERAS CIR	1	596.88	29.84	626.72
009-717-163	51493 PALMERAS CIR	1	596.88	29.84	626.72
603-270-021	49604 AVENIDA DE ORO	1	596.88	29.84	626.72
603-281-001	49780 AVENIDA DE ORO	1	596.88	29.84	626.72
603-281-002	49808 AVENIDA DE ORO	1	596.88	29.84	626.72
603-281-003	49828 AVENIDA DE ORO	1	596.88	29.84	626.72
603-281-004	49856 AVENIDA DE ORO	1	596.88	29.84	626.72
603-281-005	49884 AVENIDA DE ORO	1	596.88	29.84	626.72
603-281-006	49912 AVENIDA DE ORO	1	596.88	29.84	626.72
603-281-007	49940 AVENIDA DE ORO	1	596.88	29.84	626.72
603-281-008	49968 AVENIDA DE ORO	1	596.88	29.84	626.72
603-281-009	49998 AVENIDA DE ORO	1	596.88	29.84	626.72
603-281-010	84791 VIA CONCHILLA	1	596.88	29.84	626.72
603-281-011	49815 AVENIDA DE PLATA	1	596.88	29.84	626.72
603-281-012	49845 AVENIDA DE PLATA	1	596.88	29.84	626.72
603-281-013	49875 AVENIDA DE PLATA	1	596.88	29.84	626.72
603-281-014	49905 AVENIDA DE PLATA	1	596.88	29.84	626.72
603-281-015	49935 AVENIDA DE PLATA	1	596.88	29.84	626.72
603-281-016	49965 AVENIDA DE PLATA	1	596.88	29.84	626.72
603-281-017	84805 AVENUE 50	1	596.88	29.84	626.72
603-281-018	84801 VIA CONCHILLA	1	596.88	29.84	626.72
603-281-019	84811 VIA CONCHILLA	1	596.88	29.84	626.72
603-281-020	84821 VIA CONCHILLA	1	596.88	29.84	626.72
603-281-021	84831 VIA CONCHILLA	1	596.88	29.84	626.72
603-281-022	84841 VIA CONCHILLA	1	596.88	29.84	626.72
603-281-023	49851 AVENIDA DE PLATINA	1	596.88	29.84	626.72
603-281-024	49818 AVENIDA DE PLATINA	1	596.88	29.84	626.72
603-281-025	49848 AVENIDA DE PLATINA	1	596.88	29.84	626.72
603-281-026	49878 AVENIDA DE PLATINA	1	596.88	29.84	626.72
603-281-027	49908 AVENIDA DE PLATINA	1	596.88	29.84	626.72
603-281-028	49938 AVENIDA DE PLATINA	1	596.88	29.84	626.72
603-281-029	49968 AVENIDA DE PLATINA	1	596.88	29.84	626.72
603-281-030	84855 AVENUE 50	1	596.88	29.84	626.72
603-282-001	49846 AVENIDA DE PLATA	1	596.88	29.84	626.72
603-282-002	49878 AVENIDA DE PLATA	1	596.88	29.84	626.72
603-282-003	49908 AVENIDA DE PLATA	1	596.88	29.84	626.72
603-282-004	49938 AVENIDA DE PLATA	1	596.88	29.84	626.72
603-282-005	49968 AVENIDA DE PLATA	1	596.88	29.84	626.72
603-282-006	49998 AVENIDA DE PLATA	1	596.88	29.84	626.72
603-282-007	84812 VIA CONCHILLA	1	596.88	29.84	626.72
603-282-008	49875 AVENIDA DE PLATINA	1	596.88	29.84	626.72
603-282-009	49905 AVENIDA DE PLATINA	1	596.88	29.84	626.72
603-282-010	49935 AVENIDA DE PLATINA	1	596.88	29.84	626.72
603-282-011	49965 AVENIDA DE PLATINA	1	596.88	29.84	626.72
603-282-012	49997 AVENIDA DE PLATINA	1	596.88	29.84	626.72
603-401-004	49999 AVENIDA DEL PARQUE	1	596.88	29.84	626.72
603-401-005	49975 AVENIDA DEL PARQUE	1	596.88	29.84	626.72
603-401-006	49963 AVENIDA DEL PARQUE	1	596.88	29.84	626.72
603-401-007	49945 AVENIDA DEL PARQUE	1	596.88	29.84	626.72
603-401-008	49927 AVENIDA DEL PARQUE	1	596.88	29.84	626.72
603-401-009	49909 AVENIDA DEL PARQUE	1	596.88	29.84	626.72
603-401-010	49891 AVENIDA DEL PARQUE	1	596.88	29.84	626.72
603-401-011	84661 CORTE DEL PARQUE	1	596.88	29.84	626.72
603-401-012	84671 CORTE DEL PARQUE	1	596.88	29.84	626.72
603-401-013	49873 AVENIDA DEL PARQUE	1	596.88	29.84	626.72
603-402-001	49838 AVENIDA DEL PARQUE	1	596.88	29.84	626.72
603-402-002	49848 AVENIDA DEL PARQUE	1	596.88	29.84	626.72
603-402-003	49866 AVENIDA DEL PARQUE	1	596.88	29.84	626.72
603-402-004	49884 AVENIDA DEL PARQUE	1	596.88	29.84	626.72
603-402-005	49902 AVENIDA DEL PARQUE	1	596.88	29.84	626.72
603-402-006	49920 AVENIDA DEL PARQUE	1	596.88	29.84	626.72
603-402-007	49938 AVENIDA DEL PARQUE	1	596.88	29.84	626.72
603-402-008	49956 AVENIDA DEL PARQUE	1	596.88	29.84	626.72
603-402-009	49974 AVENIDA DEL PARQUE	1	596.88	29.84	626.72
603-402-010	49998 AVENIDA DEL PARQUE	1	596.88	29.84	626.72
603-410-001	49661 CALLE DE VEGA	1	596.88	29.84	626.72
603-410-002	49641 CALLE DE VEGA	1	596.88	29.84	626.72
603-410-003	49621 CALLE DE VEGA	1	596.88	29.84	626.72
603-410-004	49601 CALLE DE VEGA	1	596.88	29.84	626.72
603-410-005	49581 CALLE DE VEGA	1	596.88	29.84	626.72
603-410-006	49561 CALLE DE VEGA	1	596.88	29.84	626.72
603-410-007	49541 CALLE DE VEGA	1	596.88	29.84	626.72
603-410-026	49740 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-410-027	49760 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-410-028	49780 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-410-029	49800 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-410-030	49820 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-410-031	49840 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-410-032	49860 AVENIDA CORTEZ	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
603-410-033	49880 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-410-034	49900 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-410-035	49920 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-410-036	49940 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-410-037	49970 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-410-038	49980 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-410-039	84601 VERA CRUZ	1	596.88	29.84	626.72
603-410-040	332 VILLAGE RD	1	596.88	29.84	626.72
603-410-041	84581 VERA CRUZ	1	596.88	29.84	626.72
603-410-042	84571 VERA CRUZ	1	596.88	29.84	626.72
603-410-043	49521 CALLE DE VEGA	1	596.88	29.84	626.72
603-410-044	84510 CALLE LEON	1	596.88	29.84	626.72
603-410-045	84520 CALLE LEON	1	596.88	29.84	626.72
603-410-046	84530 CALLE LEON	1	596.88	29.84	626.72
603-410-047	84540 CALLE LEON	1	596.88	29.84	626.72
603-410-048	84550 CALLE LEON	1	596.88	29.84	626.72
603-410-049	84560 CALLE LEON	1	596.88	29.84	626.72
603-410-050	84570 CALLE LEON	1	596.88	29.84	626.72
603-410-051	84580 CALLE LEON	1	596.88	29.84	626.72
603-410-052	84590 CALLE LEON	1	596.88	29.84	626.72
603-410-053	84600 CALLE LEON	1	596.88	29.84	626.72
603-410-054	49520 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-410-055	49540 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-410-056	49560 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-410-057	49580 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-410-058	49600 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-410-059	49620 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-410-060	49640 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-410-061	49660 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-410-062	49680 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-410-063	49700 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-410-064	49720 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-411-001	84551 VERA CRUZ	1	596.88	29.84	626.72
603-411-002	84541 VERA CRUZ	1	596.88	29.84	626.72
603-411-003	84531 VERA CRUZ	1	596.88	29.84	626.72
603-411-004	84521 VERA CRUZ	1	596.88	29.84	626.72
603-411-005	84511 VERA CRUZ	1	596.88	29.84	626.72
603-411-006	84501 VERA CRUZ	1	596.88	29.84	626.72
603-411-007	84500 VERA CRUZ	1	596.88	29.84	626.72
603-411-008	84510 VERA CRUZ	1	596.88	29.84	626.72
603-411-009	84520 VERA CRUZ	1	596.88	29.84	626.72
603-411-010	84530 VERA CRUZ	1	596.88	29.84	626.72
603-411-011	84540 VERA CRUZ	1	596.88	29.84	626.72
603-411-012	84550 VERA CRUZ	1	596.88	29.84	626.72
603-411-013	84560 VERA CRUZ	1	596.88	29.84	626.72
603-411-014	84570 VERA CRUZ	1	596.88	29.84	626.72
603-411-015	84580 VERA CRUZ	1	596.88	29.84	626.72
603-411-016	84590 VERA CRUZ	1	596.88	29.84	626.72
603-411-017	84591 VIA HERMOSA	1	596.88	29.84	626.72
603-411-018	84581 VIA HERMOSA	1	596.88	29.84	626.72
603-411-019	84571 VIA HERMOSA	1	596.88	29.84	626.72
603-411-020	84561 VIA HERMOSA	1	596.88	29.84	626.72
603-411-021	84551 VIA HERMOSA	1	596.88	29.84	626.72
603-411-022	84541 VIA HERMOSA	1	596.88	29.84	626.72
603-411-023	84531 VIA HERMOSA	1	596.88	29.84	626.72
603-411-024	84521 VIA HERMOSA	1	596.88	29.84	626.72
603-411-025	84511 VIA HERMOSA	1	596.88	29.84	626.72
603-411-026	84501 VIA HERMOSA	1	596.88	29.84	626.72
603-411-027	84500 VIA HERMOSA	1	596.88	29.84	626.72
603-411-028	84510 VIA HERMOSA	1	596.88	29.84	626.72
603-411-029	84520 VIA HERMOSA	1	596.88	29.84	626.72
603-411-030	84530 VIA HERMOSA	1	596.88	29.84	626.72
603-411-031	84540 VIA HERMOSA	1	596.88	29.84	626.72
603-411-032	84550 VIA HERMOSA	1	596.88	29.84	626.72
603-411-033	84560 VIA HERMOSA	1	596.88	29.84	626.72
603-411-034	84570 VIA HERMOSA	1	596.88	29.84	626.72
603-411-035	84580 VIA HERMOSA	1	596.88	29.84	626.72
603-411-036	84590 VIA HERMOSA	1	596.88	29.84	626.72
603-411-037	84591 VIA DURANGO	1	596.88	29.84	626.72
603-411-038	84581 VIA DURANGO	1	596.88	29.84	626.72
603-411-039	84571 VIA DURANGO	1	596.88	29.84	626.72
603-411-040	84561 VIA DURANGO	1	596.88	29.84	626.72
603-411-041	84551 VIA DURANGO	1	596.88	29.84	626.72
603-411-042	84541 VIA DURANGO	1	596.88	29.84	626.72
603-411-043	84531 VIA DURANGO	1	596.88	29.84	626.72
603-411-044	84521 VIA DURANGO	1	596.88	29.84	626.72
603-411-045	84511 VIA DURANGO	1	596.88	29.84	626.72
603-411-046	84501 VIA DURANGO	1	596.88	29.84	626.72
603-411-047	84500 VIA DURANGO	1	596.88	29.84	626.72
603-411-048	84510 VIA DURANGO	1	596.88	29.84	626.72
603-411-049	84520 VIA DURANGO	1	596.88	29.84	626.72
603-411-050	84530 VIA DURANGO	1	596.88	29.84	626.72
603-411-051	84540 VIA DURANGO	1	596.88	29.84	626.72
603-411-052	84550 VIA DURANGO	1	596.88	29.84	626.72
603-411-053	84560 VIA DURANGO	1	596.88	29.84	626.72
603-411-054	84570 VIA DURANGO	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
603-411-055	84580 VIA DURANGO	1	596.88	29.84	626.72
603-411-056	84590 VIA DURANGO	1	596.88	29.84	626.72
603-411-057	84591 PASEO LAREDO	1	596.88	29.84	626.72
603-411-058	84581 PASEO LAREDO	1	596.88	29.84	626.72
603-411-059	84571 PASEO LAREDO	1	596.88	29.84	626.72
603-411-060	84561 PASEO LAREDO	1	596.88	29.84	626.72
603-411-061	84551 PASEO LAREDO	1	596.88	29.84	626.72
603-411-062	84541 PASEO LAREDO	1	596.88	29.84	626.72
603-411-063	84531 PASEO LAREDO	1	596.88	29.84	626.72
603-411-064	84521 PASEO LAREDO	1	596.88	29.84	626.72
603-411-065	84511 PASEO LAREDO	1	596.88	29.84	626.72
603-411-066	84501 PASEO LAREDO	1	596.88	29.84	626.72
603-412-005	49560 CALLE DE VEGA	1	596.88	29.84	626.72
603-412-006	49580 CALLE DE VEGA	1	596.88	29.84	626.72
603-412-007	49600 CALLE DE VEGA	1	596.88	29.84	626.72
603-412-008	49620 CALLE DE VEGA	1	596.88	29.84	626.72
603-412-009	49640 CALLE DE VEGA	1	596.88	29.84	626.72
603-412-010	49660 CALLE DE VEGA	1	596.88	29.84	626.72
603-412-018	84550 PASEO LAREDO	1	596.88	29.84	626.72
603-412-019	84560 PASEO LAREDO	1	596.88	29.84	626.72
603-412-020	84570 PASEO LAREDO	1	596.88	29.84	626.72
603-412-021	49661 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-412-022	49641 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-412-023	49621 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-412-024	49601 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-412-025	49581 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-412-026	49561 AVENIDA CORTEZ	1	596.88	29.84	626.72
603-412-027	84561 CALLE LEON	1	596.88	29.84	626.72
603-412-028	84551 CALLE LEON	1	596.88	29.84	626.72
603-412-029	84541 CALLE LEON	1	596.88	29.84	626.72
603-421-002	49045 JAZMIN ST	1	596.88	29.84	626.72
603-421-003	49075 JAZMIN ST	1	596.88	29.84	626.72
603-421-004	49105 JAZMIN ST	1	596.88	29.84	626.72
603-421-005	49135 JAZMIN ST	1	596.88	29.84	626.72
603-421-006	49165 JAZMIN ST	1	596.88	29.84	626.72
603-421-007	49195 JAZMIN ST	1	596.88	29.84	626.72
603-421-008	49225 JAZMIN ST	1	596.88	29.84	626.72
603-421-009	49007 JAZMIN ST	1	596.88	29.84	626.72
603-421-010	49015 JAZMIN ST	1	596.88	29.84	626.72
603-422-001	84455 MARGARITA AVE	1	596.88	29.84	626.72
603-422-002	84443 MARGARITA AVE	1	596.88	29.84	626.72
603-422-003	84431 MARGARITA AVE	1	596.88	29.84	626.72
603-422-004	84419 MARGARITA AVE	1	596.88	29.84	626.72
603-422-005	84407 MARGARITA AVE	1	596.88	29.84	626.72
603-422-006	84395 MARGARITA AVE	1	596.88	29.84	626.72
603-422-007	84383 MARGARITA AVE	1	596.88	29.84	626.72
603-422-008	84371 MARGARITA AVE	1	596.88	29.84	626.72
603-422-009	84359 MARGARITA AVE	1	596.88	29.84	626.72
603-422-010	84347 MARGARITA AVE	1	596.88	29.84	626.72
603-422-011	84335 MARGARITA AVE	1	596.88	29.84	626.72
603-422-012	84323 MARGARITA AVE	1	596.88	29.84	626.72
603-422-013	49070 JAZMIN ST	1	596.88	29.84	626.72
603-422-014	49100 JAZMIN ST	1	596.88	29.84	626.72
603-422-015	49130 JAZMIN ST	1	596.88	29.84	626.72
603-422-016	49160 JAZMIN ST	1	596.88	29.84	626.72
603-422-017	49190 JAZMIN ST	1	596.88	29.84	626.72
603-422-018	49220 JAZMIN ST	1	596.88	29.84	626.72
603-422-019	49225 TULIPAN ST	1	596.88	29.84	626.72
603-422-020	49195 TULIPAN ST	1	596.88	29.84	626.72
603-422-021	49165 TULIPAN ST	1	596.88	29.84	626.72
603-422-024	84360 ROSAL AVE	1	596.88	29.84	626.72
603-422-025	84372 ROSAL AVE	1	596.88	29.84	626.72
603-422-026	84384 ROSAL AVE	1	596.88	29.84	626.72
603-422-027	84386 ROSAL AVE	1	596.88	29.84	626.72
603-422-028	84408 ROSAL AVE	1	596.88	29.84	626.72
603-422-029	84420 ROSAL AVE	1	596.88	29.84	626.72
603-422-030	84436 ROSAL AVE	1	596.88	29.84	626.72
603-422-031	84444 ROSAL AVE	1	596.88	29.84	626.72
603-422-032	84456 ROSAL AVE	1	596.88	29.84	626.72
603-422-034	49135 TULIPAN ST	1	596.88	29.84	626.72
603-422-035	49105 TULIPAN ST	1	596.88	29.84	626.72
603-422-036	84336 ROSAL AVE	1	596.88	29.84	626.72
603-422-037	84348 ROSAL AVE	1	596.88	29.84	626.72
603-423-001	84455 ROSAL AVE	1	596.88	29.84	626.72
603-423-002	84443 ROSAL AVE	1	596.88	29.84	626.72
603-423-003	84431 ROSAL AVE	1	596.88	29.84	626.72
603-423-004	84419 ROSAL AVE	1	596.88	29.84	626.72
603-423-005	84407 ROSAL AVE	1	596.88	29.84	626.72
603-423-006	84395 ROSAL AVE	1	596.88	29.84	626.72
603-423-007	84383 ROSAL AVE	1	596.88	29.84	626.72
603-423-011	84396 AMAPOLA LN	1	596.88	29.84	626.72
603-423-012	84408 AMAPOLA LN	1	596.88	29.84	626.72
603-423-013	84420 AMAPOLA LN	1	596.88	29.84	626.72
603-423-014	84432 AMAPOLA LN	1	596.88	29.84	626.72
603-423-015	84444 AMAPOLA LN	1	596.88	29.84	626.72
603-423-016	84456 AMAPOLA LN	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
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APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
603-423-017	49220 TULIPAN ST	1	596.88	29.84	626.72
603-423-021	49255 ORQUIDEA LN	1	596.88	29.84	626.72
603-423-023	49160 TULIPAN ST	1	596.88	29.84	626.72
603-423-024	49190 TULIPAN ST	1	596.88	29.84	626.72
603-423-025	84371 ROSAL AVE	1	596.88	29.84	626.72
603-423-026	84373 ROSAL AVE	1	596.88	29.84	626.72
603-424-001	84300 MARGARITA AVE	1	596.88	29.84	626.72
603-424-002	84312 MARGARITA AVE	1	596.88	29.84	626.72
603-424-003	84324 MARGARITA AVE	1	596.88	29.84	626.72
603-424-004	84336 MARGARITA AVE	1	596.88	29.84	626.72
603-424-005	84348 MARGARITA AVE	1	596.88	29.84	626.72
603-424-006	84360 MARGARITA AVE	1	596.88	29.84	626.72
603-424-007	84372 MARGARITA AVE	1	596.88	29.84	626.72
603-424-008	84384 MARGARITA AVE	1	596.88	29.84	626.72
603-424-009	84396 MARGARITA AVE	1	596.88	29.84	626.72
603-424-010	84408 MARGARITA AVE	1	596.88	29.84	626.72
603-424-011	84420 MARGARITA AVE	1	596.88	29.84	626.72
603-424-012	84432 MARGARITA AVE	1	596.88	29.84	626.72
603-424-013	84444 MARGARITA AVE	1	596.88	29.84	626.72
603-424-014	84456 MARGARITA AVE	1	596.88	29.84	626.72
603-424-015	84468 MARGARITA ST	1	596.88	29.84	626.72
603-424-016	49070 HIBISCO ST	1	596.88	29.84	626.72
603-424-017	49100 HIBISCO ST	1	596.88	29.84	626.72
603-424-018	49130 HIBISCO ST	1	596.88	29.84	626.72
603-424-024	49136 HIBISCO ST	1	596.88	29.84	626.72
603-424-025	49152 HIBISCO ST	1	596.88	29.84	626.72
603-424-026	49170 HIBISCO ST	1	596.88	29.84	626.72
603-424-027	49186 HIBISCO ST	1	596.88	29.84	626.72
603-424-028	49202 HIBISCO ST	1	596.88	29.84	626.72
603-424-029	49220 HIBISCO ST	1	596.88	29.84	626.72
603-424-030	49236 HIBISCO ST	1	596.88	29.84	626.72
603-424-031	49254 HIBISCO ST	1	596.88	29.84	626.72
603-441-001	49133 SIERRA ST	1	596.88	29.84	626.72
603-441-002	49111 SIERRA ST	1	596.88	29.84	626.72
603-441-003	49087 SIERRA ST	1	596.88	29.84	626.72
603-441-004	49071 SIERRA ST	1	596.88	29.84	626.72
603-441-005	84064 MEADOWS LN	1	596.88	29.84	626.72
603-441-006	84076 MEADOWS LN	1	596.88	29.84	626.72
603-441-007	84088 MEADOWS LN	1	596.88	29.84	626.72
603-441-008	84110 MEADOWS LN	1	596.88	29.84	626.72
603-441-009	84122 MEADOWS LN	1	596.88	29.84	626.72
603-441-012	49201 SUMMER ST	1	596.88	29.84	626.72
603-441-013	49179 SUMMER ST	1	596.88	29.84	626.72
603-441-014	49157 SUMMER ST	1	596.88	29.84	626.72
603-441-015	49135 SUMMER ST	1	596.88	29.84	626.72
603-441-016	49113 SUMMER ST	1	596.88	29.84	626.72
603-441-017	49091 SUMMER ST	1	596.88	29.84	626.72
603-441-018	49069 SUMMER ST	1	596.88	29.84	626.72
603-441-019	49023 SUMMER ST	1	596.88	29.84	626.72
603-441-020	49062 SUMMER ST	1	596.88	29.84	626.72
603-441-021	49066 SUMMER ST	1	596.88	29.84	626.72
603-441-022	49070 SUMMER ST	1	596.88	29.84	626.72
603-441-023	49088 SUMMER ST	1	596.88	29.84	626.72
603-441-024	49112 SUMMER ST	1	596.88	29.84	626.72
603-441-025	49134 SUMMER ST	1	596.88	29.84	626.72
603-441-026	49156 SUMMER ST	1	596.88	29.84	626.72
603-441-027	49178 SUMMER ST	1	596.88	29.84	626.72
603-441-028	49200 SUMMER ST	1	596.88	29.84	626.72
603-441-029	49199 SIERRA ST	1	596.88	29.84	626.72
603-441-030	49177 SIERRA ST	1	596.88	29.84	626.72
603-441-031	49155 SIERRA ST	1	596.88	29.84	626.72
603-442-001	84072 TERA VIS	1	596.88	29.84	626.72
603-442-002	84084 TERA VIS	1	596.88	29.84	626.72
603-442-003	84096 TERA VIS	1	596.88	29.84	626.72
603-442-004	84110 TERA VIS	1	596.88	29.84	626.72
603-442-005	84122 TERA VIS	1	596.88	29.84	626.72
603-442-006	84134 TERA VIS	1	596.88	29.84	626.72
603-442-007	84146 TERA VIS	1	596.88	29.84	626.72
603-442-008	84145 MEADOWS LN	1	596.88	29.84	626.72
603-442-009	84133 MEADOWS LN	1	596.88	29.84	626.72
603-442-010	84121 MEADOWS LN	1	596.88	29.84	626.72
603-442-011	84109 MEADOWS LN	1	596.88	29.84	626.72
603-442-012	84097 MEADOWS LN	1	596.88	29.84	626.72
603-442-013	84085 MEADOWS LN	1	596.88	29.84	626.72
603-442-014	84073 MEADOWS LN	1	596.88	29.84	626.72
603-442-015	84158 TERA VIS	1	596.88	29.84	626.72
603-442-016	84170 TERA VIS	1	596.88	29.84	626.72
603-442-017	84182 TERA VIS	1	596.88	29.84	626.72
603-442-018	84181 MEADOWS LN	1	596.88	29.84	626.72
603-442-019	84169 MEADOWS LN	1	596.88	29.84	626.72
603-442-020	84157 MEADOWS LN	1	596.88	29.84	626.72
603-443-001	84071 TERA VIS	1	596.88	29.84	626.72
603-443-002	84083 TERA VIS	1	596.88	29.84	626.72
603-443-003	84095 TERA VIS	1	596.88	29.84	626.72
603-443-004	84107 TERA VIS	1	596.88	29.84	626.72
603-443-005	84119 TERA VIS	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
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APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
603-443-006	84131 TERA VIS	1	596.88	29.84	626.72
603-443-007	84143 TERA VIS	1	596.88	29.84	626.72
603-443-008	84074 FIESTA RD	1	596.88	29.84	626.72
603-443-009	84086 FIESTA RD	1	596.88	29.84	626.72
603-443-010	84098 FIESTA RD	1	596.88	29.84	626.72
603-443-011	84112 FIESTA RD	1	596.88	29.84	626.72
603-443-012	84124 FIESTA RD	1	596.88	29.84	626.72
603-443-013	84136 FIESTA RD	1	596.88	29.84	626.72
603-443-014	84148 FIESTA RD	1	596.88	29.84	626.72
603-443-015	84160 FIESTA RD	1	596.88	29.84	626.72
603-443-016	84172 FIESTA RD	1	596.88	29.84	626.72
603-443-017	84184 FIESTA RD	1	596.88	29.84	626.72
603-443-018	84179 TERA VIS	1	596.88	29.84	626.72
603-443-019	84167 TERA VIS	1	596.88	29.84	626.72
603-443-020	84155 TERA VIS	1	596.88	29.84	626.72
603-444-001	84148 MEADOWS LN	1	596.88	29.84	626.72
603-444-002	84160 MEADOWS LN	1	596.88	29.84	626.72
603-444-003	84172 MEADOWS LN	1	596.88	29.84	626.72
603-444-004	84184 MEADOWS LN	1	596.88	29.84	626.72
603-444-005	49072 BRIANNE LN	1	596.88	29.84	626.72
603-444-006	49090 BRIANNE LN	1	596.88	29.84	626.72
603-444-007	49114 BRIANNE LN	1	596.88	29.84	626.72
603-444-008	49136 BRIANNE LN	1	596.88	29.84	626.72
603-444-009	49158 BRIANNE LN	1	596.88	29.84	626.72
603-444-010	49180 BRIANNE LN	1	596.88	29.84	626.72
603-444-011	49202 BRIANNE LN	1	596.88	29.84	626.72
603-444-012	49224 BRIANNE LN	1	596.88	29.84	626.72
603-452-012	49246 BRIANNE LN	1	596.88	29.84	626.72
603-452-013	49268 BRIANNE LN	1	596.88	29.84	626.72
603-452-014	49290 BRIANNE LN	1	596.88	29.84	626.72
603-452-015	49312 BRIANNE LN	1	596.88	29.84	626.72
603-452-016	49334 BRIANNE LN	1	596.88	29.84	626.72
603-452-017	49346 BRIANNE LN	1	596.88	29.84	626.72
603-452-018	49358 BRIANNE LN	1	596.88	29.84	626.72
603-452-019	49360 BRIANNE LN	1	596.88	29.84	626.72
603-453-002	84183 FIESTA RD	1	596.88	29.84	626.72
603-453-003	84179 FIESTA RD	1	596.88	29.84	626.72
603-453-004	84167 FIESTA RD	1	596.88	29.84	626.72
603-453-005	84155 FIESTA RD	1	596.88	29.84	626.72
603-453-006	84143 FIESTA RD	1	596.88	29.84	626.72
603-453-007	84131 FIESTA RD	1	596.88	29.84	626.72
603-453-008	84119 FIESTA RD	1	596.88	29.84	626.72
603-453-009	84099 FIESTA RD	1	596.88	29.84	626.72
603-453-010	84095 FIESTA RD	1	596.88	29.84	626.72
603-453-011	84083 FIESTA RD	1	596.88	29.84	626.72
603-453-012	84071 FIESTA RD	1	596.88	29.84	626.72
603-453-013	84059 FIESTA RD	1	596.88	29.84	626.72
603-453-014	84047 FIESTA RD	1	596.88	29.84	626.72
603-453-015	84035 FIESTA RD	1	596.88	29.84	626.72
603-453-016	84023 FIESTA RD	1	596.88	29.84	626.72
603-453-018	84014 MAGNOLIA ST	1	596.88	29.84	626.72
603-453-019	84026 MAGNOLIA ST	1	596.88	29.84	626.72
603-453-020	84038 MAGNOLIA ST	1	596.88	29.84	626.72
603-453-021	84050 MAGNOLIA ST	1	596.88	29.84	626.72
603-453-022	84063 MAGNOLIA ST	1	596.88	29.84	626.72
603-453-023	84074 MAGNOLIA ST	1	596.88	29.84	626.72
603-453-024	84086 MAGNOLIA ST	1	596.88	29.84	626.72
603-453-025	84098 MAGNOLIA ST	1	596.88	29.84	626.72
603-453-026	84112 MAGNOLIA ST	1	596.88	29.84	626.72
603-453-027	84124 MAGNOLIA ST	1	596.88	29.84	626.72
603-453-028	84136 MAGNOLIA ST	1	596.88	29.84	626.72
603-453-029	84148 MAGNOLIA ST	1	596.88	29.84	626.72
603-453-030	84160 MAGNOLIA ST	1	596.88	29.84	626.72
603-453-031	84172 MAGNOLIA ST	1	596.88	29.84	626.72
603-453-032	84184 MAGNOLIA ST	1	596.88	29.84	626.72
603-454-001	84185 MAGNOLIA ST	1	596.88	29.84	626.72
603-454-002	84181 MAGNOLIA ST	1	596.88	29.84	626.72
603-454-003	84169 MAGNOLIA ST	1	596.88	29.84	626.72
603-454-004	84157 MAGNOLIA ST	1	596.88	29.84	626.72
603-454-005	84145 MAGNOLIA ST	1	596.88	29.84	626.72
603-454-006	84133 MAGNOLIA ST	1	596.88	29.84	626.72
603-454-007	84121 MAGNOLIA ST	1	596.88	29.84	626.72
603-454-008	84101 MAGNOLIA ST	1	596.88	29.84	626.72
603-454-009	84097 MAGNOLIA ST	1	596.88	29.84	626.72
603-454-010	84085 MAGNOLIA ST	1	596.88	29.84	626.72
603-454-011	84073 MAGNOLIA ST	1	596.88	29.84	626.72
603-454-012	84061 MAGNOLIA ST	1	596.88	29.84	626.72
603-454-013	84049 MAGNOLIA ST	1	596.88	29.84	626.72
603-454-014	84037 MAGNOLIA ST	1	596.88	29.84	626.72
603-454-015	84025 MAGNOLIA ST	1	596.88	29.84	626.72
603-454-016	84016 CALENDULA AVE	1	596.88	29.84	626.72
603-454-017	84028 CALENDULA AVE	1	596.88	29.84	626.72
603-454-018	84040 CALENDULA AVE	1	596.88	29.84	626.72
603-454-019	84052 CALENDULA AVE	1	596.88	29.84	626.72
603-454-020	84064 CALENDULA AVE	1	596.88	29.84	626.72
603-454-021	84076 CALENDULA AVE	1	596.88	29.84	626.72

CITY OF COACHELLA
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APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
603-454-022	84088 CALENDULA AVE	1	596.88	29.84	626.72
603-454-023	84100 CALENDULA AVE	1	596.88	29.84	626.72
603-454-024	84114 CALENDULA AVE	1	596.88	29.84	626.72
603-454-025	84126 CALENDULA AVE	1	596.88	29.84	626.72
603-454-026	84138 CALENDULA AVE	1	596.88	29.84	626.72
603-454-027	84150 CALENDULA AVE	1	596.88	29.84	626.72
603-454-028	84162 CALENDULA AVE	1	596.88	29.84	626.72
603-454-029	84174 CALENDULA AVE	1	596.88	29.84	626.72
603-454-030	84186 CALENDULA AVE	1	596.88	29.84	626.72
603-455-001	49223 SUMMER ST	1	596.88	29.84	626.72
603-455-002	49235 SUMMER ST	1	596.88	29.84	626.72
603-455-003	49247 SUMMER ST	1	596.88	29.84	626.72
603-455-004	49259 SUMMER ST	1	596.88	29.84	626.72
603-455-005	49271 SUMMER ST	1	596.88	29.84	626.72
603-455-006	49283 SUMMER ST	1	596.88	29.84	626.72
603-455-007	49295 SUMMER ST	1	596.88	29.84	626.72
603-455-009	84023 CALENDULA AVE	1	596.88	29.84	626.72
603-455-010	84035 CALENDULA AVE	1	596.88	29.84	626.72
603-455-011	84047 CALENDULA AVE	1	596.88	29.84	626.72
603-455-012	84059 CALENDULA AVE	1	596.88	29.84	626.72
603-455-013	84071 CALENDULA AVE	1	596.88	29.84	626.72
603-455-014	84083 CALENDULA AVE	1	596.88	29.84	626.72
603-455-015	84095 CALENDULA AVE	1	596.88	29.84	626.72
603-455-016	84099 CALENDULA AVE	1	596.88	29.84	626.72
603-455-017	84119 CALENDULA AVE	1	596.88	29.84	626.72
603-455-018	84131 CALENDULA AVE	1	596.88	29.84	626.72
603-455-019	84143 CALENDULA AVE	1	596.88	29.84	626.72
603-455-020	84155 CALENDULA AVE	1	596.88	29.84	626.72
603-455-021	84167 CALENDULA AVE	1	596.88	29.84	626.72
603-455-022	84179 CALENDULA AVE	1	596.88	29.84	626.72
603-455-023	84183 CALENDULA AVE	1	596.88	29.84	626.72
603-490-003	84501 GUITRON ST	1	596.88	29.84	626.72
603-490-004	84511 CALLE GUITRON	1	596.88	29.84	626.72
603-490-005	84521 CALLE GUITRON	1	596.88	29.84	626.72
603-490-006	84531 CALLE GUITRON	1	596.88	29.84	626.72
603-490-007	84541 CALLE GUITRON	1	596.88	29.84	626.72
603-490-008	84551 CALLE GUITRON	1	596.88	29.84	626.72
603-490-009	84561 CALLE GUITRON	1	596.88	29.84	626.72
603-490-010	84571 GUITRON ST	1	596.88	29.84	626.72
603-490-011	84581 CALLE GUITRON	1	596.88	29.84	626.72
603-490-012	84591 CALLE GUITRON	1	596.88	29.84	626.72
603-490-013	84601 CALLE GUITRON	1	596.88	29.84	626.72
603-490-014	84611 CALLE GUITRON	1	596.88	29.84	626.72
603-490-015	84621 CALLE GUITRON	1	596.88	29.84	626.72
603-490-016	84631 CALLE GUITRON	1	596.88	29.84	626.72
603-490-017	84641 CALLE GUITRON	1	596.88	29.84	626.72
603-490-018	84651 CALLE GUITRON	1	596.88	29.84	626.72
603-490-019	84661 CALLE GUITRON	1	596.88	29.84	626.72
603-490-020	84671 CALLE GUITRON	1	596.88	29.84	626.72
603-490-021	84681 CALLE GUITRON	1	596.88	29.84	626.72
603-491-001	84528 GUITRON ST	1	596.88	29.84	626.72
603-491-002	84538 GUITRON ST	1	596.88	29.84	626.72
603-491-003	84548 GUITRON ST	1	596.88	29.84	626.72
603-491-004	84558 GUITRON ST	1	596.88	29.84	626.72
603-491-005	84568 GUITRON ST	1	596.88	29.84	626.72
603-491-006	84578 GUITRON ST	1	596.88	29.84	626.72
603-491-007	84588 GUITRON ST	1	596.88	29.84	626.72
603-491-008	84598 GUITRON ST	1	596.88	29.84	626.72
603-491-009	84608 GUITRON ST	1	596.88	29.84	626.72
603-491-010	84618 GUITRON ST	1	596.88	29.84	626.72
603-491-011	84628 GUITRON ST	1	596.88	29.84	626.72
603-491-012	84638 GUITRON ST	1	596.88	29.84	626.72
603-491-013	84648 GUITRON ST	1	596.88	29.84	626.72
603-491-014	84658 GUITRON ST	1	596.88	29.84	626.72
603-491-015	84668 GUITRON ST	1	596.88	29.84	626.72
603-491-016	84671 ROMERO ST	1	596.88	29.84	626.72
603-491-017	84661 ROMERO ST	1	596.88	29.84	626.72
603-491-018	84651 ROMERO ST	1	596.88	29.84	626.72
603-491-019	84641 ROMERO ST	1	596.88	29.84	626.72
603-491-020	84631 ROMERO ST	1	596.88	29.84	626.72
603-491-021	84621 ROMERO ST	1	596.88	29.84	626.72
603-491-022	84611 ROMERO ST	1	596.88	29.84	626.72
603-491-023	84599 ROMERO ST	1	596.88	29.84	626.72
603-491-024	84589 ROMERO ST	1	596.88	29.84	626.72
603-491-025	84579 ROMERO ST	1	596.88	29.84	626.72
603-491-026	84569 ROMERO ST	1	596.88	29.84	626.72
603-491-027	84559 ROMERO ST	1	596.88	29.84	626.72
603-491-028	84549 ROMERO ST	1	596.88	29.84	626.72
603-491-029	84539 ROMERO ST	1	596.88	29.84	626.72
603-491-030	84529 ROMERO ST	1	596.88	29.84	626.72
603-492-001	49561 REYES ST	1	596.88	29.84	626.72
603-492-002	49551 REYES ST	1	596.88	29.84	626.72
603-492-003	49541 REYES ST	1	596.88	29.84	626.72
603-492-004	49531 REYES ST	1	596.88	29.84	626.72
603-492-005	49521 REYES ST	1	596.88	29.84	626.72
603-492-006	84520 ROMERO ST	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
603-492-007	84530 ROMERO ST	1	596.88	29.84	626.72
603-492-008	84540 ROMERO ST	1	596.88	29.84	626.72
603-492-009	84550 ROMERO ST	1	596.88	29.84	626.72
603-492-010	84560 ROMERO ST	1	596.88	29.84	626.72
603-492-011	84570 ROMERO ST	1	596.88	29.84	626.72
603-492-012	84580 ROMERO ST	1	596.88	29.84	626.72
603-492-013	84590 ROMERO ST	1	596.88	29.84	626.72
603-492-014	84600 ROMERO ST	1	596.88	29.84	626.72
603-492-015	84610 ROMERO ST	1	596.88	29.84	626.72
603-492-016	84620 ROMERO ST	1	596.88	29.84	626.72
603-492-017	84630 ROMERO ST	1	596.88	29.84	626.72
603-492-018	84640 ROMERO ST	1	596.88	29.84	626.72
603-492-019	84650 ROMERO ST	1	596.88	29.84	626.72
603-492-020	84660 ROMERO ST	1	596.88	29.84	626.72
603-492-021	84670 ROMERO ST	1	596.88	29.84	626.72
603-492-022	84680 ROMERO ST	1	596.88	29.84	626.72
603-492-023	49520 NIETO ST	1	596.88	29.84	626.72
603-492-024	49530 NIETO ST	1	596.88	29.84	626.72
603-492-025	49540 NIETO ST	1	596.88	29.84	626.72
603-492-026	49550 NIETO ST	1	596.88	29.84	626.72
603-492-027	49560 NIETO ST	1	596.88	29.84	626.72
603-501-001	84263 CALENDULA AVE	1	596.88	29.84	626.72
603-501-002	84275 CALENDULA AVE	1	596.88	29.84	626.72
603-501-003	NO SITUS AVAILABLE	1	596.88	29.84	626.72
603-501-004	84299 CALENDULA AVE	1	596.88	29.84	626.72
603-501-005	84311 CALENDULA AVE	1	596.88	29.84	626.72
603-501-006	84323 CALENDULA AVE	1	596.88	29.84	626.72
603-501-007	49405 ORQUIDEA LN	1	596.88	29.84	626.72
603-501-008	84347 CALENDULA AVE	1	596.88	29.84	626.72
603-501-009	84359 CALENDULA AVE	1	596.88	29.84	626.72
603-501-010	84371 CALENDULA AVE	1	596.88	29.84	626.72
603-501-011	NO SITUS AVAILABLE	1	596.88	29.84	626.72
603-501-012	84395 CALENDULA AVE	1	596.88	29.84	626.72
603-501-013	84407 CALENDULA AVE	1	596.88	29.84	626.72
603-501-014	84419 CALENDULA AVE	1	596.88	29.84	626.72
603-501-015	84431 CALENDULA AVE	1	596.88	29.84	626.72
603-501-016	84445 CALENDULA AVE	1	596.88	29.84	626.72
603-501-017	84455 CALENDULA AVE	1	596.88	29.84	626.72
603-502-001	49255 JAZMIN ST	1	596.88	29.84	626.72
603-502-002	49285 JAZMIN ST	1	596.88	29.84	626.72
603-502-003	49315 JAZMIN ST	1	596.88	29.84	626.72
603-502-004	49345 JAZMIN ST	1	596.88	29.84	626.72
603-502-005	49375 JAZMIN ST	1	596.88	29.84	626.72
603-502-006	49405 JAZMIN ST	1	596.88	29.84	626.72
603-502-007	49435 JAZMIN ST	1	596.88	29.84	626.72
603-502-008	49465 JAZMIN ST	1	596.88	29.84	626.72
603-503-001	49250 JAZMIN ST	1	596.88	29.84	626.72
603-503-002	49280 JAZMIN ST	1	596.88	29.84	626.72
603-503-003	49310 JAZMIN ST	1	596.88	29.84	626.72
603-503-004	NO SITUS AVAILABLE	1	596.88	29.84	626.72
603-503-005	49370 JAZMIN ST	1	596.88	29.84	626.72
603-503-006	NO SITUS AVAILABLE	1	596.88	29.84	626.72
603-503-007	49430 JAZMIN ST	1	596.88	29.84	626.72
603-503-008	49460 JAZMIN ST	1	596.88	29.84	626.72
603-503-009	49465 TULIPAN ST	1	596.88	29.84	626.72
603-503-010	49435 TULIPAN ST	1	596.88	29.84	626.72
603-503-011	49405 TULIPAN ST	1	596.88	29.84	626.72
603-503-012	NO SITUS AVAILABLE	1	596.88	29.84	626.72
603-503-013	49345 TULIPAN ST	1	596.88	29.84	626.72
603-503-014	NO SITUS AVAILABLE	1	596.88	29.84	626.72
603-503-015	NO SITUS AVAILABLE	1	596.88	29.84	626.72
603-503-016	49255 TULIPAN ST	1	596.88	29.84	626.72
603-504-001	49250 TULIPAN ST	1	596.88	29.84	626.72
603-504-002	49280 TULIPAN ST	1	596.88	29.84	626.72
603-504-003	49310 TULIPAN ST	1	596.88	29.84	626.72
603-504-004	49340 TULIPAN ST	1	596.88	29.84	626.72
603-504-005	49370 TULIPAN ST	1	596.88	29.84	626.72
603-504-006	49400 TULIPAN ST	1	596.88	29.84	626.72
603-504-007	49430 TULIPAN ST	1	596.88	29.84	626.72
603-504-008	49460 TULIPAN ST	1	596.88	29.84	626.72
603-504-009	49465 ORQUIDEA LN	1	596.88	29.84	626.72
603-504-010	49435 ORQUIDEA LN	1	596.88	29.84	626.72
603-504-011	49405 ORQUIDEA LN	1	596.88	29.84	626.72
603-504-012	49375 ORQUIDEA LN	1	596.88	29.84	626.72
603-504-013	49345 ORQUIDEA LN	1	596.88	29.84	626.72
603-504-014	49315 ORQUIDEA LN	1	596.88	29.84	626.72
603-504-015	49285 ORQUIDEA LN	1	596.88	29.84	626.72
603-504-016	84581 PASEO LAREDO	1	596.88	29.84	626.72
603-504-017	49340 ORQUIDEA LN	1	596.88	29.84	626.72
603-504-018	NO SITUS AVAILABLE	1	596.88	29.84	626.72
603-504-019	49400 ORQUIDEA LN	1	596.88	29.84	626.72
603-504-020	49430 ORQUIDEA LN	1	596.88	29.84	626.72
603-504-021	49460 ORQUIDEA LN	1	596.88	29.84	626.72
603-504-022	49465 NARCISO LN	1	596.88	29.84	626.72
603-504-023	49435 NARCISO LN	1	596.88	29.84	626.72
603-504-024	49405 NARCISO LN	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
603-504-025	49375 NARCISO LN	1	596.88	29.84	626.72
603-504-026	49345 NARCISO LN	1	596.88	29.84	626.72
603-504-027	84419 AMAPOLA ST	1	596.88	29.84	626.72
603-504-028	84443 AMAPOLA LN	1	596.88	29.84	626.72
603-504-029	49370 NARCISO LN	1	596.88	29.84	626.72
603-504-030	49400 NARCISO LN	1	596.88	29.84	626.72
603-504-031	49430 NARCISO LN	1	596.88	29.84	626.72
603-504-033	49460 NARCISO LN	1	596.88	29.84	626.72
603-504-035	49305 HIBISCO ST	1	596.88	29.84	626.72
603-504-036	49287 HIBISCO ST	1	596.88	29.84	626.72
603-504-037	49403 HIBISCO ST	1	596.88	29.84	626.72
603-504-038	49387 HIBISCO ST	1	596.88	29.84	626.72
603-504-039	49371 HIBISCO ST	1	596.88	29.84	626.72
603-504-040	49363 HIBISCO ST	1	596.88	29.84	626.72
603-504-041	49347 HIBISCO ST	1	596.88	29.84	626.72
603-504-042	49321 HIBISCO ST	1	596.88	29.84	626.72
603-505-002	49270 HIBISCO ST	1	596.88	29.84	626.72
603-505-003	86 HIBISCO ST	1	596.88	29.84	626.72
603-505-004	49304 HIBISCO ST	1	596.88	29.84	626.72
603-505-005	NO SITUS AVAILABLE	1	596.88	29.84	626.72
603-505-006	49338 HIBISCO ST	1	596.88	29.84	626.72
603-505-007	49354 HIBISCO ST	1	596.88	29.84	626.72
603-505-008	49452 HIBISCO ST	1	596.88	29.84	626.72
603-505-009	49436 HIBISCO ST	1	596.88	29.84	626.72
603-505-010	49420 HIBISCO ST	1	596.88	29.84	626.72
603-505-011	49404 HIBISCO ST	1	596.88	29.84	626.72
603-505-012	49386 HIBISCO ST	1	596.88	29.84	626.72
603-505-013	49370 HIBISCO ST	1	596.88	29.84	626.72
603-511-001	84503 LAS LUNAS AVE	1	596.88	29.84	626.72
603-511-002	84513 LAS LUNAS AVE	1	596.88	29.84	626.72
603-511-003	84523 LAS LUNAS AVE	1	596.88	29.84	626.72
603-511-004	84533 LAS LUNAS AVE	1	596.88	29.84	626.72
603-511-005	84543 LAS LUNAS AVE	1	596.88	29.84	626.72
603-511-006	84553 LAS LUNAS AVE	1	596.88	29.84	626.72
603-511-007	84563 LAS LUNAS AVE	1	596.88	29.84	626.72
603-511-008	84573 LAS LUNAS AVE	1	596.88	29.84	626.72
603-511-009	84583 LAS LUNAS AVE	1	596.88	29.84	626.72
603-511-010	84593 LAS LUNAS AVE	1	596.88	29.84	626.72
603-511-011	84603 LAS LUNAS AVE	1	596.88	29.84	626.72
603-511-012	84613 LAS LUNAS AVE	1	596.88	29.84	626.72
603-511-013	84623 LAS LUNAS AVE	1	596.88	29.84	626.72
603-511-014	84633 LAS LUNAS AVE	1	596.88	29.84	626.72
603-511-015	84643 LAS LUNAS AVE	1	596.88	29.84	626.72
603-511-016	84653 LAS LUNAS AVE	1	596.88	29.84	626.72
603-511-017	84663 LAS LUNAS AVE	1	596.88	29.84	626.72
603-511-018	84673 LAS LUNAS AVE	1	596.88	29.84	626.72
603-511-020	49152 LAS CRUCES ST	1	596.88	29.84	626.72
603-511-021	49142 LAS CRUCES ST	1	596.88	29.84	626.72
603-511-022	49132 LAS CRUCES ST	1	596.88	29.84	626.72
603-511-023	49122 LAS CRUCES ST	1	596.88	29.84	626.72
603-511-024	49112 LAS CRUCES ST	1	596.88	29.84	626.72
603-511-025	49102 LAS CRUCES ST	1	596.88	29.84	626.72
603-511-026	49092 LAS CRUCES ST	1	596.88	29.84	626.72
603-511-027	49082 LAS CRUCES ST	1	596.88	29.84	626.72
603-511-028	49072 LAS CRUCES ST	1	596.88	29.84	626.72
603-512-001	49073 LAS CRUCES ST	1	596.88	29.84	626.72
603-512-002	49083 LAS CRUCES ST	1	596.88	29.84	626.72
603-512-003	49093 LAS CRUCES ST	1	596.88	29.84	626.72
603-512-004	49103 LAS CRUCES ST	1	596.88	29.84	626.72
603-512-005	49113 LAS CRUCES ST	1	596.88	29.84	626.72
603-512-006	49123 LAS CRUCES ST	1	596.88	29.84	626.72
603-512-007	49133 LAS CRUCES ST	1	596.88	29.84	626.72
603-512-008	49143 LAS CRUCES ST	1	596.88	29.84	626.72
603-512-009	49153 LAS CRUCES ST	1	596.88	29.84	626.72
603-512-011	49150 RIO RANCHO CT	1	596.88	29.84	626.72
603-512-012	49140 RIO RANCHO CT	1	596.88	29.84	626.72
603-512-013	49130 RIO RANCHO CT	1	596.88	29.84	626.72
603-512-014	49120 RIO RANCHO CT	1	596.88	29.84	626.72
603-512-015	49110 RIO RANCHO CT	1	596.88	29.84	626.72
603-512-016	49100 RIO RANCHO CT	1	596.88	29.84	626.72
603-512-017	49090 RIO RANCHO CT	1	596.88	29.84	626.72
603-512-018	49080 RIO RANCHO CT	1	596.88	29.84	626.72
603-512-019	49070 RIO RANCHO CT	1	596.88	29.84	626.72
603-512-020	49071 RIO RANCHO CT	1	596.88	29.84	626.72
603-512-021	49081 RIO RANCHO CT	1	596.88	29.84	626.72
603-512-022	49091 RIO RANCHO CT	1	596.88	29.84	626.72
603-512-023	49101 RIO RANCHO CT	1	596.88	29.84	626.72
603-512-024	49111 RIO RANCHO CT	1	596.88	29.84	626.72
603-512-025	49121 RIO RANCHO CT	1	596.88	29.84	626.72
603-512-026	49131 RIO RANCHO CT	1	596.88	29.84	626.72
603-512-027	49141 RIO RANCHO CT	1	596.88	29.84	626.72
603-512-028	49151 RIO RANCHO CT	1	596.88	29.84	626.72
603-512-029	49154 MESA CT	1	596.88	29.84	626.72
603-512-030	49144 MESA CT	1	596.88	29.84	626.72
603-512-031	49134 MESA CT	1	596.88	29.84	626.72
603-512-032	49124 MESA CT	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
603-512-033	49114 MESA CT	1	596.88	29.84	626.72
603-512-034	49104 MESA CT	1	596.88	29.84	626.72
603-512-035	49094 MESA CT	1	596.88	29.84	626.72
603-512-036	49084 MESA CT	1	596.88	29.84	626.72
603-512-037	49074 MESA CT	1	596.88	29.84	626.72
603-512-038	49075 MESA CT	1	596.88	29.84	626.72
603-512-039	49085 MESA CT	1	596.88	29.84	626.72
603-512-040	49095 MESA CT	1	596.88	29.84	626.72
603-512-041	49105 MESA CT	1	596.88	29.84	626.72
603-512-042	49115 MESA CT	1	596.88	29.84	626.72
603-512-043	49125 MESA CT	1	596.88	29.84	626.72
603-512-044	49135 MESA CT	1	596.88	29.84	626.72
603-512-045	49145 MESA CT	1	596.88	29.84	626.72
603-512-046	49155 MESA CT	1	596.88	29.84	626.72
603-512-047	49148 SEDONA CT	1	596.88	29.84	626.72
603-512-048	49138 SEDONA CT	1	596.88	29.84	626.72
603-512-049	49128 SEDONA CT	1	596.88	29.84	626.72
603-512-050	49118 SEDONA CT	1	596.88	29.84	626.72
603-512-051	49108 SEDONA CT	1	596.88	29.84	626.72
603-512-052	49098 SEDONA CT	1	596.88	29.84	626.72
603-512-053	49088 SEDONA CT	1	596.88	29.84	626.72
603-512-054	49078 SEDONA CT	1	596.88	29.84	626.72
603-512-055	49068 SEDONA CT	1	596.88	29.84	626.72
603-512-056	49067 SEDONA CT	1	596.88	29.84	626.72
603-512-057	49077 SEDONA CT	1	596.88	29.84	626.72
603-512-058	49087 SEDONA CT	1	596.88	29.84	626.72
603-512-059	49097 SEDONA CT	1	596.88	29.84	626.72
603-512-060	49107 SEDONA CT	1	596.88	29.84	626.72
603-512-061	49117 SEDONA CT	1	596.88	29.84	626.72
603-512-062	49127 SEDONA CT	1	596.88	29.84	626.72
603-512-063	49137 SEDONA CT	1	596.88	29.84	626.72
603-512-064	49147 SEDONA CT	1	596.88	29.84	626.72
603-520-001	84311 AVENIDA FLORABUNDA	1	596.88	29.84	626.72
603-520-002	84321 AVENIDA FLORABUNDA	1	596.88	29.84	626.72
603-520-003	84331 AVENIDA FLORABUNDA	1	596.88	29.84	626.72
603-520-004	84341 AVENIDA FLORABUNDA	1	596.88	29.84	626.72
603-520-005	84351 AVENIDA FLORABUNDA	1	596.88	29.84	626.72
603-520-006	84361 AVENIDA FLORABUNDA	1	596.88	29.84	626.72
603-520-007	84371 AVENIDA FLORABUNDA	1	596.88	29.84	626.72
603-521-001	84116 AVENIDA NERIUM	1	596.88	29.84	626.72
603-521-002	84112 AVENIDA NERIUM	1	596.88	29.84	626.72
603-521-003	84108 AVENIDA NERIUM	1	596.88	29.84	626.72
603-522-001	84104 AVENIDA NERIUM	1	596.88	29.84	626.72
603-522-002	84100 AVENIDA NERIUM	1	596.88	29.84	626.72
603-522-003	84096 AVENIDA NERIUM	1	596.88	29.84	626.72
603-522-004	84092 AVENIDA NERIUM	1	596.88	29.84	626.72
603-522-005	84088 AVENIDA NERIUM	1	596.88	29.84	626.72
603-522-006	84084 AVENIDA NERIUM	1	596.88	29.84	626.72
603-522-007	48487 CALLE CARMELLO	1	596.88	29.84	626.72
603-522-008	48509 CALLE CARMELLO	1	596.88	29.84	626.72
603-522-009	48531 CALLE CARMELLO	1	596.88	29.84	626.72
603-522-010	48553 CALLE CARMELLO	1	596.88	29.84	626.72
603-522-011	48575 CALLE CARMELLO	1	596.88	29.84	626.72
603-522-012	48597 CALLE CARMELLO	1	596.88	29.84	626.72
603-522-013	48619 CALLE CARMELLO	1	596.88	29.84	626.72
603-522-014	48641 CALLE CARMELLO	1	596.88	29.84	626.72
603-522-015	48663 CALLE CARMELLO	1	596.88	29.84	626.72
603-523-001	48685 CALLE CARMELLO	1	596.88	29.84	626.72
603-523-002	48707 CALLE CARMELLO	1	596.88	29.84	626.72
603-523-003	48729 CALLE CARMELLO	1	596.88	29.84	626.72
603-523-004	48751 CALLE CARMELLO	1	596.88	29.84	626.72
603-523-005	48773 CALLE CARMELLO	1	596.88	29.84	626.72
603-523-006	84291 AVENIDA FLORABUNDA	1	596.88	29.84	626.72
603-523-007	84301 AVENIDA FLORABUNDA	1	596.88	29.84	626.72
603-524-001	84368 AVENIDA FLORABUNDA	1	596.88	29.84	626.72
603-524-002	84358 AVENIDA FLORABUNDA	1	596.88	29.84	626.72
603-524-003	84348 AVENIDA FLORABUNDA	1	596.88	29.84	626.72
603-524-004	84338 AVENIDA FLORABUNDA	1	596.88	29.84	626.72
603-524-005	84328 AVENIDA FLORABUNDA	1	596.88	29.84	626.72
603-524-006	84318 AVENIDA FLORABUNDA	1	596.88	29.84	626.72
603-524-007	84308 AVENIDA FLORABUNDA	1	596.88	29.84	626.72
603-524-008	84298 AVENIDA FLORABUNDA	1	596.88	29.84	626.72
603-524-009	84097 AVENIDA EUROPA	1	596.88	29.84	626.72
603-524-010	84101 AVENIDA EUROPA	1	596.88	29.84	626.72
603-524-011	84105 AVENIDA EUROPA	1	596.88	29.84	626.72
603-524-012	84109 AVENIDA EUROPA	1	596.88	29.84	626.72
603-524-013	84111 AVENIDA EUROPA	1	596.88	29.84	626.72
603-524-014	84115 AVENIDA EUROPA	1	596.88	29.84	626.72
603-524-015	84119 AVENIDA EUROPA	1	596.88	29.84	626.72
603-524-016	84121 AVENIDA EUROPA	1	596.88	29.84	626.72
603-525-001	84124 AVENIDA EUROPA	1	596.88	29.84	626.72
603-525-002	84120 AVENIDA EUROPA	1	596.88	29.84	626.72
603-525-003	84116 AVENIDA EUROPA	1	596.88	29.84	626.72
603-525-004	84112 AVENIDA EUROPA	1	596.88	29.84	626.72
603-525-005	84108 AVENIDA EUROPA	1	596.88	29.84	626.72
603-525-006	84104 AVENIDA EUROPA	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
603-525-007	84100 AVENIDA EUROPA	1	596.88	29.84	626.72
603-525-008	84096 AVENIDA EUROPA	1	596.88	29.84	626.72
603-525-009	84095 AVENIDA CEDRUS	1	596.88	29.84	626.72
603-525-010	84099 AVENIDA CEDRUS	1	596.88	29.84	626.72
603-525-011	84103 AVENIDA CEDRUS	1	596.88	29.84	626.72
603-525-012	84107 AVENIDA CEDRUS	1	596.88	29.84	626.72
603-525-013	84111 AVENIDA CEDRUS	1	596.88	29.84	626.72
603-525-014	84115 AVENIDA CEDRUS	1	596.88	29.84	626.72
603-525-015	84119 AVENIDA CEDRUS	1	596.88	29.84	626.72
603-525-016	84121 AVENIDA CEDRUS	1	596.88	29.84	626.72
603-526-001	84122 AVENIDA CEDRUS	1	596.88	29.84	626.72
603-526-002	84118 AVENIDA CEDRUS	1	596.88	29.84	626.72
603-526-003	84114 AVENIDA CEDRUS	1	596.88	29.84	626.72
603-526-004	84110 AVENIDA CEDRUS	1	596.88	29.84	626.72
603-526-005	84106 AVENIDA CEDRUS	1	596.88	29.84	626.72
603-526-006	84102 AVENIDA CEDRUS	1	596.88	29.84	626.72
603-526-007	84098 AVENIDA CEDRUS	1	596.88	29.84	626.72
603-526-008	84094 AVENIDA CEDRUS	1	596.88	29.84	626.72
603-526-009	84093 AVENIDA NERIUM	1	596.88	29.84	626.72
603-526-010	84097 AVENIDA NERIUM	1	596.88	29.84	626.72
603-526-011	84101 AVENIDA NERIUM	1	596.88	29.84	626.72
603-526-012	84105 AVENIDA NERIUM	1	596.88	29.84	626.72
603-526-013	84109 AVENIDA NERIUM	1	596.88	29.84	626.72
603-526-014	84113 AVENIDA NERIUM	1	596.88	29.84	626.72
603-526-015	84117 AVENIDA NERIUM	1	596.88	29.84	626.72
603-526-016	84121 AVENIDA NERIUM	1	596.88	29.84	626.72
603-530-001	84381 AVENIDA FLORABUNDA	1	596.88	29.84	626.72
603-530-002	84391 AVENIDA FLORABUNDA	1	596.88	29.84	626.72
603-530-003	84401 AVENIDA FLORABUNDA	1	596.88	29.84	626.72
603-530-004	84411 AVENIDA FLORABUNDA	1	596.88	29.84	626.72
603-530-005	84421 AVENIDA FLORABUNDA	1	596.88	29.84	626.72
603-530-006	84431 AVENIDA FLORABUNDA	1	596.88	29.84	626.72
603-530-007	84441 AVENIDA FLORABUNDA	1	596.88	29.84	626.72
603-530-008	48774 CALLE CANTARA	1	596.88	29.84	626.72
603-530-009	48752 CALLE CANTARA	1	596.88	29.84	626.72
603-530-010	48730 CALLE CANTARA	1	596.88	29.84	626.72
603-530-011	48708 CALLE CANTARA	1	596.88	29.84	626.72
603-530-012	48686 CALLE CANTARA	1	596.88	29.84	626.72
603-530-013	48664 CALLE CANTARA	1	596.88	29.84	626.72
603-530-014	48642 CALLE CANTARA	1	596.88	29.84	626.72
603-530-015	48620 CALLE CANTARA	1	596.88	29.84	626.72
603-530-016	48598 CALLE CANTARA	1	596.88	29.84	626.72
603-530-017	48576 CALLE CANTARA	1	596.88	29.84	626.72
603-530-018	48554 CALLE CANTARA	1	596.88	29.84	626.72
603-530-019	48532 CALLE CANTARA	1	596.88	29.84	626.72
603-530-020	48510 CALLE CANTARA	1	596.88	29.84	626.72
603-530-021	48488 CALLE CANTARA	1	596.88	29.84	626.72
603-530-022	48466 CALLE CANTARA	1	596.88	29.84	626.72
603-530-023	84152 AVENIDA NERIUM	1	596.88	29.84	626.72
603-530-024	84148 AVENIDA NERIUM	1	596.88	29.84	626.72
603-530-025	84144 AVENIDA NERIUM	1	596.88	29.84	626.72
603-530-026	84140 AVENIDA NERIUM	1	596.88	29.84	626.72
603-530-027	84136 AVENIDA NERIUM	1	596.88	29.84	626.72
603-530-028	84132 AVENIDA NERIUM	1	596.88	29.84	626.72
603-530-029	84128 AVENIDA NERIUM	1	596.88	29.84	626.72
603-530-030	84124 AVENIDA NERIUM	1	596.88	29.84	626.72
603-530-031	84120 AVENIDA NERIUM	1	596.88	29.84	626.72
603-531-001	48487 CALLE CANTARA	1	596.88	29.84	626.72
603-531-002	48509 CALLE CANTARA	1	596.88	29.84	626.72
603-531-003	48531 CALLE CANTARA	1	596.88	29.84	626.72
603-531-004	48553 CALLE CANTARA	1	596.88	29.84	626.72
603-531-005	48575 CALLE CANTARA	1	596.88	29.84	626.72
603-531-006	48597 CALLE CANTARA	1	596.88	29.84	626.72
603-531-007	48619 CALLE CANTARA	1	596.88	29.84	626.72
603-531-008	48641 CALLE CANTARA	1	596.88	29.84	626.72
603-531-009	48663 CALLE CANTARA	1	596.88	29.84	626.72
603-531-010	48685 CALLE CANTARA	1	596.88	29.84	626.72
603-531-011	48707 CALLE CANTARA	1	596.88	29.84	626.72
603-531-012	48729 CALLE CANTARA	1	596.88	29.84	626.72
603-531-013	48751 CALLE CANTARA	1	596.88	29.84	626.72
603-531-014	48752 CALLE ELДАРICA	1	596.88	29.84	626.72
603-531-015	48730 CALLE ELДАРICA	1	596.88	29.84	626.72
603-531-016	48708 CALLE ELДАРICA	1	596.88	29.84	626.72
603-531-017	48686 CALLE ELДАРICA	1	596.88	29.84	626.72
603-531-018	48664 CALLE ELДАРICA	1	596.88	29.84	626.72
603-531-019	48644 CALLE ELДАРICA	1	596.88	29.84	626.72
603-531-020	48622 CALLE ELДАРICA	1	596.88	29.84	626.72
603-531-021	48600 CALLE ELДАРICA	1	596.88	29.84	626.72
603-531-022	48578 CALLE ELДАРICA	1	596.88	29.84	626.72
603-531-023	48556 CALLE ELДАРICA	1	596.88	29.84	626.72
603-531-024	48534 CALLE ELДАРICA	1	596.88	29.84	626.72
603-531-025	48512 CALLE ELДАРICA	1	596.88	29.84	626.72
603-531-026	48490 CALLE ELДАРICA	1	596.88	29.84	626.72
603-532-001	48489 CALLE ELДАРICA	1	596.88	29.84	626.72
603-532-002	48511 CALLE ELДАРICA	1	596.88	29.84	626.72
603-532-003	48533 CALLE ELДАРICA	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
603-532-004	48555 CALLE ELДАРICA	1	596.88	29.84	626.72
603-532-005	48577 CALLE ELДАРICA	1	596.88	29.84	626.72
603-532-006	48599 CALLE ELДАРICA	1	596.88	29.84	626.72
603-532-007	48621 CALLE ELДАРICA	1	596.88	29.84	626.72
603-532-008	48643 CALLE ELДАРICA	1	596.88	29.84	626.72
603-532-009	48665 CALLE ELДАРICA	1	596.88	29.84	626.72
603-532-010	48687 CALLE ELДАРICA	1	596.88	29.84	626.72
603-532-011	48709 CALLE ELДАРICA	1	596.88	29.84	626.72
603-532-012	48731 CALLE ELДАРICA	1	596.88	29.84	626.72
603-532-013	48753 CALLE ELДАРICA	1	596.88	29.84	626.72
603-532-014	48756 CALLE TECOMARIA	1	596.88	29.84	626.72
603-532-015	48734 CALLE TECOMARIA	1	596.88	29.84	626.72
603-532-016	48712 CALLE TECOMARIA	1	596.88	29.84	626.72
603-532-017	48690 CALLE TECOMARIA	1	596.88	29.84	626.72
603-532-018	48668 CALLE TECOMARIA	1	596.88	29.84	626.72
603-532-019	48646 CALLE TECOMARIA	1	596.88	29.84	626.72
603-532-020	48624 CALLE TECOMARIA	1	596.88	29.84	626.72
603-532-021	48602 CALLE TECOMARIA	1	596.88	29.84	626.72
603-532-022	48580 CALLE TECOMARIA	1	596.88	29.84	626.72
603-532-023	48558 CALLE TECOMARIA	1	596.88	29.84	626.72
603-532-024	48536 CALLE TECOMARIA	1	596.88	29.84	626.72
603-532-025	48514 CALLE TECOMARIA	1	596.88	29.84	626.72
603-532-026	48492 CALLE TECOMARIA	1	596.88	29.84	626.72
603-540-001	49624 SABAL CT	1	596.88	29.84	626.72
603-540-002	49636 SABAL CT	1	596.88	29.84	626.72
603-540-003	49648 SABAL CT	1	596.88	29.84	626.72
603-540-004	49653 SABAL CT	1	596.88	29.84	626.72
603-540-005	49641 SABAL CT	1	596.88	29.84	626.72
603-540-006	49629 SABAL CT	1	596.88	29.84	626.72
603-540-007	49617 SABAL CT	1	596.88	29.84	626.72
603-540-008	49605 SABAL CT	1	596.88	29.84	626.72
603-540-009	49608 KENTIA CT	1	596.88	29.84	626.72
603-540-010	49620 KENTIA CT	1	596.88	29.84	626.72
603-540-011	49632 KENTIA CT	1	596.88	29.84	626.72
603-540-012	49644 KENTIA CT	1	596.88	29.84	626.72
603-540-013	49656 KENTIA CT	1	596.88	29.84	626.72
603-540-014	49655 KENTIA CT	1	596.88	29.84	626.72
603-540-015	49643 KENTIA CT	1	596.88	29.84	626.72
603-540-016	49631 KENTIA CT	1	596.88	29.84	626.72
603-540-017	49619 KENTIA CT	1	596.88	29.84	626.72
603-540-018	49607 KENTIA CT	1	596.88	29.84	626.72
603-540-021	49610 LIVISTONIA CT	1	596.88	29.84	626.72
603-540-022	49622 LIVISTONIA CT	1	596.88	29.84	626.72
603-540-023	49634 LIVISTONIA CT	1	596.88	29.84	626.72
603-540-024	49646 LIVISTONIA CT	1	596.88	29.84	626.72
603-540-025	49658 LIVISTONIA CT	1	596.88	29.84	626.72
603-540-026	49657 LIVISTONIA CT	1	596.88	29.84	626.72
603-540-027	49645 LIVISTONIA CT	1	596.88	29.84	626.72
603-540-028	49633 LIVISTONIA CT	1	596.88	29.84	626.72
603-540-029	49621 LIVISTONIA CT	1	596.88	29.84	626.72
603-540-030	49609 LIVISTONIA CT	1	596.88	29.84	626.72
603-540-031	49612 PHOENIX AVE	1	596.88	29.84	626.72
603-540-032	49624 PHOENIX AVE	1	596.88	29.84	626.72
603-540-033	49634 PHOENIX AVE	1	596.88	29.84	626.72
603-540-034	49646 PHOENIX AVE	1	596.88	29.84	626.72
603-540-035	84437 PHOENIX AVE	1	596.88	29.84	626.72
603-540-036	84425 PHOENIX AVE	1	596.88	29.84	626.72
603-540-037	84413 PHOENIX AVE	1	596.88	29.84	626.72
603-540-038	84401 PHOENIX AVE	1	596.88	29.84	626.72
603-540-039	84389 PHOENIX AVE	1	596.88	29.84	626.72
603-540-040	84377 PHOENIX AVE	1	596.88	29.84	626.72
603-541-001	49611 PHOENIX AVE	1	596.88	29.84	626.72
603-541-002	49623 PHOENIX AVE	1	596.88	29.84	626.72
603-541-003	84426 PHOENIX AVE	1	596.88	29.84	626.72
603-541-004	84414 PHOENIX AVE	1	596.88	29.84	626.72
603-550-001	84390 PHOENIX AVE	1	596.88	29.84	626.72
603-550-002	84378 PHOENIX AVE	1	596.88	29.84	626.72
603-550-003	84366 PHOENIX CT	1	596.88	29.84	626.72
603-550-004	84354 PHOENIX CT	1	596.88	29.84	626.72
603-550-005	84342 PHOENIX CT	1	596.88	29.84	626.72
603-550-006	84330 PHOENIX CT	1	596.88	29.84	626.72
603-550-007	84318 PHOENIX CT	1	596.88	29.84	626.72
603-550-008	84306 PHOENIX CT	1	596.88	29.84	626.72
603-550-009	84294 PHOENIX CT	1	596.88	29.84	626.72
603-550-010	84282 PHOENIX CT	1	596.88	29.84	626.72
603-550-011	84295 PHOENIX CT	1	596.88	29.84	626.72
603-550-012	84307 PHOENIX CT	1	596.88	29.84	626.72
603-550-013	84317 PHOENIX CT	1	596.88	29.84	626.72
603-550-014	84329 PHOENIX CT	1	596.88	29.84	626.72
603-550-015	84341 PHOENIX CT	1	596.88	29.84	626.72
603-550-016	84353 PHOENIX CT	1	596.88	29.84	626.72
603-550-017	84365 PHOENIX CT	1	596.88	29.84	626.72
603-550-018	84364 RHAPIS CT	1	596.88	29.84	626.72
603-550-019	84352 RHAPIS CT	1	596.88	29.84	626.72
603-550-020	84340 RHAPIS CT	1	596.88	29.84	626.72
603-550-021	84328 RHAPIS CT	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
603-550-022	84316 RHAPIS CT	1	596.88	29.84	626.72
603-550-023	84304 RHAPIS CT	1	596.88	29.84	626.72
603-550-024	84292 RHAPIS CT	1	596.88	29.84	626.72
603-550-025	84280 RHAPIS CT	1	596.88	29.84	626.72
603-550-026	84285 RHAPIS CT	1	596.88	29.84	626.72
603-550-027	84303 RHAPIS CT	1	596.88	29.84	626.72
603-550-028	84315 RHAPIS CT	1	596.88	29.84	626.72
603-550-029	84327 RHAPIS CT	1	596.88	29.84	626.72
603-550-030	84339 RHAPIS CT	1	596.88	29.84	626.72
603-550-031	84351 RHAPIS CT	1	596.88	29.84	626.72
603-550-032	84363 RHAPIS CT	1	596.88	29.84	626.72
603-550-033	84362 QUEEN ST	1	596.88	29.84	626.72
603-550-034	84350 QUEEN ST	1	596.88	29.84	626.72
603-550-035	84338 QUEEN ST	1	596.88	29.84	626.72
603-550-036	84326 QUEEN ST	1	596.88	29.84	626.72
603-550-037	84314 QUEEN ST	1	596.88	29.84	626.72
603-550-038	84302 QUEEN ST	1	596.88	29.84	626.72
603-550-039	84299 QUEEN ST	1	596.88	29.84	626.72
603-550-040	84311 QUEEN ST	1	596.88	29.84	626.72
603-550-041	84323 QUEEN ST	1	596.88	29.84	626.72
603-550-042	84335 QUEEN ST	1	596.88	29.84	626.72
603-550-043	84347 QUEEN ST	1	596.88	29.84	626.72
603-550-044	84359 QUEEN ST	1	596.88	29.84	626.72
603-550-045	84360 KING CT	1	596.88	29.84	626.72
603-550-046	84348 KING ST	1	596.88	29.84	626.72
603-550-047	84336 KING CT	1	596.88	29.84	626.72
603-550-048	84324 KING CT	1	596.88	29.84	626.72
603-550-049	84312 KING CT	1	596.88	29.84	626.72
603-550-050	84300 KING CT	1	596.88	29.84	626.72
603-550-051	84301 KING CT	1	596.88	29.84	626.72
603-550-052	84313 KING CT	1	596.88	29.84	626.72
603-550-053	84325 KING CT	1	596.88	29.84	626.72
603-550-054	84337 KING CT	1	596.88	29.84	626.72
603-550-055	84349 KING CT	1	596.88	29.84	626.72
603-550-056	84361 KING CT	1	596.88	29.84	626.72
603-550-057	84358 ROYAL CT	1	596.88	29.84	626.72
603-550-058	84346 ROYAL CT	1	596.88	29.84	626.72
603-550-059	84334 ROYAL CT	1	596.88	29.84	626.72
603-550-060	84322 ROYAL CT	1	596.88	29.84	626.72
603-550-061	84310 ROYAL CT	1	596.88	29.84	626.72
603-550-062	84298 ROYAL CT	1	596.88	29.84	626.72
603-550-063	84299 ROYAL CT	1	596.88	29.84	626.72
603-550-064	84311 ROYAL CT	1	596.88	29.84	626.72
603-550-065	84323 ROYAL CT	1	596.88	29.84	626.72
603-550-066	84335 ROYAL CT	1	596.88	29.84	626.72
603-550-067	84347 ROYAL CT	1	596.88	29.84	626.72
603-550-068	84359 ROYAL CT	1	596.88	29.84	626.72
603-551-001	49636 WASHINGTONIA AVE	1	596.88	29.84	626.72
603-551-002	49660 WASHINGTONIA AVE	1	596.88	29.84	626.72
603-551-003	49684 WASHINGTONIA AVE	1	596.88	29.84	626.72
603-551-004	49708 WASHINGTONIA AVE	1	596.88	29.84	626.72
603-551-005	49732 WASHINGTONIA AVE	1	596.88	29.84	626.72
603-551-006	49756 WASHINGTONIA AVE	1	596.88	29.84	626.72
603-551-007	49780 WASHINGTONIA AVE	1	596.88	29.84	626.72
603-551-008	49804 WASHINGTONIA AVE	1	596.88	29.84	626.72
603-551-009	NO SITUS AVAILABLE	1	596.88	29.84	626.72
603-551-010	49852 WASHINGTONIA AVE	1	596.88	29.84	626.72
603-551-011	49876 WASHINGTONIA AVE	1	596.88	29.84	626.72
603-551-012	49900 WASHINGTONIA AVE	1	596.88	29.84	626.72
603-551-013	49924 WASHINGTONIA AVE	1	596.88	29.84	626.72
603-551-014	49948 WASHINGTONIA AVE	1	596.88	29.84	626.72
603-551-015	49972 WASHINGTONIA AVE	1	596.88	29.84	626.72
603-551-016	49996 WASHINGTONIA AVE	1	596.88	29.84	626.72
603-560-001	49898 REDONDO PONIENTE	1	596.88	29.84	626.72
603-560-002	49860 REDONDO PONIENTE	1	596.88	29.84	626.72
603-560-003	49822 REDONDO PONIENTE	1	596.88	29.84	626.72
603-560-004	49784 REDONDO PONIENTE	1	596.88	29.84	626.72
603-560-005	49746 REDONDO PONIENTE	1	596.88	29.84	626.72
603-560-006	49708 REDONDO PONIENTE	1	596.88	29.84	626.72
603-560-007	49670 REDONDO PONIENTE	1	596.88	29.84	626.72
603-560-008	49632 REDONDO PONIENTE	1	596.88	29.84	626.72
603-560-009	49594 REDONDO PONIENTE	1	596.88	29.84	626.72
603-560-010	49953 CORTE MOLINO	1	596.88	29.84	626.72
603-560-011	49631 CORTE MOLINO	1	596.88	29.84	626.72
603-560-012	49699 CORTE MOLINO	1	596.88	29.84	626.72
603-560-013	49707 CORTE MOLINO	1	596.88	29.84	626.72
603-560-014	49706 CORTE MOLINO	1	596.88	29.84	626.72
603-560-015	49668 CORTE MOLINO	1	596.88	29.84	626.72
603-560-016	49630 CORTE MOLINO	1	596.88	29.84	626.72
603-560-017	49592 CORTE MOLINO	1	596.88	29.84	626.72
603-560-018	49591 CALLE QUINTERRA	1	596.88	29.84	626.72
603-560-019	49629 CALLE QUINTERRA	1	596.88	29.84	626.72
603-560-020	49667 CALLE QUINTERRA	1	596.88	29.84	626.72
603-560-021	49705 CALLE QUINTERRA	1	596.88	29.84	626.72
603-560-022	49743 CALLE QUINTERRA	1	596.88	29.84	626.72
603-560-023	84364 CORTE SANTOS	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
603-560-024	84352 CORTE SANTOS	1	596.88	29.84	626.72
603-560-025	84340 CORTE SANTOS	1	596.88	29.84	626.72
603-560-026	84328 CORTE SANTOS	1	596.88	29.84	626.72
603-560-027	84327 CORTE SANTOS	1	596.88	29.84	626.72
603-560-028	84339 CORTE SANTOS	1	596.88	29.84	626.72
603-560-029	84351 CORTE SANTOS	1	596.88	29.84	626.72
603-560-030	84363 CORTE SANTOS	1	596.88	29.84	626.72
603-561-001	84402 REDONDO NORTE	1	596.88	29.84	626.72
603-561-002	84390 REDONDO NORTE	1	596.88	29.84	626.72
603-561-003	84378 REDONDO NORTE	1	596.88	29.84	626.72
603-561-004	84366 REDONDO NORTE	1	596.88	29.84	626.72
603-561-005	84354 REDONDO NORTE	1	596.88	29.84	626.72
603-561-006	84342 REDONDO NORTE	1	596.88	29.84	626.72
603-561-007	84330 REDONDO NORTE	1	596.88	29.84	626.72
603-561-008	84318 REDONDO NORTE	1	596.88	29.84	626.72
603-561-009	84306 REDONDO NORTE	1	596.88	29.84	626.72
603-561-010	84294 REDONDO NORTE	1	596.88	29.84	626.72
603-561-011	49519 REDONDO PONIENTE	1	596.88	29.84	626.72
603-561-012	49557 REDONDO PONIENTE	1	596.88	29.84	626.72
603-561-013	49595 REDONDO PONIENTE	1	596.88	29.84	626.72
603-561-014	49633 REDONDO PONIENTE	1	596.88	29.84	626.72
603-561-015	49671 REDONDO PONIENTE	1	596.88	29.84	626.72
603-561-016	49709 REDONDO PONIENTE	1	596.88	29.84	626.72
603-561-017	49747 REDONDO PONIENTE	1	596.88	29.84	626.72
603-561-018	49785 REDONDO PONIENTE	1	596.88	29.84	626.72
603-561-019	49823 REDONDO PONIENTE	1	596.88	29.84	626.72
603-561-020	49861 REDONDO PONIENTE	1	596.88	29.84	626.72
603-561-021	49899 REDONDO PONIENTE	1	596.88	29.84	626.72
603-561-022	49937 REDONDO PONIENTE	1	596.88	29.84	626.72
603-561-023	49971 REDONDO PONIENTE	1	596.88	29.84	626.72
603-561-024	84293 REDONDO SUR	1	596.88	29.84	626.72
603-561-025	84305 REDONDO SUR	1	596.88	29.84	626.72
603-561-026	84317 REDONDO SUR	1	596.88	29.84	626.72
603-561-027	84329 REDONDO SUR	1	596.88	29.84	626.72
603-561-028	84341 REDONDO SUR	1	596.88	29.84	626.72
603-561-029	84353 REDONDO SUR	1	596.88	29.84	626.72
603-561-030	84365 REDONDO SUR	1	596.88	29.84	626.72
603-570-001	49896 CALLE QUINTERRA	1	596.88	29.84	626.72
603-570-002	49858 CALLE QUINTERRA	1	596.88	29.84	626.72
603-570-003	49820 CALLE QUINTERRA	1	596.88	29.84	626.72
603-570-004	49782 CALLE QUINTERRA	1	596.88	29.84	626.72
603-570-005	49744 CALLE QUINTERRA	1	596.88	29.84	626.72
603-570-006	84414 CORTE LORETO	1	596.88	29.84	626.72
603-570-007	84413 CORTE LORETO	1	596.88	29.84	626.72
603-570-008	84425 CORTE LORETO	1	596.88	29.84	626.72
603-570-009	84437 CORTE LORETO	1	596.88	29.84	626.72
603-570-010	84449 CORTE LORETO	1	596.88	29.84	626.72
603-570-011	84450 CORTE LORETO	1	596.88	29.84	626.72
603-570-012	84438 CORTE LORETO	1	596.88	29.84	626.72
603-570-013	84426 CORTE LORETO	1	596.88	29.84	626.72
603-570-014	49897 CORTE PERCEBE	1	596.88	29.84	626.72
603-570-015	49859 CORTE PERCEBE	1	596.88	29.84	626.72
603-570-016	49821 CORTE PERCEBE	1	596.88	29.84	626.72
603-570-017	49783 CORTE PERCEBE	1	596.88	29.84	626.72
603-570-018	49820 CORTE PERCEBE	1	596.88	29.84	626.72
603-570-019	49858 CORTE PERCEBE	1	596.88	29.84	626.72
603-570-020	49896 CORTE PERCEBE	1	596.88	29.84	626.72
603-571-006	84498 REDONDO NORTE	1	596.88	29.84	626.72
603-571-007	84486 REDONDO NORTE	1	596.88	29.84	626.72
603-571-008	84474 REDONDO NORTE	1	596.88	29.84	626.72
603-571-009	84462 REDONDO NORTE	1	596.88	29.84	626.72
603-571-010	84450 REDONDO NORTE	1	596.88	29.84	626.72
603-571-011	84438 REDONDO NORTE	1	596.88	29.84	626.72
603-571-012	84426 REDONDO NORTE	1	596.88	29.84	626.72
603-571-013	84414 REDONDO NORTE	1	596.88	29.84	626.72
603-572-004	84377 REDONDO SUR	1	596.88	29.84	626.72
603-572-005	84389 REDONDO SUR	1	596.88	29.84	626.72
603-572-006	84401 REDONDO SUR	1	596.88	29.84	626.72
603-572-007	84413 REDONDO SUR	1	596.88	29.84	626.72
612-230-004	48263 VAN BUREN ST	1	596.88	29.84	626.72
612-450-001	49990 COPPERIDGE ST	1	596.88	29.84	626.72
612-450-002	49960 COPPERIDGE ST	1	596.88	29.84	626.72
612-450-003	49930 COPPERIDGE ST	1	596.88	29.84	626.72
612-450-004	49900 COPPERIDGE ST	1	596.88	29.84	626.72
612-450-005	49870 COPPERIDGE ST	1	596.88	29.84	626.72
612-450-006	49840 COPPERIDGE ST	1	596.88	29.84	626.72
612-450-007	49810 COPPERIDGE ST	1	596.88	29.84	626.72
612-450-008	49780 COPPERIDGE ST	1	596.88	29.84	626.72
612-450-009	49750 COPPERIDGE ST	1	596.88	29.84	626.72
612-450-010	49720 COPPERIDGE ST	1	596.88	29.84	626.72
612-451-001	49691 CINNABAR LN	1	596.88	29.84	626.72
612-451-002	49721 CINNABAR LN	1	596.88	29.84	626.72
612-451-003	49751 CINNABAR LN	1	596.88	29.84	626.72
612-451-004	49781 CINNABAR LN	1	596.88	29.84	626.72
612-451-005	49811 CINNABAR LN	1	596.88	29.84	626.72
612-451-006	49841 CINNABAR LN	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
612-451-007	49871 CINNABAR LN	1	596.88	29.84	626.72
612-451-008	49901 CINNABAR LN	1	596.88	29.84	626.72
612-451-009	49931 CINNABAR LN	1	596.88	29.84	626.72
612-451-010	49961 CINNABAR LN	1	596.88	29.84	626.72
612-451-011	49991 CINNABAR LN	1	596.88	29.84	626.72
612-452-001	83716 JADEROCK RD	1	596.88	29.84	626.72
612-452-002	83704 JADEROCK RD	1	596.88	29.84	626.72
612-452-003	83692 JADEROCK RD	1	596.88	29.84	626.72
612-452-004	83680 JADEROCK RD	1	596.88	29.84	626.72
612-452-005	83668 JADEROCK RD	1	596.88	29.84	626.72
612-452-006	83656 JADEROCK RD	1	596.88	29.84	626.72
612-452-007	83644 JADEROCK RD	1	596.88	29.84	626.72
612-452-008	83632 JADEROCK RD	1	596.88	29.84	626.72
612-452-009	83620 JADEROCK RD	1	596.88	29.84	626.72
612-452-010	83608 JADEROCK RD	1	596.88	29.84	626.72
612-452-011	83596 JADEROCK RD	1	596.88	29.84	626.72
612-452-012	83584 JADEROCK RD	1	596.88	29.84	626.72
612-452-013	83572 JADEROCK RD	1	596.88	29.84	626.72
612-452-014	83560 JADEROCK RD	1	596.88	29.84	626.72
612-452-015	83548 JADEROCK RD	1	596.88	29.84	626.72
612-452-016	83545 NICKLECREEK DR	1	596.88	29.84	626.72
612-452-017	83557 NICKLECREEK DR	1	596.88	29.84	626.72
612-452-018	83569 NICKLECREEK DR	1	596.88	29.84	626.72
612-452-019	83581 NICKLECREEK DR	1	596.88	29.84	626.72
612-452-020	83593 NICKLECREEK DR	1	596.88	29.84	626.72
612-452-021	83605 NICKLECREEK DR	1	596.88	29.84	626.72
612-452-022	83617 NICKLECREEK DR	1	596.88	29.84	626.72
612-452-023	83629 NICKLECREEK DR	1	596.88	29.84	626.72
612-452-024	83641 NICKLECREEK DR	1	596.88	29.84	626.72
612-452-025	83653 NICKLECREEK DR	1	596.88	29.84	626.72
612-452-026	83665 NICKLECREEK DR	1	596.88	29.84	626.72
612-452-027	83677 NICKLECREEK DR	1	596.88	29.84	626.72
612-452-028	83689 NICKLECREEK DR	1	596.88	29.84	626.72
612-452-029	83701 NICKLECREEK DR	1	596.88	29.84	626.72
612-452-030	83713 NICKLECREEK DR	1	596.88	29.84	626.72
612-453-001	83712 NICKLECREEK DR	1	596.88	29.84	626.72
612-453-002	83700 NICKLECREEK DR	1	596.88	29.84	626.72
612-453-003	83688 NICKLECREEK DR	1	596.88	29.84	626.72
612-453-004	83676 NICKLECREEK DR	1	596.88	29.84	626.72
612-453-005	83664 NICKLECREEK DR	1	596.88	29.84	626.72
612-453-006	83652 NICKLECREEK DR	1	596.88	29.84	626.72
612-453-007	83640 NICKLECREEK DR	1	596.88	29.84	626.72
612-453-008	83628 NICKLECREEK DR	1	596.88	29.84	626.72
612-453-009	83616 NICKLECREEK DR	1	596.88	29.84	626.72
612-453-010	83604 NICKLECREEK DR	1	596.88	29.84	626.72
612-453-011	83592 NICKLECREEK DR	1	596.88	29.84	626.72
612-453-012	83580 NICKLECREEK DR	1	596.88	29.84	626.72
612-453-013	83568 NICKLECREEK DR	1	596.88	29.84	626.72
612-453-014	83556 NICKLECREEK DR	1	596.88	29.84	626.72
612-453-015	83544 NICKLECREEK DR	1	596.88	29.84	626.72
612-453-016	83541 SHADOWROCK DR	1	596.88	29.84	626.72
612-453-017	83553 SHADOWROCK DR	1	596.88	29.84	626.72
612-453-018	83565 SHADOWROCK DR	1	596.88	29.84	626.72
612-453-019	83577 SHADOWROCK DR	1	596.88	29.84	626.72
612-453-020	83589 SHADOWROCK DR	1	596.88	29.84	626.72
612-453-021	83601 SHADOWROCK DR	1	596.88	29.84	626.72
612-453-022	83613 SHADOWROCK DR	1	596.88	29.84	626.72
612-453-023	83625 SHADOWROCK DR	1	596.88	29.84	626.72
612-453-024	83637 SHADOWROCK DR	1	596.88	29.84	626.72
612-453-025	83649 SHADOWROCK DR	1	596.88	29.84	626.72
612-453-026	83661 SHADOWROCK DR	1	596.88	29.84	626.72
612-453-027	83673 SHADOWROCK DR	1	596.88	29.84	626.72
612-453-028	83685 SHADOWROCK DR	1	596.88	29.84	626.72
612-453-029	83697 SHADOWROCK DR	1	596.88	29.84	626.72
612-453-030	83709 SHADOWROCK DR	1	596.88	29.84	626.72
612-460-001	49660 COPPERIDGE ST	1	596.88	29.84	626.72
612-460-002	49630 COPPERIDGE ST	1	596.88	29.84	626.72
612-460-003	49600 COPPERIDGE ST	1	596.88	29.84	626.72
612-460-004	49570 COPPERIDGE ST	1	596.88	29.84	626.72
612-460-005	49540 COPPERIDGE ST	1	596.88	29.84	626.72
612-460-006	49510 COPPERIDGE ST	1	596.88	29.84	626.72
612-460-007	49480 COPPERIDGE ST	1	596.88	29.84	626.72
612-460-008	49450 COPPERIDGE ST	1	596.88	29.84	626.72
612-460-009	49420 COPPERIDGE ST	1	596.88	29.84	626.72
612-460-010	49390 COPPERIDGE ST	1	596.88	29.84	626.72
612-460-011	83520 ASHLER CT	1	596.88	29.84	626.72
612-460-012	83532 ASHLER CT	1	596.88	29.84	626.72
612-460-013	83544 ASHLER CT	1	596.88	29.84	626.72
612-460-014	83556 ASHLER CT	1	596.88	29.84	626.72
612-460-015	83568 ASHLER CT	1	596.88	29.84	626.72
612-460-016	83580 ASHLER CT	1	596.88	29.84	626.72
612-460-017	83592 ASHLER CT	1	596.88	29.84	626.72
612-460-018	83604 ASHLER CT	1	596.88	29.84	626.72
612-460-019	83605 ASHLER CT	1	596.88	29.84	626.72
612-460-020	83593 ASHLER CT	1	596.88	29.84	626.72
612-460-021	83581 ASHLER CT	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
612-460-022	83569 ASHLER CT	1	596.88	29.84	626.72
612-460-023	83557 ASHLER CT	1	596.88	29.84	626.72
612-460-024	83545 ASHLER CT	1	596.88	29.84	626.72
612-460-025	83533 ASHLER CT	1	596.88	29.84	626.72
612-460-026	83536 LAPIS DR	1	596.88	29.84	626.72
612-460-027	83548 LAPIS DR	1	596.88	29.84	626.72
612-460-028	83560 LAPIS DR	1	596.88	29.84	626.72
612-460-029	83572 LAPIS DR	1	596.88	29.84	626.72
612-460-030	83584 LAPIS DR	1	596.88	29.84	626.72
612-460-031	83596 LAPIS DR	1	596.88	29.84	626.72
612-460-032	83608 LAPIS DR	1	596.88	29.84	626.72
612-460-033	83620 LAPIS DR	1	596.88	29.84	626.72
612-460-034	83632 LAPIS DR	1	596.88	29.84	626.72
612-460-035	83644 LAPIS DR	1	596.88	29.84	626.72
612-460-036	83656 LAPIS DR	1	596.88	29.84	626.72
612-460-037	83668 LAPIS DR	1	596.88	29.84	626.72
612-460-038	83680 LAPIS DR	1	596.88	29.84	626.72
612-460-039	83692 LAPIS DR	1	596.88	29.84	626.72
612-460-040	83704 LAPIS DR	1	596.88	29.84	626.72
612-460-041	83701 SERPENTINE WAY	1	596.88	29.84	626.72
612-460-042	83689 SERPENTINE WAY	1	596.88	29.84	626.72
612-460-043	83677 SERPENTINE WAY	1	596.88	29.84	626.72
612-460-044	83665 SERPENTINE WAY	1	596.88	29.84	626.72
612-460-045	83653 SERPENTINE WAY	1	596.88	29.84	626.72
612-460-046	83641 SERPENTINE WAY	1	596.88	29.84	626.72
612-460-047	83628 SERPENTINE WAY	1	596.88	29.84	626.72
612-460-048	83640 SERPENTINE WAY	1	596.88	29.84	626.72
612-460-049	83652 SERPENTINE WAY	1	596.88	29.84	626.72
612-460-050	83664 SERPENTINE WAY	1	596.88	29.84	626.72
612-460-051	83676 SERPENTINE WAY	1	596.88	29.84	626.72
612-460-052	83688 SERPENTINE WAY	1	596.88	29.84	626.72
612-460-053	83700 SERPENTINE WAY	1	596.88	29.84	626.72
612-460-054	49361 CINNABAR LN	1	596.88	29.84	626.72
612-460-055	49391 CINNABAR LN	1	596.88	29.84	626.72
612-460-056	49421 CINNABAR LN	1	596.88	29.84	626.72
612-460-057	49451 CINNABAR LN	1	596.88	29.84	626.72
612-460-058	49481 CINNABAR LN	1	596.88	29.84	626.72
612-460-059	49511 CINNABAR LN	1	596.88	29.84	626.72
612-460-060	49541 CINNABAR LN	1	596.88	29.84	626.72
612-460-061	49571 CINNABAR LN	1	596.88	29.84	626.72
612-460-062	49601 CINNABAR LN	1	596.88	29.84	626.72
612-460-063	49631 CINNABAR LN	1	596.88	29.84	626.72
612-460-064	49661 CINNABAR LN	1	596.88	29.84	626.72
612-461-001	83708 SHADOWROCK DR	1	596.88	29.84	626.72
612-461-002	83696 SHADOWROCK DR	1	596.88	29.84	626.72
612-461-003	83684 SHADOWROCK DR	1	596.88	29.84	626.72
612-461-004	83672 SHADOWROCK DR	1	596.88	29.84	626.72
612-461-005	83660 SHADOWROCK DR	1	596.88	29.84	626.72
612-461-006	83648 SHADOWROCK DR	1	596.88	29.84	626.72
612-461-007	83636 SHADOWROCK DR	1	596.88	29.84	626.72
612-461-008	83624 SHADOWROCK DR	1	596.88	29.84	626.72
612-461-009	83612 SHADOWROCK DR	1	596.88	29.84	626.72
612-461-010	83600 SHADOWROCK DR	1	596.88	29.84	626.72
612-461-011	83588 SHADOWROCK DR	1	596.88	29.84	626.72
612-461-012	83576 SHADOWROCK DR	1	596.88	29.84	626.72
612-461-013	83564 SHADOWROCK DR	1	596.88	29.84	626.72
612-461-014	83552 SHADOWROCK DR	1	596.88	29.84	626.72
612-461-015	83540 SHADOWROCK DR	1	596.88	29.84	626.72
612-461-016	83537 LAPIS DR	1	596.88	29.84	626.72
612-461-017	83549 LAPIS DR	1	596.88	29.84	626.72
612-461-018	83561 LAPIS DR	1	596.88	29.84	626.72
612-461-019	83573 LAPIS DR	1	596.88	29.84	626.72
612-461-020	83585 LAPIS DR	1	596.88	29.84	626.72
612-461-021	83597 LAPIS DR	1	596.88	29.84	626.72
612-461-022	83609 LAPIS DR	1	596.88	29.84	626.72
612-461-023	83621 LAPIS DR	1	596.88	29.84	626.72
612-461-024	83633 LAPIS DR	1	596.88	29.84	626.72
612-461-025	83645 LAPIS DR	1	596.88	29.84	626.72
612-461-026	83657 LAPIS DR	1	596.88	29.84	626.72
612-461-027	83669 LAPIS DR	1	596.88	29.84	626.72
612-461-028	83681 LAPIS DR	1	596.88	29.84	626.72
612-461-029	83693 LAPIS DR	1	596.88	29.84	626.72
612-461-030	83705 LAPIS DR	1	596.88	29.84	626.72
612-470-001	83998 FIESTA RD	1	596.88	29.84	626.72
612-470-002	83994 FIESTA RD	1	596.88	29.84	626.72
612-470-003	83990 FIESTA RD	1	596.88	29.84	626.72
612-470-004	83986 FIESTA RD	1	596.88	29.84	626.72
612-470-005	83982 FIESTA RD	1	596.88	29.84	626.72
612-470-006	83978 FIESTA RD	1	596.88	29.84	626.72
612-470-007	83974 FIESTA RD	1	596.88	29.84	626.72
612-470-008	83970 FIESTA RD	1	596.88	29.84	626.72
612-470-009	83966 FIESTA RD	1	596.88	29.84	626.72
612-470-010	83962 FIESTA RD	1	596.88	29.84	626.72
612-470-011	83958 FIESTA RD	1	596.88	29.84	626.72
612-470-012	83954 FIESTA RD	1	596.88	29.84	626.72
612-470-013	83950 FIESTA RD	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
612-470-014	83946 FIESTA RD	1	596.88	29.84	626.72
612-470-015	83942 FIESTA RD	1	596.88	29.84	626.72
612-470-016	83938 FIESTA RD	1	596.88	29.84	626.72
612-470-017	83934 FIESTA RD	1	596.88	29.84	626.72
612-470-018	83930 FIESTA RD	1	596.88	29.84	626.72
612-470-019	49117 CRESCENT WAY	1	596.88	29.84	626.72
612-470-020	49121 CRESCENT WAY	1	596.88	29.84	626.72
612-470-021	49125 CRESCENT WAY	1	596.88	29.84	626.72
612-470-022	49129 CRESCENT WAY	1	596.88	29.84	626.72
612-470-023	49133 CRESCENT WAY	1	596.88	29.84	626.72
612-470-024	49137 CRESCENT WAY	1	596.88	29.84	626.72
612-470-026	49141 CRESCENT WAY	1	596.88	29.84	626.72
612-470-027	49145 CRESCENT WAY	1	596.88	29.84	626.72
612-470-028	83931 MOONLIT DR	1	596.88	29.84	626.72
612-470-029	83935 MOONLIT DR	1	596.88	29.84	626.72
612-470-030	83939 MOONLIT DR	1	596.88	29.84	626.72
612-470-031	83943 MOONLIT DR	1	596.88	29.84	626.72
612-470-032	83947 MOONLIT DR	1	596.88	29.84	626.72
612-470-033	83951 MOONLIT DR	1	596.88	29.84	626.72
612-470-034	83955 MOONLIT DR	1	596.88	29.84	626.72
612-470-035	83959 MOONLIT DR	1	596.88	29.84	626.72
612-470-036	83963 MOONLIT DR	1	596.88	29.84	626.72
612-470-037	83967 MOONLIT DR	1	596.88	29.84	626.72
612-470-038	83971 MOONLIT DR	1	596.88	29.84	626.72
612-470-039	83975 MOONLIT DR	1	596.88	29.84	626.72
612-470-040	83979 MOONLIT DR	1	596.88	29.84	626.72
612-470-041	83983 MOONLIT DR	1	596.88	29.84	626.72
612-470-042	83987 MOONLIT DR	1	596.88	29.84	626.72
612-470-043	83991 MOONLIT DR	1	596.88	29.84	626.72
612-470-044	83995 MOONLIT DR	1	596.88	29.84	626.72
612-470-045	83999 MOONLIT DR	1	596.88	29.84	626.72
612-471-001	49138 CRESCENT WAY	1	596.88	29.84	626.72
612-471-002	49134 CRESCENT WAY	1	596.88	29.84	626.72
612-471-003	49130 CRESCENT WAY	1	596.88	29.84	626.72
612-471-004	49126 CRESCENT WAY	1	596.88	29.84	626.72
612-471-005	49122 CRESCENT WAY	1	596.88	29.84	626.72
612-471-006	83943 FIESTA RD	1	596.88	29.84	626.72
612-471-007	83947 FIESTA RD	1	596.88	29.84	626.72
612-471-008	83951 FIESTA RD	1	596.88	29.84	626.72
612-471-009	83955 FIESTA RD	1	596.88	29.84	626.72
612-471-010	83959 FIESTA RD	1	596.88	29.84	626.72
612-471-011	83963 FIESTA RD	1	596.88	29.84	626.72
612-471-012	83967 FIESTA RD	1	596.88	29.84	626.72
612-471-013	83971 FIESTA RD	1	596.88	29.84	626.72
612-471-014	83975 FIESTA RD	1	596.88	29.84	626.72
612-471-015	83979 FIESTA RD	1	596.88	29.84	626.72
612-471-016	83983 FIESTA RD	1	596.88	29.84	626.72
612-471-017	83987 FIESTA RD	1	596.88	29.84	626.72
612-471-018	83991 FIESTA RD	1	596.88	29.84	626.72
612-471-020	83992 MOONLIT DR	1	596.88	29.84	626.72
612-471-021	83998 MOONLIT DR	1	596.88	29.84	626.72
612-471-022	83984 MOONLIT DR	1	596.88	29.84	626.72
612-471-023	83980 MOONLIT DR	1	596.88	29.84	626.72
612-471-024	83976 MOONLIT DR	1	596.88	29.84	626.72
612-471-025	83972 MOONLIT DR	1	596.88	29.84	626.72
612-471-026	83968 MOONLIT DR	1	596.88	29.84	626.72
612-471-027	83964 MOONLIT DR	1	596.88	29.84	626.72
612-471-028	83960 MOONLIT DR	1	596.88	29.84	626.72
612-471-029	83956 MOONLIT DR	1	596.88	29.84	626.72
612-471-030	83952 MOONLIT DR	1	596.88	29.84	626.72
612-471-031	83948 MOONLIT DR	1	596.88	29.84	626.72
612-471-032	83944 MOONLIT DR	1	596.88	29.84	626.72
612-472-003	49120 VALLE POSADA	1	596.88	29.84	626.72
612-472-004	49124 VALLE POSADA	1	596.88	29.84	626.72
612-472-005	49128 VALLE POSADA	1	596.88	29.84	626.72
612-472-006	49132 VALLE POSADA	1	596.88	29.84	626.72
612-472-007	49136 VALLE POSADA	1	596.88	29.84	626.72
612-472-008	49140 VALLE POSADA	1	596.88	29.84	626.72
612-590-001	83496 PLUMA AZUL CT	1	596.88	29.84	626.72
612-590-002	83482 PLUMA AZUL CT	1	596.88	29.84	626.72
612-590-003	83468 PLUMA AZUL CT	1	596.88	29.84	626.72
612-590-004	83454 PLUMA AZUL CT	1	596.88	29.84	626.72
612-590-005	83440 PLUMA AZUL CT	1	596.88	29.84	626.72
612-590-006	83426 PLUMA AZUL CT	1	596.88	29.84	626.72
612-590-007	83412 PLUMA AZUL CT	1	596.88	29.84	626.72
612-590-008	83398 PLUMA AZUL CT	1	596.88	29.84	626.72
612-590-009	83384 PLUMA AZUL CT	1	596.88	29.84	626.72
612-590-010	83370 PLUMA AZUL CT	1	596.88	29.84	626.72
612-590-011	83356 PLUMA AZUL CT	1	596.88	29.84	626.72
612-590-012	83342 PLUMA AZUL CT	1	596.88	29.84	626.72
612-590-013	83328 PLUMA AZUL CT	1	596.88	29.84	626.72
612-590-014	83314 PLUMA AZUL CT	1	596.88	29.84	626.72
612-590-015	49057 PLUMA BLANCA PL	1	596.88	29.84	626.72
612-590-016	49087 PLUMA BLANCA PL	1	596.88	29.84	626.72
612-590-017	49117 PLUMA BLANCA PL	1	596.88	29.84	626.72
612-590-018	49132 PLUMA VERDE PL	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
612-590-019	49102 PLUMA VERDE PL	1	596.88	29.84	626.72
612-590-020	49072 PLUMA VERDE PL	1	596.88	29.84	626.72
612-590-021	49042 PLUMA VERDE PL	1	596.88	29.84	626.72
612-590-022	49011 PLUMA VERDE PL	1	596.88	29.84	626.72
612-590-023	49041 PLUMA VERDE PL	1	596.88	29.84	626.72
612-590-024	49073 PLUMA VERDE PL	1	596.88	29.84	626.72
612-590-025	49103 PLUMA VERDE PL	1	596.88	29.84	626.72
612-590-026	49133 PLUMA VERDE PL	1	596.88	29.84	626.72
612-590-027	49163 PLUMA VERDE PL	1	596.88	29.84	626.72
612-590-028	49193 PLUMA VERDE PL	1	596.88	29.84	626.72
612-590-029	49223 PLUMA VERDE PL	1	596.88	29.84	626.72
612-590-030	49253 PLUMA VERDE PL	1	596.88	29.84	626.72
612-590-031	49283 PLUMA VERDE PL	1	596.88	29.84	626.72
612-590-032	49282 PLUMA VERDE PL	1	596.88	29.84	626.72
612-590-033	49252 PLUMA VERDE PL	1	596.88	29.84	626.72
612-590-034	49222 PLUMA VERDE PL	1	596.88	29.84	626.72
612-590-035	49192 PLUMA VERDE PL	1	596.88	29.84	626.72
612-590-036	49177 PLUMA BLANCA PL	1	596.88	29.84	626.72
612-590-037	49207 PLUMA BLANCA PL	1	596.88	29.84	626.72
612-590-038	49237 PLUMA BLANCA PL	1	596.88	29.84	626.72
612-590-039	83315 PLUMA DORADA CT	1	596.88	29.84	626.72
612-590-040	83329 PLUMA DORADA CT	1	596.88	29.84	626.72
612-590-041	83343 PLUMA DORADA CT	1	596.88	29.84	626.72
612-590-042	83357 PLUMA DORADA CT	1	596.88	29.84	626.72
612-590-043	83371 PLUMA DORADA CT	1	596.88	29.84	626.72
612-590-044	83385 PLUMA DORADA CT	1	596.88	29.84	626.72
612-590-045	83399 PLUMA DORADA CT	1	596.88	29.84	626.72
612-590-046	83413 PLUMA DORADA CT	1	596.88	29.84	626.72
612-590-047	83427 PLUMA DORADA CT	1	596.88	29.84	626.72
612-590-048	83441 PLUMA DORADA CT #1	1	596.88	29.84	626.72
612-590-049	83455 PLUMA DORADA CT	1	596.88	29.84	626.72
612-590-050	83469 PLUMA DORADA CT	1	596.88	29.84	626.72
612-590-051	83483 PLUMA DORADA CT	1	596.88	29.84	626.72
612-591-001	49220 PLUMA BLANCA PL	1	596.88	29.84	626.72
612-591-002	49190 PLUMA BLANCA PL	1	596.88	29.84	626.72
612-591-003	49160 PLUMA BLANCA PL	1	596.88	29.84	626.72
612-591-004	49130 PLUMA BLANCA PL	1	596.88	29.84	626.72
612-591-005	49100 PLUMA BLANCA PL	1	596.88	29.84	626.72
612-591-006	49070 PLUMA BLANCA PL	1	596.88	29.84	626.72
612-591-007	49067 PLUMA ROJA PL	1	596.88	29.84	626.72
612-591-008	49097 PLUMA ROJA PL	1	596.88	29.84	626.72
612-591-009	49127 PLUMA ROJA PL	1	596.88	29.84	626.72
612-591-010	49157 PLUMA ROJA PL	1	596.88	29.84	626.72
612-591-011	49187 PLUMA ROJA PL	1	596.88	29.84	626.72
612-591-012	49217 PLUMA ROJA PL	1	596.88	29.84	626.72
612-592-001	49216 PLUMA ROJA PL	1	596.88	29.84	626.72
612-592-002	49186 PLUMA ROJA PL	1	596.88	29.84	626.72
612-592-003	49156 PLUMA ROJA PL	1	596.88	29.84	626.72
612-592-004	49126 PLUMA ROJA PL	1	596.88	29.84	626.72
612-592-005	49096 PLUMA ROJA PL	1	596.88	29.84	626.72
612-592-006	49066 PLUMA ROJA PL	1	596.88	29.84	626.72
612-592-007	49069 PLUMA GRIS PL	1	596.88	29.84	626.72
612-592-008	49099 PLUMA GRIS PL	1	596.88	29.84	626.72
612-592-009	49129 PLUMA GRIS PL	1	596.88	29.84	626.72
612-592-010	49159 PLUMA GRIS PL	1	596.88	29.84	626.72
612-592-011	49189 PLUMA GRIS PL	1	596.88	29.84	626.72
612-592-012	49219 PLUMA GRIS PL	1	596.88	29.84	626.72
612-593-001	49218 PLUMA GRIS PL	1	596.88	29.84	626.72
612-593-002	49188 PLUMA GRIS PL	1	596.88	29.84	626.72
612-593-003	49158 PLUMA GRIS PL	1	596.88	29.84	626.72
612-593-004	49128 PLUMA GRIS PL	1	596.88	29.84	626.72
612-593-005	49098 PLUMA GRIS PL	1	596.88	29.84	626.72
612-593-006	49068 PLUMA GRIS PL	1	596.88	29.84	626.72
612-593-007	49071 PLUMA AMARILLA PL	1	596.88	29.84	626.72
612-593-008	49101 PLUMA AMARILLA PL	1	596.88	29.84	626.72
612-593-009	49131 PLUMA AMARILLA PL	1	596.88	29.84	626.72
612-593-010	49161 PLUMA AMARILLA PL	1	596.88	29.84	626.72
612-593-011	49191 PLUMA AMARILLA PL	1	596.88	29.84	626.72
612-593-012	49221 PLUMA AMARILLA PL	1	596.88	29.84	626.72
612-600-001	83847 AVENIDA VERANO	1	596.88	29.84	626.72
612-600-002	83833 AVENIDA VERANO	1	596.88	29.84	626.72
612-600-003	83819 AVENIDA VERANO	1	596.88	29.84	626.72
612-600-004	83805 AVENIDA VERANO	1	596.88	29.84	626.72
612-600-005	83791 AVENIDA VERANO	1	596.88	29.84	626.72
612-600-006	83777 AVENIDA VERANO	1	596.88	29.84	626.72
612-600-007	83763 AVENIDA VERANO	1	596.88	29.84	626.72
612-600-008	83749 AVENIDA VERANO	1	596.88	29.84	626.72
612-600-009	49990 CALLE OCASO	1	596.88	29.84	626.72
612-600-010	49978 CALLE OCASO	1	596.88	29.84	626.72
612-600-011	49960 CALLE OCASO	1	596.88	29.84	626.72
612-600-012	49930 CALLE OCASO	1	596.88	29.84	626.72
612-600-013	49900 CALLE OCASO	1	596.88	29.84	626.72
612-600-014	49870 CALLE OCASO	1	596.88	29.84	626.72
612-600-015	49840 CALLE OCASO	1	596.88	29.84	626.72
612-600-016	49810 CALLE OCASO	1	596.88	29.84	626.72
612-600-017	49780 CALLE OCASO	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs	Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
612-600-018	49774	CALLE OCASO	1	596.88	29.84	626.72
612-601-001	49781	CALLE EL SOL	1	596.88	29.84	626.72
612-601-002	49811	CALLE EL SOL	1	596.88	29.84	626.72
612-601-003	49841	CALLE EL SOL	1	596.88	29.84	626.72
612-601-004	49871	CALLE EL SOL	1	596.88	29.84	626.72
612-601-005	49901	CALLE EL SOL	1	596.88	29.84	626.72
612-601-006	49931	CALLE EL SOL	1	596.88	29.84	626.72
612-601-007	49961	CALLE EL SOL	1	596.88	29.84	626.72
612-602-001	83948	AVENIDA VERANO	1	596.88	29.84	626.72
612-602-002	83934	AVENIDA VERANO	1	596.88	29.84	626.72
612-602-003	83920	AVENIDA VERANO	1	596.88	29.84	626.72
612-602-004	83906	AVENIDA VERANO	1	596.88	29.84	626.72
612-602-005	83892	AVENIDA VERANO	1	596.88	29.84	626.72
612-602-006	83878	AVENIDA VERANO	1	596.88	29.84	626.72
612-602-007	83864	AVENIDA VERANO	1	596.88	29.84	626.72
612-602-008	83850	AVENIDA VERANO	1	596.88	29.84	626.72
612-602-009	83836	AVENIDA VERANO	1	596.88	29.84	626.72
612-602-010	83822	AVENIDA VERANO	1	596.88	29.84	626.72
612-602-011	83808	AVENIDA VERANO	1	596.88	29.84	626.72
612-602-012		NO SITUS AVAILABLE	1	596.88	29.84	626.72
612-602-013	83780	AVENIDA VERANO	1	596.88	29.84	626.72
612-602-014	83766	AVENIDA VERANO	1	596.88	29.84	626.72
612-602-015	83763	CORTE ECLIPSE	1	596.88	29.84	626.72
612-602-016	83777	CORTE ECLIPSE	1	596.88	29.84	626.72
612-602-017	83791	CORTE ECLIPSE	1	596.88	29.84	626.72
612-602-018	83805	CORTE ECLIPSE	1	596.88	29.84	626.72
612-602-019	83819	CORTE ECLIPSE	1	596.88	29.84	626.72
612-602-020	83833	CORTE ECLIPSE	1	596.88	29.84	626.72
612-602-021	83851	CORTE ECLIPSE	1	596.88	29.84	626.72
612-602-022	83865	CORTE EL ALBA	1	596.88	29.84	626.72
612-602-023	83879	CORTE EL ALBA	1	596.88	29.84	626.72
612-602-024	83893	CORTE EL ALBA	1	596.88	29.84	626.72
612-602-025	83907	CORTE EL ALBA	1	596.88	29.84	626.72
612-602-026	83921	CORTE EL ALBA	1	596.88	29.84	626.72
612-602-027	83935	CORTE EL ALBA	1	596.88	29.84	626.72
612-602-028	83949	CORTE EL ALBA	1	596.88	29.84	626.72
612-602-030	83948	CORTE EL ALBA	1	596.88	29.84	626.72
612-602-031	83934	CORTE EL ALBA	1	596.88	29.84	626.72
612-602-032	83920	CORTE EL ALBA	1	596.88	29.84	626.72
612-602-033	83906	CORTE EL ALBA	1	596.88	29.84	626.72
612-602-034	83892	CORTE EL ALBA	1	596.88	29.84	626.72
612-602-035	83878	CORTE EL ALBA	1	596.88	29.84	626.72
612-602-036	83864	CORTE EL ALBA	1	596.88	29.84	626.72
612-602-037	83850	CORTE ECLIPSE	1	596.88	29.84	626.72
612-602-038	83836	CORTE ECLIPSE	1	596.88	29.84	626.72
612-602-039	83822	CORTE ECLIPSE	1	596.88	29.84	626.72
612-602-040	83808	CORTE ECLIPSE	1	596.88	29.84	626.72
612-602-041	83794	CORTE ECLIPSE	1	596.88	29.84	626.72
612-602-042	83780	CORTE ECLIPSE	1	596.88	29.84	626.72
612-602-043	83766	CORTE ECLIPSE	1	596.88	29.84	626.72
612-602-044	83763	CORTE ESTIVO	1	596.88	29.84	626.72
612-602-045	83777	CORTE ESTIVO	1	596.88	29.84	626.72
612-602-046	83791	CORTE ESTIVO	1	596.88	29.84	626.72
612-602-047	83805	CORTE ESTIVO	1	596.88	29.84	626.72
612-602-048	83819	CORTE ESTIVO	1	596.88	29.84	626.72
612-602-049	83833	CORTE ESTIVO	1	596.88	29.84	626.72
612-602-050	83851	CORTE ESTIVO	1	596.88	29.84	626.72
612-602-051	83865	CORTE LA MORADA	1	596.88	29.84	626.72
612-602-052	83879	CORTE LA MORADA	1	596.88	29.84	626.72
612-602-053	83893	CORTE LA MORADA	1	596.88	29.84	626.72
612-602-054	83907	CORTE LA MORADA	1	596.88	29.84	626.72
612-602-055	83921	CORTE LA MORADA	1	596.88	29.84	626.72
612-602-056	83935	CORTE LA MORADA	1	596.88	29.84	626.72
612-602-057	83949	CORTE LA MORADA	1	596.88	29.84	626.72
612-610-001		NO SITUS AVAILABLE	1	596.88	29.84	626.72
612-610-002	49750	CALLE OCASO	1	596.88	29.84	626.72
612-610-003	49720	CALLE OCASO	1	596.88	29.84	626.72
612-610-004	49690	CALLE OCASO	1	596.88	29.84	626.72
612-610-005	49660	CALLE OCASO	1	596.88	29.84	626.72
612-610-006	49630	CALLE OCASO	1	596.88	29.84	626.72
612-610-007	49600	CALLE OCASO	1	596.88	29.84	626.72
612-610-008	49590	CALLE OCASO	1	596.88	29.84	626.72
612-610-009	49540	CALLE OCASO	1	596.88	29.84	626.72
612-610-010	49510	CALLE OCASO	1	596.88	29.84	626.72
612-610-011	83762	AVENIDA LA LUNA	1	596.88	29.84	626.72
612-610-012	83770	AVENIDA LA LUNA	1	596.88	29.84	626.72
612-610-013	83790	AVENIDA LA LUNA	1	596.88	29.84	626.72
612-610-014	83806	AVENIDA LA LUNA	1	596.88	29.84	626.72
612-610-015	83820	AVENIDA LA LUNA	1	596.88	29.84	626.72
612-610-016	83836	AVENIDA LA LUNA	1	596.88	29.84	626.72
612-610-017	83848	AVENIDA LA LUNA	1	596.88	29.84	626.72
612-610-018	83864	AVENIDA LA LUNA	1	596.88	29.84	626.72
612-610-019	83878	AVENIDA LA LUNA	1	596.88	29.84	626.72
612-610-020	83892	AVENIDA LA LUNA	1	596.88	29.84	626.72
612-610-021	83920	AVENIDA LA LUNA	1	596.88	29.84	626.72
612-610-022	83934	AVENIDA LA LUNA	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
612-610-023	83948 AVENIDA LA LUNA	1	596.88	29.84	626.72
612-610-024	83962 AVENIDA LA LUNA	1	596.88	29.84	626.72
612-610-025	49481 CALLE EL SOL	1	596.88	29.84	626.72
612-610-026	49511 CALLE EL SOL	1	596.88	29.84	626.72
612-610-027	49541 CALLE EL SOL	1	596.88	29.84	626.72
612-610-028	49571 CALLE EL SOL	1	596.88	29.84	626.72
612-610-029	49601 CALLE EL SOL	1	596.88	29.84	626.72
612-610-030	49631 CALLE EL SOL	1	596.88	29.84	626.72
612-610-031	49661 CALLE EL SOL	1	596.88	29.84	626.72
612-610-032	49691 CALLE EL SOL	1	596.88	29.84	626.72
612-610-033	49721 CALLE EL SOL	1	596.88	29.84	626.72
612-610-034	49751 CALLE EL SOL	1	596.88	29.84	626.72
612-611-002	83948 CORTE LA MORADA	1	596.88	29.84	626.72
612-611-003	83934 CORTE LA MORADA	1	596.88	29.84	626.72
612-611-004	83920 CORTE LA MORADA	1	596.88	29.84	626.72
612-611-005	83906 CORTE LA MORADA	1	596.88	29.84	626.72
612-611-006	83892 CORTE LA MORADA	1	596.88	29.84	626.72
612-611-007	83878 CORTE LA MORADA	1	596.88	29.84	626.72
612-611-008	83864 CORTE LA MORADA	1	596.88	29.84	626.72
612-611-009	83850 CORTE ESTIVO	1	596.88	29.84	626.72
612-611-010	83836 CORTE ESTIVO	1	596.88	29.84	626.72
612-611-011	83822 CORTE ESTIVO	1	596.88	29.84	626.72
612-611-012	83808 CORTE ESTIVO	1	596.88	29.84	626.72
612-611-013	83794 CORTE ESTIVO	1	596.88	29.84	626.72
612-611-014	83780 CORTE ESTIVO	1	596.88	29.84	626.72
612-611-015	83766 CORTE ESTIVO	1	596.88	29.84	626.72
612-611-016	83763 CORTE SOLIS	1	596.88	29.84	626.72
612-611-017	83777 CORTE SOLIS	1	596.88	29.84	626.72
612-611-018	83791 CORTE SOLIS	1	596.88	29.84	626.72
612-611-019	83805 CORTE SOLIS	1	596.88	29.84	626.72
612-611-020	83819 CORTE SOLIS	1	596.88	29.84	626.72
612-611-021	83833 CORTE SOLIS	1	596.88	29.84	626.72
612-611-022	83851 CORTE SOLIS	1	596.88	29.84	626.72
612-611-023	83865 CORTE SOLEADO	1	596.88	29.84	626.72
612-611-024	83879 CORTE SOLEADO	1	596.88	29.84	626.72
612-611-025	83893 CORTE SOLEADO	1	596.88	29.84	626.72
612-611-026	83907 CORTE SOLEADO	1	596.88	29.84	626.72
612-611-027	83921 CORTE SOLEADO	1	596.88	29.84	626.72
612-611-028	83935 CORTE SOLEADO	1	596.88	29.84	626.72
612-611-029	83949 CORTE SOLEADO	1	596.88	29.84	626.72
612-611-031	83948 CORTE SOLEADO	1	596.88	29.84	626.72
612-611-032	83934 CORTE SOLEADO	1	596.88	29.84	626.72
612-611-033	83920 CORTE SOLEADO	1	596.88	29.84	626.72
612-611-034	83906 CORTE SOLEADO	1	596.88	29.84	626.72
612-611-035	83892 CORTE SOLEADO	1	596.88	29.84	626.72
612-611-036	83878 CORTE SOLEADO	1	596.88	29.84	626.72
612-611-037	83864 CORTE SOLEADO	1	596.88	29.84	626.72
612-611-038	83850 CORTE SOLIS	1	596.88	29.84	626.72
612-611-039	83836 CORTE SOLIS	1	596.88	29.84	626.72
612-611-040	83822 CORTE SOLIS	1	596.88	29.84	626.72
612-611-041	83808 CORTE SOLIS	1	596.88	29.84	626.72
612-611-042	83794 CORTE SOLIS	1	596.88	29.84	626.72
612-611-043	83780 CORTE SOLIS	1	596.88	29.84	626.72
612-611-044	83766 CORTE SOLIS	1	596.88	29.84	626.72
612-611-045	83763 AVENIDA LA LUNA	1	596.88	29.84	626.72
612-611-046	83777 AVENIDA LA LUNA	1	596.88	29.84	626.72
612-611-047	83791 AVENIDA LA LUNA	1	596.88	29.84	626.72
612-611-048	83805 AVENIDA LA LUNA	1	596.88	29.84	626.72
612-611-049	83819 AVENIDA LA LUNA	1	596.88	29.84	626.72
612-611-050	83833 AVENIDA LA LUNA	1	596.88	29.84	626.72
612-611-051	83851 AVENIDA LA LUNA	1	596.88	29.84	626.72
612-611-052	83865 AVENIDA LA LUNA	1	596.88	29.84	626.72
612-611-053	83879 AVENIDA LA LUNA	1	596.88	29.84	626.72
612-611-054	83893 AVENIDA LA LUNA	1	596.88	29.84	626.72
612-611-055	83907 AVENIDA LA LUNA	1	596.88	29.84	626.72
612-611-056	83921 AVENIDA LA LUNA	1	596.88	29.84	626.72
612-611-057	83935 AVENIDA LA LUNA	1	596.88	29.84	626.72
612-611-058	83949 AVENIDA LA LUNA	1	596.88	29.84	626.72
697-320-001	86111 ARROWOOD AVE	1	596.88	29.84	626.72
697-320-002	86115 ARROWOOD AVE	1	596.88	29.84	626.72
697-320-003	86119 ARROWOOD AVE	1	596.88	29.84	626.72
697-320-004	86123 ARROWOOD AVE	1	596.88	29.84	626.72
697-320-005	86127 ARROWOOD AVE	1	596.88	29.84	626.72
697-320-006	86131 ARROWOOD AVE	1	596.88	29.84	626.72
697-320-007	86135 ARROWOOD AVE	1	596.88	29.84	626.72
697-320-008	86139 ARROWOOD AVE	1	596.88	29.84	626.72
697-320-009	86143 ARROWOOD AVE	1	596.88	29.84	626.72
697-320-010	86153 ARROWOOD AVE	1	596.88	29.84	626.72
697-320-011	86157 ARROWOOD AVE	1	596.88	29.84	626.72
697-320-012	86161 ARROWOOD AVE	1	596.88	29.84	626.72
697-320-013	86165 ARROWOOD AVE	1	596.88	29.84	626.72
697-320-014	86169 ARROWOOD AVE	1	596.88	29.84	626.72
697-320-015	86173 ARROWOOD AVE	1	596.88	29.84	626.72
697-320-016	44449 MASSON DR	1	596.88	29.84	626.72
697-320-017	44453 MASSON DR	1	596.88	29.84	626.72
697-320-018	44457 MASSON DR	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
697-320-019	44461 MASSON DR	1	596.88	29.84	626.72
697-320-020	44465 MASSON DR	1	596.88	29.84	626.72
697-320-021	44469 MASSON DR	1	596.88	29.84	626.72
697-320-022	44473 MASSON DR	1	596.88	29.84	626.72
697-320-023	86172 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-024	86168 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-025	86164 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-026	44470 DUCKHORN DR	1	596.88	29.84	626.72
697-320-027	44466 DUCKHORN DR	1	596.88	29.84	626.72
697-320-028	44462 DUCKHORN DR	1	596.88	29.84	626.72
697-320-029	44458 DUCKHORN DR	1	596.88	29.84	626.72
697-320-030	44454 DUCKHORN DR	1	596.88	29.84	626.72
697-320-031	44450 DUCKHORN DR	1	596.88	29.84	626.72
697-320-032	44451 DUCKHORN DR	1	596.88	29.84	626.72
697-320-033	44455 DUCKHORN DR	1	596.88	29.84	626.72
697-320-034	44459 DUCKHORN DR	1	596.88	29.84	626.72
697-320-035	44463 DUCKHORN DR	1	596.88	29.84	626.72
697-320-036	44467 DUCKHORN DR	1	596.88	29.84	626.72
697-320-037	44471 DUCKHORN DR	1	596.88	29.84	626.72
697-320-040	86136 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-041	86132 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-042	86128 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-043	86124 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-044	86120 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-045	86116 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-046	86113 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-047	86117 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-048	86121 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-049	86125 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-050	86129 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-051	86133 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-052	86137 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-053	86141 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-054	86145 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-055	86149 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-056	86153 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-057	86157 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-058	86161 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-059	86165 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-060	86169 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-061	86173 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-062	86177 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-063	86181 SONOMA CREEK RD	1	596.88	29.84	626.72
697-320-064	44468 MASSON DR	1	596.88	29.84	626.72
697-320-065	44464 MASSON DR	1	596.88	29.84	626.72
697-320-066	44460 MASSON DR	1	596.88	29.84	626.72
697-320-067	44456 MASSON DR	1	596.88	29.84	626.72
697-320-068	44452 MASSON DR	1	596.88	29.84	626.72
697-320-069	44448 MASSON DR	1	596.88	29.84	626.72
697-320-077	86140 SONOMA CREEK	1	596.88	29.84	626.72
697-320-079	44475 DUCKHORN DR	1	596.88	29.84	626.72
697-340-001	86265 PINOT NOIR LN	1	596.88	29.84	626.72
697-340-002	86257 PINOT NOIR LN	1	596.88	29.84	626.72
697-340-003	86249 PINOT NOIR LN	1	596.88	29.84	626.72
697-340-004	86241 PINOT NOIR LN	1	596.88	29.84	626.72
697-340-005	86233 PINOT NOIR LN	1	596.88	29.84	626.72
697-340-006	86225 PINOT NOIR LN	1	596.88	29.84	626.72
697-341-001	86211 PINOT NOIR LN	1	596.88	29.84	626.72
697-341-002	86203 PINOT NOIR LN	1	596.88	29.84	626.72
697-341-003	86195 PINOT NOIR LN	1	596.88	29.84	626.72
697-341-004	86187 PINOT NOIR LN	1	596.88	29.84	626.72
697-341-005	86179 PINOT NOIR LN	1	596.88	29.84	626.72
697-341-006	86171 PINOT NOIR LN	1	596.88	29.84	626.72
697-341-007	86163 PINOT NOIR LN	1	596.88	29.84	626.72
697-341-008	86155 PINOT NOIR LN	1	596.88	29.84	626.72
697-341-009	86147 PINOT NOIR LN	1	596.88	29.84	626.72
697-341-010	86139 PINOT NOIR LN	1	596.88	29.84	626.72
697-341-011	86131 PINOT NOIR LN	1	596.88	29.84	626.72
697-341-012	86123 PINOT NOIR LN	1	596.88	29.84	626.72
697-341-013	86122 PINOT NOIR LN	1	596.88	29.84	626.72
697-341-014	86130 PINOT NOIR LN	1	596.88	29.84	626.72
697-341-015	86138 PINOT NOIR LN	1	596.88	29.84	626.72
697-341-016	86146 PINOT NOIR LN	1	596.88	29.84	626.72
697-341-017	86170 SONOMA CT	1	596.88	29.84	626.72
697-341-018	86178 SONOMA CT	1	596.88	29.84	626.72
697-341-019	86184 SONOMA CT	1	596.88	29.84	626.72
697-341-020	86192 SONOMA CT	1	596.88	29.84	626.72
697-341-021	86200 SONOMA CT	1	596.88	29.84	626.72
697-341-022	86208 SONOMA CT	1	596.88	29.84	626.72
697-341-023	86214 SONOMA CT	1	596.88	29.84	626.72
697-341-024	86222 SONOMA CT	1	596.88	29.84	626.72
697-341-025	86230 SONOMA CT	1	596.88	29.84	626.72
697-341-026	86231 GRENACHE LN	1	596.88	29.84	626.72
697-341-027	86223 GRENACHE LN	1	596.88	29.84	626.72
697-341-028	86217 GRENACHE LN	1	596.88	29.84	626.72
697-341-029	86209 GRENACHE LN	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs	Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
697-341-030	86201	GRENACHE LN	1	596.88	29.84	626.72
697-341-031	86195	GRENACHE LN	1	596.88	29.84	626.72
697-341-032	86187	GRENACHE LN	1	596.88	29.84	626.72
697-341-033	86179	GRENACHE LN	1	596.88	29.84	626.72
697-341-034	86171	GRENACHE LN	1	596.88	29.84	626.72
697-341-035	86163	GRENACHE LN	1	596.88	29.84	626.72
697-342-001	86162	PINOT NOIR LN	1	596.88	29.84	626.72
697-342-002	86170	PINOT NOIR LN	1	596.88	29.84	626.72
697-342-003	86178	PINOT NOIR LN	1	596.88	29.84	626.72
697-342-004	86186	PINOT NOIR LN	1	596.88	29.84	626.72
697-342-005	86194	PINOT NOIR LN	1	596.88	29.84	626.72
697-342-006	86202	PINOT NOIR LN	1	596.88	29.84	626.72
697-342-007	86210	PINOT NOIR LN	1	596.88	29.84	626.72
697-342-008	86218	PINOT NOIR LN	1	596.88	29.84	626.72
697-342-009	86226	PINOT NOIR LN	1	596.88	29.84	626.72
697-342-010	86234	PINOT NOIR LN	1	596.88	29.84	626.72
697-342-011	86242	PINOT NOIR LN	1	596.88	29.84	626.72
697-342-012	45945	MERITAGE LN	1	596.88	29.84	626.72
697-342-013	45941	MERITAGE LN	1	596.88	29.84	626.72
697-342-014	45937	MERITAGE LN	1	596.88	29.84	626.72
697-342-015	86219	SONOMA CT	1	596.88	29.84	626.72
697-342-016	86211	SONOMA CT	1	596.88	29.84	626.72
697-342-017	86203	SONOMA CT	1	596.88	29.84	626.72
697-342-018	86195	SONOMA CT	1	596.88	29.84	626.72
697-342-019	86187	SONOMA CT	1	596.88	29.84	626.72
697-342-020	86179	SONOMA CT	1	596.88	29.84	626.72
697-343-001	86164	GRENACHE LN	1	596.88	29.84	626.72
697-343-002	86172	GRENACHE LN	1	596.88	29.84	626.72
697-343-003	86180	GRENACHE LN	1	596.88	29.84	626.72
697-343-004	86188	GRENACHE LN	1	596.88	29.84	626.72
697-343-005	86196	GRENACHE LN	1	596.88	29.84	626.72
697-343-006	86204	GRENACHE LN	1	596.88	29.84	626.72
697-343-007	86214	GRENACHE LN	1	596.88	29.84	626.72
697-343-008	86222	GRENACHE LN	1	596.88	29.84	626.72
697-343-009	86230	GRENACHE LN	1	596.88	29.84	626.72
697-344-006	45916	MERITAGE LN	1	596.88	29.84	626.72
697-344-009	45928	MERITAGE LN	1	596.88	29.84	626.72
697-344-010	45930	MERITAGE LN	1	596.88	29.84	626.72
697-344-011	45934	MERITAGE LN	1	596.88	29.84	626.72
697-344-012	45938	MERITAGE LN	1	596.88	29.84	626.72
697-344-013	45942	MERITAGE LN	1	596.88	29.84	626.72
697-344-014	45946	MERITAGE LN	1	596.88	29.84	626.72
697-344-015	45950	MERITAGE LN	1	596.88	29.84	626.72
697-344-016	45954	MERITAGE LN	1	596.88	29.84	626.72
697-344-017	45960	MERITAGE LN	1	596.88	29.84	626.72
697-344-018	45964	MERITAGE LN	1	596.88	29.84	626.72
697-344-019	45968	MERITAGE LN	1	596.88	29.84	626.72
697-344-020	45972	MERITAGE LN	1	596.88	29.84	626.72
697-344-021	45976	MERITAGE LN	1	596.88	29.84	626.72
697-344-022	45980	MERITAGE LN	1	596.88	29.84	626.72
697-344-023	45984	MERITAGE LN	1	596.88	29.84	626.72
697-344-024	45988	MERITAGE LN	1	596.88	29.84	626.72
763-041-001	50580	TYLER ST	1	596.88	29.84	626.72
763-041-002	50600	TYLER ST	1	596.88	29.84	626.72
763-041-003	50630	TYLER ST	1	596.88	29.84	626.72
763-041-004	50650	TYLER ST	1	596.88	29.84	626.72
763-041-005	50680	TYLER ST	1	596.88	29.84	626.72
763-041-006	50700	TYLER ST	1	596.88	29.84	626.72
763-041-007	50730	TYLER ST	1	596.88	29.84	626.72
763-041-008	50750	TYLER ST	1	596.88	29.84	626.72
763-041-009	50780	TYLER ST	1	596.88	29.84	626.72
763-041-010	50800	TYLER ST	1	596.88	29.84	626.72
763-041-011	50555	CALLE MENDOZA	1	596.88	29.84	626.72
763-041-012	50565	CALLE MENDOZA	1	596.88	29.84	626.72
763-041-013	50575	CALLE MENDOZA	1	596.88	29.84	626.72
763-041-014	50585	CALLE MENDOZA	1	596.88	29.84	626.72
763-041-015	86100	CORTE OLIVIA	1	596.88	29.84	626.72
763-041-016	86090	CORTE OLIVIA	1	596.88	29.84	626.72
763-041-017	86080	CORTE OLIVIA	1	596.88	29.84	626.72
763-041-018	86070	CORTE OLIVIA	1	596.88	29.84	626.72
763-041-019	86060	CORTE OLIVIA	1	596.88	29.84	626.72
763-041-020	86050	CORTE OLIVIA	1	596.88	29.84	626.72
763-041-021	86051	CORTE OLIVIA	1	596.88	29.84	626.72
763-041-022	86061	CORTE OLIVIA	1	596.88	29.84	626.72
763-041-023	86071	CORTE OLIVIA	1	596.88	29.84	626.72
763-041-024	86081	CORTE OLIVIA	1	596.88	29.84	626.72
763-041-025	86091	CORTE OLIVIA	1	596.88	29.84	626.72
763-041-026	86095	CORTE OLIVIA	1	596.88	29.84	626.72
763-041-027	86101	CORTE OLIVIA	1	596.88	29.84	626.72
763-041-028	50661	CALLE MENDOZA	1	596.88	29.84	626.72
763-041-029	50671	CALLE MENDOZA	1	596.88	29.84	626.72
763-041-030	50681	CALLE MENDOZA	1	596.88	29.84	626.72
763-041-031	50691	CALLE MENDOZA	1	596.88	29.84	626.72
763-041-032	50701	CALLE MENDOZA	1	596.88	29.84	626.72
763-041-033	86140	CALLE PIZANO	1	596.88	29.84	626.72
763-041-034	86030	CALLE PIZANO	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
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APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
763-041-035	86040 CALLE PIZANO	1	596.88	29.84	626.72
763-041-036	86050 CALLE PIZANO	1	596.88	29.84	626.72
763-041-037	86060 CALLE PIZANO	1	596.88	29.84	626.72
763-041-038	86070 CALLE PIZANO	1	596.88	29.84	626.72
763-041-039	86080 CORTE STELLA	1	596.88	29.84	626.72
763-041-040	86090 CORTE STELLA	1	596.88	29.84	626.72
763-041-041	86100 CORTE STELLA	1	596.88	29.84	626.72
763-041-042	86110 CORTE STELLA	1	596.88	29.84	626.72
763-041-043	86130 CALLE PIZANO	1	596.88	29.84	626.72
763-041-044	86120 CORTE STELLA	1	596.88	29.84	626.72
763-042-001	50530 CALLE MENDOZA	1	596.88	29.84	626.72
763-042-002	50550 CALLE MENDOZA	1	596.88	29.84	626.72
763-042-003	50560 CALLE MENDOZA	1	596.88	29.84	626.72
763-042-004	NO SITUS AVAILABLE	1	596.88	29.84	626.72
763-042-005	50580 CALLE MENDOZA	1	596.88	29.84	626.72
763-042-006	50590 CALLE MENDOZA	1	596.88	29.84	626.72
763-042-007	50600 CALLE MENDOZA	1	596.88	29.84	626.72
763-042-008	50610 CALLE MENDOZA	1	596.88	29.84	626.72
763-042-009	50620 CALLE MENDOZA	1	596.88	29.84	626.72
763-042-010	50630 CALLE MENDOZA	1	596.88	29.84	626.72
763-042-011	50640 CALLE MENDOZA	1	596.88	29.84	626.72
763-042-012	50650 CALLE MENDOZA	1	596.88	29.84	626.72
763-042-013	50660 CALLE MENDOZA	1	596.88	29.84	626.72
763-042-014	50670 CALLE MENDOZA	1	596.88	29.84	626.72
763-042-015	50680 CALLE MENDOZA	1	596.88	29.84	626.72
763-042-016	50690 CALLE MENDOZA	1	596.88	29.84	626.72
763-042-017	50700 CALLE MENDOZA	1	596.88	29.84	626.72
763-042-018	50720 CALLE MENDOZA	1	596.88	29.84	626.72
763-042-019	50740 CALLE MENDOZA	1	596.88	29.84	626.72
763-051-001	50850 TYLER ST	1	596.88	29.84	626.72
763-051-002	86021 CALLE PIZANO	1	596.88	29.84	626.72
763-051-003	86031 CALLE PIZANO	1	596.88	29.84	626.72
763-051-004	86041 CALLE PIZANO	1	596.88	29.84	626.72
763-051-005	86051 CALLE PIZANO	1	596.88	29.84	626.72
763-051-006	86061 CALLE PIZANO	1	596.88	29.84	626.72
763-051-007	86071 CALLE PIZANO	1	596.88	29.84	626.72
763-051-008	86081 CALLE PIZANO	1	596.88	29.84	626.72
763-051-009	86091 CALLE PIZANO	1	596.88	29.84	626.72
763-051-010	86101 CALLE PIZANO	1	596.88	29.84	626.72
763-051-011	86111 CALLE PIZANO	1	596.88	29.84	626.72
763-051-012	86121 CALLE PIZANO	1	596.88	29.84	626.72
763-051-013	86131 CALLE PIZANO	1	596.88	29.84	626.72
763-051-014	86141 CALLE PIZANO	1	596.88	29.84	626.72
763-051-015	50781 CALLE MENDOZA	1	596.88	29.84	626.72
763-051-016	50811 CALLE MENDOZA	1	596.88	29.84	626.72
763-051-017	50851 CALLE MENDOZA	1	596.88	29.84	626.72
763-051-018	86170 LAS FLORES AVE	1	596.88	29.84	626.72
763-051-019	86160 LAS FLORES AVE	1	596.88	29.84	626.72
763-051-020	86150 LAS FLORES AVE	1	596.88	29.84	626.72
763-051-021	86140 LAS FLORES AVE	1	596.88	29.84	626.72
763-051-022	86130 LAS FLORES AVE	1	596.88	29.84	626.72
763-051-023	86120 LAS FLORES AVE	1	596.88	29.84	626.72
763-051-024	86110 LAS FLORES AVE	1	596.88	29.84	626.72
763-051-025	86100 LAS FLORES AVE	1	596.88	29.84	626.72
763-051-026	86090 LAS FLORES AVE	1	596.88	29.84	626.72
763-051-027	86080 LAS FLORES AVE	1	596.88	29.84	626.72
763-051-028	86070 LAS FLORES AVE	1	596.88	29.84	626.72
763-051-029	86060 LAS FLORES AVE	1	596.88	29.84	626.72
763-051-030	86050 LAS FLORES AVE	1	596.88	29.84	626.72
763-051-031	86040 LAS FLORES AVE	1	596.88	29.84	626.72
763-051-032	86030 LAS FLORES AVE	1	596.88	29.84	626.72
763-051-033	86020 LAS FLORES AVE	1	596.88	29.84	626.72
763-051-034	86010 LAS FLORES AVE	1	596.88	29.84	626.72
763-052-001	50760 CALLE MENDOZA	1	596.88	29.84	626.72
763-052-002	50780 CALLE MENDOZA	1	596.88	29.84	626.72
763-052-003	50800 CALLE MENDOZA	1	596.88	29.84	626.72
763-052-004	50820 CALLE MENDOZA	1	596.88	29.84	626.72
763-052-005	50850 CALLE MENDOZA	1	596.88	29.84	626.72
763-052-006	50880 CALLE MENDOZA	1	596.88	29.84	626.72
763-052-007	86190 LAS FLORES AVE	1	596.88	29.84	626.72
763-052-008	86200 LAS FLORES AVE	1	596.88	29.84	626.72
763-053-001	86011 LAS FLORES AVE	1	596.88	29.84	626.72
763-053-002	86021 LAS FLORES AVE	1	596.88	29.84	626.72
763-053-003	86031 LAS FLORES AVE	1	596.88	29.84	626.72
763-053-004	86041 LAS FLORES AVE	1	596.88	29.84	626.72
763-053-005	86051 LAS FLORES AVE	1	596.88	29.84	626.72
763-053-006	86061 LAS FLORES AVE	1	596.88	29.84	626.72
763-053-007	86071 LAS FLORES AVE	1	596.88	29.84	626.72
763-053-008	86081 LAS FLORES AVE	1	596.88	29.84	626.72
763-053-009	86091 LAS FLORES AVE	1	596.88	29.84	626.72
763-053-010	86101 LAS FLORES AVE	1	596.88	29.84	626.72
763-053-011	86121 LAS FLORES AVE	1	596.88	29.84	626.72
763-053-012	86131 LAS FLORES AVE	1	596.88	29.84	626.72
763-053-013	86141 LAS FLORES AVE	1	596.88	29.84	626.72
763-053-014	86151 LAS FLORES AVE	1	596.88	29.84	626.72
763-053-015	86161 LAS FLORES AVE	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
763-053-016	86171 LAS FLORES AVE	1	596.88	29.84	626.72
763-053-017	86181 LAS FLORES AVE	1	596.88	29.84	626.72
763-053-018	86191 LAS FLORES AVE	1	596.88	29.84	626.72
763-053-019	86201 LAS FLORES AVE	1	596.88	29.84	626.72
763-411-001	51927 LA PONDEROSA DR	1	596.88	29.84	626.72
763-411-002	51951 LA PONDEROSA DR	1	596.88	29.84	626.72
763-411-003	51975 LA PONDEROSA DR	1	596.88	29.84	626.72
763-412-002	86705 NAOMI CT	1	596.88	29.84	626.72
763-412-003	86717 NAOMI CT	1	596.88	29.84	626.72
763-412-004	86729 NAOMI CT	1	596.88	29.84	626.72
763-412-005	86741 NAOMI CT	1	596.88	29.84	626.72
763-412-006	86753 NAOMI CT	1	596.88	29.84	626.72
763-412-007	86765 NAOMI CT	1	596.88	29.84	626.72
763-412-008	86777 NAOMI CT	1	596.88	29.84	626.72
763-412-009	86789 NAOMI CT	1	596.88	29.84	626.72
763-412-010	86788 NAOMI CT	1	596.88	29.84	626.72
763-412-011	86776 NAOMI CT	1	596.88	29.84	626.72
763-412-012	86764 NAOMI CT	1	596.88	29.84	626.72
763-412-013	86752 NAOMI CT	1	596.88	29.84	626.72
763-412-014	86751 ROMUALDA CT	1	596.88	29.84	626.72
763-412-015	86763 ROMUALDA CT	1	596.88	29.84	626.72
763-412-016	86775 ROMUALDA CT	1	596.88	29.84	626.72
763-412-017	86787 ROMUALDA CT	1	596.88	29.84	626.72
763-412-018	86786 ROMUALDA CT	1	596.88	29.84	626.72
763-412-019	86774 ROMUALDA CT	1	596.88	29.84	626.72
763-412-020	86762 ROMUALDA CT	1	596.88	29.84	626.72
763-412-021	86750 ROMUALDA CT	1	596.88	29.84	626.72
763-412-022	86755 ORTIZ ST	1	596.88	29.84	626.72
763-412-023	86767 ORTIZ ST	1	596.88	29.84	626.72
763-412-024	86779 ORTIZ ST	1	596.88	29.84	626.72
763-412-025	86791 ORTIZ ST	1	596.88	29.84	626.72
763-412-026	86803 ORTIZ ST	1	596.88	29.84	626.72
763-412-027	51841 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-412-028	51863 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-412-029	51865 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-412-031	51889 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-412-032	51901 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-412-033	51913 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-412-034	51925 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-412-035	51937 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-412-036	51949 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-412-037	51961 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-412-038	51973 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-413-002	51880 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-413-003	51856 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-413-004	51832 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-413-005	51808 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-413-006	51784 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-413-007	51760 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-413-008	51736 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-413-009	51712 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-413-010	51688 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-413-011	51664 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-413-012	51640 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-413-013	51616 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-413-014	51592 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-413-015	51568 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-413-016	51544 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-413-017	51520 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-414-001	51805 PEREZ ST	1	596.88	29.84	626.72
763-414-002	51817 PEREZ ST	1	596.88	29.84	626.72
763-414-003	51829 PEREZ ST	1	596.88	29.84	626.72
763-414-004	51841 PEREZ ST	1	596.88	29.84	626.72
763-414-005	51853 PEREZ ST	1	596.88	29.84	626.72
763-414-006	51865 PEREZ ST	1	596.88	29.84	626.72
763-414-007	51877 PEREZ ST	1	596.88	29.84	626.72
763-414-008	51889 PEREZ ST	1	596.88	29.84	626.72
763-414-009	51901 PEREZ ST	1	596.88	29.84	626.72
763-421-001	51496 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-421-002	51472 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-421-003	51448 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-421-004	51424 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-421-005	51400 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-421-006	51376 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-421-007	51352 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-421-008	51328 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-421-009	51304 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-421-010	51280 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-421-011	51256 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-421-012	51232 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-421-013	51208 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-421-014	51376 LA PONDEROSA DR	1	596.88	29.84	626.72
763-421-015	51362 LA PONDEROSA DR	1	596.88	29.84	626.72
763-421-016	51328 LA PONDEROSA DR	1	596.88	29.84	626.72
763-421-017	51399 LA PONDEROSA DR	1	596.88	29.84	626.72
763-421-018	51423 LA PONDEROSA DR	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
763-421-019	51447 LA PONDEROSA DR	1	596.88	29.84	626.72
763-421-020	51471 LA PONDEROSA DR	1	596.88	29.84	626.72
763-421-021	51495 LA PONDEROSA DR	1	596.88	29.84	626.72
763-421-022	51519 LA PONDEROSA DR	1	596.88	29.84	626.72
763-421-023	51543 LA PONDEROSA DR	1	596.88	29.84	626.72
763-421-024	51567 LA PONDEROSA DR	1	596.88	29.84	626.72
763-421-025	51591 LA PONDEROSA DR	1	596.88	29.84	626.72
763-421-026	51615 LA PONDEROSA DR	1	596.88	29.84	626.72
763-421-027	51639 LA PONDEROSA DR	1	596.88	29.84	626.72
763-421-028	51663 LA PONDEROSA DR	1	596.88	29.84	626.72
763-421-029	51687 LA PONDEROSA DR	1	596.88	29.84	626.72
763-421-030	51711 LA PONDEROSA DR	1	596.88	29.84	626.72
763-421-031	51735 LA PONDEROSA DR	1	596.88	29.84	626.72
763-421-032	51759 LA PONDEROSA DR	1	596.88	29.84	626.72
763-421-033	51783 LA PONDEROSA DR	1	596.88	29.84	626.72
763-421-034	51807 LA PONDEROSA DR	1	596.88	29.84	626.72
763-421-035	51831 LA PONDEROSA DR	1	596.88	29.84	626.72
763-421-036	51855 LA PONDEROSA DR	1	596.88	29.84	626.72
763-421-038	51903 LA PONDEROSA DR	1	596.88	29.84	626.72
763-422-001	51733 PEREZ ST	1	596.88	29.84	626.72
763-422-002	51745 PEREZ ST	1	596.88	29.84	626.72
763-422-003	51757 PEREZ ST	1	596.88	29.84	626.72
763-422-004	51769 PEREZ ST	1	596.88	29.84	626.72
763-422-005	51781 PEREZ ST	1	596.88	29.84	626.72
763-422-006	51793 PEREZ ST	1	596.88	29.84	626.72
763-422-007	51808 LA PONDEROSA DR	1	596.88	29.84	626.72
763-422-008	51784 LA PONDEROSA DR	1	596.88	29.84	626.72
763-422-009	51760 LA PONDEROSA DR	1	596.88	29.84	626.72
763-422-010	51736 LA PONDEROSA DR	1	596.88	29.84	626.72
763-422-011	51702 LA PONDEROSA DR	1	596.88	29.84	626.72
763-422-012	51688 LA PONDEROSA DR	1	596.88	29.84	626.72
763-422-013	51664 LA PONDEROSA DR	1	596.88	29.84	626.72
763-422-014	51640 LA PONDEROSA DR	1	596.88	29.84	626.72
763-422-015	51616 LA PONDEROSA DR	1	596.88	29.84	626.72
763-422-016	51592 LA PONDEROSA DR	1	596.88	29.84	626.72
763-422-017	51568 LA PONDEROSA DR	1	596.88	29.84	626.72
763-422-018	51544 LA PONDEROSA DR	1	596.88	29.84	626.72
763-422-019	51520 LA PONDEROSA DR	1	596.88	29.84	626.72
763-422-020	51496 LA PONDEROSA DR	1	596.88	29.84	626.72
763-422-021	51472 LA PONDEROSA DR	1	596.88	29.84	626.72
763-422-022	51448 LA PONDEROSA DR	1	596.88	29.84	626.72
763-422-023	51424 LA PONDEROSA DR	1	596.88	29.84	626.72
763-422-024	51400 LA PONDEROSA DR	1	596.88	29.84	626.72
763-422-025	51745 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-422-026	51757 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-423-001	86776 ORTIZ ST	1	596.88	29.84	626.72
763-423-002	86764 ORTIZ ST	1	596.88	29.84	626.72
763-423-003	86752 ORTIZ ST	1	596.88	29.84	626.72
763-423-004	NO SITUS AVAILABLE	1	596.88	29.84	626.72
763-423-005	51769 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-423-006	51781 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-423-007	51793 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-423-008	51805 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-423-009	51817 HERNANDEZ ST #LA	1	596.88	29.84	626.72
763-423-010	51829 HERNANDEZ ST	1	596.88	29.84	626.72
763-431-001	51349 PALMERAS CIR	1	596.88	29.84	626.72
763-431-002	51325 PALMERAS CIR	1	596.88	29.84	626.72
763-431-005	86026 PALMERAS CIR	1	596.88	29.84	626.72
763-431-006	86036 PALMERAS CIR	1	596.88	29.84	626.72
763-431-007	86046 PALMERAS CIR	1	596.88	29.84	626.72
763-431-009	86066 PALMERAS CIR	1	596.88	29.84	626.72
763-431-012	86096 PALMERAS CIR	1	596.88	29.84	626.72
763-431-013	86106 PALMERAS CIR	1	596.88	29.84	626.72
763-431-014	86116 PALMERAS CIR	1	596.88	29.84	626.72
763-431-015	86126 PALMERAS CIR	1	596.88	29.84	626.72
763-431-016	86136 PALMERAS CIR	1	596.88	29.84	626.72
763-431-017	86129 PALMERAS CIR	1	596.88	29.84	626.72
763-431-018	86119 PALMERAS CIR	1	596.88	29.84	626.72
763-431-019	86109 PALMERAS CIR	1	596.88	29.84	626.72
763-431-020	86099 PALMERAS CIR	1	596.88	29.84	626.72
763-431-021	86089 PALMERAS CIR	1	596.88	29.84	626.72
763-431-025	51467 PALMERAS CIR	1	596.88	29.84	626.72
763-431-028	86035 PALMERAS CIR	1	596.88	29.84	626.72
763-431-029	86045 PALMERAS CIR	1	596.88	29.84	626.72
763-431-030	86055 PALMERAS CIR	1	596.88	29.84	626.72
763-431-031	51363 PALOMA DR	1	596.88	29.84	626.72
763-431-032	51383 PALOMA DR	1	596.88	29.84	626.72
763-431-033	51403 PALOMA DR	1	596.88	29.84	626.72
763-431-035	51443 PALOMA DR ##58	1	596.88	29.84	626.72
763-431-036	51463 PALOMA DR	1	596.88	29.84	626.72
763-431-037	51464 PALOMA DR	1	596.88	29.84	626.72
763-431-038	51444 PALOMA DR #LA	1	596.88	29.84	626.72
763-431-039	51424 PALOMA DR	1	596.88	29.84	626.72
763-431-040	51404 PALOMA DR	1	596.88	29.84	626.72
763-431-041	51384 PALOMA DR	1	596.88	29.84	626.72
763-431-042	51364 PALOMA DR	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
763-431-043	51344 PALOMA DR	1	596.88	29.84	626.72
763-431-044	51324 PALOMA DR	1	596.88	29.84	626.72
763-431-045	51325 MARIPOSA DR	1	596.88	29.84	626.72
763-431-046	51345 MARIPOSA DR	1	596.88	29.84	626.72
763-431-047	51365 MARIPOSA DR	1	596.88	29.84	626.72
763-431-048	51385 MARIPOSA DR	1	596.88	29.84	626.72
763-431-049	51405 MARIPOSA DR	1	596.88	29.84	626.72
763-431-050	51425 MARIPOSA DR	1	596.88	29.84	626.72
763-431-051	51445 MARIPOSA DR	1	596.88	29.84	626.72
763-431-052	51465 MARIPOSA DR	1	596.88	29.84	626.72
763-431-053	51462 MARIPOSA DR	1	596.88	29.84	626.72
763-431-054	51442 MARIPOSA DR	1	596.88	29.84	626.72
763-431-055	51422 MARIPOSA DR	1	596.88	29.84	626.72
763-431-056	51402 MARIPOSA DR	1	596.88	29.84	626.72
763-431-057	51382 MARIPOSA DR	1	596.88	29.84	626.72
763-431-058	51362 MARIPOSA DR	1	596.88	29.84	626.72
763-431-059	51342 MARIPOSA DR	1	596.88	29.84	626.72
763-431-060	51322 MARIPOSA DR	1	596.88	29.84	626.72
763-431-061	51321 CHUPAROSA DR	1	596.88	29.84	626.72
763-431-062	51341 CHUPAROSA DR	1	596.88	29.84	626.72
763-431-063	51361 CHUPAROSA DR	1	596.88	29.84	626.72
763-431-064	51381 CHUPAROSA DR	1	596.88	29.84	626.72
763-431-065	51401 CHUPAROSA DR	1	596.88	29.84	626.72
763-431-066	51421 CHUPAROSA DR	1	596.88	29.84	626.72
763-431-067	51441 CHUPAROSA DR	1	596.88	29.84	626.72
763-431-068	51461 CHUPAROSA DR	1	596.88	29.84	626.72
763-431-078	51434 TYLER ST	1	596.88	29.84	626.72
763-431-079	51462 TYLER ST	1	596.88	29.84	626.72
763-431-080	86037 PALMERAS CIR	1	596.88	29.84	626.72
763-432-001	86146 PALMERAS CIR	1	596.88	29.84	626.72
763-432-002	86156 PALMERAS CIR	1	596.88	29.84	626.72
763-432-003	86166 PALMERAS CIR	1	596.88	29.84	626.72
763-432-004	86176 PALMERAS CIR	1	596.88	29.84	626.72
763-432-005	86186 PALMERAS CIR	1	596.88	29.84	626.72
763-432-006	86196 PALMERAS CIR	1	596.88	29.84	626.72
763-432-007	86206 PALMERAS CIR	1	596.88	29.84	626.72
763-432-008	86216 PALMERAS CIR	1	596.88	29.84	626.72
763-432-009	51310 PALMERAS CIR	1	596.88	29.84	626.72
763-432-010	51330 PALMERAS CIR	1	596.88	29.84	626.72
763-432-011	51350 PALMERAS CIR	1	596.88	29.84	626.72
763-432-012	51370 PALMERAS CIR	1	596.88	29.84	626.72
763-432-013	51390 PALMERAS CIR	1	596.88	29.84	626.72
763-432-014	51410 PALMERAS CIR	1	596.88	29.84	626.72
763-432-015	51430 PALMERAS CIR	1	596.88	29.84	626.72
763-432-016	51450 PALMERAS CIR	1	596.88	29.84	626.72
763-432-017	86189 PALMERAS CIR	1	596.88	29.84	626.72
763-432-018	86179 PALMERAS CIR	1	596.88	29.84	626.72
763-432-019	86169 PALMERAS CIR	1	596.88	29.84	626.72
763-432-020	86159 PALMERAS CIR	1	596.88	29.84	626.72
763-432-021	86149 PALMERAS CIR	1	596.88	29.84	626.72
763-432-022	86139 PALMERAS CIR	1	596.88	29.84	626.72
763-432-023	51466 CHUPAROSA DR	1	596.88	29.84	626.72
763-432-024	51446 CHUPAROSA DR	1	596.88	29.84	626.72
763-432-025	51426 CHUPAROSA DR	1	596.88	29.84	626.72
763-432-026	51406 CHUPAROSA DR	1	596.88	29.84	626.72
763-432-027	51386 CHUPAROSA DR	1	596.88	29.84	626.72
763-432-028	51366 CHUPAROSA DR	1	596.88	29.84	626.72
763-432-029	51346 CHUPAROSA DR	1	596.88	29.84	626.72
763-432-030	51326 CHUPAROSA DR	1	596.88	29.84	626.72
763-432-031	51327 CARDELINA DR	1	596.88	29.84	626.72
763-432-032	51347 CARDELINA DR	1	596.88	29.84	626.72
763-432-033	51367 CARDELINA DR	1	596.88	29.84	626.72
763-432-034	51387 CARDELINA DR	1	596.88	29.84	626.72
763-432-035	NO SITUS AVAILABLE	1	596.88	29.84	626.72
763-432-036	51427 CARDELINA DR	1	596.88	29.84	626.72
763-432-037	NO SITUS AVAILABLE	1	596.88	29.84	626.72
763-432-038	51467 CARDELINA DR	1	596.88	29.84	626.72
763-432-039	51460 CARDELINA DR	1	596.88	29.84	626.72
763-432-040	51440 CARDELINA DR	1	596.88	29.84	626.72
763-432-041	51420 CARDELINA DR	1	596.88	29.84	626.72
763-432-042	51400 CARDELINA DR	1	596.88	29.84	626.72
763-432-043	51380 CARDELINA DR	1	596.88	29.84	626.72
763-432-044	51360 CARDELINA DR	1	596.88	29.84	626.72
763-432-045	51340 CARDELINA DR	1	596.88	29.84	626.72
763-432-046	51320 CARDELINA DR	1	596.88	29.84	626.72
763-432-047	51319 PALMERAS CIR	1	596.88	29.84	626.72
763-432-048	51339 PALMERAS CIR	1	596.88	29.84	626.72
763-432-049	51359 PALMERAS CIR	1	596.88	29.84	626.72
763-432-050	51379 PALMERAS CIR	1	596.88	29.84	626.72
763-432-051	51399 PALMERAS CIR	1	596.88	29.84	626.72
763-432-052	51419 PALMERAS CIR	1	596.88	29.84	626.72
763-432-053	51439 PALMERAS CIR	1	596.88	29.84	626.72
763-432-054	51459 PALMERAS CIR	1	596.88	29.84	626.72
763-441-001	86012 CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-441-002	86022 CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-441-003	86032 CALLE BOUGANVILIA	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs	Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
763-441-004	86042	CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-441-005	86052	CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-441-006	86062	CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-441-007	86072	CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-441-008	86082	CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-441-009	86092	CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-442-001	86102	CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-442-002	86112	CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-442-003	86122	CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-442-004	86132	CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-442-005	86142	CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-442-006	86152	CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-442-007	86162	CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-442-009	51010	CALLE GARDENIA	1	596.88	29.84	626.72
763-442-010	51020	CALLE GARDENIA	1	596.88	29.84	626.72
763-442-011	51030	CALLE GARDENIA	1	596.88	29.84	626.72
763-442-012	51040	CALLE GARDENIA	1	596.88	29.84	626.72
763-442-013	51050	CALLE GARDENIA	1	596.88	29.84	626.72
763-442-014	51060	CALLE GARDENIA	1	596.88	29.84	626.72
763-442-015	51070	CALLE GARDENIA	1	596.88	29.84	626.72
763-442-016	51080	CALLE GARDENIA	1	596.88	29.84	626.72
763-442-017	51090	CALLE GARDENIA	1	596.88	29.84	626.72
763-442-018	86169	CALLE GERANIO	1	596.88	29.84	626.72
763-442-019	86159	CALLE GERANIO	1	596.88	29.84	626.72
763-442-020	86149	CALLE GERANIO	1	596.88	29.84	626.72
763-442-021	86139	CALLE GERANIO	1	596.88	29.84	626.72
763-442-022	86129	CALLE GERANIO	1	596.88	29.84	626.72
763-442-023	86119	CALLE GERANIO	1	596.88	29.84	626.72
763-442-024	86109	CALLE GERANIO	1	596.88	29.84	626.72
763-442-025	86099	CALLE GERANIO	1	596.88	29.84	626.72
763-442-026	86089	CALLE GERANIO	1	596.88	29.84	626.72
763-442-027	86079	CALLE GERANIO	1	596.88	29.84	626.72
763-442-028	86069	CALLE GERANIO	1	596.88	29.84	626.72
763-442-029	86069	CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-442-030	86059	CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-442-031	86049	CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-442-032	86039	CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-442-033	86029	CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-442-034	86019	CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-442-035	86009	CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-443-001	86078	CALLE GERANIO	1	596.88	29.84	626.72
763-443-002	86088	CALLE GERANIO	1	596.88	29.84	626.72
763-443-003	86098	CALLE GERANIO	1	596.88	29.84	626.72
763-443-004		NO SITUS AVAILABLE	1	596.88	29.84	626.72
763-443-005	86118	CALLE GERANIO	1	596.88	29.84	626.72
763-443-006	86128	CALLE GERANIO	1	596.88	29.84	626.72
763-443-007	86138	CALLE GERANIO	1	596.88	29.84	626.72
763-443-008	86148	CALLE GERANIO	1	596.88	29.84	626.72
763-443-009	86161	CALLE VIOLETA	1	596.88	29.84	626.72
763-443-010	86151	CALLE VIOLETA	1	596.88	29.84	626.72
763-443-011	86141	CALLE VIOLETA	1	596.88	29.84	626.72
763-443-012		NO SITUS AVAILABLE	1	596.88	29.84	626.72
763-443-013		NO SITUS AVAILABLE	1	596.88	29.84	626.72
763-443-014	86111	CALLE VIOLETA	1	596.88	29.84	626.72
763-443-015	86091	CALLE VIOLETA	1	596.88	29.84	626.72
763-443-016	86081	CALLE VIOLETA	1	596.88	29.84	626.72
763-444-001	86080	CALLE VIOLETA	1	596.88	29.84	626.72
763-444-002	86090	CALLE VIOLETA	1	596.88	29.84	626.72
763-444-003	86100	CALLE VIOLETA	1	596.88	29.84	626.72
763-444-004	86110	CALLE VIOLETA	1	596.88	29.84	626.72
763-444-005	86120	CALLE VIOLETA	1	596.88	29.84	626.72
763-444-006	86130	CALLE VIOLETA	1	596.88	29.84	626.72
763-444-007	86140	CALLE VIOLETA	1	596.88	29.84	626.72
763-444-008	86150	CALLE VIOLETA	1	596.88	29.84	626.72
763-444-009	86149	CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-444-010	86139	CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-444-011	86129	CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-444-012	86119	CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-444-013	86109	CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-444-014	86099	CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-444-015	86089	CALLE BOUGANVILIA	1	596.88	29.84	626.72
763-444-016	86079	CALLE BOUGANVILIA	1	596.88	29.84	626.72
767-454-013	83183	MAJENTA LN	1	596.88	29.84	626.72
767-454-014	83173	MAJENTA LN	1	596.88	29.84	626.72
767-454-015	83163	MAJENTA LN	1	596.88	29.84	626.72
767-454-016	83153	MAJENTA LN	1	596.88	29.84	626.72
767-454-017	83143	MAJENTA LN	1	596.88	29.84	626.72
767-454-018	83133	MAJENTA LN	1	596.88	29.84	626.72
767-454-019	83123	MAJENTA LN	1	596.88	29.84	626.72
767-454-020	83113	MAJENTA LN	1	596.88	29.84	626.72
767-454-021	83103	MAJENTA LN	1	596.88	29.84	626.72
767-454-022	83093	MAJENTA LN	1	596.88	29.84	626.72
767-454-023	83083	MAJENTA LN	1	596.88	29.84	626.72
767-454-024	83073	MAJENTA LN	1	596.88	29.84	626.72
768-010-001	50115	PASEO MADRID	1	596.88	29.84	626.72
768-010-002	50105	PASEO MADRID	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
768-010-003	50093 PASEO MADRID	1	596.88	29.84	626.72
768-010-004	50083 PASEO MADRID	1	596.88	29.84	626.72
768-010-005	50071 PASEO MADRID	1	596.88	29.84	626.72
768-010-006	50061 PASEO MADRID	1	596.88	29.84	626.72
768-010-007	50049 PASEO MADRID	1	596.88	29.84	626.72
768-010-008	50039 PASEO MADRID	1	596.88	29.84	626.72
768-010-009	84012 CALLE GRANADA	1	596.88	29.84	626.72
768-010-010	84020 CALLE GRANADA	1	596.88	29.84	626.72
768-010-011	84026 CALLE GRANADA	1	596.88	29.84	626.72
768-010-012	84032 CALLE GRANADA	1	596.88	29.84	626.72
768-010-013	84038 CALLE GRANADA	1	596.88	29.84	626.72
768-010-014	84046 CALLE GRANADA	1	596.88	29.84	626.72
768-010-015	84052 CALLE GRANADA	1	596.88	29.84	626.72
768-010-016	50030 PASEO CORDOVA	1	596.88	29.84	626.72
768-010-017	50040 PASEO CORDOVA	1	596.88	29.84	626.72
768-010-018	50052 PASEO CORDOVA	1	596.88	29.84	626.72
768-010-019	50062 PASEO CORDOVA	1	596.88	29.84	626.72
768-010-020	50074 PASEO CORDOVA	1	596.88	29.84	626.72
768-010-021	50086 PASEO CORDOVA	1	596.88	29.84	626.72
768-010-022	50096 PASEO CORDOVA	1	596.88	29.84	626.72
768-010-023	50108 PASEO CORDOVA	1	596.88	29.84	626.72
768-010-024	50118 PASEO CORDOVA	1	596.88	29.84	626.72
768-011-001	50049 PASEO CORDOVA	1	596.88	29.84	626.72
768-011-002	50050 PASEO MADRID	1	596.88	29.84	626.72
768-011-003	50062 PASEO MADRID	1	596.88	29.84	626.72
768-011-004	50072 PASEO MADRID	1	596.88	29.84	626.72
768-011-005	50082 PASEO MADRID	1	596.88	29.84	626.72
768-011-006	50092 PASEO MADRID	1	596.88	29.84	626.72
768-011-007	50104 PASEO MADRID	1	596.88	29.84	626.72
768-011-008	50116 PASEO MADRID	1	596.88	29.84	626.72
768-011-009	50115 PASEO CORDOVA	1	596.88	29.84	626.72
768-011-010	50105 PASEO CORDOVA	1	596.88	29.84	626.72
768-011-011	50093 PASEO CORDOVA	1	596.88	29.84	626.72
768-011-012	50083 PASEO CORDOVA	1	596.88	29.84	626.72
768-011-013	50071 PASEO CORDOVA	1	596.88	29.84	626.72
768-011-014	50061 PASEO CORDOVA	1	596.88	29.84	626.72
768-020-001	50130 PASEO CORDOVA	1	596.88	29.84	626.72
768-020-002	84152 VIA VALENCIA	1	596.88	29.84	626.72
768-020-003	50172 CALLE MARBELLA	1	596.88	29.84	626.72
768-020-004	50182 CALLE MARBELLA	1	596.88	29.84	626.72
768-020-005	50194 CALLE MARBELLA	1	596.88	29.84	626.72
768-020-006	50204 CALLE MARBELLA	1	596.88	29.84	626.72
768-020-007	50206 CALLE SEGOVIA	1	596.88	29.84	626.72
768-020-008	50210 PASEO CADIZ	1	596.88	29.84	626.72
768-020-009	50218 PASEO CADIZ	1	596.88	29.84	626.72
768-020-010	50224 PASEO CADIZ	1	596.88	29.84	626.72
768-020-011	50230 PASEO CADIZ	1	596.88	29.84	626.72
768-020-012	50236 PASEO CADIZ	1	596.88	29.84	626.72
768-020-013	50242 PASEO CADIZ	1	596.88	29.84	626.72
768-020-014	50248 PASEO CADIZ	1	596.88	29.84	626.72
768-020-015	50254 PASEO CADIZ	1	596.88	29.84	626.72
768-020-016	50260 PASEO CADIZ	1	596.88	29.84	626.72
768-020-017	50266 PASEO CADIZ	1	596.88	29.84	626.72
768-020-018	50272 PASEO CADIZ	1	596.88	29.84	626.72
768-020-019	50278 PASEO CADIZ	1	596.88	29.84	626.72
768-020-020	50286 PASEO CADIZ	1	596.88	29.84	626.72
768-020-021	50292 PASEO CADIZ	1	596.88	29.84	626.72
768-020-022	50298 PASEO CADIZ	1	596.88	29.84	626.72
768-020-023	84079 CALLE SEVILLE	1	596.88	29.84	626.72
768-020-024	84087 CALLE SEVILLE	1	596.88	29.84	626.72
768-020-025	84077 CALLE SEVILLE	1	596.88	29.84	626.72
768-020-026	84065 CALLE SEVILLE	1	596.88	29.84	626.72
768-020-027	84055 CALLE SEVILLE	1	596.88	29.84	626.72
768-020-028	84043 CALLE SEVILLE	1	596.88	29.84	626.72
768-020-029	50283 PASEO BARCELONA	1	596.88	29.84	626.72
768-020-030	50277 PASEO BARCELONA	1	596.88	29.84	626.72
768-020-031	50271 PASEO BARCELONA	1	596.88	29.84	626.72
768-020-032	50265 PASEO BARCELONA	1	596.88	29.84	626.72
768-020-033	50259 PASEO BARCELONA	1	596.88	29.84	626.72
768-020-034	50253 PASEO BARCELONA	1	596.88	29.84	626.72
768-020-035	50247 PASEO BARCELONA	1	596.88	29.84	626.72
768-021-001	50283 PASEO CADIZ	1	596.88	29.84	626.72
768-021-002	50277 PASEO CADIZ	1	596.88	29.84	626.72
768-021-003	50271 PASEO CADIZ	1	596.88	29.84	626.72
768-021-004	50265 PASEO CADIZ	1	596.88	29.84	626.72
768-021-005	50259 PASEO CADIZ	1	596.88	29.84	626.72
768-021-006	50253 PASEO CADIZ	1	596.88	29.84	626.72
768-021-007	50247 PASEO CADIZ	1	596.88	29.84	626.72
768-021-008	50241 PASEO CADIZ	1	596.88	29.84	626.72
768-021-009	50235 PASEO CADIZ	1	596.88	29.84	626.72
768-021-010	50229 PASEO CADIZ	1	596.88	29.84	626.72
768-021-011	50223 PASEO CADIZ	1	596.88	29.84	626.72
768-021-012	50217 PASEO CADIZ	1	596.88	29.84	626.72
768-021-013	50218 PASEO BARCELONA	1	596.88	29.84	626.72
768-021-014	50224 PASEO BARCELONA	1	596.88	29.84	626.72
768-021-015	50230 PASEO BARCELONA	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
768-021-016	50236 PASEO BARCELONA	1	596.88	29.84	626.72
768-021-017	50242 PASEO BARCELONA	1	596.88	29.84	626.72
768-021-018	50248 PASEO BARCELONA	1	596.88	29.84	626.72
768-021-019	50252 PASEO BARCELONA	1	596.88	29.84	626.72
768-021-020	50258 PASEO BARCELONA	1	596.88	29.84	626.72
768-021-021	50264 PASEO BARCELONA	1	596.88	29.84	626.72
768-021-022	50270 PASEO BARCELONA	1	596.88	29.84	626.72
768-021-023	50276 PASEO BARCELONA	1	596.88	29.84	626.72
768-021-024	50282 PASEO BARCELONA	1	596.88	29.84	626.72
768-022-001	50235 PASEO BARCELONA	1	596.88	29.84	626.72
768-022-002	50229 PASEO BARCELONA	1	596.88	29.84	626.72
768-022-003	50223 PASEO BARCELONA	1	596.88	29.84	626.72
768-022-004	50217 PASEO BARCELONA	1	596.88	29.84	626.72
768-022-005	50211 PASEO BARCELONA	1	596.88	29.84	626.72
768-022-006	50207 PASEO BARCELONA	1	596.88	29.84	626.72
768-022-007	50205 CALLE MARBELLA	1	596.88	29.84	626.72
768-022-008	50193 CALLE MARBELLA	1	596.88	29.84	626.72
768-022-009	50183 CALLE MARBELLA	1	596.88	29.84	626.72
768-022-010	50173 CALLE MARBELLA	1	596.88	29.84	626.72
768-022-011	NO SITUS AVAILABLE	1	596.88	29.84	626.72
768-030-001	84458 DA VINCI DR	1	596.88	29.84	626.72
768-030-002	84464 DA VINCI DR	1	596.88	29.84	626.72
768-030-003	84470 DA VINCI DR	1	596.88	29.84	626.72
768-030-004	84480 DA VINCI DR	1	596.88	29.84	626.72
768-030-005	84488 DA VINCI DR	1	596.88	29.84	626.72
768-030-006	84494 DA VINCI DR	1	596.88	29.84	626.72
768-030-007	84500 DA VINCI DR	1	596.88	29.84	626.72
768-030-008	50090 GOYA DR	1	596.88	29.84	626.72
768-030-009	50112 GOYA DR	1	596.88	29.84	626.72
768-030-010	50136 GOYA DR	1	596.88	29.84	626.72
768-030-011	50158 GOYA DR	1	596.88	29.84	626.72
768-030-012	50180 GOYA DR	1	596.88	29.84	626.72
768-030-013	50204 GOYA DR	1	596.88	29.84	626.72
768-030-014	50226 GOYA DR	1	596.88	29.84	626.72
768-030-015	50250 GOYA DR	1	596.88	29.84	626.72
768-030-016	84460 MURILLO LN	1	596.88	29.84	626.72
768-030-017	84470 MURILLO LN	1	596.88	29.84	626.72
768-030-018	84476 MURILLO LN	1	596.88	29.84	626.72
768-030-019	84482 MURILLO LN	1	596.88	29.84	626.72
768-030-020	84481 RUEBENS WAY	1	596.88	29.84	626.72
768-030-021	84475 RUEBENS WAY	1	596.88	29.84	626.72
768-030-022	84469 RUEBENS WAY	1	596.88	29.84	626.72
768-030-023	84461 RUEBENS WAY	1	596.88	29.84	626.72
768-030-024	84454 RUEBENS WAY	1	596.88	29.84	626.72
768-030-025	84466 RUEBENS WAY	1	596.88	29.84	626.72
768-030-026	84476 RUEBENS WAY	1	596.88	29.84	626.72
768-030-027	84482 RUEBENS WAY	1	596.88	29.84	626.72
768-030-028	84481 DA VINCI DR	1	596.88	29.84	626.72
768-030-029	84475 DA VINCI DR	1	596.88	29.84	626.72
768-030-030	84469 DA VINCI DR	1	596.88	29.84	626.72
768-030-031	84463 DA VINCI DR	1	596.88	29.84	626.72
768-030-032	84449 DA VINCI DR	1	596.88	29.84	626.72
768-030-033	84439 DA VINCI DR	1	596.88	29.84	626.72
768-030-034	84425 DA VINCI DR	1	596.88	29.84	626.72
768-030-035	84419 DA VINCI DR	1	596.88	29.84	626.72
768-030-036	84420 MIRO LN	1	596.88	29.84	626.72
768-030-037	84426 MIRO LN	1	596.88	29.84	626.72
768-030-038	84438 MIRO LN	1	596.88	29.84	626.72
768-030-039	84444 MIRO LN	1	596.88	29.84	626.72
768-030-040	84451 MIRO LN	1	596.88	29.84	626.72
768-030-041	84447 MIRO LN	1	596.88	29.84	626.72
768-030-042	84439 MIRO LN	1	596.88	29.84	626.72
768-030-043	84425 MIRO LN	1	596.88	29.84	626.72
768-030-044	84419 MIRO LN	1	596.88	29.84	626.72
768-030-045	84420 MURILLO LN	1	596.88	29.84	626.72
768-030-046	84426 MURILLO LN	1	596.88	29.84	626.72
768-030-047	84438 MURILLO LN	1	596.88	29.84	626.72
768-030-048	84442 MURILLO LN	1	596.88	29.84	626.72
768-030-049	84450 MURILLO LN	1	596.88	29.84	626.72
768-030-050	50245 GRECO DR	1	596.88	29.84	626.72
768-030-051	50223 GRECO DR	1	596.88	29.84	626.72
768-030-052	50199 GRECO DR	1	596.88	29.84	626.72
768-030-053	50177 GRECO DR	1	596.88	29.84	626.72
768-030-054	50155 GRECO DR	1	596.88	29.84	626.72
768-030-055	50131 GRECO DR	1	596.88	29.84	626.72
768-030-056	50109 GRECO DR	1	596.88	29.84	626.72
768-030-057	50087 GRECO DR	1	596.88	29.84	626.72
768-030-058	84402 DA VINCI DR	1	596.88	29.84	626.72
768-030-059	84408 DA VINCI DR	1	596.88	29.84	626.72
768-030-060	84414 DA VINCI DR	1	596.88	29.84	626.72
768-030-061	84422 DA VINCI DR	1	596.88	29.84	626.72
768-030-062	84430 DA VINCI DR	1	596.88	29.84	626.72
768-030-063	84438 DA VINCI DR	1	596.88	29.84	626.72
768-030-064	84446 DA VINCI DR	1	596.88	29.84	626.72
768-040-001	50272 GOYA DR	1	596.88	29.84	626.72
768-040-002	50294 GOYA DR	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
768-040-003	50318 GOYA DR	1	596.88	29.84	626.72
768-040-004	50340 GOYA DR	1	596.88	29.84	626.72
768-040-005	50362 GOYA DR	1	596.88	29.84	626.72
768-040-006	84475 GOYA DR	1	596.88	29.84	626.72
768-040-007	84463 GOYA DR	1	596.88	29.84	626.72
768-040-008	84460 GOYA DR	1	596.88	29.84	626.72
768-040-009	84470 GOYA DR	1	596.88	29.84	626.72
768-040-010	84476 GOYA DR	1	596.88	29.84	626.72
768-040-011	84482 GOYA DR	1	596.88	29.84	626.72
768-040-012	84481 MURILLO LN	1	596.88	29.84	626.72
768-040-013	84475 MURILLO LN	1	596.88	29.84	626.72
768-040-014	84469 MURILLO LN	1	596.88	29.84	626.72
768-040-015	84461 MURILLO LN	1	596.88	29.84	626.72
768-040-016	84451 MURILLO LN	1	596.88	29.84	626.72
768-040-017	84441 MURILLO LN	1	596.88	29.84	626.72
768-040-018	84439 MURILLO LN	1	596.88	29.84	626.72
768-040-019	84425 MURILLO LN	1	596.88	29.84	626.72
768-040-020	84419 MURILLO LN	1	596.88	29.84	626.72
768-040-021	84420 DEGAS LN	1	596.88	29.84	626.72
768-040-022	84426 DEGAS LN	1	596.88	29.84	626.72
768-040-023	84438 DEGAS LN	1	596.88	29.84	626.72
768-040-024	84442 DEGAS LN	1	596.88	29.84	626.72
768-040-025	84444 DEGAS LN	1	596.88	29.84	626.72
768-040-026	84443 DEGAS LN	1	596.88	29.84	626.72
768-040-027	84441 DEGAS LN	1	596.88	29.84	626.72
768-040-028	84439 DEGAS LN	1	596.88	29.84	626.72
768-040-029	84425 DEGAS LN	1	596.88	29.84	626.72
768-040-030	84419 DEGAS LN	1	596.88	29.84	626.72
768-040-031	84420 RAPHAEL WAY	1	596.88	29.84	626.72
768-040-032	84426 RAPHAEL WAY	1	596.88	29.84	626.72
768-040-033	84438 RAPHAEL WAY	1	596.88	29.84	626.72
768-040-034	84444 RAPHAEL WAY	1	596.88	29.84	626.72
768-040-035	84450 RAPHAEL WAY	1	596.88	29.84	626.72
768-040-036	84456 RAPHAEL WAY	1	596.88	29.84	626.72
768-040-037	84470 RAPHAEL WAY	1	596.88	29.84	626.72
768-040-038	84476 RAPHAEL WAY	1	596.88	29.84	626.72
768-040-039	50415 RIBERA ST	1	596.88	29.84	626.72
768-040-040	50414 VIA PRADO	1	596.88	29.84	626.72
768-040-041	84457 RAPHAEL WAY	1	596.88	29.84	626.72
768-040-042	84451 RAPHAEL WAY	1	596.88	29.84	626.72
768-040-043	84445 RAPHAEL WAY	1	596.88	29.84	626.72
768-040-044	84439 RAPHAEL WAY	1	596.88	29.84	626.72
768-040-045	84425 RAPHAEL WAY	1	596.88	29.84	626.72
768-040-046	84419 RAPHAEL WAY	1	596.88	29.84	626.72
768-040-047	84413 RAPHAEL WAY	1	596.88	29.84	626.72
768-040-048	84411 RAPHAEL WAY	1	596.88	29.84	626.72
768-040-049	50495 GRECO DR	1	596.88	29.84	626.72
768-040-050	50473 GRECO DR	1	596.88	29.84	626.72
768-040-051	50451 GRECO DR	1	596.88	29.84	626.72
768-040-052	50427 GRECO DR	1	596.88	29.84	626.72
768-040-053	50405 GRECO DR	1	596.88	29.84	626.72
768-040-054	50381 GRECO DR	1	596.88	29.84	626.72
768-040-055	50359 GRECO DR	1	596.88	29.84	626.72
768-040-056	50337 GRECO DR	1	596.88	29.84	626.72
768-040-057	50313 GRECO DR	1	596.88	29.84	626.72
768-040-058	50291 GRECO DR	1	596.88	29.84	626.72
768-040-059	50269 GRECO DR	1	596.88	29.84	626.72
768-080-001	50010 MAZATLAN DR	1	596.88	29.84	626.72
768-080-002	50020 MAZATLAN DR	1	596.88	29.84	626.72
768-080-003	50030 MAZATLAN DR	1	596.88	29.84	626.72
768-080-004	50040 MAZATLAN DR	1	596.88	29.84	626.72
768-080-005	50050 MAZATLAN DR	1	596.88	29.84	626.72
768-080-006	50060 MAZATLAN DR	1	596.88	29.84	626.72
768-080-007	50070 MAZATLAN DR	1	596.88	29.84	626.72
768-080-008	50080 MAZATLAN DR	1	596.88	29.84	626.72
768-080-009	50090 MAZATLAN DR	1	596.88	29.84	626.72
768-080-010	50100 MAZATLAN DR	1	596.88	29.84	626.72
768-080-011	50110 MAZATLAN DR	1	596.88	29.84	626.72
768-080-012	50120 MAZATLAN DR	1	596.88	29.84	626.72
768-080-013	50130 MAZATLAN DR	1	596.88	29.84	626.72
768-080-014	50140 MAZATLAN DR	1	596.88	29.84	626.72
768-080-015	50150 MAZATLAN DR	1	596.88	29.84	626.72
768-080-016	50160 MAZATLAN DR	1	596.88	29.84	626.72
768-080-017	50170 MAZATLAN DR	1	596.88	29.84	626.72
768-080-018	50180 MAZATLAN DR	1	596.88	29.84	626.72
768-080-019	50190 MAZATLAN DR	1	596.88	29.84	626.72
768-080-020	50200 MAZATLAN DR	1	596.88	29.84	626.72
768-080-022	50255 JALISCO AVE	1	596.88	29.84	626.72
768-080-023	50265 JALISCO AVE	1	596.88	29.84	626.72
768-080-024	50275 JALISCO AVE	1	596.88	29.84	626.72
768-080-025	50295 JALISCO AVE	1	596.88	29.84	626.72
768-080-026	84450 TAXCO WAY	1	596.88	29.84	626.72
768-080-027	84440 TAXCO WAY	1	596.88	29.84	626.72
768-080-028	84430 TAXCO WAY	1	596.88	29.84	626.72
768-080-029	84420 TAXCO WAY	1	596.88	29.84	626.72
768-080-030	84410 TAXCO WAY	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
768-080-031	84400 TAXCO WAY	1	596.88	29.84	626.72
768-080-032	50280 MAZATLAN DR	1	596.88	29.84	626.72
768-080-033	50270 MAZATLAN DR	1	596.88	29.84	626.72
768-080-034	50260 MAZATLAN DR	1	596.88	29.84	626.72
768-080-035	50250 MAZATLAN DR	1	596.88	29.84	626.72
768-080-036	50240 MAZATLAN DR	1	596.88	29.84	626.72
768-080-037	50230 MAZATLAN DR	1	596.88	29.84	626.72
768-080-038	50220 MAZATLAN DR	1	596.88	29.84	626.72
768-080-039	50210 MAZATLAN DR	1	596.88	29.84	626.72
768-081-001	50185 MAZATLAN DR	1	596.88	29.84	626.72
768-081-002	50175 MAZATLAN DR	1	596.88	29.84	626.72
768-081-003	50165 MAZATLAN DR	1	596.88	29.84	626.72
768-081-004	50155 MAZATLAN DR	1	596.88	29.84	626.72
768-081-005	50145 MAZATLAN DR	1	596.88	29.84	626.72
768-081-006	50135 MAZATLAN DR	1	596.88	29.84	626.72
768-081-007	50125 MAZATLAN DR	1	596.88	29.84	626.72
768-081-008	50115 MAZATLAN DR	1	596.88	29.84	626.72
768-081-009	50105 MAZATLAN DR	1	596.88	29.84	626.72
768-081-010	50095 MAZATLAN DR	1	596.88	29.84	626.72
768-081-011	50085 MAZATLAN DR	1	596.88	29.84	626.72
768-081-012	50075 MAZATLAN DR	1	596.88	29.84	626.72
768-081-013	50065 MAZATLAN DR	1	596.88	29.84	626.72
768-081-014	50055 MAZATLAN DR	1	596.88	29.84	626.72
768-081-015	50045 MAZATLAN DR	1	596.88	29.84	626.72
768-081-016	50035 MAZATLAN DR	1	596.88	29.84	626.72
768-081-017	50025 MAZATLAN DR	1	596.88	29.84	626.72
768-081-018	50015 MAZATLAN DR	1	596.88	29.84	626.72
768-081-019	50005 MAZATLAN DR	1	596.88	29.84	626.72
768-081-020	50195 MAZATLAN DR	1	596.88	29.84	626.72
768-081-021	50205 MAZATLAN DR	1	596.88	29.84	626.72
768-081-022	50215 MAZATLAN DR	1	596.88	29.84	626.72
768-081-023	50225 MAZATLAN DR	1	596.88	29.84	626.72
768-081-024	50235 MAZATLAN DR	1	596.88	29.84	626.72
768-081-025	50245 MAZATLAN DR	1	596.88	29.84	626.72
768-081-026	50255 MAZATLAN DR	1	596.88	29.84	626.72
768-081-027	50265 MAZATLAN DR	1	596.88	29.84	626.72
768-081-028	50275 MAZATLAN DR	1	596.88	29.84	626.72
768-081-029	50285 MAZATLAN DR	1	596.88	29.84	626.72
768-081-030	50295 MAZATLAN DR	1	596.88	29.84	626.72
768-081-031	50305 MAZATLAN DR	1	596.88	29.84	626.72
768-081-032	50315 MAZATLAN DR	1	596.88	29.84	626.72
768-081-033	50325 MAZATLAN DR	1	596.88	29.84	626.72
768-082-001	84405 TAXCO WAY	1	596.88	29.84	626.72
768-082-002	84425 TAXCO WAY	1	596.88	29.84	626.72
768-082-003	84435 TAXCO WAY	1	596.88	29.84	626.72
768-082-004	84445 TAXCO WAY	1	596.88	29.84	626.72
768-083-001	50280 JALISCO AVE	1	596.88	29.84	626.72
768-083-002	50270 JALISCO AVE	1	596.88	29.84	626.72
768-083-003	50260 JALISCO AVE	1	596.88	29.84	626.72
768-090-001	50335 MAZATLAN DR	1	596.88	29.84	626.72
768-090-002	NO SITUS AVAILABLE	1	596.88	29.84	626.72
768-090-003	50355 MAZATLAN DR	1	596.88	29.84	626.72
768-090-004	50365 MAZATLAN DR	1	596.88	29.84	626.72
768-090-005	50375 MAZATLAN DR	1	596.88	29.84	626.72
768-090-006	50385 MAZATLAN DR	1	596.88	29.84	626.72
768-090-007	50395 MAZATLAN DR	1	596.88	29.84	626.72
768-090-008	50405 MAZATLAN DR	1	596.88	29.84	626.72
768-090-009	50415 MAZATLAN DR	1	596.88	29.84	626.72
768-090-010	50425 MAZATLAN DR	1	596.88	29.84	626.72
768-090-011	50435 MAZATLAN DR	1	596.88	29.84	626.72
768-090-012	50445 MAZATLAN DR	1	596.88	29.84	626.72
768-090-013	50465 MAZATLAN DR	1	596.88	29.84	626.72
768-090-014	50475 MAZATLAN DR	1	596.88	29.84	626.72
768-090-015	50485 MAZATLAN DR	1	596.88	29.84	626.72
768-090-016	50495 MAZATLAN DR	1	596.88	29.84	626.72
768-090-017	50499 SALTILLO CIR	1	596.88	29.84	626.72
768-090-018	50503 SALTILLO CIR	1	596.88	29.84	626.72
768-090-019	50509 SALTILLO CIR	1	596.88	29.84	626.72
768-090-020	50513 SALTILLO CIR	1	596.88	29.84	626.72
768-090-021	50519 SALTILLO CIR	1	596.88	29.84	626.72
768-090-022	50523 SALTILLO CIR	1	596.88	29.84	626.72
768-090-023	NO SITUS AVAILABLE	1	596.88	29.84	626.72
768-090-025	50525 CHIAPAS DR	1	596.88	29.84	626.72
768-090-026	50545 CHIAPAS DR	1	596.88	29.84	626.72
768-090-027	50555 CHIAPAS DR	1	596.88	29.84	626.72
768-090-028	50565 CHIAPAS DR	1	596.88	29.84	626.72
768-090-029	50575 CHIAPAS DR	1	596.88	29.84	626.72
768-090-030	50585 CHIAPAS DR	1	596.88	29.84	626.72
768-090-031	50595 CHIAPAS DR	1	596.88	29.84	626.72
768-090-032	50605 CHIAPAS DR	1	596.88	29.84	626.72
768-090-033	50615 CHIAPAS DR	1	596.88	29.84	626.72
768-090-034	50625 CHIAPAS DR	1	596.88	29.84	626.72
768-090-035	50635 CHIAPAS DR	1	596.88	29.84	626.72
768-090-036	50645 CHIAPAS DR	1	596.88	29.84	626.72
768-090-037	50655 CHIAPAS DR	1	596.88	29.84	626.72
768-090-038	50665 CHIAPAS DR	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
768-090-039	50675 CHIAPAS DR	1	596.88	29.84	626.72
768-090-040	50685 CHIAPAS DR	1	596.88	29.84	626.72
768-090-041	50695 CHIAPAS DR	1	596.88	29.84	626.72
768-090-042	50705 CHIAPAS DR	1	596.88	29.84	626.72
768-090-043	50715 CHIAPAS DR	1	596.88	29.84	626.72
768-090-044	50725 CHIAPAS DR	1	596.88	29.84	626.72
768-090-045	50735 CHIAPAS DR	1	596.88	29.84	626.72
768-090-046	50745 CHIAPAS DR	1	596.88	29.84	626.72
768-090-047	50755 CHIAPAS DR	1	596.88	29.84	626.72
768-090-048	50765 CHIAPAS DR	1	596.88	29.84	626.72
768-091-001	50488 SALTILLO CIR	1	596.88	29.84	626.72
768-091-002	50484 SALTILLO CIR	1	596.88	29.84	626.72
768-091-003	50478 SALTILLO CIR	1	596.88	29.84	626.72
768-091-004	50474 SALTILLO CIR	1	596.88	29.84	626.72
768-091-005	50470 MAZATLAN DR	1	596.88	29.84	626.72
768-091-006	50450 MAZATLAN DR	1	596.88	29.84	626.72
768-091-007	50420 MAZATLAN DR	1	596.88	29.84	626.72
768-091-008	50400 MAZATLAN DR	1	596.88	29.84	626.72
768-091-009	50380 MAZATLAN DR	1	596.88	29.84	626.72
768-091-010	50360 MAZATLAN DR	1	596.88	29.84	626.72
768-091-011	50395 CHIHUAHUA CT	1	596.88	29.84	626.72
768-091-012	50415 CHIHUAHUA CT	1	596.88	29.84	626.72
768-091-013	50425 CHIHUAHUA CT	1	596.88	29.84	626.72
768-091-014	50445 CHIHUAHUA CT	1	596.88	29.84	626.72
768-091-015	50450 CHIHUAHUA CT	1	596.88	29.84	626.72
768-091-016	50430 CHIHUAHUA CT	1	596.88	29.84	626.72
768-091-017	50410 CHIHUAHUA CT	1	596.88	29.84	626.72
768-091-018	50390 CHIHUAHUA CT	1	596.88	29.84	626.72
768-091-019	50370 CHIHUAHUA CT	1	596.88	29.84	626.72
768-091-020	50350 MAZATLAN DR	1	596.88	29.84	626.72
768-091-021	50340 MAZATLAN DR	1	596.88	29.84	626.72
768-100-001	50580 SALTILLO CIR	1	596.88	29.84	626.72
768-100-002	50572 SALTILLO CIR	1	596.88	29.84	626.72
768-100-003	50564 SALTILLO CIR	1	596.88	29.84	626.72
768-100-004	50556 SALTILLO CIR	1	596.88	29.84	626.72
768-100-006	50290 JALISCO AVE	1	596.88	29.84	626.72
768-100-007	50300 JALISCO AVE	1	596.88	29.84	626.72
768-100-008	50310 JALISCO AVE	1	596.88	29.84	626.72
768-100-009	50320 JALISCO AVE	1	596.88	29.84	626.72
768-100-010	50330 JALISCO AVE	1	596.88	29.84	626.72
768-100-011	50340 JALISCO AVE	1	596.88	29.84	626.72
768-100-012	50350 JALISCO AVE	1	596.88	29.84	626.72
768-100-013	50360 JALISCO AVE	1	596.88	29.84	626.72
768-100-014	50370 JALISCO AVE	1	596.88	29.84	626.72
768-100-015	50390 JALISCO AVE	1	596.88	29.84	626.72
768-100-016	50400 JALISCO AVE	1	596.88	29.84	626.72
768-100-017	50410 JALISCO AVE	1	596.88	29.84	626.72
768-100-018	50420 JALISCO AVE	1	596.88	29.84	626.72
768-100-019	50430 JALISCO AVE	1	596.88	29.84	626.72
768-100-020	50440 JALISCO AVE	1	596.88	29.84	626.72
768-100-021	50450 JALISCO AVE	1	596.88	29.84	626.72
768-100-022	50460 JALISCO AVE	1	596.88	29.84	626.72
768-100-023	50470 JALISCO AVE	1	596.88	29.84	626.72
768-100-024	50480 JALISCO AVE	1	596.88	29.84	626.72
768-100-025	50490 JALISCO AVE	1	596.88	29.84	626.72
768-100-026	50500 JALISCO AVE	1	596.88	29.84	626.72
768-100-027	50510 JALISCO AVE	1	596.88	29.84	626.72
768-100-028	50520 JALISCO AVE	1	596.88	29.84	626.72
768-100-029	50530 JALISCO AVE	1	596.88	29.84	626.72
768-100-030	50540 JALISCO AVE	1	596.88	29.84	626.72
768-100-031	50548 SALTILLO CIR	1	596.88	29.84	626.72
768-100-033	84490 BAJA WAY	1	596.88	29.84	626.72
768-100-034	84480 BAJA WAY	1	596.88	29.84	626.72
768-100-035	84470 BAJA WAY	1	596.88	29.84	626.72
768-100-036	50680 CHIAPAS DR	1	596.88	29.84	626.72
768-100-037	50670 CHIAPAS DR	1	596.88	29.84	626.72
768-100-038	50660 CHIAPAS DR	1	596.88	29.84	626.72
768-100-039	50650 CHIAPAS DR	1	596.88	29.84	626.72
768-100-040	50640 CHIAPAS DR	1	596.88	29.84	626.72
768-100-041	50630 CHIAPAS DR	1	596.88	29.84	626.72
768-100-042	50620 CHIAPAS DR	1	596.88	29.84	626.72
768-100-043	50610 CHIAPAS DR	1	596.88	29.84	626.72
768-100-044	50600 CHIAPAS DR	1	596.88	29.84	626.72
768-100-045	50590 CHIAPAS DR	1	596.88	29.84	626.72
768-101-001	50492 SALTILLO CIR	1	596.88	29.84	626.72
768-101-002	50498 SALTILLO CIR	1	596.88	29.84	626.72
768-101-003	50495 JALISCO AVE	1	596.88	29.84	626.72
768-101-004	50485 JALISCO AVE	1	596.88	29.84	626.72
768-101-005	50475 JALISCO AVE	1	596.88	29.84	626.72
768-101-006	50465 JALISCO AVE	1	596.88	29.84	626.72
768-101-007	50455 JALISCO AVE	1	596.88	29.84	626.72
768-101-008	50425 JALISCO AVE	1	596.88	29.84	626.72
768-101-009	50435 JALISCO AVE	1	596.88	29.84	626.72
768-101-010	50425 JALISCO AVE	1	596.88	29.84	626.72
768-101-011	50415 JALISCO AVE	1	596.88	29.84	626.72
768-101-012	50405 JALISCO AVE	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
768-101-013	50395 JALISCO AVE	1	596.88	29.84	626.72
768-101-014	50385 JALISCO AVE	1	596.88	29.84	626.72
768-101-015	50375 JALISCO AVE	1	596.88	29.84	626.72
768-101-016	50365 JALISCO AVE	1	596.88	29.84	626.72
768-101-017	50355 JALISCO AVE	1	596.88	29.84	626.72
768-101-018	50345 JALISCO AVE	1	596.88	29.84	626.72
768-102-001	50760 CHIAPAS DR	1	596.88	29.84	626.72
768-102-002	50750 CHIAPAS DR	1	596.88	29.84	626.72
768-102-003	50740 CHIAPAS DR	1	596.88	29.84	626.72
768-102-004	50730 CHIAPAS DR	1	596.88	29.84	626.72
768-102-005	50720 CHIAPAS DR	1	596.88	29.84	626.72
768-102-006	50710 CHIAPAS DR	1	596.88	29.84	626.72
768-102-007	50700 CHIAPAS DR	1	596.88	29.84	626.72
768-102-008	50690 CHIAPAS DR	1	596.88	29.84	626.72
768-110-001	50770 CHIAPAS DR	1	596.88	29.84	626.72
768-110-002	50780 CHIAPAS DR	1	596.88	29.84	626.72
768-110-003	50790 CHIAPAS DR	1	596.88	29.84	626.72
768-110-004	50800 CHIAPAS DR	1	596.88	29.84	626.72
768-110-005	50810 CHIAPAS DR	1	596.88	29.84	626.72
768-110-006	50820 CHIAPAS DR	1	596.88	29.84	626.72
768-110-007	50830 CHIAPAS DR	1	596.88	29.84	626.72
768-110-008	50840 CHIAPAS DR	1	596.88	29.84	626.72
768-110-009	50850 CHIAPAS DR	1	596.88	29.84	626.72
768-110-010	50860 CHIAPAS DR	1	596.88	29.84	626.72
768-110-011	50870 CHIAPAS DR	1	596.88	29.84	626.72
768-110-012	50880 CHIAPAS DR	1	596.88	29.84	626.72
768-110-013	50890 CHIAPAS DR	1	596.88	29.84	626.72
768-110-014	50900 CHIAPAS DR	1	596.88	29.84	626.72
768-110-015	50910 CHIAPAS DR	1	596.88	29.84	626.72
768-110-016	50920 CHIAPAS DR	1	596.88	29.84	626.72
768-110-017	50924 CHIAPAS DR	1	596.88	29.84	626.72
768-110-018	50926 CHIAPAS DR	1	596.88	29.84	626.72
768-110-019	NO SITUS AVAILABLE	1	596.88	29.84	626.72
768-110-020	50940 CHIAPAS DR	1	596.88	29.84	626.72
768-110-021	50950 CHIAPAS DR	1	596.88	29.84	626.72
768-110-022	50960 CHIAPAS DR	1	596.88	29.84	626.72
768-110-023	50970 CHIAPAS DR	1	596.88	29.84	626.72
768-110-024	50980 CHIAPAS DR	1	596.88	29.84	626.72
768-110-025	50990 CHIAPAS DR	1	596.88	29.84	626.72
768-111-001	50995 CHIAPAS DR	1	596.88	29.84	626.72
768-111-002	50985 CHIAPAS DR	1	596.88	29.84	626.72
768-111-003	50975 CHIAPAS DR	1	596.88	29.84	626.72
768-111-004	50965 CHIAPAS DR	1	596.88	29.84	626.72
768-111-005	50955 CHIAPAS DR	1	596.88	29.84	626.72
768-111-006	50945 CHIAPAS DR	1	596.88	29.84	626.72
768-111-007	50935 CHIAPAS DR	1	596.88	29.84	626.72
768-111-008	50925 CHIAPAS DR	1	596.88	29.84	626.72
768-111-009	50915 CHIAPAS DR	1	596.88	29.84	626.72
768-111-010	50905 CHIAPAS DR	1	596.88	29.84	626.72
768-111-011	50895 CHIAPAS DR	1	596.88	29.84	626.72
768-111-012	50885 CHIAPAS DR	1	596.88	29.84	626.72
768-111-013	NO SITUS AVAILABLE	1	596.88	29.84	626.72
768-111-014	50865 CHIAPAS DR	1	596.88	29.84	626.72
768-111-015	50855 CHIAPAS DR	1	596.88	29.84	626.72
768-111-016	50845 CHIAPAS DR	1	596.88	29.84	626.72
768-111-017	50835 CHIAPAS DR	1	596.88	29.84	626.72
768-111-018	50825 CHIAPAS DR	1	596.88	29.84	626.72
768-111-019	50819 CHIAPAS DR	1	596.88	29.84	626.72
768-111-020	50765 TABASCO CT	1	596.88	29.84	626.72
768-111-021	50755 TABASCO CT	1	596.88	29.84	626.72
768-111-022	50745 TABASCO CT	1	596.88	29.84	626.72
768-111-023	50740 TABASCO CT	1	596.88	29.84	626.72
768-111-024	50750 TABASCO CT	1	596.88	29.84	626.72
768-111-025	50760 TABASCO CT	1	596.88	29.84	626.72
768-111-026	50815 CHIAPAS DR	1	596.88	29.84	626.72
768-111-027	50805 CHIAPAS DR	1	596.88	29.84	626.72
768-111-028	50795 CHIAPAS DR	1	596.88	29.84	626.72
768-111-029	50785 CHIAPAS DR	1	596.88	29.84	626.72
768-111-030	50775 CHIAPAS DR	1	596.88	29.84	626.72
768-120-001	50433 ANDREA LN	1	596.88	29.84	626.72
768-120-002	50429 ANDREA LN	1	596.88	29.84	626.72
768-120-003	50425 ANDREA LN	1	596.88	29.84	626.72
768-120-004	50421 ANDREA LN	1	596.88	29.84	626.72
768-120-005	50417 ANDREA LN	1	596.88	29.84	626.72
768-120-006	50413 ANDREA LN	1	596.88	29.84	626.72
768-120-007	50409 ANDREA LN	1	596.88	29.84	626.72
768-120-008	50405 ANDREA LN	1	596.88	29.84	626.72
768-120-009	50404 ANDREA LN	1	596.88	29.84	626.72
768-120-010	50408 ANDREA LN	1	596.88	29.84	626.72
768-120-011	50412 ANDREA LN	1	596.88	29.84	626.72
768-120-012	50416 ANDREA LN	1	596.88	29.84	626.72
768-120-013	50420 ANDREA LN	1	596.88	29.84	626.72
768-120-014	50424 ANDREA LN	1	596.88	29.84	626.72
768-120-015	50428 ANDREA LN	1	596.88	29.84	626.72
768-120-016	50432 ANDREA LN	1	596.88	29.84	626.72
768-120-017	50436 MARY CT	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
768-120-018	50432 MARY CT	1	596.88	29.84	626.72
768-120-019	50428 MARY CT	1	596.88	29.84	626.72
768-120-020	50424 MARY CT	1	596.88	29.84	626.72
768-120-021	50421 MARY CT	1	596.88	29.84	626.72
768-120-022	50425 MARY CT	1	596.88	29.84	626.72
768-120-023	50429 MARY CT	1	596.88	29.84	626.72
768-120-024	50433 MARY CT	1	596.88	29.84	626.72
768-120-025	50434 RIGO CT	1	596.88	29.84	626.72
768-120-026	50430 RIGO CT	1	596.88	29.84	626.72
768-120-027	50426 RIGO CT	1	596.88	29.84	626.72
768-120-028	50422 RIGO CT	1	596.88	29.84	626.72
768-120-029	50423 RIGO CT	1	596.88	29.84	626.72
768-120-030	50427 RIGO CT	1	596.88	29.84	626.72
768-120-031	50431 RIGO CT	1	596.88	29.84	626.72
768-120-032	50435 RIGO CT	1	596.88	29.84	626.72
768-120-033	84486 PEDRO DR	1	596.88	29.84	626.72
768-120-034	84482 PEDRO DR	1	596.88	29.84	626.72
768-120-035	84478 PEDRO DR	1	596.88	29.84	626.72
768-120-036	84474 PEDRO DR	1	596.88	29.84	626.72
768-120-037	84470 PEDRO DR	1	596.88	29.84	626.72
768-120-038	50407 TOMAS LN	1	596.88	29.84	626.72
768-120-039	50411 TOMAS LN	1	596.88	29.84	626.72
768-120-040	50415 TOMAS LN	1	596.88	29.84	626.72
768-120-041	50419 TOMAS LN	1	596.88	29.84	626.72
768-120-042	50423 TOMAS LN	1	596.88	29.84	626.72
768-120-043	50427 TOMAS LN	1	596.88	29.84	626.72
768-120-044	50431 TOMAS LN	1	596.88	29.84	626.72
768-120-045	50435 TOMAS LN	1	596.88	29.84	626.72
768-120-046	50436 TOMAS LN	1	596.88	29.84	626.72
768-120-047	50432 TOMAS LN	1	596.88	29.84	626.72
768-120-048	50428 TOMAS LN	1	596.88	29.84	626.72
768-120-049	50424 TOMAS LN	1	596.88	29.84	626.72
768-120-050	50420 TOMAS LN	1	596.88	29.84	626.72
768-120-051	50416 TOMAS LN	1	596.88	29.84	626.72
768-120-052	84475 PEDRO DR	1	596.88	29.84	626.72
768-120-053	84479 PEDRO DR	1	596.88	29.84	626.72
768-120-054	84483 PEDRO DR	1	596.88	29.84	626.72
768-120-055	84487 PEDRO DR	1	596.88	29.84	626.72
768-120-056	84491 PEDRO DR	1	596.88	29.84	626.72
768-120-057	84495 PEDRO DR	1	596.88	29.84	626.72
768-120-058	84499 PEDRO DR	1	596.88	29.84	626.72
768-120-059	84503 PEDRO DR	1	596.88	29.84	626.72
768-120-060	50411 AVENIDA ADOBE	1	596.88	29.84	626.72
768-120-061	50415 AVENIDA ADOBE	1	596.88	29.84	626.72
768-120-062	50419 AVENIDA ADOBE	1	596.88	29.84	626.72
768-120-063	50423 AVENIDA ADOBE	1	596.88	29.84	626.72
768-120-064	50427 AVENIDA ADOBE	1	596.88	29.84	626.72
768-120-065	50431 AVENIDA ADOBE	1	596.88	29.84	626.72
768-120-066	50434 AVENIDA ADOBE	1	596.88	29.84	626.72
768-120-067	50430 AVENIDA ADOBE	1	596.88	29.84	626.72
768-120-068	50426 AVENIDA ADOBE	1	596.88	29.84	626.72
768-120-069	50422 AVENIDA ADOBE	1	596.88	29.84	626.72
768-120-070	50418 AVENIDA ADOBE	1	596.88	29.84	626.72
768-120-071	50414 AVENIDA ADOBE	1	596.88	29.84	626.72
768-120-072	50410 AVENIDA ADOBE	1	596.88	29.84	626.72
768-120-073	50406 AVENIDA ADOBE	1	596.88	29.84	626.72
768-120-074	84514 PEDRO DR	1	596.88	29.84	626.72
768-120-075	84510 PEDRO DR	1	596.88	29.84	626.72
768-120-076	84506 PEDRO DR	1	596.88	29.84	626.72
768-120-077	84502 PEDRO DR	1	596.88	29.84	626.72
768-120-078	84498 PEDRO DR	1	596.88	29.84	626.72
768-120-079	84494 PEDRO DR	1	596.88	29.84	626.72
768-120-080	84490 PEDRO DR	1	596.88	29.84	626.72
768-130-001	50437 ANDREA LN	1	596.88	29.84	626.72
768-130-002	50441 ANDREA LN	1	596.88	29.84	626.72
768-130-003	50445 ANDREA LN	1	596.88	29.84	626.72
768-130-004	50449 ANDREA LN	1	596.88	29.84	626.72
768-130-005	50453 ANDREA LN	1	596.88	29.84	626.72
768-130-006	50457 ANDREA LN	1	596.88	29.84	626.72
768-130-007	50461 ANDREA LN	1	596.88	29.84	626.72
768-130-008	50465 ANDREA LN	1	596.88	29.84	626.72
768-130-009	84437 JULIA DR	1	596.88	29.84	626.72
768-130-010	84441 JULIA DR	1	596.88	29.84	626.72
768-130-011	84455 JULIA DR	1	596.88	29.84	626.72
768-130-012	84459 JULIA DR	1	596.88	29.84	626.72
768-130-013	84463 JULIA DR	1	596.88	29.84	626.72
768-130-014	84467 JULIA DR	1	596.88	29.84	626.72
768-130-015	84471 JULIA DR	1	596.88	29.84	626.72
768-130-016	84475 JULIA DR	1	596.88	29.84	626.72
768-130-017	84479 JULIA DR	1	596.88	29.84	626.72
768-130-018	84483 JULIA DR	1	596.88	29.84	626.72
768-130-019	84487 JULIA DR	1	596.88	29.84	626.72
768-130-020	84491 JULIA DR	1	596.88	29.84	626.72
768-130-021	84495 JULIA DR	1	596.88	29.84	626.72
768-130-022	84499 JULIA DR	1	596.88	29.84	626.72
768-130-023	84503 JULIA DR	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
768-130-024	84507 JULIA DR	1	596.88	29.84	626.72
768-130-025	84511 JULIA DR	1	596.88	29.84	626.72
768-131-001	84510 JULIA DR	1	596.88	29.84	626.72
768-131-002	84506 JULIA DR	1	596.88	29.84	626.72
768-131-003	84502 JULIA DR	1	596.88	29.84	626.72
768-131-004	84498 JULIA DR	1	596.88	29.84	626.72
768-131-005	84494 JULIA DR	1	596.88	29.84	626.72
768-131-006	84490 JULIA DR	1	596.88	29.84	626.72
768-131-007	84486 JULIA DR	1	596.88	29.84	626.72
768-131-008	84482 JULIA DR	1	596.88	29.84	626.72
768-131-009	84478 JULIA DR	1	596.88	29.84	626.72
768-131-010	84474 JULIA DR	1	596.88	29.84	626.72
768-131-011	84470 JULIA DR	1	596.88	29.84	626.72
768-131-012	84466 JULIA DR	1	596.88	29.84	626.72
768-131-013	84462 JULIA DR	1	596.88	29.84	626.72
768-131-014	84458 JULIA DR	1	596.88	29.84	626.72
768-131-015	84454 JULIA DR	1	596.88	29.84	626.72
768-131-016	84457 LINDA AVE	1	596.88	29.84	626.72
768-131-017	84461 LINDA AVE	1	596.88	29.84	626.72
768-131-018	84465 LINDA AVE	1	596.88	29.84	626.72
768-131-019	84469 LINDA AVE	1	596.88	29.84	626.72
768-131-020	84473 LINDA AVE	1	596.88	29.84	626.72
768-131-021	84477 LINDA AVE	1	596.88	29.84	626.72
768-131-022	84481 LINDA AVE	1	596.88	29.84	626.72
768-131-023	84485 LINDA AVE	1	596.88	29.84	626.72
768-131-024	84489 LINDA AVE	1	596.88	29.84	626.72
768-131-025	84493 LINDA AVE	1	596.88	29.84	626.72
768-131-026	84497 LINDA AVE	1	596.88	29.84	626.72
768-131-027	84501 LINDA AVE	1	596.88	29.84	626.72
768-131-028	84505 LINDA AVE	1	596.88	29.84	626.72
768-131-029	84509 LINDA AVE	1	596.88	29.84	626.72
768-131-030	84513 LINDA AVE	1	596.88	29.84	626.72
768-132-001	84512 LINDA AVE	1	596.88	29.84	626.72
768-132-002	84508 LINDA AVE	1	596.88	29.84	626.72
768-132-003	84504 LINDA AVE	1	596.88	29.84	626.72
768-132-004	84500 LINDA AVE	1	596.88	29.84	626.72
768-132-005	84496 LINDA AVE	1	596.88	29.84	626.72
768-132-006	84492 LINDA AVE	1	596.88	29.84	626.72
768-132-007	84488 LINDA AVE	1	596.88	29.84	626.72
768-132-008	84484 LINDA AVE	1	596.88	29.84	626.72
768-132-009	84480 LINDA AVE	1	596.88	29.84	626.72
768-132-010	84476 LINDA AVE	1	596.88	29.84	626.72
768-132-011	84472 LINDA AVE	1	596.88	29.84	626.72
768-132-012	84468 LINDA AVE	1	596.88	29.84	626.72
768-132-013	84464 LINDA AVE	1	596.88	29.84	626.72
768-132-014	84460 LINDA AVE	1	596.88	29.84	626.72
768-132-015	84456 LINDA AVE	1	596.88	29.84	626.72
768-132-016	84457 CHRISTINA RD	1	596.88	29.84	626.72
768-132-017	84461 CHRISTINA RD	1	596.88	29.84	626.72
768-132-018	84465 CHRISTINA RD	1	596.88	29.84	626.72
768-132-019	84469 CHRISTINA RD	1	596.88	29.84	626.72
768-132-020	84473 CHRISTINA RD	1	596.88	29.84	626.72
768-132-021	84477 CHRISTINA RD	1	596.88	29.84	626.72
768-132-022	84481 CHRISTINA RD	1	596.88	29.84	626.72
768-132-023	84485 CHRISTINA RD	1	596.88	29.84	626.72
768-132-024	84489 CHRISTINA RD	1	596.88	29.84	626.72
768-132-025	84491 CHRISTINA RD	1	596.88	29.84	626.72
768-132-026	84495 CHRISTINA RD	1	596.88	29.84	626.72
768-132-027	84499 CHRISTINA RD	1	596.88	29.84	626.72
768-132-028	84503 CHRISTINA RD	1	596.88	29.84	626.72
768-132-029	84507 CHRISTINA RD	1	596.88	29.84	626.72
768-132-030	84511 CHRISTINA RD	1	596.88	29.84	626.72
768-133-002	50446 AVENIDA ADOBE	1	596.88	29.84	626.72
768-133-003	50442 AVENIDA ADOBE	1	596.88	29.84	626.72
768-133-004	50438 AVENIDA ADOBE	1	596.88	29.84	626.72
768-140-001	50652 AVENIDA RAZON	1	596.88	29.84	626.72
768-140-002	50642 AVENIDA RAZON	1	596.88	29.84	626.72
768-140-003	50632 AVENIDA RAZON	1	596.88	29.84	626.72
768-140-004	50622 AVENIDA RAZON	1	596.88	29.84	626.72
768-140-005	50602 AVENIDA RAZON	1	596.88	29.84	626.72
768-140-006	50601 AVENIDA RAZON	1	596.88	29.84	626.72
768-140-007	50621 AVENIDA RAZON	1	596.88	29.84	626.72
768-140-008	50631 AVENIDA RAZON	1	596.88	29.84	626.72
768-140-009	50641 AVENIDA RAZON	1	596.88	29.84	626.72
768-140-010	50651 AVENIDA RAZON	1	596.88	29.84	626.72
768-140-011	50661 AVENIDA RAZON	1	596.88	29.84	626.72
768-140-012	50671 AVENIDA RAZON	1	596.88	29.84	626.72
768-140-013	84480 VIA ZAHIDI	1	596.88	29.84	626.72
768-140-014	84490 VIA ZAHIDI	1	596.88	29.84	626.72
768-140-015	84492 VIA ZAHIDI	1	596.88	29.84	626.72
768-140-016	84494 VIA ZAHIDI	1	596.88	29.84	626.72
768-140-017	84496 VIA ZAHIDI	1	596.88	29.84	626.72
768-140-018	84498 VIA ZAHIDI	1	596.88	29.84	626.72
768-140-019	84500 VIA ZAHIDI	1	596.88	29.84	626.72
768-140-020	84502 VIA ZAHIDI	1	596.88	29.84	626.72
768-140-021	84504 VIA ZAHIDI	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
768-140-022	84506 VIA ZAHIDI	1	596.88	29.84	626.72
768-140-023	84508 VIA ZAHIDI	1	596.88	29.84	626.72
768-140-024	84510 VIA ZAHIDI	1	596.88	29.84	626.72
768-140-025	84512 VIA ZAHIDI	1	596.88	29.84	626.72
768-140-026	84513 CORTE ALTURIAN	1	596.88	29.84	626.72
768-140-027	84511 CORTE ALTURIAN	1	596.88	29.84	626.72
768-140-028	84509 CORTE ALTURIAN	1	596.88	29.84	626.72
768-140-029	84507 CORTE ALTURIAN	1	596.88	29.84	626.72
768-140-030	84505 CORTE ALTURIAN	1	596.88	29.84	626.72
768-140-031	84503 CORTE ALTURIAN	1	596.88	29.84	626.72
768-140-032	84501 CORTE ALTURIAN	1	596.88	29.84	626.72
768-140-033	84499 CORTE ALTURIAN	1	596.88	29.84	626.72
768-140-034	84497 CORTE ALTURIAN	1	596.88	29.84	626.72
768-140-035	84495 CORTE ALTURIAN	1	596.88	29.84	626.72
768-140-036	84494 CORTE ALTURIAN	1	596.88	29.84	626.72
768-140-037	84496 CORTE ALTURIAN	1	596.88	29.84	626.72
768-140-038	84498 CORTE ALTURIAN	1	596.88	29.84	626.72
768-140-039	84500 CORTE ALTURIAN	1	596.88	29.84	626.72
768-140-040	84502 CORTE ALTURIAN	1	596.88	29.84	626.72
768-140-041	84504 CORTE ALTURIAN	1	596.88	29.84	626.72
768-140-042	84506 CORTE ALTURIAN	1	596.88	29.84	626.72
768-140-043	84508 CORTE ALTURIAN	1	596.88	29.84	626.72
768-140-044	84510 CORTE ALTURIAN	1	596.88	29.84	626.72
768-140-045	84512 CORTE ALTURIAN	1	596.88	29.84	626.72
768-140-048	84493 CORTE ALTURIAN	1	596.88	29.84	626.72
768-141-001	50602 AVENIDA ADOBE	1	596.88	29.84	626.72
768-141-002	50622 AVENIDA ADOBE	1	596.88	29.84	626.72
768-141-003	50632 AVENIDA ADOBE	1	596.88	29.84	626.72
768-141-004	50642 AVENIDA ADOBE	1	596.88	29.84	626.72
768-141-005	50652 AVENIDA ADOBE	1	596.88	29.84	626.72
768-141-006	50662 AVENIDA ADOBE	1	596.88	29.84	626.72
768-141-007	50672 AVENIDA ADOBE	1	596.88	29.84	626.72
768-141-008	50682 AVENIDA ADOBE	1	596.88	29.84	626.72
768-142-001	84513 VIA ZAHIDI	1	596.88	29.84	626.72
768-142-002	84511 VIA ZAHIDI	1	596.88	29.84	626.72
768-142-003	84509 VIA ZAHIDI	1	596.88	29.84	626.72
768-142-004	84507 VIA ZAHIDI	1	596.88	29.84	626.72
768-142-005	84505 VIA ZAHIDI	1	596.88	29.84	626.72
768-142-006	84503 VIA ZAHIDI	1	596.88	29.84	626.72
768-142-007	84501 VIA ZAHIDI	1	596.88	29.84	626.72
768-142-008	84499 VIA ZAHIDI	1	596.88	29.84	626.72
768-142-009	84497 VIA ZAHIDI	1	596.88	29.84	626.72
768-142-010	84495 VIA ZAHIDI	1	596.88	29.84	626.72
768-142-011	84493 VIA ZAHIDI	1	596.88	29.84	626.72
768-142-012	84491 VIA ZAHIDI	1	596.88	29.84	626.72
768-142-013	84489 VIA ZAHIDI	1	596.88	29.84	626.72
768-142-014	84487 VIA ZAHIDI	1	596.88	29.84	626.72
768-142-015	84485 VIA ZAHIDI	1	596.88	29.84	626.72
768-150-001	84488 CORTE GILLAN	1	596.88	29.84	626.72
768-150-002	84490 CORTE GILLAN	1	596.88	29.84	626.72
768-150-003	84492 CORTE GILLAN	1	596.88	29.84	626.72
768-150-004	84494 CORTE GILLAN	1	596.88	29.84	626.72
768-150-005	84496 CORTE GILLAN	1	596.88	29.84	626.72
768-150-006	84498 CORTE GILLAN	1	596.88	29.84	626.72
768-150-007	84500 CORTE GILLAN	1	596.88	29.84	626.72
768-150-008	84499 CORTE GILLAN	1	596.88	29.84	626.72
768-150-009	84497 CORTE GILLAN	1	596.88	29.84	626.72
768-150-010	84495 CORTE GILLAN	1	596.88	29.84	626.72
768-150-011	84493 CORTE GILLAN	1	596.88	29.84	626.72
768-150-012	84491 CORTE GILLAN	1	596.88	29.84	626.72
768-150-013	84489 CORTE GILLAN	1	596.88	29.84	626.72
768-150-014	84487 CORTE GILLAN	1	596.88	29.84	626.72
768-150-015	84486 CORTE YEAGER	1	596.88	29.84	626.72
768-150-016	84488 CORTE YEAGER	1	596.88	29.84	626.72
768-150-017	84490 CORTE YEAGER	1	596.88	29.84	626.72
768-150-018	84492 CORTE YEAGER	1	596.88	29.84	626.72
768-150-019	84494 CORTE YEAGER	1	596.88	29.84	626.72
768-150-020	84496 CORTE YEAGER	1	596.88	29.84	626.72
768-150-021	84498 CORTE YEAGER	1	596.88	29.84	626.72
768-150-022	84501 CORTE YEAGER	1	596.88	29.84	626.72
768-150-023	84499 CORTE YEAGER	1	596.88	29.84	626.72
768-150-024	84497 CORTE YEAGER	1	596.88	29.84	626.72
768-150-025	84495 CORTE YEAGER	1	596.88	29.84	626.72
768-150-026	84493 CORTE YEAGER	1	596.88	29.84	626.72
768-150-027	84491 CORTE YEAGER	1	596.88	29.84	626.72
768-150-028	84489 CORTE YEAGER	1	596.88	29.84	626.72
768-150-029	84486 CALLE CATHRON	1	596.88	29.84	626.72
768-150-030	84488 CALLE CATHRON	1	596.88	29.84	626.72
768-150-031	84490 CALLE CATHRON	1	596.88	29.84	626.72
768-150-032	84492 CALLE CATHRON	1	596.88	29.84	626.72
768-150-033	84494 CALLE CATHRON	1	596.88	29.84	626.72
768-150-034	84496 CALLE CATHRON	1	596.88	29.84	626.72
768-150-035	84498 CALLE CATHRON	1	596.88	29.84	626.72
768-150-036	84500 CALLE CATHRON	1	596.88	29.84	626.72
768-150-037	84502 CALLE CATHRON	1	596.88	29.84	626.72
768-150-038	84504 CALLE CATHRON	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
768-150-039	84506 CALLE CATHRON	1	596.88	29.84	626.72
768-150-040	84508 CALLE CATHRON	1	596.88	29.84	626.72
768-150-041	84510 CALLE CATHRON	1	596.88	29.84	626.72
768-150-042	84512 CALLE CATHRON	1	596.88	29.84	626.72
768-150-043	84513 CORTE CINDARELLA	1	596.88	29.84	626.72
768-150-044	84511 CORTE CINDARELLA	1	596.88	29.84	626.72
768-150-045	84509 CORTE CINDARELLA	1	596.88	29.84	626.72
768-150-046	84507 CORTE CINDARELLA	1	596.88	29.84	626.72
768-150-047	84505 CORTE CINDARELLA	1	596.88	29.84	626.72
768-150-048	84503 CORTE CINDARELLA	1	596.88	29.84	626.72
768-150-049	84500 CORTE CINDARELLA	1	596.88	29.84	626.72
768-150-050	84502 CORTE CINDARELLA	1	596.88	29.84	626.72
768-150-051	84504 CORTE CINDARELLA	1	596.88	29.84	626.72
768-150-052	84506 CORTE CINDARELLA	1	596.88	29.84	626.72
768-150-053	84508 CORTE CINDARELLA	1	596.88	29.84	626.72
768-150-054	84510 CORTE CINDARELLA	1	596.88	29.84	626.72
768-150-055	84512 CORTE CINDARELLA	1	596.88	29.84	626.72
768-150-056	84513 CORTE BERNARDO	1	596.88	29.84	626.72
768-150-057	84511 CORTE BERNARDO	1	596.88	29.84	626.72
768-150-058	84509 CORTE BERNARDO	1	596.88	29.84	626.72
768-150-059	84507 CORTE BERNARDO	1	596.88	29.84	626.72
768-150-060	84505 CORTE BERNARDO	1	596.88	29.84	626.72
768-150-061	84503 CORTE BERNARDO	1	596.88	29.84	626.72
768-150-062	84501 CORTE BERNARDO	1	596.88	29.84	626.72
768-150-063	84500 CORTE BERNARDO	1	596.88	29.84	626.72
768-150-064	84502 CORTE BERNARDO	1	596.88	29.84	626.72
768-150-065	84504 CORTE BERNARDO	1	596.88	29.84	626.72
768-150-066	84506 CORTE BERNARDO	1	596.88	29.84	626.72
768-150-067	84508 CORTE BERNARDO	1	596.88	29.84	626.72
768-150-068	84510 CORTE BERNARDO	1	596.88	29.84	626.72
768-150-069	84512 CORTE BERNARDO	1	596.88	29.84	626.72
768-151-001	50692 AVENIDA ADOBE	1	596.88	29.84	626.72
768-151-002	50702 AVENIDA ADOBE	1	596.88	29.84	626.72
768-151-003	50722 AVENIDA ADOBE	1	596.88	29.84	626.72
768-151-004	50732 AVENIDA ADOBE	1	596.88	29.84	626.72
768-151-005	50742 AVENIDA ADOBE	1	596.88	29.84	626.72
768-151-006	50752 AVENIDA ADOBE	1	596.88	29.84	626.72
768-151-007	50762 AVENIDA ADOBE	1	596.88	29.84	626.72
768-151-008	50772 AVENIDA ADOBE	1	596.88	29.84	626.72
768-151-009	50782 AVENIDA ADOBE	1	596.88	29.84	626.72
768-151-010	50792 AVENIDA ADOBE	1	596.88	29.84	626.72
768-151-011	84726 AVENUE 51	1	596.88	29.84	626.72
768-152-001	50681 AVENIDA RAZON	1	596.88	29.84	626.72
768-152-002	50691 AVENIDA RAZON	1	596.88	29.84	626.72
768-152-003	50701 AVENIDA RAZON	1	596.88	29.84	626.72
768-152-004	50721 AVENIDA RAZON	1	596.88	29.84	626.72
768-152-005	50731 AVENIDA RAZON	1	596.88	29.84	626.72
768-152-006	50741 AVENIDA RAZON	1	596.88	29.84	626.72
768-152-007	50751 AVENIDA RAZON	1	596.88	29.84	626.72
768-152-008	50761 AVENIDA RAZON	1	596.88	29.84	626.72
768-152-009	50771 AVENIDA RAZON	1	596.88	29.84	626.72
768-152-010	50781 AVENIDA RAZON	1	596.88	29.84	626.72
768-152-011	50791 AVENIDA RAZON	1	596.88	29.84	626.72
768-152-012	84485 CALLE CATHRON	1	596.88	29.84	626.72
768-152-013	84487 CALLE CATHRON	1	596.88	29.84	626.72
768-152-014	84489 CALLE CATHRON	1	596.88	29.84	626.72
768-152-015	84491 CALLE CATHRON	1	596.88	29.84	626.72
768-152-016	84493 CALLE CATHRON	1	596.88	29.84	626.72
768-152-017	84495 CALLE CATHRON	1	596.88	29.84	626.72
768-152-018	84497 CALLE CATHRON	1	596.88	29.84	626.72
768-152-019	84499 CALLE CATHRON	1	596.88	29.84	626.72
768-152-021	84503 CALLE CATHRON	1	596.88	29.84	626.72
768-152-022	84505 CALLE CATHRON	1	596.88	29.84	626.72
768-152-023	84507 CALLE CATHRON	1	596.88	29.84	626.72
768-152-024	84509 CALLE CATHRON	1	596.88	29.84	626.72
768-152-025	84511 CALLE CATHRON	1	596.88	29.84	626.72
768-152-026	84513 CALLE CATHRON	1	596.88	29.84	626.72
768-160-001	50021 BALBOA ST	1	596.88	29.84	626.72
768-160-002	50031 BALBOA ST	1	596.88	29.84	626.72
768-160-003	50041 BALBOA ST	1	596.88	29.84	626.72
768-160-004	50051 BALBOA ST	1	596.88	29.84	626.72
768-160-005	50061 BALBOA ST	1	596.88	29.84	626.72
768-160-006	50071 BALBOA ST	1	596.88	29.84	626.72
768-160-007	50081 BALBOA ST	1	596.88	29.84	626.72
768-160-008	50091 BALBOA ST	1	596.88	29.84	626.72
768-160-009	50101 BALBOA ST	1	596.88	29.84	626.72
768-161-001	50020 BALBOA ST	1	596.88	29.84	626.72
768-161-002	50030 BALBOA ST	1	596.88	29.84	626.72
768-161-003	50040 BALBOA ST	1	596.88	29.84	626.72
768-161-004	50050 BALBOA ST	1	596.88	29.84	626.72
768-161-005	50060 BALBOA ST	1	596.88	29.84	626.72
768-161-006	50070 BALBOA ST	1	596.88	29.84	626.72
768-161-007	50080 BALBOA ST	1	596.88	29.84	626.72
768-161-008	50090 BALBOA ST	1	596.88	29.84	626.72
768-161-009	50100 BALBOA ST	1	596.88	29.84	626.72
768-161-010	50021 CORONADO ST	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs	Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
768-161-011	50031	CORONADO ST	1	596.88	29.84	626.72
768-161-012	50041	CORONADO ST	1	596.88	29.84	626.72
768-161-013	50051	CORONADO ST	1	596.88	29.84	626.72
768-161-014	50061	CORONADO ST	1	596.88	29.84	626.72
768-161-015	50071	CORONADO ST	1	596.88	29.84	626.72
768-161-016	50081	CORONADO ST	1	596.88	29.84	626.72
768-161-017	50091	CORONADO ST	1	596.88	29.84	626.72
768-161-018	50101	CORONADO ST	1	596.88	29.84	626.72
768-162-001	50020	CORONADO ST	1	596.88	29.84	626.72
768-162-002	50030	CORONADO ST	1	596.88	29.84	626.72
768-162-003	50040	CORONADO ST	1	596.88	29.84	626.72
768-162-004	50050	CORONADO ST	1	596.88	29.84	626.72
768-162-005	50060	CORONADO ST	1	596.88	29.84	626.72
768-162-006	50070	CORONADO ST	1	596.88	29.84	626.72
768-162-007	50080	CORONADO ST	1	596.88	29.84	626.72
768-162-008	50090	CORONADO ST	1	596.88	29.84	626.72
768-162-009	50100	CORONADO ST	1	596.88	29.84	626.72
768-162-010	50021	KENMORE ST	1	596.88	29.84	626.72
768-162-011	50031	KENMORE ST	1	596.88	29.84	626.72
768-162-012	50041	KENMORE ST	1	596.88	29.84	626.72
768-162-013	50051	KENMORE ST	1	596.88	29.84	626.72
768-162-014	50061	KENMORE ST	1	596.88	29.84	626.72
768-162-015	50071	KENMORE ST	1	596.88	29.84	626.72
768-162-016	50081	KENMORE ST	1	596.88	29.84	626.72
768-162-017	50091	KENMORE ST	1	596.88	29.84	626.72
768-162-018	50101	KENMORE ST	1	596.88	29.84	626.72
768-162-019	50111	KENMORE ST	1	596.88	29.84	626.72
768-163-001	50020	KENMORE ST	1	596.88	29.84	626.72
768-163-002	50030	KENMORE ST	1	596.88	29.84	626.72
768-163-003	50040	KENMORE ST	1	596.88	29.84	626.72
768-163-004	50050	KENMORE ST	1	596.88	29.84	626.72
768-163-005	50060	KENMORE ST	1	596.88	29.84	626.72
768-163-006	50070	KENMORE ST	1	596.88	29.84	626.72
768-163-007	50080	KENMORE ST	1	596.88	29.84	626.72
768-163-008	50090	KENMORE ST	1	596.88	29.84	626.72
768-163-009	50100	KENMORE ST	1	596.88	29.84	626.72
768-163-010	50110	KENMORE ST	1	596.88	29.84	626.72
768-170-001	50491	BALBOA	1	596.88	29.84	626.72
768-170-002	50467	S BALBOA ST	1	596.88	29.84	626.72
768-170-003	50443	S BALBOA ST	1	596.88	29.84	626.72
768-170-004	50419	S BALBOA ST	1	596.88	29.84	626.72
768-170-005	50395	S BALBOA ST	1	596.88	29.84	626.72
768-170-006	50371	S BALBOA ST	1	596.88	29.84	626.72
768-170-007	50347	S BALBOA ST	1	596.88	29.84	626.72
768-170-008	50323	S BALBOA ST	1	596.88	29.84	626.72
768-170-009	50299	S BALBOA ST	1	596.88	29.84	626.72
768-170-010	50275	S BALBOA ST	1	596.88	29.84	626.72
768-170-011	50251	S BALBOA ST	1	596.88	29.84	626.72
768-170-012	50250	S BALBOA ST	1	596.88	29.84	626.72
768-170-013	50274	S BALBOA ST	1	596.88	29.84	626.72
768-170-014	50298	S BALBOA ST	1	596.88	29.84	626.72
768-170-015	50322	S BALBOA ST	1	596.88	29.84	626.72
768-170-016	50346	S BALBOA ST	1	596.88	29.84	626.72
768-170-017	50370	S BALBOA ST	1	596.88	29.84	626.72
768-170-018	50394	S BALBOA ST	1	596.88	29.84	626.72
768-170-019	50418	S BALBOA ST	1	596.88	29.84	626.72
768-170-020	50442	S BALBOA ST	1	596.88	29.84	626.72
768-170-021	50466	S BALBOA ST	1	596.88	29.84	626.72
768-170-022	50490	S BALBOA ST	1	596.88	29.84	626.72
768-170-023	50491	S CORONADO ST	1	596.88	29.84	626.72
768-170-024	50467	S CORONADO ST	1	596.88	29.84	626.72
768-170-025	50443	S CORONADO ST	1	596.88	29.84	626.72
768-170-026	50419	S CORONADO	1	596.88	29.84	626.72
768-170-027	50395	S CORONADO ST	1	596.88	29.84	626.72
768-170-028	50371	S CORONADO ST	1	596.88	29.84	626.72
768-170-029	50347	S CORONADO ST	1	596.88	29.84	626.72
768-170-030	50323	S CORONADO ST	1	596.88	29.84	626.72
768-170-031	50299	S CORONADO ST	1	596.88	29.84	626.72
768-170-032	50275	S CORONADO ST	1	596.88	29.84	626.72
768-170-033	50251	S CORONADO ST	1	596.88	29.84	626.72
768-170-034	50250	S CORONADO ST	1	596.88	29.84	626.72
768-170-035	50274	S CORONADO ST	1	596.88	29.84	626.72
768-170-036	50298	S CORONADO ST	1	596.88	29.84	626.72
768-170-037	50322	S CORONADO ST	1	596.88	29.84	626.72
768-170-038	50346	S CORONADO ST	1	596.88	29.84	626.72
768-170-039	50370	S CORONADO ST	1	596.88	29.84	626.72
768-170-040	50394	S CORONADO ST	1	596.88	29.84	626.72
768-170-041	50418	S CORONADO ST	1	596.88	29.84	626.72
768-170-042	50442	S CORONADO ST	1	596.88	29.84	626.72
768-170-043	50466	S CORONADO ST	1	596.88	29.84	626.72
768-170-044	50490	S CORONADO ST	1	596.88	29.84	626.72
768-170-045	50491	S KENMORE ST	1	596.88	29.84	626.72
768-170-046	50467	S KENMORE ST	1	596.88	29.84	626.72
768-170-047	50443	S KENMORE ST	1	596.88	29.84	626.72
768-170-048	50419	S KENMORE ST	1	596.88	29.84	626.72
768-170-049	50395	S KENMORE ST	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs	Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
768-170-050	50371	S KENMORE ST	1	596.88	29.84	626.72
768-170-051	50347	S KENMORE ST	1	596.88	29.84	626.72
768-170-052	50323	S KENMORE ST	1	596.88	29.84	626.72
768-170-053	50299	S KENMORE ST	1	596.88	29.84	626.72
768-170-054	50275	S KENMORE ST	1	596.88	29.84	626.72
768-170-055	50251	S KENMORE ST	1	596.88	29.84	626.72
768-170-056	50250	S KENMORE ST	1	596.88	29.84	626.72
768-170-057	50274	S KENMORE ST	1	596.88	29.84	626.72
768-170-058	50298	S KENMORE ST	1	596.88	29.84	626.72
768-170-059	50322	S KENMORE ST	1	596.88	29.84	626.72
768-170-060	50346	KENMORE ST	1	596.88	29.84	626.72
768-170-061	50370	S KENMORE ST	1	596.88	29.84	626.72
768-170-062	50394	S KENMORE ST	1	596.88	29.84	626.72
768-170-063	50418	S KENMORE ST	1	596.88	29.84	626.72
768-170-064	50442	S KENMORE ST	1	596.88	29.84	626.72
768-170-065	50466	S KENMORE ST	1	596.88	29.84	626.72
768-170-066	50490	S KENMORE ST	1	596.88	29.84	626.72
768-190-001	84852	SUNDOWN LN	1	596.88	29.84	626.72
768-190-002	84842	SUNDOWN LN	1	596.88	29.84	626.72
768-190-003	84832	SUNDOWN LN	1	596.88	29.84	626.72
768-190-004	84822	SUNDOWN LN	1	596.88	29.84	626.72
768-190-005	84812	SUNDOWN LN	1	596.88	29.84	626.72
768-190-006	84802	SUNDOWN LN	1	596.88	29.84	626.72
768-190-007	84792	SUNDOWN LN	1	596.88	29.84	626.72
768-190-008	84780	SUNDOWN LN	1	596.88	29.84	626.72
768-190-009	84791	SUNDOWN LN	1	596.88	29.84	626.72
768-190-010	84801	SUNDOWN LN	1	596.88	29.84	626.72
768-190-011	84811	SUNDOWN LN	1	596.88	29.84	626.72
768-190-012	84821	SUNDOWN LN	1	596.88	29.84	626.72
768-190-013	84831	SUNDOWN LN	1	596.88	29.84	626.72
768-190-014	84841	SUNDOWN LN	1	596.88	29.84	626.72
768-190-015	84851	SUNDOWN LN	1	596.88	29.84	626.72
768-190-016	50712	SUNBURST ST	1	596.88	29.84	626.72
768-190-017	50722	SUNBURST ST	1	596.88	29.84	626.72
768-190-018	50702	SUNBURST ST	1	596.88	29.84	626.72
768-190-019	50682	SUNBURST ST	1	596.88	29.84	626.72
768-190-020	50662	SUNBURST ST	1	596.88	29.84	626.72
768-190-021	50642	SUNBURST ST	1	596.88	29.84	626.72
768-190-022	50622	SUNBURST ST	1	596.88	29.84	626.72
768-190-023		NO SITUS AVAILABLE	1	596.88	29.84	626.72
768-190-024	84635	SUNRISE AVE	1	596.88	29.84	626.72
768-190-025	84659	SUNRISE AVE	1	596.88	29.84	626.72
768-190-026	84667	SUNRISE AVE	1	596.88	29.84	626.72
768-190-027	84683	SUNRISE AVE	1	596.88	29.84	626.72
768-190-028	84699	SUNRISE AVE	1	596.88	29.84	626.72
768-190-029	84715	SUNRISE AVE	1	596.88	29.84	626.72
768-190-030	84739	SUNRISE AVE	1	596.88	29.84	626.72
768-190-031	84747	SUNRISE AVE	1	596.88	29.84	626.72
768-190-032	84763	SUNRISE AVE	1	596.88	29.84	626.72
768-190-033	84779	SUNRISE AVE	1	596.88	29.84	626.72
768-190-034	84795	SUNRISE AVE	1	596.88	29.84	626.72
768-191-001	84515	WESTERFIELD WAY	1	596.88	29.84	626.72
768-191-002	84531	WESTERFIELD WAY	1	596.88	29.84	626.72
768-191-003	84549	WESTERFIELD WAY	1	596.88	29.84	626.72
768-191-004	84565	WESTERFIELD WAY	1	596.88	29.84	626.72
768-191-005	84581	WESTERFIELD WAY	1	596.88	29.84	626.72
768-191-006	84597	WESTERFIELD WAY	1	596.88	29.84	626.72
768-191-007	84615	WESTERFIELD WAY	1	596.88	29.84	626.72
768-191-008	84631	WESTERFIELD WAY	1	596.88	29.84	626.72
768-191-009	84647	WESTERFIELD WAY	1	596.88	29.84	626.72
768-191-010	84663	WESTERFIELD WAY	1	596.88	29.84	626.72
768-191-011	84681	WESTERFIELD WAY	1	596.88	29.84	626.72
768-191-012	84697	WESTERFIELD WAY	1	596.88	29.84	626.72
768-191-013	84713	WESTERFIELD WAY	1	596.88	29.84	626.72
768-191-014	84729	WESTERFIELD WAY	1	596.88	29.84	626.72
768-191-015	84747	WESTERFIELD WAY	1	596.88	29.84	626.72
768-191-016	84763	WESTERFIELD WAY	1	596.88	29.84	626.72
768-191-017	84779	WESTERFIELD WAY	1	596.88	29.84	626.72
768-191-018	84795	WESTERFIELD WAY	1	596.88	29.84	626.72
768-191-019	84796	SUNRISE AVE	1	596.88	29.84	626.72
768-191-020	84780	SUNRISE AVE	1	596.88	29.84	626.72
768-191-021	84764	SUNRISE AVE	1	596.88	29.84	626.72
768-191-022	84748	SUNRISE AVE	1	596.88	29.84	626.72
768-191-023	84732	SUNRISE AVE	1	596.88	29.84	626.72
768-191-024	84716	SUNRISE AVE	1	596.88	29.84	626.72
768-191-025	84700	SUNRISE AVE	1	596.88	29.84	626.72
768-191-026	84684	SUNRISE AVE	1	596.88	29.84	626.72
768-191-027	84668	SUNRISE AVE	1	596.88	29.84	626.72
768-191-028	84652	SUNRISE AVE	1	596.88	29.84	626.72
768-191-029	84636	SUNRISE AVE	1	596.88	29.84	626.72
768-191-030	84620	SUNRISE AVE	1	596.88	29.84	626.72
768-191-031	84604	SUNRISE AVE	1	596.88	29.84	626.72
768-191-032	84588	SUNRISE AVE	1	596.88	29.84	626.72
768-191-033	84572	SUNRISE AVE	1	596.88	29.84	626.72
768-191-034	50561	SUNBURST ST	1	596.88	29.84	626.72
768-191-035	50581	SUNBURST ST	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs	Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
768-191-036	50601	SUNBURST ST	1	596.88	29.84	626.72
768-191-037	50621	SUNBURST ST	1	596.88	29.84	626.72
768-191-038	50641	SUNBURST ST	1	596.88	29.84	626.72
768-191-039	50661	SUNBURST ST	1	596.88	29.84	626.72
768-191-040	50681	SUNBURST ST	1	596.88	29.84	626.72
768-191-041	50701	SUNBURST ST	1	596.88	29.84	626.72
768-191-042	50721	SUNBURST ST	1	596.88	29.84	626.72
768-191-043	50741	SUNBURST ST	1	596.88	29.84	626.72
768-200-001	84862	SUNDANCE LN	1	596.88	29.84	626.72
768-200-002	84852	SUNDANCE LN	1	596.88	29.84	626.72
768-200-003	84842	SUNDANCE LN	1	596.88	29.84	626.72
768-200-004	84832	SUNDANCE LN	1	596.88	29.84	626.72
768-200-005	84822	SUNDANCE LN	1	596.88	29.84	626.72
768-200-006	84812	SUNDANCE LN	1	596.88	29.84	626.72
768-200-007	84802	SUNDANCE LN	1	596.88	29.84	626.72
768-200-008	84792	SUNDANCE LN	1	596.88	29.84	626.72
768-200-009	84791	SUNDANCE LN	1	596.88	29.84	626.72
768-200-010	84801	SUNDANCE LN	1	596.88	29.84	626.72
768-200-011	84811	SUNDANCE LN	1	596.88	29.84	626.72
768-200-012	84821	SUNDANCE LN	1	596.88	29.84	626.72
768-200-013	84831	SUNDANCE LN	1	596.88	29.84	626.72
768-200-014	84841	SUNDANCE LN	1	596.88	29.84	626.72
768-200-015	84851	SUNDANCE LN	1	596.88	29.84	626.72
768-200-016	84861	SUNDANCE LN	1	596.88	29.84	626.72
768-200-017	84872	SUNSHINE AVE	1	596.88	29.84	626.72
768-200-018	84862	SUNSHINE AVE	1	596.88	29.84	626.72
768-200-019	84852	SUNSHINE AVE	1	596.88	29.84	626.72
768-200-020	84842	SUNSHINE AVE	1	596.88	29.84	626.72
768-200-021	84832	SUNSHINE AVE	1	596.88	29.84	626.72
768-200-022	84822	SUNSHINE AVE	1	596.88	29.84	626.72
768-200-023	84812	SUNSHINE AVE	1	596.88	29.84	626.72
768-200-024	84802	SUNSHINE AVE	1	596.88	29.84	626.72
768-200-025	84792	SUNSHINE AVE	1	596.88	29.84	626.72
768-200-026	50862	SUNBURST ST	1	596.88	29.84	626.72
768-200-027	50842	SUNBURST ST	1	596.88	29.84	626.72
768-200-028	50822	SUNBURST ST	1	596.88	29.84	626.72
768-200-029	50802	SUNBURST ST	1	596.88	29.84	626.72
768-200-030	50782	SUNBURST ST	1	596.88	29.84	626.72
768-200-031	50762	SUNBURST ST	1	596.88	29.84	626.72
768-201-001	50761	SUNBURST ST	1	596.88	29.84	626.72
768-201-002	50781	SUNBURST ST	1	596.88	29.84	626.72
768-201-003	50801	SUNBURST ST	1	596.88	29.84	626.72
768-201-004	50821	SUNBURST ST	1	596.88	29.84	626.72
768-201-005	50841	SUNBURST ST	1	596.88	29.84	626.72
768-201-006	50861	SUNBURST ST	1	596.88	29.84	626.72
768-201-007	50881	SUNBURST ST	1	596.88	29.84	626.72
768-201-008	84761	SUNSHINE AVE #1	1	596.88	29.84	626.72
768-201-009	84771	SUNSHINE AVE	1	596.88	29.84	626.72
768-201-010	84781	SUNSHINE AVE	1	596.88	29.84	626.72
768-201-011	84791	SUNSHINE AVE	1	596.88	29.84	626.72
768-201-012	84801	SUNSHINE AVE	1	596.88	29.84	626.72
768-201-013	84811	SUNSHINE AVE	1	596.88	29.84	626.72
768-201-014	84821	SUNSHINE AVE	1	596.88	29.84	626.72
768-201-015	84831	SUNSHINE AVE	1	596.88	29.84	626.72
768-201-016	84841	SUNSHINE AVE	1	596.88	29.84	626.72
768-201-017	84851	SUNSHINE AVE	1	596.88	29.84	626.72
768-201-018	84861	SUNSHINE AVE	1	596.88	29.84	626.72
768-201-019	84871	SUNSHINE AVE	1	596.88	29.84	626.72
768-210-012	84655	AVENUE 51	1	596.88	29.84	626.72
768-210-013	84657	AVENUE 51	1	596.88	29.84	626.72
768-210-038	84615	AVENUE 51	1	596.88	29.84	626.72
768-210-039	84571	AVENUE 51	1	596.88	29.84	626.72
768-221-001	84629	BAGDAD AVE	1	596.88	29.84	626.72
768-221-002	84640	BAGDAD AVE	1	596.88	29.84	626.72
768-221-003	84639	BAGDAD AVE	1	596.88	29.84	626.72
768-221-004	84659	BAGDAD AVE	1	596.88	29.84	626.72
768-221-005	84671	BAGDAD AVE	1	596.88	29.84	626.72
768-221-006	84684	BAGDAD AVE	1	596.88	29.84	626.72
768-221-008	84691	BAGDAD ST	1	596.88	29.84	626.72
768-221-009	84701	BAGDAD AVE	1	596.88	29.84	626.72
768-221-010	84725	BAGDAD AVE	1	596.88	29.84	626.72
768-221-011	84729	BAGDAD AVE	1	596.88	29.84	626.72
768-221-012	84630	DAMASCUS AVE	1	596.88	29.84	626.72
768-221-013	84640	DAMASCUS AVE	1	596.88	29.84	626.72
768-221-014	84650	DAMASCUS AVE	1	596.88	29.84	626.72
768-221-015	84664	DAMASCUS AVE	1	596.88	29.84	626.72
768-221-016	84672	DAMASCUS AVE	1	596.88	29.84	626.72
768-221-017	84679	DAMASCUS AVE	1	596.88	29.84	626.72
768-221-018	84688	DAMASCUS AVE	1	596.88	29.84	626.72
768-221-019	84690	DAMASCUS AVE	1	596.88	29.84	626.72
768-221-020	84706	DAMASCUS AVE	1	596.88	29.84	626.72
768-221-021	84716	DAMASCUS AVE	1	596.88	29.84	626.72
768-221-022	84734	DAMASCUS AVE	1	596.88	29.84	626.72
768-221-023	84738	DAMASCUS AVE	1	596.88	29.84	626.72
768-222-001	51722	DOUMA ST	1	596.88	29.84	626.72
768-222-002	51710	DOUMA ST	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs	Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
768-222-011	51661	CALLE TORRES ORDUNO	1	596.88	29.84	626.72
768-222-012	51691	CALLE TORRES ORDUNO	1	596.88	29.84	626.72
768-222-013	51721	CALLE TORRES ORDUNO	1	596.88	29.84	626.72
768-222-014	84708	DOUMA CT	1	596.88	29.84	626.72
768-223-002	51672	CALLE TORRES ORDUNO	1	596.88	29.84	626.72
768-223-003	51722	CALLE TORRES ORDUNO	1	596.88	29.84	626.72
768-223-004	51742	CALLE TORRES ORDUNO	1	596.88	29.84	626.72
768-231-001	51502	CALLE AVILA	1	596.88	29.84	626.72
768-231-002	51522	CALLE AVILA	1	596.88	29.84	626.72
768-231-003	51530	CALLE AVILA	1	596.88	29.84	626.72
768-231-004	51558	CALLE AVILA	1	596.88	29.84	626.72
768-231-005	51572	CALLE AVILA	1	596.88	29.84	626.72
768-231-006	51628	CALLE AVILA	1	596.88	29.84	626.72
768-231-007	51638	CALLE AVILA	1	596.88	29.84	626.72
768-231-008	51648	CALLE AVILA	1	596.88	29.84	626.72
768-231-009	51666	CALLE AVILA	1	596.88	29.84	626.72
768-231-010	51668	CALLE AVILA	1	596.88	29.84	626.72
768-231-011	84884	CAIRO AVE	1	596.88	29.84	626.72
768-231-013	51617	CALLE CAMACHO	1	596.88	29.84	626.72
768-231-014	51607	CALLE CAMACHO	1	596.88	29.84	626.72
768-231-015	51651	CALLE CAMACHO	1	596.88	29.84	626.72
768-231-016	51573	CALLE CAMACHO	1	596.88	29.84	626.72
768-231-017	51555	CALLE CAMACHO	1	596.88	29.84	626.72
768-231-020	84946	BAGDAD AVE	1	596.88	29.84	626.72
768-232-001	51512	CALLE CAMACHO	1	596.88	29.84	626.72
768-232-002	51522	CALLE CAMACHO	1	596.88	29.84	626.72
768-232-003	51544	CALLE CAMACHO	1	596.88	29.84	626.72
768-232-004	51558	CALLE CAMACHO	1	596.88	29.84	626.72
768-232-005	51572	CALLE CAMACHO	1	596.88	29.84	626.72
768-232-006	51628	CALLE CAMACHO	1	596.88	29.84	626.72
768-232-007	51638	CALLE CAMACHO	1	596.88	29.84	626.72
768-232-008	51648	CALLE CAMACHO	1	596.88	29.84	626.72
768-232-009	51656	CALLE CAMACHO	1	596.88	29.84	626.72
768-241-001	51724	DOUMA ST	1	596.88	29.84	626.72
768-241-003	51761	DOUMA ST	1	596.88	29.84	626.72
768-241-004	51782	DOUMA ST	1	596.88	29.84	626.72
768-241-005	51820	DOUMA ST	1	596.88	29.84	626.72
768-241-006	51872	DOUMA ST	1	596.88	29.84	626.72
768-241-007	51946	DOUMA ST	1	596.88	29.84	626.72
768-241-008	51964	DOUMA ST	1	596.88	29.84	626.72
768-241-009	84627	AVENUE 52	1	596.88	29.84	626.72
768-241-010	84657	AVENUE 52	1	596.88	29.84	626.72
768-241-011	84687	AVENUE 52	1	596.88	29.84	626.72
768-241-012	84699	AVENUE 52	1	596.88	29.84	626.72
768-241-013	51873	LORENZA CT	1	596.88	29.84	626.72
768-241-014	51821	LORENZA LN	1	596.88	29.84	626.72
768-241-015	51767	LORENZA LN	1	596.88	29.84	626.72
768-241-016	51761	LORENZA LN	1	596.88	29.84	626.72
768-241-017	51733	LORENZA LN	1	596.88	29.84	626.72
768-241-018	51721	LORENZA LN	1	596.88	29.84	626.72
768-242-001	51712	LORENZA LN	1	596.88	29.84	626.72
768-242-002	84715	AVENUE 52	1	596.88	29.84	626.72
768-242-004	84786	AVENUE 52	1	596.88	29.84	626.72
768-242-005	84735	AVENUE 52	1	596.88	29.84	626.72
768-242-006	84743	AVENUE 52	1	596.88	29.84	626.72
768-242-007	51941	CALLE TORRES ORDUNO	1	596.88	29.84	626.72
768-242-008	51911	CALLE TORRES ORDUNO	1	596.88	29.84	626.72
768-242-009	51881	CALLE TORRES ORDUNO	1	596.88	29.84	626.72
768-242-010	51851	CALLE TORRES ORDUNO	1	596.88	29.84	626.72
768-242-011	51821	CALLE TORRES ORDUNO	1	596.88	29.84	626.72
768-242-012	51791	CALLE TORRES ORDUNO	1	596.88	29.84	626.72
768-242-013	51761	CALLE TORRES ORDUNO	1	596.88	29.84	626.72
768-243-001	51762	CALLE TORRES ORDUNO	1	596.88	29.84	626.72
768-243-002	51792	CALLE TORRES ORDUNO	1	596.88	29.84	626.72
768-243-003	51836	CALLE TORRES ORDUNO	1	596.88	29.84	626.72
768-243-004	51886	CALLE TORRES ORDUNO	1	596.88	29.84	626.72
768-243-005	51910	CLL ORDUNO	1	596.88	29.84	626.72
768-243-007	51964	CALLE TORRES ORDUNO	1	596.88	29.84	626.72
768-243-010	84751	AVENUE 52	1	596.88	29.84	626.72
768-250-001	51837	CALLE EMPALME	1	596.88	29.84	626.72
768-250-002	51855	CALLE EMPALME	1	596.88	29.84	626.72
768-250-003	51909	CALLE EMPALME	1	596.88	29.84	626.72
768-250-005	84761	AVENUE 52	1	596.88	29.84	626.72
768-251-001	51836	CALLE EMPALME	1	596.88	29.84	626.72
768-251-002	51854	CALLE EMPALME	1	596.88	29.84	626.72
768-251-003	51872	CALLE EMPALME	1	596.88	29.84	626.72
768-251-004	51890	CALLE EMPALME	1	596.88	29.84	626.72
768-251-005	51908	CALLE EMPALME	1	596.88	29.84	626.72
768-251-006	51926	CALLE EMPALME	1	596.88	29.84	626.72
768-251-007	51944	CALLE EMPALME	1	596.88	29.84	626.72
768-251-008	51962	CALLE EMPALME	1	596.88	29.84	626.72
768-251-009	51980	CALLE EMPALME	1	596.88	29.84	626.72
768-251-010	51837	CALLE TECHA	1	596.88	29.84	626.72
768-251-011	51855	CALLE TECHA	1	596.88	29.84	626.72
768-251-012	51873	CALLE TECHA	1	596.88	29.84	626.72
768-251-013	51891	CALLE TECHA	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
768-251-014	51909 CALLE TECHA	1	596.88	29.84	626.72
768-251-015	51927 CALLE TECHA	1	596.88	29.84	626.72
768-251-016	51945 CALLE TECHA	1	596.88	29.84	626.72
768-251-017	51963 CALLE TECHA	1	596.88	29.84	626.72
768-251-018	51981 CALLE TECHA	1	596.88	29.84	626.72
768-252-001	51836 CALLE TECHA	1	596.88	29.84	626.72
768-252-002	51854 CALLE TECHA	1	596.88	29.84	626.72
768-252-003	51872 CALLE TECHA	1	596.88	29.84	626.72
768-252-004	51890 CALLE TECHA	1	596.88	29.84	626.72
768-252-005	51908 CALLE TECHA	1	596.88	29.84	626.72
768-252-006	51926 CALLE TECHA	1	596.88	29.84	626.72
768-252-007	51944 CALLE TECHA	1	596.88	29.84	626.72
768-252-008	51962 CALLE TECHA	1	596.88	29.84	626.72
768-252-009	84831 AVENUE 52	1	596.88	29.84	626.72
768-252-010	51837 CALLE AVILA	1	596.88	29.84	626.72
768-252-011	51855 CALLE AVILA	1	596.88	29.84	626.72
768-252-012	51873 CALLE AVILA	1	596.88	29.84	626.72
768-252-013	51891 CALLE AVILA	1	596.88	29.84	626.72
768-252-014	51909 CALLE AVILA	1	596.88	29.84	626.72
768-252-015	51927 CALLE AVILA	1	596.88	29.84	626.72
768-252-016	51945 CALLE AVILA	1	596.88	29.84	626.72
768-252-017	51963 CALLE AVILA	1	596.88	29.84	626.72
768-252-018	51981 CALLE AVILA	1	596.88	29.84	626.72
768-253-001	84855 CAIRO AVE	1	596.88	29.84	626.72
768-253-002	51874 CALLE AVILA	1	596.88	29.84	626.72
768-253-003	51890 CALLE AVILA	1	596.88	29.84	626.72
768-253-004	51910 CALLE AVILA	1	596.88	29.84	626.72
768-253-006	51911 CALLE CAMACHO	1	596.88	29.84	626.72
768-253-007	51891 CALLE CAMACHO	1	596.88	29.84	626.72
768-253-008	51875 CALLE CAMACHO	1	596.88	29.84	626.72
768-253-009	84885 CAIRO ST	1	596.88	29.84	626.72
768-253-010	84875 CAIRO AVE	1	596.88	29.84	626.72
768-253-011	84865 CAIRO AVE	1	596.88	29.84	626.72
768-254-006	84985 AVENUE 52	1	596.88	29.84	626.72
768-270-001	52020 PRIMITIVO DR	1	596.88	29.84	626.72
768-270-002	52034 PRIMITIVO DR	1	596.88	29.84	626.72
768-270-003	52050 PRIMITIVO DR	1	596.88	29.84	626.72
768-270-005	84502 VERMOUTH DR	1	596.88	29.84	626.72
768-270-008	84522 VERMOUTH DR	1	596.88	29.84	626.72
768-270-009	84528 VERMOUTH DR	1	596.88	29.84	626.72
768-270-010	84532 VERMOUTH DR	1	596.88	29.84	626.72
768-270-011	84538 VERMOUTH DR	1	596.88	29.84	626.72
768-270-014	84554 VERMOUTH DR	1	596.88	29.84	626.72
768-270-015	84560 VERMOUTH DR	1	596.88	29.84	626.72
768-270-016	84566 VERMOUTH DR	1	596.88	29.84	626.72
768-270-017	84570 VERMOUTH DR	1	596.88	29.84	626.72
768-270-018	84576 VERMOUTH DR	1	596.88	29.84	626.72
768-270-021	84590 VERMOUTH DR	1	596.88	29.84	626.72
768-270-022	52038 ALLENDE DR	1	596.88	29.84	626.72
768-270-023	52044 ALLENDE DR	1	596.88	29.84	626.72
768-270-024	52052 ALLENDE DR	1	596.88	29.84	626.72
768-270-025	52060 ALLENDE DR	1	596.88	29.84	626.72
768-270-026	52066 ALLENDE DR	1	596.88	29.84	626.72
768-270-027	52074 ALLENDE DR	1	596.88	29.84	626.72
768-270-028	52080 ALLENDE DR	1	596.88	29.84	626.72
768-270-030	52096 ALLENDE DR	1	596.88	29.84	626.72
768-270-034	84508 VERMOUTH DR	1	596.88	29.84	626.72
768-270-035	84516 VERMOUTH DR	1	596.88	29.84	626.72
768-270-036	84542 VERMOUTH DR	1	596.88	29.84	626.72
768-270-037	84548 VERMOUTH DR	1	596.88	29.84	626.72
768-270-038	84580 VERMOUTH DR	1	596.88	29.84	626.72
768-270-039	84585 VERMOUTH DR	1	596.88	29.84	626.72
768-270-040	52088 ALLENDE DR	1	596.88	29.84	626.72
768-270-041	52104 ALLENDE DR	1	596.88	29.84	626.72
768-270-042	52110 ALLENDE DR	1	596.88	29.84	626.72
768-270-043	84498 VERMOUTH DR	1	596.88	29.84	626.72
768-271-001	52107 PRIMITIVO DR	1	596.88	29.84	626.72
768-271-002	52101 PRIMITIVO DR	1	596.88	29.84	626.72
768-271-003	52095 PRIMITIVO DR	1	596.88	29.84	626.72
768-271-004	84421 VERMOUTH DR	1	596.88	29.84	626.72
768-271-005	84411 VERMOUTH DR	1	596.88	29.84	626.72
768-271-006	84399 VERMOUTH DR	1	596.88	29.84	626.72
768-272-001	52063 PRIMITIVO DR	1	596.88	29.84	626.72
768-272-002	52051 PRIMITIVO DR	1	596.88	29.84	626.72
768-272-003	52043 PRIMITIVO DR	1	596.88	29.84	626.72
768-272-004	52031 PRIMITIVO DR	1	596.88	29.84	626.72
768-272-005	52019 PRIMITIVO DR	1	596.88	29.84	626.72
768-273-001	84441 VERMOUTH DR	1	596.88	29.84	626.72
768-273-002	84451 VERMOUTH DR	1	596.88	29.84	626.72
768-273-003	84461 VERMOUTH DR	1	596.88	29.84	626.72
768-273-004	84475 VERMOUTH DR	1	596.88	29.84	626.72
768-273-005	84491 VERMOUTH DR	1	596.88	29.84	626.72
768-273-006	84507 VERMOUTH DR	1	596.88	29.84	626.72
768-273-007	84517 VERMOUTH DR	1	596.88	29.84	626.72
768-273-008	84525 VERMOUTH DR	1	596.88	29.84	626.72
768-273-009	84533 VERMOUTH DR	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs	Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
768-273-010	84545	VERMOUTH DR	1	596.88	29.84	626.72
768-273-011	84553	VERMOUTH DR	1	596.88	29.84	626.72
768-273-012	84561	VERMOUTH DR	1	596.88	29.84	626.72
768-273-013	84569	VERMOUTH DR	1	596.88	29.84	626.72
768-273-014	52077	ALLENDE DR	1	596.88	29.84	626.72
768-273-015	52081	ALLENDE DR	1	596.88	29.84	626.72
768-273-016	52089	ALLENDE DR	1	596.88	29.84	626.72
768-273-017	52095	ALLENDE DR	1	596.88	29.84	626.72
768-273-018	84570	SOLARCE ST	1	596.88	29.84	626.72
768-273-019	84562	PROSECCO WAY	1	596.88	29.84	626.72
768-273-020	84556	PROSECCO WAY	1	596.88	29.84	626.72
768-273-021	84552	PROSECCO WAY	1	596.88	29.84	626.72
768-273-022	84546	PROSECCO WAY	1	596.88	29.84	626.72
768-273-023	52088	AMARONE CIR	1	596.88	29.84	626.72
768-273-024	52080	AMARONE CIR	1	596.88	29.84	626.72
768-273-025	52074	AMARONE CIR	1	596.88	29.84	626.72
768-273-026	52081	AMARONE CIR	1	596.88	29.84	626.72
768-273-027	52089	AMARONE CIR	1	596.88	29.84	626.72
768-273-028	84538	PROSECCO WAY	1	596.88	29.84	626.72
768-273-029	84530	PROSECCO WAY	1	596.88	29.84	626.72
768-273-030	84524	PROSECCO WAY	1	596.88	29.84	626.72
768-273-031	52085	CHARDONNAY CIR	1	596.88	29.84	626.72
768-273-032	52080	CHARDONNAY CIR	1	596.88	29.84	626.72
768-273-033	52074	CHARDONNAY CIR	1	596.88	29.84	626.72
768-273-034	52081	CHARDONNAY CIR	1	596.88	29.84	626.72
768-273-035	52089	CHARDONNAY CIR	1	596.88	29.84	626.72
768-273-036	84516	MALVASIA WAY	1	596.88	29.84	626.72
768-273-037	84512	MALVASIA WAY	1	596.88	29.84	626.72
768-273-038	52100	PRIMITIVO DR	1	596.88	29.84	626.72
768-273-039	52094	PRIMITIVO DR	1	596.88	29.84	626.72
768-273-040	52088	PRIMITIVO DR	1	596.88	29.84	626.72
768-280-001	52132	ALLENDE DR	1	596.88	29.84	626.72
768-280-002	52138	ALLENDE DR	1	596.88	29.84	626.72
768-280-003	52142	ALLENDE DR	1	596.88	29.84	626.72
768-280-004	52146	ALLENDE DR	1	596.88	29.84	626.72
768-280-005	52152	ALLENDE DR	1	596.88	29.84	626.72
768-280-006	52158	ALLENDE DR	1	596.88	29.84	626.72
768-280-007	52162	ALLENDE DR	1	596.88	29.84	626.72
768-280-008	52168	ALLENDE DR	1	596.88	29.84	626.72
768-280-011	52178	ALLENDE DR	1	596.88	29.84	626.72
768-280-012	52172	ALLENDE DR	1	596.88	29.84	626.72
768-281-002	52165	ALLENDE DR	1	596.88	29.84	626.72
768-281-013	84453	PRIMITIVO DR	1	596.88	29.84	626.72
768-281-017		NO SITUS AVAILABLE	1	596.88	29.84	626.72
768-281-020	52157	PRIMITIVO DR	1	596.88	29.84	626.72
768-281-021	52151	PRIMITIVO DR	1	596.88	29.84	626.72
768-281-022	52147	PRIMITIVO DR	1	596.88	29.84	626.72
768-281-023	52141	PRIMITIVO DR	1	596.88	29.84	626.72
768-281-024	52133	PRIMITIVO DR	1	596.88	29.84	626.72
768-281-025	52129	PRIMITIVO DR	1	596.88	29.84	626.72
768-281-026	52121	PRIMITIVO DR	1	596.88	29.84	626.72
768-281-027	52119	PRIMITIVO DR	1	596.88	29.84	626.72
768-281-028	52113	PRIMITIVO DR	1	596.88	29.84	626.72
768-281-030	52177	ALLENDE DR	1	596.88	29.84	626.72
768-281-049	52171	ALLENDE DR	1	596.88	29.84	626.72
768-281-050	84557	PROSECCO WAY	1	596.88	29.84	626.72
768-281-051	84493	RODREJO ST	1	596.88	29.84	626.72
768-281-052	84483	RODREJO ST	1	596.88	29.84	626.72
768-281-053	84771	RODREJO ST	1	596.88	29.84	626.72
768-281-054	84443	PRIMITIVO DR	1	596.88	29.84	626.72
768-281-055	84423	PRIMITIVO DR	1	596.88	29.84	626.72
768-281-056	84545	RODREJO ST	1	596.88	29.84	626.72
768-281-057	84533	RODREJO ST	1	596.88	29.84	626.72
768-281-058	84525	RODREJO ST	1	596.88	29.84	626.72
768-281-059	84517	RODREJO ST	1	596.88	29.84	626.72
768-281-060	84505	RODREJO ST	1	596.88	29.84	626.72
768-281-061	84463	RODREJO ST	1	596.88	29.84	626.72
768-281-062	84435	PRIMITIVO DR	1	596.88	29.84	626.72
768-281-063	84407	PRIMITIVO DR	1	596.88	29.84	626.72
768-281-064	52161	PRIMITIVO DR	1	596.88	29.84	626.72
768-282-001	52105	MALVASIA WAY	1	596.88	29.84	626.72
768-282-002	52113	MALVASIA WAY	1	596.88	29.84	626.72
768-282-003	52121	MALVASIA WAY	1	596.88	29.84	626.72
768-282-004	52131	MALVASIA WAY	1	596.88	29.84	626.72
768-282-005	52137	MALVASIA WAY	1	596.88	29.84	626.72
768-282-006	84464	RODREJO ST	1	596.88	29.84	626.72
768-282-007	84454	PRIMITIVO DR	1	596.88	29.84	626.72
768-282-008	84444	PRIMITIVO DR	1	596.88	29.84	626.72
768-282-009	84436	PRIMITIVO DR	1	596.88	29.84	626.72
768-282-010	52142	PRIMITIVO DR	1	596.88	29.84	626.72
768-282-011	52136	PRIMITIVO DR	1	596.88	29.84	626.72
768-282-012	52128	PRIMITIVO DR	1	596.88	29.84	626.72
768-282-013	52122	PRIMITIVO DR	1	596.88	29.84	626.72
768-282-014	52116	PRIMITIVO DR	1	596.88	29.84	626.72
768-282-015	52108	PRIMITIVO DR	1	596.88	29.84	626.72
768-283-001	52130	MALVASIA WAY	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
768-283-002	52122 MALVASIA WAY	1	596.88	29.84	626.72
768-283-003	84521 MALVASIA WAY	1	596.88	29.84	626.72
768-283-004	84525 PROSECCO WAY	1	596.88	29.84	626.72
768-283-005	84531 PROSECCO WAY	1	596.88	29.84	626.72
768-283-006	84539 PROSECCO WAY	1	596.88	29.84	626.72
768-283-007	52115 PROSECCO WAY	1	596.88	29.84	626.72
768-283-008	52123 PROSECCO WAY	1	596.88	29.84	626.72
768-283-009	52131 PROSECCO WAY	1	596.88	29.84	626.72
768-283-010	52139 PROSECCO WAY	1	596.88	29.84	626.72
768-283-011	52145 PROSECCO WAY	1	596.88	29.84	626.72
768-283-012	52155 PROSECCO ST	1	596.88	29.84	626.72
768-283-013	84526 RODREJO ST	1	596.88	29.84	626.72
768-283-014	84516 RODREJO ST	1	596.88	29.84	626.72
768-283-015	84506 RODREJO ST	1	596.88	29.84	626.72
768-283-016	52160 MALVASIA WAY	1	596.88	29.84	626.72
768-283-017	52152 MALVASIA WAY	1	596.88	29.84	626.72
768-283-018	52148 MALVASIA WAY	1	596.88	29.84	626.72
768-283-019	52142 MALVASIA WAY	1	596.88	29.84	626.72
768-283-020	84525 MERCADO CIR	1	596.88	29.84	626.72
768-283-021	84531 MERCADO CIR	1	596.88	29.84	626.72
768-283-022	84530 MERCADO CIR	1	596.88	29.84	626.72
768-283-023	84524 MERCADO CIR	1	596.88	29.84	626.72
768-310-001	53859 SLATE DR	1	596.88	29.84	626.72
768-310-002	53841 SLATE DR	1	596.88	29.84	626.72
768-310-003	53839 SLATE DR	1	596.88	29.84	626.72
768-310-004	53821 SLATE DR	1	596.88	29.84	626.72
768-310-005	53807 SLATE DR	1	596.88	29.84	626.72
768-310-006	53785 SLATE DR	1	596.88	29.84	626.72
768-310-007	53761 SLATE DR	1	596.88	29.84	626.72
768-310-008	53747 SLATE DR	1	596.88	29.84	626.72
768-310-009	53721 SLATE DR	1	596.88	29.84	626.72
768-310-010	53693 SLATE DR	1	596.88	29.84	626.72
768-310-011	53671 SLATE DR	1	596.88	29.84	626.72
768-310-012	53670 W SIENNA CIR	1	596.88	29.84	626.72
768-310-013	53692 W SIENNA CIR	1	596.88	29.84	626.72
768-310-014	53720 W SIENNA CIR	1	596.88	29.84	626.72
768-310-015	53748 W SIENNA CIR	1	596.88	29.84	626.72
768-310-016	53760 SIENNA CIR	1	596.88	29.84	626.72
768-310-017	53784 W SIENNA CIR	1	596.88	29.84	626.72
768-310-018	53808 W SIENNA CIR	1	596.88	29.84	626.72
768-310-019	53820 W SIENNA CIR	1	596.88	29.84	626.72
768-310-020	53838 SIENNA CIR	1	596.88	29.84	626.72
768-310-021	53846 W SIENNA CIR	1	596.88	29.84	626.72
768-310-022	53860 W SIENNA CIR	1	596.88	29.84	626.72
768-311-001	84346 N SIENNA CIR	1	596.88	29.84	626.72
768-311-002	84358 N SIENNA CIR	1	596.88	29.84	626.72
768-311-003	84370 N SIENNA CIR	1	596.88	29.84	626.72
768-311-004	84384 N SIENNA CIR	1	596.88	29.84	626.72
768-311-005	84398 N SIENNA CIR	1	596.88	29.84	626.72
768-311-006	84410 N SIENNA CIR	1	596.88	29.84	626.72
768-311-007	84426 N SIENNA CIR	1	596.88	29.84	626.72
768-311-008	84438 N SIENNA CIR	1	596.88	29.84	626.72
768-311-009	84452 N SIENNA CIR	1	596.88	29.84	626.72
768-311-010	84460 N SIENNA CIR	1	596.88	29.84	626.72
768-311-011	84472 N SIENNA CIR	1	596.88	29.84	626.72
768-311-012	84482 N SIENNA CIR	1	596.88	29.84	626.72
768-311-013	53650 E SIENNA CIR	1	596.88	29.84	626.72
768-311-014	53672 E SIENNA CIR	1	596.88	29.84	626.72
768-311-015	53694 E SIENNA CIR	1	596.88	29.84	626.72
768-311-016	53718 E SIENNA CIR	1	596.88	29.84	626.72
768-311-017	53740 E SIENNA CIR	1	596.88	29.84	626.72
768-311-018	53764 E SIENNA CIR	1	596.88	29.84	626.72
768-311-019	53788 E SIENNA CIR	1	596.88	29.84	626.72
768-311-020	53810 E SIENNA CIR	1	596.88	29.84	626.72
768-312-001	53823 SAPPHIRE LN	1	596.88	29.84	626.72
768-312-002	53807 SAPPHIRE LN	1	596.88	29.84	626.72
768-312-003	53785 SAPPHIRE LN	1	596.88	29.84	626.72
768-312-004	53761 SAPPHIRE LN	1	596.88	29.84	626.72
768-312-005	53747 SAPPHIRE LN	1	596.88	29.84	626.72
768-312-006	53721 SAPPHIRE LN	1	596.88	29.84	626.72
768-312-007	53693 SAPPHIRE LN	1	596.88	29.84	626.72
768-312-008	53671 SAPPHIRE LN	1	596.88	29.84	626.72
768-312-009	53670 SLATE DR	1	596.88	29.84	626.72
768-312-010	53692 SLATE DR	1	596.88	29.84	626.72
768-312-011	53720 SLATE DR	1	596.88	29.84	626.72
768-312-012	53748 SLATE DR	1	596.88	29.84	626.72
768-312-013	53760 SLATE DR	1	596.88	29.84	626.72
768-312-014	53784 SLATE DR	1	596.88	29.84	626.72
768-312-015	53808 SLATE DR	1	596.88	29.84	626.72
768-312-016	53820 SLATE DR	1	596.88	29.84	626.72
768-312-017	NO SITUS AVAILABLE	1	596.88	29.84	626.72
768-313-001	84471 INDIGO CT	1	596.88	29.84	626.72
768-313-002	84459 INDIGO CT	1	596.88	29.84	626.72
768-313-003	84445 INDIGO CT	1	596.88	29.84	626.72
768-313-004	84437 INDIGO CT	1	596.88	29.84	626.72
768-313-005	84417 INDIGO CT	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
768-313-006	84418 INDIGO CT	1	596.88	29.84	626.72
768-313-007	84438 INDIGO CT	1	596.88	29.84	626.72
768-313-008	84446 INDIGO CT	1	596.88	29.84	626.72
768-313-009	84460 INDIGO CT	1	596.88	29.84	626.72
768-313-010	84470 INDIGO CT	1	596.88	29.84	626.72
768-313-011	84471 N SIENNA CIR	1	596.88	29.84	626.72
768-313-012	84459 N SIENNA CIR	1	596.88	29.84	626.72
768-313-013	84445 N SIENNA CIR	1	596.88	29.84	626.72
768-313-014	84437 N SIENNA CIR	1	596.88	29.84	626.72
768-313-015	84417 N SIENNA CIR	1	596.88	29.84	626.72
768-313-016	53670 SAPPHIRE LN	1	596.88	29.84	626.72
768-313-017	53692 SAPPHIRE LN	1	596.88	29.84	626.72
768-313-018	53720 SAPPHIRE LN	1	596.88	29.84	626.72
768-313-019	53746 SAPPHIRE LN	1	596.88	29.84	626.72
768-313-020	53762 SAPPHIRE LN	1	596.88	29.84	626.72
768-313-021	53786 SAPPHIRE LN	1	596.88	29.84	626.72
768-313-022	53808 SAPPHIRE LN	1	596.88	29.84	626.72
768-314-001	53859 W SIENNA CIR	1	596.88	29.84	626.72
768-314-002	53841 W SIENNA CIR	1	596.88	29.84	626.72
768-314-003	53839 W SIENNA CIR	1	596.88	29.84	626.72
768-314-004	53821 W SIENNA CIR	1	596.88	29.84	626.72
768-314-005	53807 W SIENNA CIR	1	596.88	29.84	626.72
768-314-006	53785 W SIENNA CIR	1	596.88	29.84	626.72
768-314-007	53771 W SIENNA CIR	1	596.88	29.84	626.72
768-314-008	53757 W SIENNA CIR	1	596.88	29.84	626.72
768-314-009	53743 W SIENNA CIR	1	596.88	29.84	626.72
768-314-010	53729 W SIENNA CIR	1	596.88	29.84	626.72
768-314-011	53715 W SIENNA CIR	1	596.88	29.84	626.72
768-314-012	53701 W SIENNA CIR	1	596.88	29.84	626.72
768-314-013	53687 W SIENNA CIR	1	596.88	29.84	626.72
768-314-014	84318 N SIENNA CIR	1	596.88	29.84	626.72
768-314-015	84328 N SIENNA CIR	1	596.88	29.84	626.72
768-314-016	84338 N SIENNA CIR	1	596.88	29.84	626.72
768-320-001	53977 W SIENNA CIR	1	596.88	29.84	626.72
768-320-002	53973 W SIENNA CIR	1	596.88	29.84	626.72
768-320-003	53969 W SIENNA CIR	1	596.88	29.84	626.72
768-320-004	53967 W SIENNA CIR	1	596.88	29.84	626.72
768-320-005	53963 TOPAZ CT	1	596.88	29.84	626.72
768-320-006	53959 TOPAZ CT	1	596.88	29.84	626.72
768-320-007	53949 TOPAZ CT	1	596.88	29.84	626.72
768-320-008	53913 W SIENNA CIR	1	596.88	29.84	626.72
768-320-009	53873 W SIENNA CIR	1	596.88	29.84	626.72
768-320-010	53865 W SIENNA CIR	1	596.88	29.84	626.72
768-321-001	53943 SLATE DR	1	596.88	29.84	626.72
768-321-002	53933 SLATE DR	1	596.88	29.84	626.72
768-321-003	53913 SLATE DR	1	596.88	29.84	626.72
768-321-004	53871 SLATE DR	1	596.88	29.84	626.72
768-321-005	53870 W SIENNA CIR	1	596.88	29.84	626.72
768-321-006	53914 W SIENNA CIR	1	596.88	29.84	626.72
768-321-007	53940 W SIENNA CIR	1	596.88	29.84	626.72
768-322-001	84358 SCARLET WAY	1	596.88	29.84	626.72
768-322-002	84374 SCARLET WAY	1	596.88	29.84	626.72
768-322-003	84386 SCARLET WAY	1	596.88	29.84	626.72
768-323-001	84410 SCARLET WAY	1	596.88	29.84	626.72
768-323-002	84422 SCARLET WAY	1	596.88	29.84	626.72
768-323-003	84434 SCARLET WAY	1	596.88	29.84	626.72
768-323-004	84444 SCARLET WAY	1	596.88	29.84	626.72
768-323-005	84458 SCARLET WAY	1	596.88	29.84	626.72
768-323-006	84470 SCARLET WAY	1	596.88	29.84	626.72
768-324-001	53828 E SIENNA CIR	1	596.88	29.84	626.72
768-325-001	53872 AMETHYST CT	1	596.88	29.84	626.72
768-325-002	53892 AMETHYST CT	1	596.88	29.84	626.72
768-325-003	53916 AMETHYST CT	1	596.88	29.84	626.72
768-325-004	53938 AMETHYST CT	1	596.88	29.84	626.72
768-325-005	53946 AMETHYST CT	1	596.88	29.84	626.72
768-325-006	53954 AMETHYST CT	1	596.88	29.84	626.72
768-325-007	53966 AMETHYST CT	1	596.88	29.84	626.72
768-325-008	53968 AMETHYST CT	1	596.88	29.84	626.72
768-325-009	53963 AMETHYST CT	1	596.88	29.84	626.72
768-325-010	53953 AMETHYST CT	1	596.88	29.84	626.72
768-325-011	53943 AMETHYST CT	1	596.88	29.84	626.72
768-325-012	53935 AMETHYST CT	1	596.88	29.84	626.72
768-325-013	53913 AMETHYST CT	1	596.88	29.84	626.72
768-325-014	53891 AMETHYST CT	1	596.88	29.84	626.72
768-325-015	53871 AMETHYST CT	1	596.88	29.84	626.72
768-325-016	84443 SCARLET WAY	1	596.88	29.84	626.72
768-325-017	53880 MAHOGANY CT	1	596.88	29.84	626.72
768-325-018	53916 MAHOGANY CT	1	596.88	29.84	626.72
768-325-019	53934 MAHOGANY CT	1	596.88	29.84	626.72
768-325-020	53946 MAHOGANY CT	1	596.88	29.84	626.72
768-325-021	53964 MAHOGANY CT	1	596.88	29.84	626.72
768-325-022	53968 MAHOGANY CT	1	596.88	29.84	626.72
768-325-023	53963 MAHOGANY CT	1	596.88	29.84	626.72
768-325-024	53953 MAHOGANY CT	1	596.88	29.84	626.72
768-325-025	53943 MAHOGANY CT	1	596.88	29.84	626.72
768-325-026	53933 MAHOGANY CT	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
768-325-027	84387 SCARLET WAY	1	596.88	29.84	626.72
768-325-028	84375 SCARLET WAY	1	596.88	29.84	626.72
768-325-029	84357 SCARLET WAY	1	596.88	29.84	626.72
768-340-002	84761 CALLE ROJO	1	596.88	29.84	626.72
768-340-003	84763 CALLE ROJO	1	596.88	29.84	626.72
768-340-004	84765 CALLE ROJO	1	596.88	29.84	626.72
768-340-011	52487 CALLE EMPALME	1	596.88	29.84	626.72
768-340-012	52465 CALLE EMPALME	1	596.88	29.84	626.72
768-340-013	52435 CALLE EMPALME	1	596.88	29.84	626.72
768-340-014	52407 CALLE EMPALME	1	596.88	29.84	626.72
768-340-015	52375 CALLE EMPALME	1	596.88	29.84	626.72
768-340-016	52355 CALLE EMPALME	1	596.88	29.84	626.72
768-340-017	52335 CALLE EMPALME	1	596.88	29.84	626.72
768-360-001	52821 CALLE DIEGO	1	596.88	29.84	626.72
768-360-002	52861 CALLE DIEGO	1	596.88	29.84	626.72
768-360-003	52875 CALLE DIEGO	1	596.88	29.84	626.72
768-361-001	52876 CALLE DIEGO	1	596.88	29.84	626.72
768-361-002	52856 CALLE DIEGO	1	596.88	29.84	626.72
768-361-003	52850 CALLE DIEGO	1	596.88	29.84	626.72
768-361-004	84561 CALLE GREGORIO	1	596.88	29.84	626.72
768-361-005	84567 CALLE GREGORIO	1	596.88	29.84	626.72
768-361-006	84571 CALLE GREGORIO	1	596.88	29.84	626.72
768-361-007	84577 CALLE GREGORIO	1	596.88	29.84	626.72
768-361-008	84583 CALLE GREGORIO	1	596.88	29.84	626.72
768-361-009	84589 CALLE GREGORIO	1	596.88	29.84	626.72
768-361-010	84595 CALLE GREGORIO	1	596.88	29.84	626.72
768-361-011	84599 CALLE GREGORIO	1	596.88	29.84	626.72
768-361-012	52865 CALLE LEANDRO	1	596.88	29.84	626.72
768-361-013	84580 CALLE BERNARDO	1	596.88	29.84	626.72
768-361-014	84571 CALLE BERNARDO	1	596.88	29.84	626.72
768-362-001	52862 CALLE LEANDRO	1	596.88	29.84	626.72
768-362-002	52852 CALLE LEANDRO	1	596.88	29.84	626.72
768-362-003	52838 CALLE LEANDRO	1	596.88	29.84	626.72
768-362-004	52826 CALLE LEANDRO	1	596.88	29.84	626.72
768-362-005	52822 CALLE LEANDRO	1	596.88	29.84	626.72
768-362-006	52810 CALLE LEANDRO	1	596.88	29.84	626.72
768-362-007	52798 CALLE LEANDRO	1	596.88	29.84	626.72
768-362-008	52788 CALLE LEANDRO	1	596.88	29.84	626.72
768-362-009	52776 CALLE LEANDRO	1	596.88	29.84	626.72
768-362-010	52770 CALLE LEANDRO	1	596.88	29.84	626.72
768-362-011	52769 CALLE LEANDRO	1	596.88	29.84	626.72
768-362-013	52783 CALLE LEANDRO	1	596.88	29.84	626.72
768-362-014	52793 CALLE LEANDRO	1	596.88	29.84	626.72
768-362-015	52805 CALLE LEANDRO	1	596.88	29.84	626.72
768-362-016	52817 CALLE LEANDRO	1	596.88	29.84	626.72
768-362-017	84594 CALLE GREGORIO	1	596.88	29.84	626.72
768-362-018	84588 CALLE GREGORIO	1	596.88	29.84	626.72
768-362-019	84582 CALLE GREGORIO	1	596.88	29.84	626.72
768-362-020	84576 CALLE GREGORIO	1	596.88	29.84	626.72
768-362-021	84570 CALLE GREGORIO	1	596.88	29.84	626.72
768-362-022	84566 CALLE GREGORIO	1	596.88	29.84	626.72
768-362-023	84560 CALLE GREGORIO	1	596.88	29.84	626.72
768-362-024	84548 CALLE GREGORIO	1	596.88	29.84	626.72
768-362-025	84538 CALLE GREGORIO	1	596.88	29.84	626.72
768-362-026	84526 CALLE GREGORIO	1	596.88	29.84	626.72
768-362-027	84514 CALLE GREGORIO	1	596.88	29.84	626.72
768-362-029	52771 CALLE LEANDRO	1	596.88	29.84	626.72
768-370-001	52887 CALLE DIEGO	1	596.88	29.84	626.72
768-370-002	52899 CALLE DIEGO	1	596.88	29.84	626.72
768-370-003	52913 CALLE DIEGO	1	596.88	29.84	626.72
768-370-004	52923 CALLE DIEGO	1	596.88	29.84	626.72
768-370-005	52933 CALLE DIEGO	1	596.88	29.84	626.72
768-370-006	52945 CALLE DIEGO	1	596.88	29.84	626.72
768-370-007	84569 VIA SANTIAGO	1	596.88	29.84	626.72
768-370-008	84571 VIA SANTIAGO	1	596.88	29.84	626.72
768-370-009	84559 VIA SANTIAGO	1	596.88	29.84	626.72
768-370-010	84549 CALLE DIEGO	1	596.88	29.84	626.72
768-370-011	84561 CALLE DIEGO	1	596.88	29.84	626.72
768-370-012	84573 CALLE DIEGO	1	596.88	29.84	626.72
768-370-013	84579 CALLE DIEGO	1	596.88	29.84	626.72
768-370-014	84585 CALLE DIEGO	1	596.88	29.84	626.72
768-370-015	84591 CALLE DIEGO	1	596.88	29.84	626.72
768-370-016	84597 CALLE DIEGO	1	596.88	29.84	626.72
768-370-017	84601 CALLE DIEGO	1	596.88	29.84	626.72
768-370-018	84607 CALLE DIEGO	1	596.88	29.84	626.72
768-370-019	84613 CALLE DIEGO	1	596.88	29.84	626.72
768-370-020	84619 CALLE DIEGO	1	596.88	29.84	626.72
768-371-001	84629 CALLE DIEGO	1	596.88	29.84	626.72
768-371-002	84635 CALLE DIEGO	1	596.88	29.84	626.72
768-371-003	84641 CALLE DIEGO	1	596.88	29.84	626.72
768-371-004	84647 CALLE DIEGO	1	596.88	29.84	626.72
768-371-005	84644 CALLE DIEGO	1	596.88	29.84	626.72
768-371-006	84638 CALLE DIEGO	1	596.88	29.84	626.72
768-371-007	84632 CALLE DIEGO	1	596.88	29.84	626.72
768-371-008	84626 CALLE DIEGO	1	596.88	29.84	626.72
768-371-009	52926 CALLE LEANDRO	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
768-371-010	84629 CALLE BERNARDO	1	596.88	29.84	626.72
768-371-011	84635 CALLE BERNARDO	1	596.88	29.84	626.72
768-371-012	84641 CALLE BERNARDO	1	596.88	29.84	626.72
768-371-013	84647 CALLE BERNARDO	1	596.88	29.84	626.72
768-371-014	84644 CALLE BERNARDO	1	596.88	29.84	626.72
768-371-015	84638 CALLE BERNARDO	1	596.88	29.84	626.72
768-371-016	84632 CALLE BERNARDO	1	596.88	29.84	626.72
768-371-017	84626 CALLE BERNARDO	1	596.88	29.84	626.72
768-371-018	52884 CALLE LEANDRO	1	596.88	29.84	626.72
768-371-019	52872 CALLE LEANDRO	1	596.88	29.84	626.72
768-372-001	84618 CALLE DIEGO	1	596.88	29.84	626.72
768-372-002	84612 CALLE DIEGO	1	596.88	29.84	626.72
768-372-003	84606 CALLE DIEGO	1	596.88	29.84	626.72
768-372-004	84600 CALLE DIEGO	1	596.88	29.84	626.72
768-372-005	84596 CALLE DIEGO	1	596.88	29.84	626.72
768-372-006	84590 CALLE DIEGO	1	596.88	29.84	626.72
768-372-007	84584 CALLE DIEGO	1	596.88	29.84	626.72
768-372-008	84574 CALLE DIEGO	1	596.88	29.84	626.72
768-372-009	84562 CALLE DIEGO	1	596.88	29.84	626.72
768-372-010	52936 CALLE DIEGO	1	596.88	29.84	626.72
768-372-011	52922 CALLE DIEGO	1	596.88	29.84	626.72
768-372-012	52900 CALLE DIEGO	1	596.88	29.84	626.72
768-372-013	52890 CALLE DIEGO	1	596.88	29.84	626.72
768-372-014	52888 CALLE DIEGO	1	596.88	29.84	626.72
768-372-015	52881 CALLE LEANDRO	1	596.88	29.84	626.72
768-372-016	84610 CALLE BERNARDO	1	596.88	29.84	626.72
768-372-017	84604 CALLE BERNARDO	1	596.88	29.84	626.72
768-372-018	84598 CALLE BERNARDO	1	596.88	29.84	626.72
768-372-019	84592 CALLE BERNARDO	1	596.88	29.84	626.72
768-372-020	84586 CALLE BERNARDO	1	596.88	29.84	626.72
768-372-021	84584 CALLE BERNARDO	1	596.88	29.84	626.72
768-372-022	84573 CALLE BERNARDO	1	596.88	29.84	626.72
768-372-023	84575 CALLE BERNARDO	1	596.88	29.84	626.72
768-372-024	84577 CALLE BERNARDO	1	596.88	29.84	626.72
768-372-025	84581 CALLE BERNARDO	1	596.88	29.84	626.72
768-372-026	84583 CALLE BERNARDO	1	596.88	29.84	626.72
768-372-027	84589 CALLE BERNARDO	1	596.88	29.84	626.72
768-372-028	84595 CALLE BERNARDO	1	596.88	29.84	626.72
768-372-029	84601 CALLE BERNARDO	1	596.88	29.84	626.72
768-372-030	84607 CALLE BERNARDO	1	596.88	29.84	626.72
768-372-031	84613 CALLE BERNARDO	1	596.88	29.84	626.72
768-372-032	84617 CALLE BERNARDO	1	596.88	29.84	626.72
768-380-001	52120 CALLE EMPALME	1	596.88	29.84	626.72
768-380-002	52138 CALLE EMPALME	1	596.88	29.84	626.72
768-380-003	52142 CALLE EMPALME	1	596.88	29.84	626.72
768-380-004	52174 CALLE EMPALME #C	1	596.88	29.84	626.72
768-380-005	52192 CALLE EMPALME	1	596.88	29.84	626.72
768-380-007	52234 CALLE EMPALME	1	596.88	29.84	626.72
768-380-008	52260 CALLE EMPALME	1	596.88	29.84	626.72
768-380-010	52119 CALLE TECHA	1	596.88	29.84	626.72
768-380-012	52127 CALLE TECHA	1	596.88	29.84	626.72
768-380-016	52233 CALLE TECHA	1	596.88	29.84	626.72
768-380-017	52257 CALLE TECHA	1	596.88	29.84	626.72
768-380-018	52279 CALLE TECHA	1	596.88	29.84	626.72
768-381-001	84840 AVENUE 52	1	596.88	29.84	626.72
768-381-002	52138 CALLE TECHA	1	596.88	29.84	626.72
768-381-004	52174 CALLE TECHA	1	596.88	29.84	626.72
768-381-005	52192 CALLE TECHA ST	1	596.88	29.84	626.72
768-381-007	52242 CALLE TECHA	1	596.88	29.84	626.72
768-381-008	52258 CALLE TECHA	1	596.88	29.84	626.72
768-381-009	52280 CALLE TECHA	1	596.88	29.84	626.72
768-381-012	52171 CALLE AVILA	1	596.88	29.84	626.72
768-381-013	52173 CALLE AVILA	1	596.88	29.84	626.72
768-381-014	52191 CALLE AVILA	1	596.88	29.84	626.72
768-381-015	52211 CALLE AVILA	1	596.88	29.84	626.72
768-381-016	52233 CALLE AVILA	1	596.88	29.84	626.72
768-382-002	52148 CALLE AVILA	2	1,193.75	59.69	1,253.44
768-382-003	52156 CALLE AVILA	1	596.88	29.84	626.72
768-382-006	52212 CALLE AVILA	1	596.88	29.84	626.72
768-382-007	52234 CALLE AVILA	2	1,193.75	59.69	1,253.44
768-382-008	52258 CALLE AVILA	1	596.88	29.84	626.72
768-382-009	52280 CALLE AVILA	1	596.88	29.84	626.72
768-382-010	52119 CALLE CAMACHO	1	596.88	29.84	626.72
768-382-011	52137 CALLE CAMACHO	1	596.88	29.84	626.72
768-382-012	52155 CALLE CAMACHO	1	596.88	29.84	626.72
768-382-013	52173 CALLE CAMACHO	1	596.88	29.84	626.72
768-382-014	52191 CALLE CAMACHO	1	596.88	29.84	626.72
768-382-015	52211 CALLE CAMACHO	1	596.88	29.84	626.72
768-382-016	52233 CALLE CAMACHO	1	596.88	29.84	626.72
768-382-017	52257 CALLE CAMACHO	1	596.88	29.84	626.72
768-382-018	84848 CALLE ROJO	1	596.88	29.84	626.72
768-382-019	52279 CALLE CAMACHO	1	596.88	29.84	626.72
768-383-001	52120 CALLE CAMACHO	1	596.88	29.84	626.72
768-383-002	52138 CALLE CAMACHO	1	596.88	29.84	626.72
768-383-003	52156 CALLE CAMACHO	1	596.88	29.84	626.72
768-383-004	52174 CALLE CAMACHO	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs	Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
768-383-005	52194	CALLE CAMACHO	1	596.88	29.84	626.72
768-383-006	52212	CALLE CAMACHO	1	596.88	29.84	626.72
768-383-008	52256	CALLE CAMACHO	1	596.88	29.84	626.72
768-383-009	52280	CALLE CAMACHO #2	1	596.88	29.84	626.72
768-383-015	52257	CESAR CHAVEZ ST	1	596.88	29.84	626.72
768-390-001	52304	CALLE EMPALME	1	596.88	29.84	626.72
768-390-002	52336	CALLE EMPALME	1	596.88	29.84	626.72
768-390-003	52356	CALLE EMPALME	1	596.88	29.84	626.72
768-390-004	52372	CALLE EMPALME	1	596.88	29.84	626.72
768-390-006	52408	CALLE EMPALME	1	596.88	29.84	626.72
768-390-007	52422	CALLE EMPALME	1	596.88	29.84	626.72
768-390-008	52454	CALLE EMPALME	1	596.88	29.84	626.72
768-390-009	52484	CALLE EMPALME	1	596.88	29.84	626.72
768-390-010	52488	CALLE EMPALME	2	1,193.75	59.69	1,253.44
768-390-011	52315	CALLE TECHA	1	596.88	29.84	626.72
768-390-012	52335	CALLE TECHA	1	596.88	29.84	626.72
768-390-013	52355	CALLE TECHA	1	596.88	29.84	626.72
768-390-015	52389	CALLE TECHA	1	596.88	29.84	626.72
768-390-016	52407	CALLE TECHA	1	596.88	29.84	626.72
768-390-017	52429	CALLE TECHA	1	596.88	29.84	626.72
768-390-018	52447	CALLE TECHA	1	596.88	29.84	626.72
768-390-019	52465	CALLE TECHA	1	596.88	29.84	626.72
768-390-020	52487	CALLE TECHA	1	596.88	29.84	626.72
768-391-001	84840	CALLE ROJO	1	596.88	29.84	626.72
768-391-002	52336	CALLE TECHA	1	596.88	29.84	626.72
768-391-004	52372	CALLE TECHA	1	596.88	29.84	626.72
768-391-005	52388	CALLE TECHA	1	596.88	29.84	626.72
768-391-006	52408	CALLE TECHA	1	596.88	29.84	626.72
768-391-007	52436	CALLE TECHA	1	596.88	29.84	626.72
768-391-008	52446	CALLE TECHA	1	596.88	29.84	626.72
768-391-009	52454	CALLE TECHA	1	596.88	29.84	626.72
768-391-010	84840	CALLE VERDE	1	596.88	29.84	626.72
768-391-012	52335	CALLE AVILA	1	596.88	29.84	626.72
768-391-013	52355	CALLE AVILA	1	596.88	29.84	626.72
768-391-015	52391	CALLE AVILA	1	596.88	29.84	626.72
768-391-016	52407	CALLE AVILA	1	596.88	29.84	626.72
768-391-017	52427	CALLE AVILA	1	596.88	29.84	626.72
768-391-018	52443	CALLE AVILA	1	596.88	29.84	626.72
768-391-020	52487	CALLE AVILA	1	596.88	29.84	626.72
768-392-001	52316	CALLE AVILA	1	596.88	29.84	626.72
768-392-002	52336	CALLE AVILA	1	596.88	29.84	626.72
768-392-003	52356	CALLE AVILA	1	596.88	29.84	626.72
768-392-004	52372	CALLE AVILA	1	596.88	29.84	626.72
768-392-006	52408	CALLE AVILA	1	596.88	29.84	626.72
768-392-007	52426	CALLE AVILA	1	596.88	29.84	626.72
768-392-008	52448	CALLE AVILA	1	596.88	29.84	626.72
768-392-009	52466	CALLE AVILA	1	596.88	29.84	626.72
768-392-010	52488	CALLE AVILA	2	1,193.75	59.69	1,253.44
768-392-011	52317	CALLE CAMACHO	1	596.88	29.84	626.72
768-392-012	52335	CALLE CAMACHO	1	596.88	29.84	626.72
768-392-013	52349	CALLE CAMACHO	1	596.88	29.84	626.72
768-392-014	52361	CALLE CAMACHO	1	596.88	29.84	626.72
768-392-015	52355	CALLE CAMACHO	1	596.88	29.84	626.72
768-392-016	52409	CALLE CAMACHO	1	596.88	29.84	626.72
768-392-017	52391	CALLE CAMACHO	1	596.88	29.84	626.72
768-392-018	52447	CALLE CAMACHO	1	596.88	29.84	626.72
768-392-020	84935	CALLE VERDE	1	596.88	29.84	626.72
768-393-001	52316	CALLE CAMACHO	1	596.88	29.84	626.72
768-393-002	52336	CALLE CAMACHO	1	596.88	29.84	626.72
768-393-003	52366	CALLE CAMACHO	1	596.88	29.84	626.72
768-393-005	52378	CALLE CAMACHO	1	596.88	29.84	626.72
768-393-006	52408	CALLE CAMACHO	1	596.88	29.84	626.72
768-393-009	84955	CALLE VERDE	1	596.88	29.84	626.72
768-393-011	52335	CESAR CHAVEZ ST	1	596.88	29.84	626.72
768-400-002	84821	CALLE ZAMORA	1	596.88	29.84	626.72
768-401-001	84853	CALLE LYA	1	596.88	29.84	626.72
768-401-002	84859	CALLE LYA	1	596.88	29.84	626.72
768-401-003	84863	CALLE LYA	1	596.88	29.84	626.72
768-401-004	84869	CALLE LYA	1	596.88	29.84	626.72
768-401-005	84873	CALLE LYA	1	596.88	29.84	626.72
768-401-006	84877	CALLE LYA	1	596.88	29.84	626.72
768-401-007	84881	CALLE LYA	1	596.88	29.84	626.72
768-401-008	84884	CALLE LYA	1	596.88	29.84	626.72
768-401-009	84878	CALLE LYA	1	596.88	29.84	626.72
768-401-010	84872	CALLE LYA	1	596.88	29.84	626.72
768-401-011	84862	CALLE LYA	1	596.88	29.84	626.72
768-401-012	84856	CALLE LYA	1	596.88	29.84	626.72
768-401-013	84850	CALLE LYA	1	596.88	29.84	626.72
768-401-014	84844	CALLE LYA	1	596.88	29.84	626.72
768-401-015	84843	CALLE ROBERTO	1	596.88	29.84	626.72
768-401-016	84845	CALLE ROBERTO	1	596.88	29.84	626.72
768-401-017	84851	CALLE ROBERTO	1	596.88	29.84	626.72
768-401-018	84857	CALLE ROBERTO	1	596.88	29.84	626.72
768-401-019	84863	CALLE ROBERTO	1	596.88	29.84	626.72
768-401-020	84869	CALLE ROBERTO	1	596.88	29.84	626.72
768-401-021	84872	CALLE ROBERTO	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs	Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
768-401-022	84866	CALLE ROBERTO	1	596.88	29.84	626.72
768-401-023	84860	CALLE ROBERTO	1	596.88	29.84	626.72
768-401-024	84854	CALLE ROBERTO	1	596.88	29.84	626.72
768-401-025	84848	CALLE ROBERTO	1	596.88	29.84	626.72
768-401-026	84842	CALLE ROBERTO	1	596.88	29.84	626.72
768-401-027	84841	CALLE VERDE	1	596.88	29.84	626.72
768-401-028	84847	CALLE VERDE	1	596.88	29.84	626.72
768-401-029	84853	CALLE VERDE	1	596.88	29.84	626.72
768-401-030	84859	CALLE VERDE	1	596.88	29.84	626.72
768-401-031	84865	CALLE VERDE	1	596.88	29.84	626.72
768-401-032	84871	CALLE VERDE	1	596.88	29.84	626.72
768-401-033	84923	CALLE VERDE	1	596.88	29.84	626.72
768-401-034	84937	CALLE VERDE	1	596.88	29.84	626.72
768-401-035	52539	CALLE CAMACHO	1	596.88	29.84	626.72
768-401-036	52565	CALLE CAMACHO	1	596.88	29.84	626.72
768-401-037	52591	CALLE CAMACHO	1	596.88	29.84	626.72
768-401-038	52643	CALLE CAMACHO	1	596.88	29.84	626.72
768-401-039	52669	CALLE CAMACHO	1	596.88	29.84	626.72
768-401-040	52695	CALLE CAMACHO	1	596.88	29.84	626.72
768-401-041	52721	CALLE CAMACHO	1	596.88	29.84	626.72
768-402-001	52720	CALLE CAMACHO	1	596.88	29.84	626.72
768-402-002	52694	CALLE CAMACHO	1	596.88	29.84	626.72
768-402-003	52668	CALLE CAMACHO	1	596.88	29.84	626.72
768-402-004	52642	CALLE CAMACHO	1	596.88	29.84	626.72
768-402-005	52616	CALLE CAMACHO	1	596.88	29.84	626.72
768-402-006	52590	CALLE CAMACHO	1	596.88	29.84	626.72
768-402-007	52564	CALLE CAMACHO	1	596.88	29.84	626.72
768-402-008	52538	CALLE CAMACHO	1	596.88	29.84	626.72
768-402-009	84957	CALLE VERDE	1	596.88	29.84	626.72
768-402-010	84969	CALLE VERDE	1	596.88	29.84	626.72
768-410-002	52736	CALLE EMPALME	1	596.88	29.84	626.72
768-410-003	52754	CALLE EMPALME	1	596.88	29.84	626.72
768-410-004	52750	CALLE EMPALME	1	596.88	29.84	626.72
768-410-005	52794	CALLE EMPALME	1	596.88	29.84	626.72
768-410-009	52864	CALLE EMPALME	1	596.88	29.84	626.72
768-410-011	52717	CALLE TECHA	1	596.88	29.84	626.72
768-410-012	52735	CALLE TECHA	1	596.88	29.84	626.72
768-410-013	52755	CALLE TECHA	1	596.88	29.84	626.72
768-410-014	52767	CALLE TECHA	1	596.88	29.84	626.72
768-410-015	52775	CALLE TECHA	1	596.88	29.84	626.72
768-410-016	52811	CALLE TECHA	1	596.88	29.84	626.72
768-410-017	52829	CALLE TECHA	1	596.88	29.84	626.72
768-410-018	52845	CALLE TECHA	1	596.88	29.84	626.72
768-410-019	52867	CALLE TECHA	1	596.88	29.84	626.72
768-411-002	52736	CALLE TECHA	1	596.88	29.84	626.72
768-411-003	52756	CALLE TECHA	1	596.88	29.84	626.72
768-411-004	52772	CALLE TECHA	1	596.88	29.84	626.72
768-411-006	52810	CALLE TECHA	1	596.88	29.84	626.72
768-411-007	52826	CALLE TECHA	1	596.88	29.84	626.72
768-411-008	52860	CALLE TECHA	1	596.88	29.84	626.72
768-411-010	52882	CALLE TECHA	1	596.88	29.84	626.72
768-411-011	52717	CALLE AVILA	1	596.88	29.84	626.72
768-411-012	52737	CALLE AVILA	1	596.88	29.84	626.72
768-411-013	52755	CALLE AVILA	1	596.88	29.84	626.72
768-411-014	52773	CALLE AVILA	1	596.88	29.84	626.72
768-411-015	52791	CALLE AVILA	1	596.88	29.84	626.72
768-411-016	52801	CALLE AVILA	1	596.88	29.84	626.72
768-411-017	52829	CALLE AVILA	1	596.88	29.84	626.72
768-411-018	52845	CALLE AVILA	1	596.88	29.84	626.72
768-412-001	52718	CALLE AVILA	1	596.88	29.84	626.72
768-412-002	52736	CALLE AVILA	1	596.88	29.84	626.72
768-412-003	52754	CALLE AVILA	1	596.88	29.84	626.72
768-412-004	52772	CALLE AVILA	1	596.88	29.84	626.72
768-412-005	52790	CALLE AVILA	1	596.88	29.84	626.72
768-412-006	52810	CALLE AVILA	1	596.88	29.84	626.72
768-412-007	52828	CALLE AVILA	1	596.88	29.84	626.72
768-412-008	52842	CALLE AVILA	1	596.88	29.84	626.72
768-412-009	52864	CALLE AVILA	1	596.88	29.84	626.72
768-412-010	52878	CALLE AVILA	1	596.88	29.84	626.72
768-412-011	52717	CALLE CAMACHO	1	596.88	29.84	626.72
768-412-012	52737	CALLE CAMACHO	1	596.88	29.84	626.72
768-412-013	52753	CALLE CAMACHO	1	596.88	29.84	626.72
768-412-014	52773	CALLE CAMACHO	1	596.88	29.84	626.72
768-412-015	52785	CALLE CAMACHO	1	596.88	29.84	626.72
768-412-016	52809	CALLE CAMACHO	1	596.88	29.84	626.72
768-412-017	52811	CALLE CAMACHO	1	596.88	29.84	626.72
768-412-018	52829	CALLE CAMACHO	1	596.88	29.84	626.72
768-412-019	52845	CALLE CAMACHO	1	596.88	29.84	626.72
768-412-020	84789	AVENUE 53	1	596.88	29.84	626.72
768-413-003	52754	CALLE CAMACHO	1	596.88	29.84	626.72
768-413-006	52810	CALLE CAMACHO	1	596.88	29.84	626.72
768-413-007	52830	CALLE CAMACHO	1	596.88	29.84	626.72
768-413-008	52878	CALLE CAMACHO	1	596.88	29.84	626.72
768-413-009	52864	CALLE CAMACHO	1	596.88	29.84	626.72
768-413-016	52829	CESAR CHAVEZ ST	1	596.88	29.84	626.72
768-413-017	52845	CESAR CHAVEZ ST	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
768-420-001	53002 CALLE EMPALME	1	596.88	29.84	626.72
768-420-002	53006 CALLE EMPALME	1	596.88	29.84	626.72
768-420-003	53010 CALLE EMPALME	1	596.88	29.84	626.72
768-420-004	53014 CALLE EMPALME	1	596.88	29.84	626.72
768-420-005	53018 CALLE EMPALME	1	596.88	29.84	626.72
768-420-006	53022 CALLE EMPALME	1	596.88	29.84	626.72
768-420-007	53026 CALLE EMPALME	1	596.88	29.84	626.72
768-420-008	53030 CALLE EMPALME	1	596.88	29.84	626.72
768-420-009	53034 CALLE EMPALME	1	596.88	29.84	626.72
768-420-010	53038 CALLE EMPALME	1	596.88	29.84	626.72
768-420-011	84736 CALLE PINO	1	596.88	29.84	626.72
768-420-012	84732 CALLE PINO	1	596.88	29.84	626.72
768-420-013	84728 CALLE PINO	1	596.88	29.84	626.72
768-420-014	84724 CALLE PINO	1	596.88	29.84	626.72
768-420-015	84720 CALLE PINO	1	596.88	29.84	626.72
768-420-016	84716 CALLE PINO	1	596.88	29.84	626.72
768-420-017	84712 CALLE PINO	1	596.88	29.84	626.72
768-420-018	84708 CALLE PINO	1	596.88	29.84	626.72
768-420-019	53003 CALLE OLIVO	1	596.88	29.84	626.72
768-420-020	53007 CALLE OLIVO	1	596.88	29.84	626.72
768-420-021	53011 CALLE OLIVO	1	596.88	29.84	626.72
768-420-022	53015 CALLE OLIVO	1	596.88	29.84	626.72
768-420-023	53019 CALLE OLIVO	1	596.88	29.84	626.72
768-420-024	53023 CALLE OLIVO	1	596.88	29.84	626.72
768-420-025	53027 CALLE OLIVO	1	596.88	29.84	626.72
768-420-026	53031 CALLE OLIVO	1	596.88	29.84	626.72
768-420-027	84705 CALLE NOGAL	1	596.88	29.84	626.72
768-420-028	84709 CALLE NOGAL	1	596.88	29.84	626.72
768-420-029	84713 CALLE NOGAL	1	596.88	29.84	626.72
768-420-030	84717 CALLE NOGAL	1	596.88	29.84	626.72
768-420-031	84721 CALLE NOGAL	1	596.88	29.84	626.72
768-420-032	84725 CALLE NOGAL	1	596.88	29.84	626.72
768-420-033	84729 CALLE NOGAL	1	596.88	29.84	626.72
768-420-034	84733 CALLE NOGAL	1	596.88	29.84	626.72
768-421-001	53003 CALLE CAMACHO	1	596.88	29.84	626.72
768-421-002	53049 CALLE CAMACHO	1	596.88	29.84	626.72
768-421-003	53063 CALLE CAMACHO	1	596.88	29.84	626.72
768-421-004	53097 CALLE CAMACHO	1	596.88	29.84	626.72
768-421-008	53185 CALLE CAMACHO	1	596.88	29.84	626.72
768-421-010	53225 CALLE CAMACHO	1	596.88	29.84	626.72
768-421-011	53245 CALLE CAMACHO	1	596.88	29.84	626.72
768-421-012	53246 CALLE AVILA	1	596.88	29.84	626.72
768-421-013	53184 CALLE AVILA	1	596.88	29.84	626.72
768-421-014	53174 CALLE AVILA	1	596.88	29.84	626.72
768-421-015	53170 CALLE AVILA #1	1	596.88	29.84	626.72
768-421-016	53142 CALLE AVILA	1	596.88	29.84	626.72
768-421-017	53148 CALLE AVILA	1	596.88	29.84	626.72
768-421-018	53124 CALLE AVILA	1	596.88	29.84	626.72
768-421-019	53100 CALLE AVILA	1	596.88	29.84	626.72
768-421-020	53078 CALLE AVILA	1	596.88	29.84	626.72
768-421-021	53060 CALLE AVILA	1	596.88	29.84	626.72
768-422-001	53024 CALLE CAMACHO	1	596.88	29.84	626.72
768-422-002	53046 CALLE CAMACHO	1	596.88	29.84	626.72
768-422-003	53064 CALLE CAMACHO	1	596.88	29.84	626.72
768-422-004	53016 CALLE CAMACHO	1	596.88	29.84	626.72
768-422-006	53104 CALLE CAMACHO	1	596.88	29.84	626.72
768-422-007	53144 CALLE CAMACHO	1	596.88	29.84	626.72
768-422-008	53168 CALLE CAMACHO	1	596.88	29.84	626.72
768-422-009	53186 CALLE CAMACHO	1	596.88	29.84	626.72
768-422-011	53218 CALLE CAMACHO	1	596.88	29.84	626.72
768-422-012	53246 CALLE CAMACHO	1	596.88	29.84	626.72
768-422-013	53015 CESAR CHAVEZ ST	2	1,193.75	59.69	1,253.44
768-422-018	53147 CESAR CHAVEZ ST	1	596.88	29.84	626.72
768-422-019	53093 CESAR CHAVEZ ST	1	596.88	29.84	626.72
768-422-021	53097 CESAR CHAVEZ ST	1	596.88	29.84	626.72
768-422-022	53121 CESAR CHAVEZ ST	1	596.88	29.84	626.72
768-423-001	53023 CALLE AVILA	1	596.88	29.84	626.72
768-423-002	53019 CALLE AVILA	1	596.88	29.84	626.72
768-423-003	53015 CALLE AVILA	1	596.88	29.84	626.72
768-423-004	53011 CALLE AVILA	1	596.88	29.84	626.72
768-423-005	84729 CALLE PINO	1	596.88	29.84	626.72
768-423-006	84725 CALLE PINO	1	596.88	29.84	626.72
768-423-007	84721 CALLE PINO	1	596.88	29.84	626.72
768-423-008	84717 CALLE PINO	1	596.88	29.84	626.72
768-423-009	84713 CALLE PINO	1	596.88	29.84	626.72
768-423-010	84710 CALLE NOGAL	1	596.88	29.84	626.72
768-423-011	84714 CALLE NOGAL	1	596.88	29.84	626.72
768-423-012	84718 CALLE NOGAL	1	596.88	29.84	626.72
768-423-013	84722 CALLE NOGAL	1	596.88	29.84	626.72
768-423-014	84726 CALLE NOGAL	1	596.88	29.84	626.72
768-440-001	53600 FREDERICK ST	1	596.88	29.84	626.72
768-460-001	84184 BELLISSIMA AVE	1	596.88	29.84	626.72
768-460-002	84172 BELLISSIMA AVE	1	596.88	29.84	626.72
768-460-003	84160 BELLISSIMA AVE	1	596.88	29.84	626.72
768-460-004	84148 BELLISSIMA AVE	1	596.88	29.84	626.72
768-460-005	84136 BELLISSIMA AVE	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
768-460-006	84126 BELLISSIMA AVE	1	596.88	29.84	626.72
768-460-007	84114 BELLISSIMA AVE	1	596.88	29.84	626.72
768-460-008	84102 BELLISSIMA AVE	1	596.88	29.84	626.72
768-460-009	84090 BELLISSIMA AVE	1	596.88	29.84	626.72
768-460-010	84080 BELLISSIMA AVE	1	596.88	29.84	626.72
768-460-011	85068 BELLISSIMA AVE	1	596.88	29.84	626.72
768-460-012	84056 BELLISSIMA AVE	1	596.88	29.84	626.72
768-460-017	84185 SIENA LN	1	596.88	29.84	626.72
768-460-018	84173 SIENA LN	1	596.88	29.84	626.72
768-460-019	84161 SIENA LN	1	596.88	29.84	626.72
768-460-020	84151 SIENA LN	1	596.88	29.84	626.72
768-460-021	84139 SIENA LN	1	596.88	29.84	626.72
768-460-022	84127 SIENA LN	1	596.88	29.84	626.72
768-460-023	84115 SIENA LN	1	596.88	29.84	626.72
768-460-024	84103 SIENA LN	1	596.88	29.84	626.72
768-460-025	84093 SIENA LN	1	596.88	29.84	626.72
768-460-026	84079 SIENA LN	1	596.88	29.84	626.72
768-460-027	84067 SIENA LN	1	596.88	29.84	626.72
768-460-028	84055 SIENA LN	1	596.88	29.84	626.72
768-460-029	84045 SIENA LN	1	596.88	29.84	626.72
768-461-002	84033 BELLISSIMA AVE	1	596.88	29.84	626.72
768-461-003	84045 BELLISSIMA AVE	1	596.88	29.84	626.72
768-461-004	84055 BELLISSIMA AVE	1	596.88	29.84	626.72
768-461-005	84067 BELLISSIMA AVE	1	596.88	29.84	626.72
768-461-006	84079 BELLISSIMA AVE	1	596.88	29.84	626.72
768-461-007	84091 BELLISSIMA AVE	1	596.88	29.84	626.72
768-461-008	84101 BELLISSIMA AVE	1	596.88	29.84	626.72
768-461-009	84113 BELLISSIMA AVE	1	596.88	29.84	626.72
768-461-010	84125 BELLISSIMA AVE	1	596.88	29.84	626.72
768-461-011	84137 BELLISSIMA AVE	1	596.88	29.84	626.72
768-461-012	84149 BELLISSIMA AVE	1	596.88	29.84	626.72
768-461-013	84148 BELLA ROMA LN	1	596.88	29.84	626.72
768-461-014	84136 BELLA ROMA LN	1	596.88	29.84	626.72
768-461-015	84126 BELLA ROMA LN	1	596.88	29.84	626.72
768-461-016	84112 BELLA ROMA LN	1	596.88	29.84	626.72
768-461-017	84100 BELLA ROMA LN	1	596.88	29.84	626.72
768-461-018	84090 BELLA ROMA LN	1	596.88	29.84	626.72
768-461-019	84080 BELLA ROMA LN	1	596.88	29.84	626.72
768-461-020	84068 BELLA ROMA LN	1	596.88	29.84	626.72
768-461-021	84044 BELLA ROMA LN	1	596.88	29.84	626.72
768-461-022	84033 BELLA ROMA LN	1	596.88	29.84	626.72
768-461-023	84045 BELLA ROMA LN	1	596.88	29.84	626.72
768-461-024	84067 BELLA ROMA LN	1	596.88	29.84	626.72
768-461-025	84079 BELLA ROMA LN	1	596.88	29.84	626.72
768-461-026	84091 BELLA ROMA LN	1	596.88	29.84	626.72
768-461-027	84101 BELLA ROMA LN	1	596.88	29.84	626.72
768-461-028	84113 BELLA ROMA LN	1	596.88	29.84	626.72
768-461-029	84127 BELLA ROMA LN	1	596.88	29.84	626.72
768-461-030	84137 BELLA ROMA LN	1	596.88	29.84	626.72
768-461-031	84149 BELLA ROMA LN	1	596.88	29.84	626.72
768-461-032	84159 BELLA ROMA LN	1	596.88	29.84	626.72
768-461-033	53430 BELLA ROMA LN	1	596.88	29.84	626.72
768-461-034	53408 BELLA ROMA LN	1	596.88	29.84	626.72
768-461-035	53384 BELLA ROMA LN	1	596.88	29.84	626.72
768-461-036	53362 BELLA ROMA LN	1	596.88	29.84	626.72
768-462-001	53045 CALLE EMPALME	1	596.88	29.84	626.72
768-462-002	53051 CALLE EMPALME	1	596.88	29.84	626.72
768-462-003	53055 CALLE EMPALME	1	596.88	29.84	626.72
768-470-001	84110 LA JOLLA AVE	1	596.88	29.84	626.72
768-470-002	84098 LA JOLLA AVE	1	596.88	29.84	626.72
768-470-003	84084 LA JOLLA AVE	1	596.88	29.84	626.72
768-470-004	84074 LA JOLLA AVE	1	596.88	29.84	626.72
768-470-005	84073 LA JOLLA AVE	1	596.88	29.84	626.72
768-470-006	84083 LA JOLLA AVE	1	596.88	29.84	626.72
768-470-007	84097 LA JOLLA AVE	1	596.88	29.84	626.72
768-470-008	84109 LA JOLLA AVE	1	596.88	29.84	626.72
768-470-009	84121 LA JOLLA AVE	1	596.88	29.84	626.72
768-470-010	84133 LA JOLLA AVE	1	596.88	29.84	626.72
768-470-011	84145 LA JOLLA AVE	1	596.88	29.84	626.72
768-470-012	84146 HUNTINGTON AVE	1	596.88	29.84	626.72
768-470-013	84134 HUNTINGTON AVE	1	596.88	29.84	626.72
768-470-014	84122 HUNTINGTON AVE	1	596.88	29.84	626.72
768-470-015	84110 HUNTINGTON AVE	1	596.88	29.84	626.72
768-470-016	84098 HUNTINGTON AVE	1	596.88	29.84	626.72
768-470-017	84086 HUNTINGTON AVE	1	596.88	29.84	626.72
768-470-018	84074 HUNTINGTON AVE	1	596.88	29.84	626.72
768-470-019	84062 HUNTINGTON AVE	1	596.88	29.84	626.72
768-470-020	51134 VENICE LN	1	596.88	29.84	626.72
768-470-021	51114 VENICE LN	1	596.88	29.84	626.72
768-470-022	51090 VENICE LN	1	596.88	29.84	626.72
768-470-023	51068 VENICE LN	1	596.88	29.84	626.72
768-470-024	51046 VENICE LN	1	596.88	29.84	626.72
768-470-025	51045 VENICE LN	1	596.88	29.84	626.72
768-470-026	51067 VENICE LN	1	596.88	29.84	626.72
768-470-027	51089 VENICE LN	1	596.88	29.84	626.72
768-470-028	51113 VENICE LN	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
768-470-029	51135 VENICE CT	1	596.88	29.84	626.72
768-470-030	51157 VENICE LN	1	596.88	29.84	626.72
768-470-031	84029 HUNTINGTON AVE	1	596.88	29.84	626.72
768-470-032	84039 HUNTINGTON AVE	1	596.88	29.84	626.72
768-470-033	84051 HUNTINGTON AVE	1	596.88	29.84	626.72
768-470-034	84061 HUNTINGTON AVE	1	596.88	29.84	626.72
768-470-035	84073 HUNTINGTON AVE	1	596.88	29.84	626.72
768-470-036	84085 HUNTINGTON AVE	1	596.88	29.84	626.72
768-470-037	84097 HUNTINGTON AVE	1	596.88	29.84	626.72
768-470-038	84098 MANHATTAN AVE	1	596.88	29.84	626.72
768-470-039	84086 MANHATTAN AVE	1	596.88	29.84	626.72
768-470-040	84074 MANHATTAN AVE	1	596.88	29.84	626.72
768-470-041	84062 MANHATTAN AVE	1	596.88	29.84	626.72
768-470-042	84052 MANHATTAN AVE	1	596.88	29.84	626.72
768-470-043	84040 MANHATTAN AVE	1	596.88	29.84	626.72
768-470-044	84030 MANHATTAN AVE	1	596.88	29.84	626.72
768-470-045	84018 MANHATTAN AVE	1	596.88	29.84	626.72
768-471-001	84017 MANHATTAN AVE	1	596.88	29.84	626.72
768-471-002	84029 MANHATTAN AVE	1	596.88	29.84	626.72
768-471-003	84039 MANHATTAN AVE	1	596.88	29.84	626.72
768-471-004	84051 MANHATTAN AVE	1	596.88	29.84	626.72
768-471-005	84061 MANHATTAN AVE	1	596.88	29.84	626.72
768-471-006	84073 MANHATTAN AVE	1	596.88	29.84	626.72
768-471-007	84085 MANHATTAN AVE	1	596.88	29.84	626.72
768-471-008	84097 MANHATTAN AVE	1	596.88	29.84	626.72
768-471-009	84098 CAPITOLA AVE	1	596.88	29.84	626.72
768-471-010	84086 CAPITOLA AVE	1	596.88	29.84	626.72
768-471-011	84074 CAPITOLA AVE	1	596.88	29.84	626.72
768-471-012	84062 CAPITOLA AVE	1	596.88	29.84	626.72
768-471-013	84052 CAPITOLA AVE	1	596.88	29.84	626.72
768-471-014	84040 CAPITOLA AVE	1	596.88	29.84	626.72
768-471-015	84032 CAPITOLA AVE	1	596.88	29.84	626.72
768-471-016	84039 CAPITOLA AVE	1	596.88	29.84	626.72
768-471-017	84051 CAPITOLA AVE	1	596.88	29.84	626.72
768-471-018	84061 CAPITOLA AVE	1	596.88	29.84	626.72
768-471-019	84073 CAPITOLA AVE	1	596.88	29.84	626.72
768-471-020	84085 CAPITOLA AVE	1	596.88	29.84	626.72
768-471-021	84097 CAPITOLA AVE	1	596.88	29.84	626.72
768-471-022	84107 CAPITOLA AVE	1	596.88	29.84	626.72
768-471-023	84119 CAPITOLA AVE	1	596.88	29.84	626.72
768-471-024	84131 CAPITOLA AVE	1	596.88	29.84	626.72
768-471-025	84143 CAPITOLA AVE	1	596.88	29.84	626.72
768-471-026	84155 CAPITOLA AVE	1	596.88	29.84	626.72
768-471-027	84154 LAGUNA LN	1	596.88	29.84	626.72
768-471-028	84144 LAGUNA LN	1	596.88	29.84	626.72
768-471-029	84132 LAGUNA LN	1	596.88	29.84	626.72
768-471-030	84120 LAGUNA LN	1	596.88	29.84	626.72
768-471-031	84108 LAGUNA LN	1	596.88	29.84	626.72
768-471-032	84098 LAGUNA LN	1	596.88	29.84	626.72
768-471-033	84086 LAGUNA LN	1	596.88	29.84	626.72
768-471-034	84074 LAGUNA LN	1	596.88	29.84	626.72
768-471-035	84062 LAGUNA LN	1	596.88	29.84	626.72
768-471-036	84052 LAGUNA LN	1	596.88	29.84	626.72
768-471-037	84040 LAGUNA LN	1	596.88	29.84	626.72
768-471-038	84032 LAGUNA LN	1	596.88	29.84	626.72
768-471-039	84037 LAGUNA LN	1	596.88	29.84	626.72
768-471-040	84039 LAGUNA LN	1	596.88	29.84	626.72
768-471-041	84059 LAGUNA LN	1	596.88	29.84	626.72
768-471-042	84071 LAGUNA LN	1	596.88	29.84	626.72
768-471-043	84083 LAGUNA LN	1	596.88	29.84	626.72
768-471-044	84093 LAGUNA LN	1	596.88	29.84	626.72
768-471-045	84103 LAGUNA LN	1	596.88	29.84	626.72
768-471-046	84117 LAGUNA LN	1	596.88	29.84	626.72
768-480-001	84167 LA JOLLA AVE	1	596.88	29.84	626.72
768-480-002	84179 LA JOLLA AVE	1	596.88	29.84	626.72
768-480-003	84191 LA JOLLA AVE	1	596.88	29.84	626.72
768-480-004	84201 LA JOLLA AVE	1	596.88	29.84	626.72
768-480-005	84213 LA JOLLA AVE	1	596.88	29.84	626.72
768-480-006	84225 LA JOLLA AVE	1	596.88	29.84	626.72
768-480-007	84243 LA JOLLA AVE	1	596.88	29.84	626.72
768-480-008	84253 LA JOLLA AVE	1	596.88	29.84	626.72
768-480-009	84263 LA JOLLA AVE	1	596.88	29.84	626.72
768-480-010	51123 NEWPORT ST	1	596.88	29.84	626.72
768-480-011	51145 NEWPORT ST	1	596.88	29.84	626.72
768-480-012	51169 NEWPORT ST	1	596.88	29.84	626.72
768-480-013	51191 NEWPORT ST	1	596.88	29.84	626.72
768-480-014	51215 NEWPORT ST	1	596.88	29.84	626.72
768-480-015	51237 NEWPORT ST	1	596.88	29.84	626.72
768-480-016	51261 NEWPORT ST	1	596.88	29.84	626.72
768-480-017	51283 NEWPORT ST	1	596.88	29.84	626.72
768-480-018	51305 NEWPORT ST	1	596.88	29.84	626.72
768-480-019	51327 NEWPORT ST	1	596.88	29.84	626.72
768-480-020	51328 VENEDITA BLVD	1	596.88	29.84	626.72
768-480-021	51306 VENEDITA BLVD	1	596.88	29.84	626.72
768-480-022	51284 VENEDITA BLVD	1	596.88	29.84	626.72
768-480-023	51262 VENEDITA BLVD	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
768-480-024	51238 VENEDITA BLVD	1	596.88	29.84	626.72
768-480-025	51216 VENEDITA BLVD	1	596.88	29.84	626.72
768-480-026	51192 VENEDITA BLVD	1	596.88	29.84	626.72
768-480-027	51170 VENEDITA BLVD	1	596.88	29.84	626.72
768-480-028	51146 VENEDITA BLVD	1	596.88	29.84	626.72
768-480-029	84220 HUNTINGTON AVE	1	596.88	29.84	626.72
768-480-030	84210 HUNTINGTON AVE	1	596.88	29.84	626.72
768-480-031	84198 HUNTINGTON AVE	1	596.88	29.84	626.72
768-480-032	84186 HUNTINGTON AVE	1	596.88	29.84	626.72
768-480-033	84174 HUNTINGTON AVE	1	596.88	29.84	626.72
768-481-001	84202 LA JOLLA AVE	1	596.88	29.84	626.72
768-481-002	84192 LA JOLLA AVE	1	596.88	29.84	626.72
768-481-003	84180 LA JOLLA AVE	1	596.88	29.84	626.72
768-481-004	84168 LA JOLLA AVE	1	596.88	29.84	626.72
768-481-005	84156 LA JOLLA AVE	1	596.88	29.84	626.72
768-481-006	84146 LA JOLLA AVE	1	596.88	29.84	626.72
768-481-007	84134 LA JOLLA AVE	1	596.88	29.84	626.72
768-481-008	84122 LA JOLLA AVE	1	596.88	29.84	626.72
768-482-001	84129 LAGUNA LN	1	596.88	29.84	626.72
768-482-002	84139 LAGUNA LN	1	596.88	29.84	626.72
768-482-003	84151 LAGUNA LN	1	596.88	29.84	626.72
768-482-004	84161 LAGUNA LN	1	596.88	29.84	626.72
768-482-005	84173 LAGUNA LN	1	596.88	29.84	626.72
768-482-006	51434 LAGUNA LN	1	596.88	29.84	626.72
768-482-007	51416 LAGUNA LN	1	596.88	29.84	626.72
768-482-008	51394 LAGUNA LN	1	596.88	29.84	626.72
768-482-009	51372 LAGUNA LN	1	596.88	29.84	626.72
768-482-010	84199 CAPITOLA AVE	1	596.88	29.84	626.72
768-482-011	84211 CAPITOLA AVE	1	596.88	29.84	626.72
768-482-012	84221 CAPITOLA AVE	1	596.88	29.84	626.72
768-482-013	84233 CAPITOLA AVE	1	596.88	29.84	626.72
768-482-014	84245 CAPITOLA AVE	1	596.88	29.84	626.72
768-482-015	84257 CAPITOLA AVE	1	596.88	29.84	626.72
768-482-016	84267 CAPITOLA AVE	1	596.88	29.84	626.72
768-482-017	84268 MIRAMAR CT	1	596.88	29.84	626.72
768-482-018	84256 MIRAMAR CT	1	596.88	29.84	626.72
768-482-019	84246 MIRAMAR CT	1	596.88	29.84	626.72
768-482-020	84234 MIRAMAR CT	1	596.88	29.84	626.72
768-482-021	84222 MIRAMAR CT	1	596.88	29.84	626.72
768-482-022	84210 MIRAMAR CT	1	596.88	29.84	626.72
768-482-023	84211 MIRAMAR CT	1	596.88	29.84	626.72
768-482-024	84223 MIRAMAR CT	1	596.88	29.84	626.72
768-482-025	84235 MIRAMAR CT	1	596.88	29.84	626.72
768-482-026	84245 MIRAMAR CT	1	596.88	29.84	626.72
768-482-027	84257 MIRAMAR CT	1	596.88	29.84	626.72
768-483-001	84174 CAPITOLA AVE	1	596.88	29.84	626.72
768-483-002	84162 CAPITOLA AVE	1	596.88	29.84	626.72
768-483-003	84150 CAPITOLA AVE	1	596.88	29.84	626.72
768-483-004	84140 CAPITOLA AVE	1	596.88	29.84	626.72
768-483-005	84128 CAPITOLA AVE	1	596.88	29.84	626.72
768-483-006	51298 MONARCH RD	1	596.88	29.84	626.72
768-483-007	51274 MONARCH RD	1	596.88	29.84	626.72
768-483-008	51252 MONARCH RD	1	596.88	29.84	626.72
768-483-009	51228 MONARCH RD	1	596.88	29.84	626.72
768-483-010	84121 HUNTINGTON AVE	1	596.88	29.84	626.72
768-483-011	84133 HUNTINGTON AVE	1	596.88	29.84	626.72
768-483-012	84145 HUNTINGTON AVE	1	596.88	29.84	626.72
768-483-013	84155 HUNTINGTON AVE	1	596.88	29.84	626.72
768-483-014	84173 HUNTINGTON AVE	1	596.88	29.84	626.72
768-483-015	84185 HUNTINGTON AVE	1	596.88	29.84	626.72
768-483-016	84197 HUNTINGTON AVE	1	596.88	29.84	626.72
768-483-017	84209 HUNTINGTON AVE	1	596.88	29.84	626.72
768-483-018	84219 HUNTINGTON AVE	1	596.88	29.84	626.72
768-483-019	84220 PISMO CT	1	596.88	29.84	626.72
768-483-020	84210 PISMO CT	1	596.88	29.84	626.72
768-483-021	84198 PISMO CT	1	596.88	29.84	626.72
768-483-022	84186 PISMO CT	1	596.88	29.84	626.72
768-483-023	84170 PISMO CT	1	596.88	29.84	626.72
768-483-024	84164 PISMO CT	1	596.88	29.84	626.72
768-483-025	84163 PISMO CT	1	596.88	29.84	626.72
768-483-026	84171 PISMO CT	1	596.88	29.84	626.72
768-483-027	84185 PISMO CT	1	596.88	29.84	626.72
768-483-028	84197 PISMO CT	1	596.88	29.84	626.72
768-483-029	84209 PISMO CT	1	596.88	29.84	626.72
768-483-030	84219 PISMO CT	1	596.88	29.84	626.72
768-483-031	84220 CAPITOLA AVE	1	596.88	29.84	626.72
768-483-032	84210 CAPITOLA AVE	1	596.88	29.84	626.72
768-483-033	84198 CAPITOLA AVE	1	596.88	29.84	626.72
768-483-034	84186 CAPITOLA AVE	1	596.88	29.84	626.72
768-490-001	51294 OCEANO RD	1	596.88	29.84	626.72
768-490-002	51274 OCEANO RD	1	596.88	29.84	626.72
768-490-003	51250 OCEANO RD	1	596.88	29.84	626.72
768-490-004	51228 OCEANO RD	1	596.88	29.84	626.72
768-490-005	51204 OCEANO RD	1	596.88	29.84	626.72
768-490-006	51182 OCEANO RD	1	596.88	29.84	626.72
768-490-007	51160 OCEANO RD	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
768-490-008	51136 OCEANO RD	1	596.88	29.84	626.72
768-490-009	51114 OCEANO RD	1	596.88	29.84	626.72
768-490-010	51092 OCEANO RD	1	596.88	29.84	626.72
768-490-011	51068 OCEANO RD	1	596.88	29.84	626.72
768-490-012	51046 OCEANO RD	1	596.88	29.84	626.72
768-490-013	51047 OCEANO RD	1	596.88	29.84	626.72
768-490-014	51069 OCEANO RD	1	596.88	29.84	626.72
768-490-015	51091 OCEANO RD	1	596.88	29.84	626.72
768-490-016	84332 CATALINA AVE	1	596.88	29.84	626.72
768-490-017	84320 CATALINA AVE	1	596.88	29.84	626.72
768-490-019	84310 CATALINA AVE	1	596.88	29.84	626.72
768-490-020	84298 CATALINA AVE	1	596.88	29.84	626.72
768-490-021	84286 CATALINA AVE	1	596.88	29.84	626.72
768-490-022	84285 LA JOLLA AVE	1	596.88	29.84	626.72
768-490-023	84297 LA JOLLA AVE	1	596.88	29.84	626.72
768-490-024	84309 LA JOLLA AVE	1	596.88	29.84	626.72
768-490-025	84310 LA JOLLA AVE	1	596.88	29.84	626.72
768-490-026	84298 LA JOLLA AVE	1	596.88	29.84	626.72
768-490-027	84286 LA JOLLA AVE	1	596.88	29.84	626.72
768-490-028	84274 LA JOLLA AVE	1	596.88	29.84	626.72
768-490-029	84262 LA JOLLA AVE	1	596.88	29.84	626.72
768-490-030	84252 LA JOLLA AVE	1	596.88	29.84	626.72
768-490-031	84240 LA JOLLA AVE	1	596.88	29.84	626.72
768-490-032	84267 MIRAMAR CT	1	596.88	29.84	626.72
768-490-033	84273 MIRAMAR CT	1	596.88	29.84	626.72
768-490-034	51448 NEWPORT ST	1	596.88	29.84	626.72
768-490-035	51434 NEWPORT ST	1	596.88	29.84	626.72
768-490-036	51416 NEWPORT ST	1	596.88	29.84	626.72
768-490-037	51394 NEWPORT ST	1	596.88	29.84	626.72
768-490-038	51372 NEWPORT ST	1	596.88	29.84	626.72
768-491-001	84320 CAPITOLA AVE	1	596.88	29.84	626.72
768-491-002	84332 CAPITOLA AVE	1	596.88	29.84	626.72
768-491-003	84331 MALIBU AVE	1	596.88	29.84	626.72
768-491-004	84321 MALIBU AVE	1	596.88	29.84	626.72
768-491-005	84286 CAPITOLA AVE	1	596.88	29.84	626.72
768-491-006	84298 CAPITOLA AVE	1	596.88	29.84	626.72
768-491-007	84310 CAPITOLA AVE	1	596.88	29.84	626.72
768-491-008	84309 MALIBU AVE	1	596.88	29.84	626.72
768-491-009	84297 MALIBU AVE	1	596.88	29.84	626.72
768-491-010	84285 MALIBU AVE	1	596.88	29.84	626.72
768-492-001	84320 MALIBU AVE	1	596.88	29.84	626.72
768-492-002	84332 MALIBU AVE	1	596.88	29.84	626.72
768-492-003	84331 CATALINA AVE	1	596.88	29.84	626.72
768-492-004	84321 CATALINA AVE	1	596.88	29.84	626.72
768-492-005	84286 MALIBU AVE	1	596.88	29.84	626.72
768-492-006	84298 MALIBU AVE	1	596.88	29.84	626.72
768-492-007	84310 MALIBU AVE	1	596.88	29.84	626.72
768-492-008	84309 CATALINA AVE	1	596.88	29.84	626.72
768-492-009	84297 CATALINA AVE	1	596.88	29.84	626.72
768-492-010	84285 CATALINA AVE	1	596.88	29.84	626.72
768-500-001	84447 CALLE LARRIVA	1	596.88	29.84	626.72
768-500-002	84443 CALLE LARRIVA	1	596.88	29.84	626.72
768-500-003	84437 CALLE LARRIVA	1	596.88	29.84	626.72
768-500-004	84431 CALLE LARRIVA	1	596.88	29.84	626.72
768-500-005	84425 CALLE LARRIVA	1	596.88	29.84	626.72
768-500-006	84415 CALLE LARRIVA	1	596.88	29.84	626.72
768-500-007	50993 CALLE CARRASCO	1	596.88	29.84	626.72
768-500-008	50947 CALLE CARRASCO	1	596.88	29.84	626.72
768-500-009	50905 CALLE CARRASCO	1	596.88	29.84	626.72
768-500-010	50873 CALLE CARRASCO	1	596.88	29.84	626.72
768-500-011	50845 CALLE CARRASCO	1	596.88	29.84	626.72
768-500-012	50803 CALLE CARRASCO	1	596.88	29.84	626.72
768-500-013	50771 CALLE CARRASCO	1	596.88	29.84	626.72
768-500-014	50731 CALLE CARRASCO	1	596.88	29.84	626.72
768-500-015	50695 CALLE CARRASCO	1	596.88	29.84	626.72
768-500-016	50657 CALLE CARRASCO	1	596.88	29.84	626.72
768-500-017	50611 CALLE CARRASCO	1	596.88	29.84	626.72
768-500-018	50587 CALLE CARRASCO	1	596.88	29.84	626.72
768-500-019	50565 CALLE CARRASCO	1	596.88	29.84	626.72
768-500-020	50533 CALLE CARRASCO	1	596.88	29.84	626.72
768-500-021	50509 CALLE CARRASCO	1	596.88	29.84	626.72
768-500-022	84412 CALLE RODRIGUEZ	1	596.88	29.84	626.72
768-500-023	84420 CALLE RODRIGUEZ	1	596.88	29.84	626.72
768-500-024	84426 CALLE RODRIGUEZ	1	596.88	29.84	626.72
768-500-025	84432 CALLE RODRIGUEZ	1	596.88	29.84	626.72
768-500-026	84438 CALLE RODRIGUEZ	1	596.88	29.84	626.72
768-500-027	84442 CALLE RODRIGUEZ	1	596.88	29.84	626.72
768-500-028	84448 CALLE RODRIGUEZ	1	596.88	29.84	626.72
768-500-029	84454 CALLE RODRIGUEZ	1	596.88	29.84	626.72
768-501-001	84453 CALLE RODRIGUEZ	1	596.88	29.84	626.72
768-501-002	84447 CALLE RODRIGUEZ	1	596.88	29.84	626.72
768-501-003	84441 CALLE RODRIGUEZ	1	596.88	29.84	626.72
768-501-004	84435 CALLE RODRIGUEZ	1	596.88	29.84	626.72
768-501-005	84431 CALLE RODRIGUEZ	1	596.88	29.84	626.72
768-501-006	84425 CALLE RODRIGUEZ	1	596.88	29.84	626.72
768-501-007	84422 CALLE YSIANO	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
768-501-008	84430 CALLE YSIANO	1	596.88	29.84	626.72
768-501-009	84436 CALLE YSIANO	1	596.88	29.84	626.72
768-501-010	84442 CALLE YSIANO	1	596.88	29.84	626.72
768-501-011	84446 CALLE YSIANO	1	596.88	29.84	626.72
768-501-012	84452 CALLE YSIANO	1	596.88	29.84	626.72
768-502-001	84447 CALLE YSIANO	1	596.88	29.84	626.72
768-502-002	84441 CALLE YSIANO	1	596.88	29.84	626.72
768-502-003	84435 CALLE YSIANO	1	596.88	29.84	626.72
768-502-004	84429 CALLE YSIANO	1	596.88	29.84	626.72
768-502-005	84423 CALLE YSIANO	1	596.88	29.84	626.72
768-502-006	84422 CALLE CHAVEZ	1	596.88	29.84	626.72
768-502-007	84428 CALLE CHAVEZ	1	596.88	29.84	626.72
768-502-008	84434 CALLE CHAVEZ	1	596.88	29.84	626.72
768-502-009	84440 CALLE CHAVEZ	1	596.88	29.84	626.72
768-502-010	84446 CALLE CHAVEZ	1	596.88	29.84	626.72
768-503-001	84447 CALLE CHAVEZ	1	596.88	29.84	626.72
768-503-002	84441 CALLE CHAVEZ	1	596.88	29.84	626.72
768-503-003	84435 CALLE CHAVEZ	1	596.88	29.84	626.72
768-503-004	NO SITUS AVAILABLE	1	596.88	29.84	626.72
768-503-005	84421 CALLE CHAVEZ	1	596.88	29.84	626.72
768-503-006	84422 CALLE LARRIVA	1	596.88	29.84	626.72
768-503-007	84428 CALLE LARRIVA	1	596.88	29.84	626.72
768-503-008	84434 CALLE LARRIVA	1	596.88	29.84	626.72
768-503-009	84442 CALLE LARRIVA	1	596.88	29.84	626.72
768-503-010	84448 CALLE LARRIVA	1	596.88	29.84	626.72
768-510-003	84457 CALLE LARRIVA	1	596.88	29.84	626.72
768-510-004	NO SITUS AVAILABLE	1	596.88	29.84	626.72
768-510-010	NO SITUS AVAILABLE	1	596.88	29.84	626.72
768-510-011	NO SITUS AVAILABLE	1	596.88	29.84	626.72
768-510-012	NO SITUS AVAILABLE	1	596.88	29.84	626.72
768-510-013	NO SITUS AVAILABLE	1	596.88	29.84	626.72
768-510-014	NO SITUS AVAILABLE	1	596.88	29.84	626.72
768-510-015	NO SITUS AVAILABLE	1	596.88	29.84	626.72
768-510-016	NO SITUS AVAILABLE	1	596.88	29.84	626.72
768-510-017	NO SITUS AVAILABLE	1	596.88	29.84	626.72
768-510-018	NO SITUS AVAILABLE	1	596.88	29.84	626.72
768-510-019	NO SITUS AVAILABLE	1	596.88	29.84	626.72
768-510-020	50658 CALLE CEBRINO	1	596.88	29.84	626.72
768-510-021	50610 CALLE CEBRINO	1	596.88	29.84	626.72
768-510-022	50582 CALLE CEBRINO	1	596.88	29.84	626.72
768-510-023	50564 CALLE CEBRINO	1	596.88	29.84	626.72
768-510-024	50532 CALLE CEBRINO	1	596.88	29.84	626.72
768-510-025	50522 CALLE CEBRINO	1	596.88	29.84	626.72
768-510-026	50510 CALLE CEBRINO	1	596.88	29.84	626.72
768-510-027	50502 CALLE CEBRINO	1	596.88	29.84	626.72
768-510-028	50501 CALLE CEBRINO	1	596.88	29.84	626.72
768-510-029	50507 CALLE CEBRINO	1	596.88	29.84	626.72
768-510-030	50508 CALLE CERVANTES	1	596.88	29.84	626.72
768-510-031	50500 CALLE CERVANTES	1	596.88	29.84	626.72
768-511-001	50533 CALLE CEBRINO	1	596.88	29.84	626.72
768-511-002	50567 CALLE CEBRINO	1	596.88	29.84	626.72
768-511-003	50585 CALLE CEBRINO	1	596.88	29.84	626.72
768-511-004	50621 CALLE CEBRINO	1	596.88	29.84	626.72
768-511-005	50669 CALLE CEBRINO	1	596.88	29.84	626.72
768-511-006	NO SITUS AVAILABLE	1	596.88	29.84	626.72
768-511-007	NO SITUS AVAILABLE	1	596.88	29.84	626.72
768-511-008	NO SITUS AVAILABLE	1	596.88	29.84	626.72
768-511-009	NO SITUS AVAILABLE	1	596.88	29.84	626.72
768-511-010	NO SITUS AVAILABLE	1	596.88	29.84	626.72
768-511-011	NO SITUS AVAILABLE	1	596.88	29.84	626.72
768-511-012	NO SITUS AVAILABLE	1	596.88	29.84	626.72
768-511-013	NO SITUS AVAILABLE	1	596.88	29.84	626.72
768-511-014	50564 CALLE CERVANTES	1	596.88	29.84	626.72
768-511-015	50532 CALLE CERVANTES	1	596.88	29.84	626.72
768-520-001	53003 CALLE EMPALME	1	596.88	29.84	626.72
768-520-002	53007 CALLE EMPALME	1	596.88	29.84	626.72
768-520-003	53011 CALLE EMPALME	1	596.88	29.84	626.72
768-520-004	53015 CALLE EMPALME	1	596.88	29.84	626.72
768-520-005	53019 CALLE EMPALME	1	596.88	29.84	626.72
768-520-006	53025 CALLE EMPALME	1	596.88	29.84	626.72
768-520-007	53027 CALLE EMPALME	1	596.88	29.84	626.72
768-520-008	53031 CALLE EMPALME	1	596.88	29.84	626.72
768-520-009	53035 CALLE EMPALME	1	596.88	29.84	626.72
768-520-010	53039 CALLE EMPALME	1	596.88	29.84	626.72
768-520-022	53039 MODENA TER	1	596.88	29.84	626.72
768-520-023	53035 MODENA TER	1	596.88	29.84	626.72
768-520-024	53031 MODENA TER	1	596.88	29.84	626.72
768-520-025	53027 MODENA TER	1	596.88	29.84	626.72
768-520-026	53023 MODENA TER	1	596.88	29.84	626.72
768-520-027	53019 MODENA TER	1	596.88	29.84	626.72
768-520-028	53015 MODENA TER	1	596.88	29.84	626.72
768-520-029	53011 MODENA TER	1	596.88	29.84	626.72
768-520-031	53005 MODENA TER	1	596.88	29.84	626.72
768-520-032	53006 MODENA TER	1	596.88	29.84	626.72
768-520-033	53008 MODENA TER	1	596.88	29.84	626.72
768-520-034	53012 MODENA TER	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
768-520-035	53016 MODENA TER	1	596.88	29.84	626.72
768-520-036	53020 MODENA TER	1	596.88	29.84	626.72
768-520-037	53024 MODENA TER	1	596.88	29.84	626.72
768-520-038	53028 MODENA TER	1	596.88	29.84	626.72
768-520-039	53032 MODENA TER	1	596.88	29.84	626.72
768-520-040	53038 MODENA TER	1	596.88	29.84	626.72
768-520-041	NO SITUS AVAILABLE	1	596.88	29.84	626.72
768-520-042	NO SITUS AVAILABLE	1	596.88	29.84	626.72
768-520-043	NO SITUS AVAILABLE	1	596.88	29.84	626.72
768-520-044	NO SITUS AVAILABLE	1	596.88	29.84	626.72
768-520-045	NO SITUS AVAILABLE	1	596.88	29.84	626.72
768-521-020	NO SITUS AVAILABLE	1	596.88	29.84	626.72
768-521-021	NO SITUS AVAILABLE	1	596.88	29.84	626.72
768-521-022	NO SITUS AVAILABLE	1	596.88	29.84	626.72
768-521-023	NO SITUS AVAILABLE	1	596.88	29.84	626.72
768-521-024	NO SITUS AVAILABLE	1	596.88	29.84	626.72
768-521-025	84114 SIENA LN	1	596.88	29.84	626.72
768-521-026	84126 SIENA LN	1	596.88	29.84	626.72
768-521-027	84136 SIENA LN	1	596.88	29.84	626.72
768-521-028	84146 SIENA LN	1	596.88	29.84	626.72
768-521-029	84160 SIENA LN	1	596.88	29.84	626.72
768-521-030	84172 SIENA LN	1	596.88	29.84	626.72
768-521-031	84184 SIENA LN	1	596.88	29.84	626.72
778-010-007	85341 HIGHWAY 111	1	596.88	29.84	626.72
778-010-008	343 CANTALOUPE AVE	1	596.88	29.84	626.72
778-040-001	1601 2ND ST	1	596.88	29.84	626.72
778-040-004	1653 2ND ST	1	596.88	29.84	626.72
778-040-006	1638 1ST ST	1	596.88	29.84	626.72
778-040-007	1650 1ST ST	1	596.88	29.84	626.72
778-040-010	85449 GRAPEFRUIT BLVD	1	596.88	29.84	626.72
778-040-011	85427 GRAPEFRUIT BLVD	1	596.88	29.84	626.72
778-041-002	85567 GRAPEFRUIT BLVD	1	596.88	29.84	626.72
778-041-004	1650 2ND ST	1	596.88	29.84	626.72
778-041-005	1654 2ND ST	1	596.88	29.84	626.72
778-041-006	1653 3RD ST	1	596.88	29.84	626.72
778-041-009	1609 3RD ST	1	596.88	29.84	626.72
778-042-002	1650 3RD ST	1	596.88	29.84	626.72
778-042-003	1640 3RD ST	1	596.88	29.84	626.72
778-042-004	610 VINE AVE	1	596.88	29.84	626.72
778-042-005	636 VINE AVE	1	596.88	29.84	626.72
778-042-008	1641 4TH ST	1	596.88	29.84	626.72
778-043-001	431 VINE AVE	1	596.88	29.84	626.72
778-043-002	437 VINE AVE	1	596.88	29.84	626.72
778-043-003	433 VINE AVE	1	596.88	29.84	626.72
778-043-005	1538 1ST ST	1	596.88	29.84	626.72
778-043-006	1524 1ST ST	1	596.88	29.84	626.72
778-043-007	1508 1ST ST	1	596.88	29.84	626.72
778-043-010	1563 2ND ST	1	596.88	29.84	626.72
778-044-002	1578 2ND ST	1	596.88	29.84	626.72
778-044-003	1566 2ND ST	1	596.88	29.84	626.72
778-044-006	550 ORCHARD AVE	1	596.88	29.84	626.72
778-044-007	1589 3RD ST	1	596.88	29.84	626.72
778-044-008	1579 3RD ST	1	596.88	29.84	626.72
778-044-009	1565 3RD ST	1	596.88	29.84	626.72
778-044-010	1559 3RD ST	1	596.88	29.84	626.72
778-044-011	1543 3RD ST	1	596.88	29.84	626.72
778-045-002	623 VINE AVE	1	596.88	29.84	626.72
778-045-003	1558 3RD ST	1	596.88	29.84	626.72
778-045-004	1542 3RD ST	1	596.88	29.84	626.72
778-045-005	1528 3RD ST	1	596.88	29.84	626.72
778-045-006	1506 3RD ST	1	596.88	29.84	626.72
778-045-008	1579 4TH ST	1	596.88	29.84	626.72
778-045-009	1557 4TH ST	1	596.88	29.84	626.72
778-045-010	1541 4TH ST	1	596.88	29.84	626.72
778-045-011	1519 4TH ST	1	596.88	29.84	626.72
778-045-012	1507 4TH ST	1	596.88	29.84	626.72
778-045-013	663 VINE AVE	1	596.88	29.84	626.72
778-050-001	407 ORCHARD AVE	1	596.88	29.84	626.72
778-050-003	1466 1ST ST	1	596.88	29.84	626.72
778-050-005	1440 1ST ST	1	596.88	29.84	626.72
778-050-006	1424 1ST ST	1	596.88	29.84	626.72
778-050-007	403 PALM AVE	1	596.88	29.84	626.72
778-050-008	1491 2ND ST	1	596.88	29.84	626.72
778-050-009	1477 2ND ST	1	596.88	29.84	626.72
778-050-010	1465 2ND ST	1	596.88	29.84	626.72
778-050-012	1443 2ND ST	1	596.88	29.84	626.72
778-050-014	468 PALM AVE	1	596.88	29.84	626.72
778-051-002	543 ORCHARD AVE	1	596.88	29.84	626.72
778-051-003	1478 2ND ST	1	596.88	29.84	626.72
778-051-004	1462 2ND ST	1	596.88	29.84	626.72
778-051-005	1450 2ND ST	1	596.88	29.84	626.72
778-051-006	1436 2ND ST	1	596.88	29.84	626.72
778-051-008	1408 2ND ST	1	596.88	29.84	626.72
778-051-010	1451 3RD ST #B	1	596.88	29.84	626.72
778-051-011	1451 3RD ST	1	596.88	29.84	626.72
778-051-012	1449 3RD ST	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
778-052-001	607 ORCHARD AVE	1	596.88	29.84	626.72
778-052-002	625 ORCHARD AVE	1	596.88	29.84	626.72
778-052-003	645 ORCHARD AVE	1	596.88	29.84	626.72
778-052-004	1460 3RD ST	1	596.88	29.84	626.72
778-052-005	1438 3RD ST	1	596.88	29.84	626.72
778-052-008	663 ORCHARD AVE	1	596.88	29.84	626.72
778-052-009	1467 4TH ST	1	596.88	29.84	626.72
778-052-010	1457 4TH ST	1	596.88	29.84	626.72
778-052-011	1445 4TH ST	1	596.88	29.84	626.72
778-052-012	1429 4TH ST	1	596.88	29.84	626.72
778-053-001	707 ORCHARD AVE	1	596.88	29.84	626.72
778-053-002	731 ORCHARD AVE	1	596.88	29.84	626.72
778-053-004	1458 4TH ST	1	596.88	29.84	626.72
778-053-006	708 PALM AVE	1	596.88	29.84	626.72
778-053-007	736 PALM AVE	1	596.88	29.84	626.72
778-053-010	1461 5TH ST	1	596.88	29.84	626.72
778-053-012	766 PALM AVE	1	596.88	29.84	626.72
778-053-013	790 PALM AVE	1	596.88	29.84	626.72
778-054-001	1394 1ST ST	1	596.88	29.84	626.72
778-054-002	1378 1ST ST	1	596.88	29.84	626.72
778-054-006	1355 2ND ST	1	596.88	29.84	626.72
778-054-007	1337 2ND ST	1	596.88	29.84	626.72
778-054-008	1319 2ND ST	1	596.88	29.84	626.72
778-055-001	501 PALM AVE	1	596.88	29.84	626.72
778-055-002	1378 2ND ST	1	596.88	29.84	626.72
778-055-003	1360 2ND ST #1	1	596.88	29.84	626.72
778-055-004	1350 2ND ST	1	596.88	29.84	626.72
778-055-005	1336 2ND ST	1	596.88	29.84	626.72
778-055-006	1310 2ND ST	1	596.88	29.84	626.72
778-055-007	593 PALM AVE	1	596.88	29.84	626.72
778-055-008	1379 3RD ST	1	596.88	29.84	626.72
778-055-009	1365 3RD ST	1	596.88	29.84	626.72
778-055-010	1341 3RD ST	1	596.88	29.84	626.72
778-055-011	1331 3RD ST	1	596.88	29.84	626.72
778-055-012	1335 3RD ST	1	596.88	29.84	626.72
778-056-001	615 PALM AVE	1	596.88	29.84	626.72
778-056-003	1364 3RD ST	1	596.88	29.84	626.72
778-056-004	1336 3RD ST	1	596.88	29.84	626.72
778-056-005	1326 3RD ST	1	596.88	29.84	626.72
778-056-006	1324 3RD ST	1	596.88	29.84	626.72
778-056-009	1361 4TH ST	1	596.88	29.84	626.72
778-056-010	1351 4TH ST	1	596.88	29.84	626.72
778-056-011	1335 4TH ST	1	596.88	29.84	626.72
778-056-012	1321 4TH ST	1	596.88	29.84	626.72
778-056-013	1301 4TH ST	1	596.88	29.84	626.72
778-057-001	745 PALM AVE	1	596.88	29.84	626.72
778-057-002	1384 4TH ST	1	596.88	29.84	626.72
778-057-003	1364 4TH ST	1	596.88	29.84	626.72
778-057-004	1350 4TH ST	2	1,193.75	59.69	1,253.44
778-057-005	1336 4TH ST	1	596.88	29.84	626.72
778-057-006	1320 4TH ST	1	596.88	29.84	626.72
778-057-007	1306 4TH ST	1	596.88	29.84	626.72
778-057-008	1389 5TH ST	1	596.88	29.84	626.72
778-057-009	1377 5TH ST	1	596.88	29.84	626.72
778-057-011	1357 5TH ST	1	596.88	29.84	626.72
778-057-012	1335 5TH ST	1	596.88	29.84	626.72
778-060-003	1658 4TH ST	1	596.88	29.84	626.72
778-060-004	1646 4TH ST	1	596.88	29.84	626.72
778-060-009	1659 5TH ST	1	596.88	29.84	626.72
778-070-004	1271 4TH ST	1	596.88	29.84	626.72
778-070-006	1257 4TH ST	1	596.88	29.84	626.72
778-070-007	1243 4TH ST	2	1,193.75	59.69	1,253.44
778-070-008	1205 4TH ST	1	596.88	29.84	626.72
778-071-001	1292 4TH ST	1	596.88	29.84	626.72
778-071-002	1278 4TH ST	1	596.88	29.84	626.72
778-071-003	1264 4TH ST	1	596.88	29.84	626.72
778-071-004	1250 4TH ST	1	596.88	29.84	626.72
778-071-006	1308 5TH ST	1	596.88	29.84	626.72
778-071-007	1295 6TH ST	1	596.88	29.84	626.72
778-080-002	1236 4TH ST	1	596.88	29.84	626.72
778-081-004	1125 TRIPOLI WAY	1	596.88	29.84	626.72
778-090-001	809 ORCHARD AVE	1	596.88	29.84	626.72
778-090-003	1460 5TH ST #A	1	596.88	29.84	626.72
778-090-005	1432 5TH ST	1	596.88	29.84	626.72
778-091-002	831 PALM AVE	1	596.88	29.84	626.72
778-091-006	1322 5TH ST	1	596.88	29.84	626.72
778-091-007	1307 6TH ST	1	596.88	29.84	626.72
778-091-008	1321 6TH ST	1	596.88	29.84	626.72
778-093-002	1350 6TH ST	1	596.88	29.84	626.72
778-093-003	1336 6TH ST	1	596.88	29.84	626.72
778-093-004	1322 6TH ST	1	596.88	29.84	626.72
778-093-006	1395 7TH ST	1	596.88	29.84	626.72
778-093-007	1379 7TH ST	1	596.88	29.84	626.72
778-093-009	1333 7TH ST	1	596.88	29.84	626.72
778-094-001	1491 9TH ST	1	596.88	29.84	626.72
778-094-003	1463 9TH ST	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
778-094-004	1451 9TH ST	1	596.88	29.84	626.72
778-094-005	1445 9TH ST	1	596.88	29.84	626.72
778-094-006	1433 9TH ST	1	596.88	29.84	626.72
778-094-007	1419 9TH ST	1	596.88	29.84	626.72
778-100-009	1609 7TH ST	1	596.88	29.84	626.72
778-101-003	1628 7TH ST	1	596.88	29.84	626.72
778-101-005	1064 VINE ST	1	596.88	29.84	626.72
778-101-006	1635 8TH ST	1	596.88	29.84	626.72
778-101-007	1609 8TH ST	1	596.88	29.84	626.72
778-102-004	1632 8TH ST	1	596.88	29.84	626.72
778-102-005	1620 8TH ST	1	596.88	29.84	626.72
778-102-006	1602 8TH ST	1	596.88	29.84	626.72
778-104-001	1592 7TH ST	1	596.88	29.84	626.72
778-104-002	1043 VINE AVE	1	596.88	29.84	626.72
778-104-005	1062 ORCHARD AVE	1	596.88	29.84	626.72
778-104-006	1076 ORCHARD AVE	1	596.88	29.84	626.72
778-104-008	1551 8TH ST	1	596.88	29.84	626.72
778-104-009	1061 VINE AVE	1	596.88	29.84	626.72
778-104-010	1067 VINE AVE	1	596.88	29.84	626.72
778-105-001	1105 VINE AVE	1	596.88	29.84	626.72
778-105-002	1576 8TH ST	1	596.88	29.84	626.72
778-105-003	1564 8TH ST	1	596.88	29.84	626.72
778-105-004	1540 8TH ST	1	596.88	29.84	626.72
778-105-005	1528 8TH ST	1	596.88	29.84	626.72
778-105-006	1516 8TH ST	1	596.88	29.84	626.72
778-105-008	NO SITUS AVAILABLE	2	1,193.75	59.69	1,253.44
778-105-009	1585 9TH ST	1	596.88	29.84	626.72
778-105-010	1571 9TH ST	1	596.88	29.84	626.72
778-105-011	1553 9TH ST	1	596.88	29.84	626.72
778-110-005	1309 7TH ST	1	596.88	29.84	626.72
778-110-006	1273 7TH ST	1	596.88	29.84	626.72
778-110-007	1251 7TH ST	1	596.88	29.84	626.72
778-110-008	1233 7TH ST	1	596.88	29.84	626.72
778-110-009	982 DATE AVE	1	596.88	29.84	626.72
778-111-001	1296 7TH ST	1	596.88	29.84	626.72
778-111-002	1284 7TH ST	1	596.88	29.84	626.72
778-111-003	1260 7TH ST	1	596.88	29.84	626.72
778-111-005	1236 7TH ST	1	596.88	29.84	626.72
778-111-007	1090 PENDLETON WAY	1	596.88	29.84	626.72
778-111-008	1285 8TH ST	1	596.88	29.84	626.72
778-111-009	1269 8TH ST	1	596.88	29.84	626.72
778-111-010	1241 8TH ST	1	596.88	29.84	626.72
778-111-011	1237 8TH ST	1	596.88	29.84	626.72
778-111-012	1072 DATE AVE	1	596.88	29.84	626.72
778-111-013	1233 8TH ST	1	596.88	29.84	626.72
778-112-001	1105 PENDLETON WAY	1	596.88	29.84	626.72
778-112-002	1282 8TH ST	1	596.88	29.84	626.72
778-112-003	1268 8TH ST	1	596.88	29.84	626.72
778-112-004	1250 8TH ST	1	596.88	29.84	626.72
778-112-005	1222 8TH ST	1	596.88	29.84	626.72
778-112-006	1214 8TH ST	1	596.88	29.84	626.72
778-112-007	1120 DATE AVE	1	596.88	29.84	626.72
778-112-010	1283 9TH ST	1	596.88	29.84	626.72
778-112-012	1253 9TH ST	1	596.88	29.84	626.72
778-113-003	995 DATE ST	1	596.88	29.84	626.72
778-113-004	1175 7TH ST	1	596.88	29.84	626.72
778-113-005	1171 7TH ST	1	596.88	29.84	626.72
778-113-006	1165 7TH ST	1	596.88	29.84	626.72
778-113-007	1022 TRIPOLI WAY	1	596.88	29.84	626.72
778-114-001	1043 DATE AVE	1	596.88	29.84	626.72
778-114-002	1176 7TH ST	1	596.88	29.84	626.72
778-114-003	1158 7TH ST	1	596.88	29.84	626.72
778-114-004	1142 7TH ST	1	596.88	29.84	626.72
778-114-005	1124 7TH ST	1	596.88	29.84	626.72
778-114-006	1040 TRIPOLI WAY	1	596.88	29.84	626.72
778-114-007	1059 DATE AVE	1	596.88	29.84	626.72
778-114-008	1075 DATE AVE	1	596.88	29.84	626.72
778-114-009	1091 DATE AVE	1	596.88	29.84	626.72
778-114-010	1115 DATE AVE	1	596.88	29.84	626.72
778-114-011	1125 DATE AVE	1	596.88	29.84	626.72
778-114-012	85164 BAGDAD AVE	1	596.88	29.84	626.72
778-114-014	1076 TRIPOLI WAY	1	596.88	29.84	626.72
778-114-015	1058 TRIPOLI WAY	1	596.88	29.84	626.72
778-130-004	85051 DAMASCUS AVE	1	596.88	29.84	626.72
778-130-006	85071 DAMASCUS AVE	1	596.88	29.84	626.72
778-130-007	85081 DAMASCUS AVE	1	596.88	29.84	626.72
778-130-008	85091 DAMASCUS AVE	1	596.88	29.84	626.72
778-130-009	85101 DAMASCUS AVE	1	596.88	29.84	626.72
778-130-010	51599 TRIPOLI WAY	1	596.88	29.84	626.72
778-130-013	85086 BAGDAD ST	1	596.88	29.84	626.72
778-131-006	85041 CAIRO AVE	1	596.88	29.84	626.72
778-131-007	85051 CAIRO AVE	1	596.88	29.84	626.72
778-131-008	85061 CAIRO AVE	1	596.88	29.84	626.72
778-131-009	85071 CAIRO AVE	1	596.88	29.84	626.72
778-131-010	85081 CAIRO AVE	1	596.88	29.84	626.72
778-131-011	85091 CAIRO AVE	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
778-131-013	51745 TRIPOLI WAY	1	596.88	29.84	626.72
778-131-014	51665 TRIPOLI WAY	1	596.88	29.84	626.72
778-131-015	85100 DAMASCUS AVE	1	596.88	29.84	626.72
778-131-016	85092 DAMASCUS AVE	1	596.88	29.84	626.72
778-131-017	85078 DAMASCUS AVE	1	596.88	29.84	626.72
778-131-018	85072 DAMASCUS AVE	1	596.88	29.84	626.72
778-131-019	85062 DAMASCUS AVE	1	596.88	29.84	626.72
778-132-001	51526 TRIPOLI WAY	1	596.88	29.84	626.72
778-132-002	85226 BAGDAD AVE	1	596.88	29.84	626.72
778-132-003	85236 BAGDAD AVE	1	596.88	29.84	626.72
778-132-004	85246 BAGDAD AVE	1	596.88	29.84	626.72
778-132-005	85256 BAGDAD AVE	1	596.88	29.84	626.72
778-132-006	85266 BAGDAD AVE	1	596.88	29.84	626.72
778-132-007	85276 BAGDAD AVE	1	596.88	29.84	626.72
778-132-008	85286 BAGDAD AVE	1	596.88	29.84	626.72
778-132-009	51525 DATE AVE	1	596.88	29.84	626.72
778-132-010	85215 DAMASCUS AVE	1	596.88	29.84	626.72
778-132-011	85225 DAMASCUS AVE	1	596.88	29.84	626.72
778-132-012	85235 DAMASCUS AVE	1	596.88	29.84	626.72
778-132-013	85245 DAMASCUS AVE	1	596.88	29.84	626.72
778-132-014	85255 DAMASCUS AVE	1	596.88	29.84	626.72
778-132-015	85265 DAMASCUS AVE	1	596.88	29.84	626.72
778-132-016	85275 DAMASCUS AVE	1	596.88	29.84	626.72
778-132-017	85285 DAMASCUS AVE	1	596.88	29.84	626.72
778-132-018	51543 DATE AVE	1	596.88	29.84	626.72
778-133-001	51600 TRIPOLI WAY	1	596.88	29.84	626.72
778-133-002	85226 DAMASCUS AVE	1	596.88	29.84	626.72
778-133-003	85236 DAMASCUS AVE	1	596.88	29.84	626.72
778-133-004	85246 DAMASCUS AVE	1	596.88	29.84	626.72
778-133-005	85256 DAMASCUS AVE	1	596.88	29.84	626.72
778-133-006	85266 DAMASCUS AVE	1	596.88	29.84	626.72
778-133-007	85276 DAMASCUS AVE	1	596.88	29.84	626.72
778-133-008	85286 DAMASCUS AVE	1	596.88	29.84	626.72
778-133-009	51561 DATE AVE	1	596.88	29.84	626.72
778-133-010	85215 MEDINA AVE	1	596.88	29.84	626.72
778-133-011	85225 MEDINA AVE	1	596.88	29.84	626.72
778-133-012	85235 MEDINA AVE	1	596.88	29.84	626.72
778-133-013	85245 MEDINA AVE	1	596.88	29.84	626.72
778-133-014	85255 MEDINA AVE	1	596.88	29.84	626.72
778-133-015	85265 MEDINA AVE	1	596.88	29.84	626.72
778-133-016	85275 MEDINA AVE	1	596.88	29.84	626.72
778-133-017	85285 MEDINA AVE	1	596.88	29.84	626.72
778-133-018	51579 DATE AVE	1	596.88	29.84	626.72
778-134-001	85216 MEDINA AVE	1	596.88	29.84	626.72
778-134-002	85226 MEDINA AVE	1	596.88	29.84	626.72
778-134-003	85236 MEDINA AVE	1	596.88	29.84	626.72
778-134-004	85246 MEDINA AVE	1	596.88	29.84	626.72
778-134-005	85256 MEDINA AVE	1	596.88	29.84	626.72
778-134-006	85266 MEDINA AVE	1	596.88	29.84	626.72
778-134-007	85276 MEDINA AVE	1	596.88	29.84	626.72
778-134-008	85286 MEDINA AVE	1	596.88	29.84	626.72
778-134-009	85296 MEDINA AVE	1	596.88	29.84	626.72
778-151-001	85215 CAIRO AVE	1	596.88	29.84	626.72
778-151-002	85225 CAIRO AVE	1	596.88	29.84	626.72
778-151-003	85235 CAIRO AVE	1	596.88	29.84	626.72
778-151-004	85245 CAIRO AVE	1	596.88	29.84	626.72
778-151-005	85255 CAIRO AVE	1	596.88	29.84	626.72
778-151-006	85265 CAIRO AVE	1	596.88	29.84	626.72
778-151-007	85275 CAIRO AVE	1	596.88	29.84	626.72
778-151-008	85285 CAIRO ST	1	596.88	29.84	626.72
778-151-009	85295 CAIRO AVE	1	596.88	29.84	626.72
778-152-001	85216 CAIRO AVE	1	596.88	29.84	626.72
778-152-002	85226 CAIRO AVE	1	596.88	29.84	626.72
778-152-003	85236 CAIRO AVE	1	596.88	29.84	626.72
778-152-004	85246 CAIRO AVE	1	596.88	29.84	626.72
778-152-005	85256 CAIRO AVE	1	596.88	29.84	626.72
778-152-006	85266 CAIRO AVE	1	596.88	29.84	626.72
778-152-007	85276 CAIRO AVE	1	596.88	29.84	626.72
778-152-008	85286 CAIRO AVE	1	596.88	29.84	626.72
778-152-009	85296 CAIRO AVE	1	596.88	29.84	626.72
778-152-010	85215 ARABY AVE	1	596.88	29.84	626.72
778-152-011	85225 ARABY AVE	1	596.88	29.84	626.72
778-152-012	85235 ARABY AVE	1	596.88	29.84	626.72
778-152-013	85245 ARABY AVE	1	596.88	29.84	626.72
778-152-014	85255 ARABY AVE	1	596.88	29.84	626.72
778-152-015	85265 ARABY AVE	1	596.88	29.84	626.72
778-152-016	85275 ARABY AVE	1	596.88	29.84	626.72
778-152-017	85285 ARABY AVE	1	596.88	29.84	626.72
778-152-018	85295 ARABY AVE	1	596.88	29.84	626.72
778-153-001	85216 ARABY AVE	1	596.88	29.84	626.72
778-153-002	85226 ARABY AVE	1	596.88	29.84	626.72
778-153-003	85236 ARABY AVE	1	596.88	29.84	626.72
778-153-004	85246 ARABY AVE	1	596.88	29.84	626.72
778-153-005	85256 ARABY AVE	1	596.88	29.84	626.72
778-153-006	85266 ARABY AVE	1	596.88	29.84	626.72
778-153-007	85276 ARABY AVE	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
778-153-008	85286 ARABY AVE	1	596.88	29.84	626.72
778-153-009	85296 ARABY AVE	1	596.88	29.84	626.72
778-153-010	85215 AVENUE 52	1	596.88	29.84	626.72
778-153-011	85225 AVENUE 52	1	596.88	29.84	626.72
778-153-012	85235 AVENUE 52	1	596.88	29.84	626.72
778-153-013	85245 AVENUE 52	1	596.88	29.84	626.72
778-153-014	85255 AVENUE 52	1	596.88	29.84	626.72
778-153-015	85265 AVENUE 52	1	596.88	29.84	626.72
778-153-016	85275 AVENUE 52	1	596.88	29.84	626.72
778-153-017	85285 AVENUE 52	1	596.88	29.84	626.72
778-153-018	85295 AVENUE 52	1	596.88	29.84	626.72
778-160-001	85306 CAIRO AVE	1	596.88	29.84	626.72
778-160-002	85316 CAIRO AVE	1	596.88	29.84	626.72
778-160-003	85326 CAIRO AVE	1	596.88	29.84	626.72
778-160-004	85336 CAIRO AVE	1	596.88	29.84	626.72
778-160-005	85346 CAIRO AVE	1	596.88	29.84	626.72
778-160-006	85356 CAIRO AVE	1	596.88	29.84	626.72
778-160-007	85366 CAIRO AVE	1	596.88	29.84	626.72
778-160-008	85376 CAIRO AVE	1	596.88	29.84	626.72
778-160-009	85386 CAIRO AVE	1	596.88	29.84	626.72
778-160-010	85396 CAIRO AVE	1	596.88	29.84	626.72
778-160-011	85406 CAIRO AVE	1	596.88	29.84	626.72
778-160-012	85416 CAIRO AVE	1	596.88	29.84	626.72
778-160-013	85426 CAIRO AVE	1	596.88	29.84	626.72
778-160-014	85436 CAIRO AVE	1	596.88	29.84	626.72
778-160-015	85446 CAIRO AVE	1	596.88	29.84	626.72
778-160-016	85456 CAIRO AVE	1	596.88	29.84	626.72
778-160-017	85466 CAIRO AVE	1	596.88	29.84	626.72
778-160-018	85476 CAIRO AVE	1	596.88	29.84	626.72
778-160-019	85486 CAIRO AVE	1	596.88	29.84	626.72
778-160-020	85496 CAIRO AVE	1	596.88	29.84	626.72
778-160-021	85305 ARABY AVE	1	596.88	29.84	626.72
778-160-022	85315 ARABY AVE	1	596.88	29.84	626.72
778-160-023	85325 ARABY AVE	1	596.88	29.84	626.72
778-160-024	85335 ARABY AVE	1	596.88	29.84	626.72
778-160-025	85345 ARABY AVE	1	596.88	29.84	626.72
778-160-026	85355 ARABY AVE	1	596.88	29.84	626.72
778-160-027	85365 ARABY AVE	1	596.88	29.84	626.72
778-160-028	85375 ARABY AVE	1	596.88	29.84	626.72
778-160-029	85385 ARABY AVE	1	596.88	29.84	626.72
778-160-030	85395 ARABY AVE	1	596.88	29.84	626.72
778-160-031	85405 ARABY AVE	1	596.88	29.84	626.72
778-160-032	85415 ARABY AVE	1	596.88	29.84	626.72
778-160-033	85425 ARABY AVE	1	596.88	29.84	626.72
778-160-034	85435 ARABY AVE	1	596.88	29.84	626.72
778-160-035	85445 ARABY AVE	1	596.88	29.84	626.72
778-160-036	85455 ARABY AVE	1	596.88	29.84	626.72
778-160-037	85465 ARABY AVE	1	596.88	29.84	626.72
778-160-038	85475 ARABY AVE	1	596.88	29.84	626.72
778-160-039	85485 ARABY AVE	1	596.88	29.84	626.72
778-160-040	85495 ARABY AVE	1	596.88	29.84	626.72
778-161-001	85495 AVENUE 52	1	596.88	29.84	626.72
778-161-002	85485 AVENUE 52	1	596.88	29.84	626.72
778-161-003	85475 AVENUE 52	1	596.88	29.84	626.72
778-161-004	85465 AVENUE 52	1	596.88	29.84	626.72
778-161-005	85455 AVENUE 52	1	596.88	29.84	626.72
778-161-006	85445 AVENUE 52	1	596.88	29.84	626.72
778-161-007	85435 AVENUE 52	1	596.88	29.84	626.72
778-161-008	85425 AVENUE 52	1	596.88	29.84	626.72
778-161-009	85415 AVENUE 52	1	596.88	29.84	626.72
778-161-010	85405 AVENUE 52	1	596.88	29.84	626.72
778-161-011	85395 AVENUE 52	1	596.88	29.84	626.72
778-161-012	85385 AVENUE 52	1	596.88	29.84	626.72
778-161-013	85375 AVENUE 52	1	596.88	29.84	626.72
778-161-014	85365 AVENUE 52	1	596.88	29.84	626.72
778-161-015	85355 AVENUE 52	1	596.88	29.84	626.72
778-161-016	85345 AVENUE 52	1	596.88	29.84	626.72
778-161-017	85335 AVENUE 52	1	596.88	29.84	626.72
778-161-018	85325 AVENUE 52	1	596.88	29.84	626.72
778-161-019	85326 ARABY AVE	1	596.88	29.84	626.72
778-161-020	85336 ARABY AVE	1	596.88	29.84	626.72
778-161-021	85346 ARABY AVE	1	596.88	29.84	626.72
778-161-022	85356 ARABY AVE	1	596.88	29.84	626.72
778-161-023	85366 ARABY AVE	1	596.88	29.84	626.72
778-161-024	85376 ARABY AVE	1	596.88	29.84	626.72
778-161-025	85386 ARABY AVE	1	596.88	29.84	626.72
778-161-026	85396 ARABY AVE	1	596.88	29.84	626.72
778-161-027	85406 ARABY AVE	1	596.88	29.84	626.72
778-161-028	85416 ARABY AVE	1	596.88	29.84	626.72
778-161-029	85426 ARABY AVE	1	596.88	29.84	626.72
778-161-030	85436 ARABY AVE	1	596.88	29.84	626.72
778-161-031	85446 ARABY AVE	1	596.88	29.84	626.72
778-161-032	85456 ARABY AVE	1	596.88	29.84	626.72
778-161-033	85466 ARABY AVE	1	596.88	29.84	626.72
778-161-034	85476 ARABY AVE	1	596.88	29.84	626.72
778-161-035	85486 ARABY AVE	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
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APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
778-161-036	85496 ARABY AVE	1	596.88	29.84	626.72
778-161-037	85306 ARABY AVE	1	596.88	29.84	626.72
778-161-038	85316 ARABY ST	1	596.88	29.84	626.72
778-161-039	51962 DATE AVE	1	596.88	29.84	626.72
778-161-040	51990 DATE AVE	1	596.88	29.84	626.72
778-200-001	85526 AVENUE 52	1	596.88	29.84	626.72
778-200-002	85536 AVENUE 52	1	596.88	29.84	626.72
778-200-003	85546 AVENUE 52	1	596.88	29.84	626.72
778-200-004	85556 AVENUE 52	1	596.88	29.84	626.72
778-200-005	51885 GENOA ST	1	596.88	29.84	626.72
778-200-006	85565 NILE LN	1	596.88	29.84	626.72
778-200-007	85555 NILE LN	1	596.88	29.84	626.72
778-200-008	85545 NILE LN	1	596.88	29.84	626.72
778-200-009	85535 NILE LN	1	596.88	29.84	626.72
778-200-010	85525 NILE LN	1	596.88	29.84	626.72
778-200-012	85505 NILE LN	1	596.88	29.84	626.72
778-200-013	85516 NILE LN	1	596.88	29.84	626.72
778-200-014	85526 NILE LN	1	596.88	29.84	626.72
778-200-015	85536 NILE LN	1	596.88	29.84	626.72
778-200-016	85546 NILE LN	1	596.88	29.84	626.72
778-200-017	85556 NILE LN	1	596.88	29.84	626.72
778-200-018	51855 GENOA ST	1	596.88	29.84	626.72
778-200-019	85565 VINETA LN	1	596.88	29.84	626.72
778-200-020	85555 VINETA LN	1	596.88	29.84	626.72
778-200-021	85545 VINETA LN	1	596.88	29.84	626.72
778-200-022	85535 VINETA LN	1	596.88	29.84	626.72
778-200-023	85525 VINETA LN	1	596.88	29.84	626.72
778-200-024	85515 VINETA LN	1	596.88	29.84	626.72
778-200-025	85505 VINETA LN	1	596.88	29.84	626.72
778-200-026	85516 VINETA LN	1	596.88	29.84	626.72
778-200-027	85526 VINETA LN	1	596.88	29.84	626.72
778-200-028	85536 VINETA LN	1	596.88	29.84	626.72
778-200-029	85546 VINETA LN	1	596.88	29.84	626.72
778-200-030	85556 VINETA LN	1	596.88	29.84	626.72
778-200-031	51815 GENOA ST	1	596.88	29.84	626.72
778-200-032	85565 SYLMAR LN	1	596.88	29.84	626.72
778-200-033	85555 SYLMAR LN	1	596.88	29.84	626.72
778-200-034	85545 SYLMAR LN	1	596.88	29.84	626.72
778-200-035	85535 SYLMAR LN	1	596.88	29.84	626.72
778-200-036	85525 SYLMAR LN	1	596.88	29.84	626.72
778-200-037	85515 SYLMAR LN	1	596.88	29.84	626.72
778-200-038	85505 SYLMAR LN	1	596.88	29.84	626.72
778-200-039	85516 SYLMAR LN	1	596.88	29.84	626.72
778-200-040	85526 SYLMAR LN	1	596.88	29.84	626.72
778-200-041	85536 SYLMAR LN	1	596.88	29.84	626.72
778-200-042	85546 SYLMAR LN	1	596.88	29.84	626.72
778-200-043	85556 SYLMAR LN	1	596.88	29.84	626.72
778-200-044	51715 GENOA ST	1	596.88	29.84	626.72
778-200-045	51705 GENOA ST	1	596.88	29.84	626.72
778-200-046	85555 NAPOLI LN	1	596.88	29.84	626.72
778-200-047	85545 NAPOLI LN	1	596.88	29.84	626.72
778-200-048	85535 NAPOLI LN	1	596.88	29.84	626.72
778-200-049	85525 NAPOLI LN	1	596.88	29.84	626.72
778-200-050	85515 NAPOLI LN	1	596.88	29.84	626.72
778-200-051	85505 NAPOLI LN	1	596.88	29.84	626.72
778-200-052	85516 NAPOLI LN	1	596.88	29.84	626.72
778-200-053	85526 NAPOLI LN	1	596.88	29.84	626.72
778-200-054	85536 NAPOLI LN	1	596.88	29.84	626.72
778-200-055	85546 NAPOLI LN	1	596.88	29.84	626.72
778-200-056	85556 NAPOLI LN	1	596.88	29.84	626.72
778-200-057	85566 NAPOLI LN	1	596.88	29.84	626.72
778-200-058	85565 BAGDAD AVE	1	596.88	29.84	626.72
778-200-059	85555 BAGDAD ST	1	596.88	29.84	626.72
778-200-060	85545 BAGDAD ST	1	596.88	29.84	626.72
778-200-061	85535 BAGDAD ST	1	596.88	29.84	626.72
778-200-062	85525 BAGDAD ST	1	596.88	29.84	626.72
778-200-063	85515 BAGDAD ST	1	596.88	29.84	626.72
778-200-064	85505 BAGDAD ST	1	596.88	29.84	626.72
778-210-001	51740 CALLE PERA	1	596.88	29.84	626.72
778-210-002	85688 HILL ST	1	596.88	29.84	626.72
778-210-003	85692 HILL ST	1	596.88	29.84	626.72
778-210-004	51728 CALLE PERA	1	596.88	29.84	626.72
778-210-005	51716 CALLE PERA	1	596.88	29.84	626.72
778-210-006	51717 CALLE PERA	1	596.88	29.84	626.72
778-210-007	51725 CALLE PERA	1	596.88	29.84	626.72
778-210-008	51733 CALLE PERA	1	596.88	29.84	626.72
778-210-009	51741 CALLE PERA	1	596.88	29.84	626.72
778-210-010	51786 GENOA ST	1	596.88	29.84	626.72
778-210-011	51748 GENOA ST	1	596.88	29.84	626.72
778-210-012	51710 GENOA ST	1	596.88	29.84	626.72
778-210-013	51674 GENOA ST	1	596.88	29.84	626.72
778-210-014	51636 GENOA ST	1	596.88	29.84	626.72
778-210-015	85627 BAGDAD ST	1	596.88	29.84	626.72
778-210-016	85659 BAGDAD ST	1	596.88	29.84	626.72
778-210-017	85671 BAGDAD ST	1	596.88	29.84	626.72
778-211-002	85690 CALLE LIMON	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
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APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
778-211-003	85684 CALLE LIMON	1	596.88	29.84	626.72
778-211-004	85678 CALLE LIMON	1	596.88	29.84	626.72
778-211-005	85672 CALLE LIMON	1	596.88	29.84	626.72
778-211-006	85660 CALLE LIMON	1	596.88	29.84	626.72
778-211-007	85658 CALLE LIMON	1	596.88	29.84	626.72
778-211-008	51890 CAMINO CORTO	1	596.88	29.84	626.72
778-211-009	51882 CAMINO CORTO	1	596.88	29.84	626.72
778-211-010	51896 CAMINO CORTO	1	596.88	29.84	626.72
778-211-011	51867 CAMINO CORTO	1	596.88	29.84	626.72
778-211-012	51875 CAMINO CORTO	1	596.88	29.84	626.72
778-211-013	51883 CAMINO CORTO	1	596.88	29.84	626.72
778-211-014	85624 CALLE LIMON	1	596.88	29.84	626.72
778-211-015	85612 CALLE LIMON	1	596.88	29.84	626.72
778-211-016	51878 GENOA ST	1	596.88	29.84	626.72
778-211-017	51866 GENOA ST	1	596.88	29.84	626.72
778-211-018	85619 HILL ST	1	596.88	29.84	626.72
778-211-019	85627 HILL ST	1	596.88	29.84	626.72
778-211-020	85635 HILL ST	1	596.88	29.84	626.72
778-212-001	85680 AVENUE 52	1	596.88	29.84	626.72
778-212-002	85662 AVENUE 52	1	596.88	29.84	626.72
778-212-003	85646 AVENUE 52	1	596.88	29.84	626.72
778-212-004	85628 AVENUE 52	1	596.88	29.84	626.72
778-212-005	51998 GENOA ST	1	596.88	29.84	626.72
778-212-006	51986 GENOA ST	1	596.88	29.84	626.72
778-212-007	51974 GENOA ST	1	596.88	29.84	626.72
778-212-008	51962 GENOA ST	1	596.88	29.84	626.72
778-212-009	85625 CALLE LIMON	1	596.88	29.84	626.72
778-212-010	85637 CALLE LIMON	1	596.88	29.84	626.72
778-212-011	85649 CALLE LIMON	1	596.88	29.84	626.72
778-212-012	85661 CALLE LIMON	1	596.88	29.84	626.72
778-212-013	85673 CALLE LIMON	1	596.88	29.84	626.72
778-212-014	85685 CALLE LIMON	1	596.88	29.84	626.72
778-212-015	85697 CALLE LIMON	1	596.88	29.84	626.72
778-220-004	51800 SUNSET DR	1	596.88	29.84	626.72
778-220-005	51808 SUNSET DR	1	596.88	29.84	626.72
778-220-006	51812 SUNSET DR	1	596.88	29.84	626.72
778-220-007	51816 SUNSET DR	1	596.88	29.84	626.72
778-220-008	51856 SUNSET DR	1	596.88	29.84	626.72
778-220-009	51876 SUNSET DR	1	596.88	29.84	626.72
778-220-010	51896 SUNSET DR	1	596.88	29.84	626.72
778-220-011	51916 SUNSET DR	1	596.88	29.84	626.72
778-220-012	51926 SUNSET DR	1	596.88	29.84	626.72
778-220-013	51936 SUNSET DR	1	596.88	29.84	626.72
778-220-014	51946 SUNSET DR	1	596.88	29.84	626.72
778-220-015	51956 SUNSET DR	1	596.88	29.84	626.72
778-220-016	51966 SUNSET DR	1	596.88	29.84	626.72
778-220-017	51976 SUNSET DR	1	596.88	29.84	626.72
778-221-001	51801 SUNSET DR	1	596.88	29.84	626.72
778-221-002	51807 SUNSET DR	1	596.88	29.84	626.72
778-221-003	51815 SUNSET DR	1	596.88	29.84	626.72
778-221-004	51821 SUNSET DR	1	596.88	29.84	626.72
778-221-005	51855 SUNSET DR	1	596.88	29.84	626.72
778-221-006	51875 SUNSET DR	1	596.88	29.84	626.72
778-221-007	51895 SUNSET DR	1	596.88	29.84	626.72
778-221-008	51915 SUNSET DR	1	596.88	29.84	626.72
778-221-009	51925 SUNSET DR	1	596.88	29.84	626.72
778-221-010	51935 SUNSET DR	1	596.88	29.84	626.72
778-221-011	51945 SUNSET DR	1	596.88	29.84	626.72
778-221-012	51955 SUNSET DR	1	596.88	29.84	626.72
778-221-013	51965 SUNSET DR	1	596.88	29.84	626.72
778-240-001	52120 TRIPOLI WAY	1	596.88	29.84	626.72
778-240-002	52138 TRIPOLI WAY	1	596.88	29.84	626.72
778-240-003	52156 TRIPOLI WAY	1	596.88	29.84	626.72
778-240-004	52174 TRIPOLI WAY	1	596.88	29.84	626.72
778-240-005	52192 TRIPOLI WAY	1	596.88	29.84	626.72
778-240-006	52210 TRIPOLI WAY	1	596.88	29.84	626.72
778-240-007	52228 TRIPOLI WAY	1	596.88	29.84	626.72
778-240-008	52246 TRIPOLI WAY	1	596.88	29.84	626.72
778-240-009	52264 TRIPOLI WAY	1	596.88	29.84	626.72
778-240-010	52282 TRIPOLI WAY	1	596.88	29.84	626.72
778-240-011	52300 TRIPOLI WAY	1	596.88	29.84	626.72
778-240-012	52318 TRIPOLI WAY	1	596.88	29.84	626.72
778-240-013	52336 TRIPOLI WAY	1	596.88	29.84	626.72
778-240-014	52354 TRIPOLI WAY	1	596.88	29.84	626.72
778-240-015	52372 TRIPOLI WAY	1	596.88	29.84	626.72
778-240-016	52390 TRIPOLI WAY	1	596.88	29.84	626.72
778-240-017	52408 TRIPOLI WAY	1	596.88	29.84	626.72
778-240-018	52426 TRIPOLI WAY	1	596.88	29.84	626.72
778-240-019	52444 TRIPOLI WAY	1	596.88	29.84	626.72
778-240-020	52462 TRIPOLI WAY	1	596.88	29.84	626.72
778-241-001	52119 TRIPOLI WAY	1	596.88	29.84	626.72
778-241-002	52137 TRIPOLI WAY	1	596.88	29.84	626.72
778-241-003	52155 TRIPOLI WAY	1	596.88	29.84	626.72
778-241-004	52173 TRIPOLI WAY	1	596.88	29.84	626.72
778-241-005	52191 TRIPOLI WAY	1	596.88	29.84	626.72
778-241-006	52211 TRIPOLI WAY	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
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APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
778-241-007	52229 TRIPOLI WAY	1	596.88	29.84	626.72
778-241-008	52247 TRIPOLI WAY	1	596.88	29.84	626.72
778-241-009	52265 TRIPOLI WAY	1	596.88	29.84	626.72
778-241-010	52283 TRIPOLI WAY	1	596.88	29.84	626.72
778-241-011	52299 TRIPOLI WAY	1	596.88	29.84	626.72
778-241-012	52317 TRIPOLI WAY	1	596.88	29.84	626.72
778-241-013	52335 TRIPOLI WAY	1	596.88	29.84	626.72
778-241-014	52353 TRIPOLI WAY	1	596.88	29.84	626.72
778-241-015	52371 TRIPOLI WAY	1	596.88	29.84	626.72
778-241-016	52389 TRIPOLI WAY	1	596.88	29.84	626.72
778-241-017	52407 TRIPOLI WAY	1	596.88	29.84	626.72
778-241-018	52425 TRIPOLI WAY	1	596.88	29.84	626.72
778-241-019	52443 TRIPOLI WAY	1	596.88	29.84	626.72
778-241-020	52461 TRIPOLI WAY	1	596.88	29.84	626.72
778-241-021	52120 JENNIFER WAY	1	596.88	29.84	626.72
778-241-022	52138 JENNIFER WAY	1	596.88	29.84	626.72
778-241-023	52156 JENNIFER WAY	1	596.88	29.84	626.72
778-241-024	52174 JENNIFER WAY	1	596.88	29.84	626.72
778-241-025	52192 JENNIFER WAY	1	596.88	29.84	626.72
778-241-026	52210 JENNIFER WAY	1	596.88	29.84	626.72
778-241-027	52228 JENNIFER WAY	1	596.88	29.84	626.72
778-241-028	52246 JENNIFER WAY	1	596.88	29.84	626.72
778-241-029	52264 JENNIFER WAY	1	596.88	29.84	626.72
778-241-030	52282 JENNIFER WAY	1	596.88	29.84	626.72
778-241-031	52300 JENNIFER WAY	1	596.88	29.84	626.72
778-241-032	52318 JENNIFER WAY	1	596.88	29.84	626.72
778-241-033	52336 JENNIFER WAY	1	596.88	29.84	626.72
778-241-034	52354 JENNIFER WAY	1	596.88	29.84	626.72
778-241-035	52372 JENNIFER WAY	1	596.88	29.84	626.72
778-241-036	52390 JENNIFER WAY	1	596.88	29.84	626.72
778-241-037	52408 JENNIFER WAY	1	596.88	29.84	626.72
778-241-038	52426 JENNIFER WAY	1	596.88	29.84	626.72
778-241-039	52444 JENNIFER WAY	1	596.88	29.84	626.72
778-241-040	52462 JENNIFER WAY	1	596.88	29.84	626.72
778-242-001	52119 JENNIFER WAY	1	596.88	29.84	626.72
778-242-002	52137 JENNIFER WAY	1	596.88	29.84	626.72
778-242-003	52155 JENNIFER WAY	1	596.88	29.84	626.72
778-242-004	52173 JENNIFER WAY	1	596.88	29.84	626.72
778-242-005	52191 JENNIFER WAY	1	596.88	29.84	626.72
778-242-006	52211 JENNIFER WAY	1	596.88	29.84	626.72
778-242-007	52229 JENNIFER WAY	1	596.88	29.84	626.72
778-242-008	52247 JENNIFER WAY	1	596.88	29.84	626.72
778-242-009	52265 JENNIFER WAY	1	596.88	29.84	626.72
778-242-010	52283 JENNIFER WAY	1	596.88	29.84	626.72
778-242-011	52299 JENNIFER WAY	1	596.88	29.84	626.72
778-242-012	52317 JENNIFER WAY	1	596.88	29.84	626.72
778-242-013	52335 JENNIFER WAY	1	596.88	29.84	626.72
778-242-014	52353 JENNIFER WAY	1	596.88	29.84	626.72
778-242-015	52371 JENNIFER WAY	1	596.88	29.84	626.72
778-242-016	52389 JENNIFER WAY	1	596.88	29.84	626.72
778-242-017	52407 JENNIFER WAY	1	596.88	29.84	626.72
778-242-018	52425 JENNIFER WAY	1	596.88	29.84	626.72
778-242-019	52443 JENNIFER WAY	1	596.88	29.84	626.72
778-242-020	85225 VALLEY RD	1	596.88	29.84	626.72
778-250-001	85296 AVENUE 52	1	596.88	29.84	626.72
778-250-002	52138 NELSON ST	1	596.88	29.84	626.72
778-250-003	52156 NELSON ST	1	596.88	29.84	626.72
778-250-004	52174 NELSON AVE	1	596.88	29.84	626.72
778-250-005	52192 NELSON ST	1	596.88	29.84	626.72
778-250-006	52210 NELSON ST	1	596.88	29.84	626.72
778-250-007	52228 NELSON ST	1	596.88	29.84	626.72
778-250-008	52246 NELSON ST	1	596.88	29.84	626.72
778-250-009	52264 NELSON ST	1	596.88	29.84	626.72
778-250-010	52282 NELSON ST	1	596.88	29.84	626.72
778-250-011	52300 NELSON ST	1	596.88	29.84	626.72
778-250-012	52318 NELSON ST	1	596.88	29.84	626.72
778-250-013	52336 NELSON ST	1	596.88	29.84	626.72
778-250-014	52354 NELSON ST	1	596.88	29.84	626.72
778-250-015	52372 NELSON ST	1	596.88	29.84	626.72
778-250-016	52390 NELSON ST	1	596.88	29.84	626.72
778-250-017	52408 NELSON ST	1	596.88	29.84	626.72
778-250-018	52426 NELSON ST	1	596.88	29.84	626.72
778-250-019	52444 NELSON ST	1	596.88	29.84	626.72
778-250-020	52462 NELSON ST	1	596.88	29.84	626.72
778-251-001	85286 AVENUE 52	1	596.88	29.84	626.72
778-251-002	52137 NELSON ST	1	596.88	29.84	626.72
778-251-003	52155 NELSON ST	1	596.88	29.84	626.72
778-251-004	52173 NELSON ST	1	596.88	29.84	626.72
778-251-005	52191 NELSON ST	1	596.88	29.84	626.72
778-251-006	52209 NELSON ST	1	596.88	29.84	626.72
778-251-007	52227 NELSON ST	1	596.88	29.84	626.72
778-251-008	52245 NELSON ST	1	596.88	29.84	626.72
778-251-009	52263 NELSON ST	1	596.88	29.84	626.72
778-251-010	52281 NELSON ST	1	596.88	29.84	626.72
778-251-011	52299 NELSON ST	1	596.88	29.84	626.72
778-251-012	52317 NELSON ST	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
778-251-013	52335 NELSON ST	1	596.88	29.84	626.72
778-251-014	52353 NELSON ST	1	596.88	29.84	626.72
778-251-015	52371 NELSON ST	1	596.88	29.84	626.72
778-251-016	52389 NELSON ST	1	596.88	29.84	626.72
778-251-017	52407 NELSON ST	1	596.88	29.84	626.72
778-251-018	52425 NELSON ST	1	596.88	29.84	626.72
778-251-019	52443 NELSON ST	1	596.88	29.84	626.72
778-251-020	52461 NELSON ST	1	596.88	29.84	626.72
778-251-021	85276 AVENUE 52 AVE	1	596.88	29.84	626.72
778-251-022	52138 MORGAN AVE	1	596.88	29.84	626.72
778-251-023	52156 MORGAN AVE	1	596.88	29.84	626.72
778-251-024	52174 MORGAN AVE	1	596.88	29.84	626.72
778-251-025	52192 MORGAN AVE	1	596.88	29.84	626.72
778-251-026	52210 MORGAN AVE	1	596.88	29.84	626.72
778-251-027	52228 MORGAN AVE	1	596.88	29.84	626.72
778-251-028	52246 MORGAN AVE	1	596.88	29.84	626.72
778-251-029	52264 MORGAN AVE	1	596.88	29.84	626.72
778-251-030	52282 MORGAN AVE	1	596.88	29.84	626.72
778-251-031	52300 MORGAN AVE	1	596.88	29.84	626.72
778-251-032	52318 MORGAN AVE	1	596.88	29.84	626.72
778-251-033	52336 MORGAN AVE	1	596.88	29.84	626.72
778-251-034	52354 MORGAN AVE	1	596.88	29.84	626.72
778-251-035	52372 MORGAN AVE	1	596.88	29.84	626.72
778-251-036	52390 MORGAN AVE	1	596.88	29.84	626.72
778-251-037	52408 MORGAN AVE	1	596.88	29.84	626.72
778-251-038	52426 MORGAN AVE	1	596.88	29.84	626.72
778-251-039	52444 MORGAN AVE	1	596.88	29.84	626.72
778-251-040	85275 VALLEY RD	1	596.88	29.84	626.72
778-252-001	85266 AVENUE 52	1	596.88	29.84	626.72
778-252-002	52137 MORGAN AVE	1	596.88	29.84	626.72
778-252-003	52155 MORGAN AVE	1	596.88	29.84	626.72
778-252-004	52173 MORGAN AVE	1	596.88	29.84	626.72
778-252-005	52191 MORGAN AVE	1	596.88	29.84	626.72
778-252-006	52209 MORGAN AVE	1	596.88	29.84	626.72
778-252-007	52227 MORGAN AVE	1	596.88	29.84	626.72
778-252-008	52245 MORGAN AVE	1	596.88	29.84	626.72
778-252-009	52263 MORGAN AVE	1	596.88	29.84	626.72
778-252-010	52281 MORGAN AVE	1	596.88	29.84	626.72
778-252-011	52299 MORGAN AVE	1	596.88	29.84	626.72
778-252-012	52317 MORGAN AVE	1	596.88	29.84	626.72
778-252-013	52335 MORGAN AVE	1	596.88	29.84	626.72
778-252-014	52353 MORGAN AVE	1	596.88	29.84	626.72
778-252-015	52371 MORGAN AVE	1	596.88	29.84	626.72
778-252-016	52389 MORGAN AVE	1	596.88	29.84	626.72
778-252-017	52407 MORGAN AVE	1	596.88	29.84	626.72
778-252-018	52425 MORGAN AVE	1	596.88	29.84	626.72
778-252-019	52443 MORGAN AVE	1	596.88	29.84	626.72
778-252-020	85265 VALLEY RD	1	596.88	29.84	626.72
778-260-001	52124 DOS PALMAS AVE	1	596.88	29.84	626.72
778-260-002	52138 DOS PALMAS AVE	1	596.88	29.84	626.72
778-260-003	52156 DOS PALMAS AVE	1	596.88	29.84	626.72
778-260-004	52174 DOS PALMAS AVE	1	596.88	29.84	626.72
778-260-005	52192 DOS PALMAS AVE	1	596.88	29.84	626.72
778-260-006	52212 DOS PALMAS AVE	1	596.88	29.84	626.72
778-260-007	52234 DOS PALMAS AVE	1	596.88	29.84	626.72
778-260-008	52258 DOS PALMAS AVE	1	596.88	29.84	626.72
778-260-009	52280 DOS PALMAS AVE	1	596.88	29.84	626.72
778-260-010	52296 DOS PALMAS AVE	1	596.88	29.84	626.72
778-260-011	52316 DOS PALMAS AVE	1	596.88	29.84	626.72
778-260-012	52336 DOS PALMAS AVE	1	596.88	29.84	626.72
778-260-013	52356 DOS PALMAS AVE	1	596.88	29.84	626.72
778-260-014	52374 DOS PALMAS AVE	1	596.88	29.84	626.72
778-260-015	52390 DOS PALMAS AVE	1	596.88	29.84	626.72
778-260-016	52408 DOS PALMAS AVE	1	596.88	29.84	626.72
778-260-017	52426 DOS PALMAS AVE	1	596.88	29.84	626.72
778-260-018	52448 DOS PALMAS AVE	1	596.88	29.84	626.72
778-261-001	52119 DOS PALMAS AVE	1	596.88	29.84	626.72
778-261-002	52137 DOS PALMAS AVE	1	596.88	29.84	626.72
778-261-003	52155 DOS PALMAS AVE	1	596.88	29.84	626.72
778-261-004	52173 DOS PALMAS AVE	1	596.88	29.84	626.72
778-261-005	52191 DOS PALMAS AVE	1	596.88	29.84	626.72
778-261-006	52211 DOS PALMAS AVE	1	596.88	29.84	626.72
778-261-007	52233 DOS PALMAS AVE	1	596.88	29.84	626.72
778-261-008	52257 DOS PALMAS AVE	1	596.88	29.84	626.72
778-261-009	52279 DOS PALMAS AVE	1	596.88	29.84	626.72
778-261-010	52295 DOS PALMAS AVE	1	596.88	29.84	626.72
778-261-011	52317 DOS PALMAS AVE	1	596.88	29.84	626.72
778-261-012	52335 DOS PALMAS AVE	1	596.88	29.84	626.72
778-261-013	52355 DOS PALMAS AVE	1	596.88	29.84	626.72
778-261-014	52371 DOS PALMAS AVE	1	596.88	29.84	626.72
778-261-015	52391 DOS PALMAS AVE	1	596.88	29.84	626.72
778-261-016	52409 DOS PALMAS AVE	1	596.88	29.84	626.72
778-261-017	52427 DOS PALMAS AVE	1	596.88	29.84	626.72
778-261-018	52447 DOS PALMAS AVE	1	596.88	29.84	626.72
778-261-021	52156 OASIS PALMS AVE	1	596.88	29.84	626.72
778-261-022	52174 OASIS PALMS AVE	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
778-261-023	52192 OASIS PALMS AVE	1	596.88	29.84	626.72
778-261-024	52212 OASIS PALMS AVE	1	596.88	29.84	626.72
778-261-025	52234 OASIS PALMS AVE	1	596.88	29.84	626.72
778-261-026	52258 OASIS PALMS AVE	1	596.88	29.84	626.72
778-261-027	52280 OASIS PALMS AVE	1	596.88	29.84	626.72
778-261-028	52296 OASIS PALMS AVE	1	596.88	29.84	626.72
778-262-001	52119 OASIS PALMS AVE	1	596.88	29.84	626.72
778-262-002	52137 OASIS PALMS AVE	1	596.88	29.84	626.72
778-262-003	52155 OASIS PALMS AVE	1	596.88	29.84	626.72
778-262-004	52173 OASIS PALMS AVE	1	596.88	29.84	626.72
778-262-005	52191 OASIS PALMS AVE	1	596.88	29.84	626.72
778-262-006	52211 OASIS PALMS AVE	1	596.88	29.84	626.72
778-262-007	52233 OASIS PALMS AVE	1	596.88	29.84	626.72
778-262-008	52257 OASIS PALMS AVE	1	596.88	29.84	626.72
778-262-009	52279 OASIS PALMS AVE	1	596.88	29.84	626.72
778-262-010	52295 OASIS PALMS AVE	1	596.88	29.84	626.72
778-262-011	52317 OASIS PALMS AVE	1	596.88	29.84	626.72
778-262-012	52335 OASIS PALMS AVE	1	596.88	29.84	626.72
778-262-013	52355 OASIS PALMS AVE	1	596.88	29.84	626.72
778-262-017	52427 OASIS PALMS AVE	1	596.88	29.84	626.72
778-262-018	52447 OASIS PALMS AVE	1	596.88	29.84	626.72
778-262-019	52120 LAS PALMAS ST	2	1,193.75	59.69	1,253.44
778-262-020	52138 LAS PALMAS ST	1	596.88	29.84	626.72
778-262-021	52156 LAS PALMAS ST	1	596.88	29.84	626.72
778-262-022	52174 LAS PALMAS ST	1	596.88	29.84	626.72
778-262-023	52192 LAS PALMAS ST	1	596.88	29.84	626.72
778-262-024	52210 LAS PALMAS ST	1	596.88	29.84	626.72
778-262-025	52228 LAS PALMAS ST	1	596.88	29.84	626.72
778-262-026	52246 LAS PALMAS ST	1	596.88	29.84	626.72
778-262-027	52264 LAS PALMAS ST	1	596.88	29.84	626.72
778-262-028	52282 LAS PALMAS ST	1	596.88	29.84	626.72
778-262-029	52300 LAS PALMAS ST	1	596.88	29.84	626.72
778-262-030	52318 LAS PALMAS ST	1	596.88	29.84	626.72
778-262-031	52336 LAS PALMAS ST	1	596.88	29.84	626.72
778-262-032	52354 LAS PALMAS ST	1	596.88	29.84	626.72
778-262-033	52372 LAS PALMAS ST	1	596.88	29.84	626.72
778-262-034	52390 LAS PALMAS ST	1	596.88	29.84	626.72
778-262-035	52408 LAS PALMAS ST	1	596.88	29.84	626.72
778-262-036	52426 LAS PALMAS ST	1	596.88	29.84	626.72
778-262-037	52444 LAS PALMAS ST	1	596.88	29.84	626.72
778-262-038	52462 LAS PALMAS ST	1	596.88	29.84	626.72
778-263-001	52461 LAS PALMAS ST	1	596.88	29.84	626.72
778-263-002	52443 LAS PALMAS ST	1	596.88	29.84	626.72
778-263-003	52425 LAS PALMAS ST	1	596.88	29.84	626.72
778-263-004	52407 LAS PALMAS ST	1	596.88	29.84	626.72
778-263-005	52389 LAS PALMAS ST	1	596.88	29.84	626.72
778-263-006	52371 LAS PALMAS ST	1	596.88	29.84	626.72
778-263-007	52353 LAS PALMAS ST	1	596.88	29.84	626.72
778-263-008	52335 LAS PALMAS ST	1	596.88	29.84	626.72
778-263-009	52317 LAS PALMAS ST	1	596.88	29.84	626.72
778-263-010	52299 LAS PALMAS ST	1	596.88	29.84	626.72
778-263-011	52283 LAS PALMAS ST	1	596.88	29.84	626.72
778-263-012	52265 LAS PALMAS ST	1	596.88	29.84	626.72
778-263-013	52247 LAS PALMAS ST	1	596.88	29.84	626.72
778-263-014	52229 LAS PALMAS ST	1	596.88	29.84	626.72
778-263-015	52211 LAS PALMAS ST	1	596.88	29.84	626.72
778-263-016	52191 LAS PALMAS ST	1	596.88	29.84	626.72
778-263-017	52173 LAS PALMAS ST	1	596.88	29.84	626.72
778-263-018	52155 LAS PALMAS ST	1	596.88	29.84	626.72
778-263-019	85306 AVENUE 52	1	596.88	29.84	626.72
778-270-001	52120 SHADY LN	1	596.88	29.84	626.72
778-270-002	52138 SHADY LN	1	596.88	29.84	626.72
778-270-003	52156 SHADY LN	1	596.88	29.84	626.72
778-270-004	52174 SHADY LN	1	596.88	29.84	626.72
778-270-005	52192 SHADY LN	1	596.88	29.84	626.72
778-270-006	52212 SHADY LN	1	596.88	29.84	626.72
778-270-007	52234 SHADY LN	1	596.88	29.84	626.72
778-270-008	52258 SHADY LN	1	596.88	29.84	626.72
778-270-009	52280 SHADY LN	1	596.88	29.84	626.72
778-270-010	52296 SHADY LN	1	596.88	29.84	626.72
778-270-011	52316 SHADY LN	1	596.88	29.84	626.72
778-270-012	52336 SHADY LN	1	596.88	29.84	626.72
778-270-013	52356 SHADY LN	1	596.88	29.84	626.72
778-270-014	52374 SHADY LN	1	596.88	29.84	626.72
778-270-015	52390 SHADY LN	1	596.88	29.84	626.72
778-270-016	52408 SHADY LN	1	596.88	29.84	626.72
778-270-017	52426 SHADY LN	1	596.88	29.84	626.72
778-270-018	52448 SHADY LN	1	596.88	29.84	626.72
778-270-019	52466 SHADY LN	1	596.88	29.84	626.72
778-270-020	52488 SHADY LN	1	596.88	29.84	626.72
778-271-001	52119 SHADY LN	1	596.88	29.84	626.72
778-271-002	52137 SHADY LN	1	596.88	29.84	626.72
778-271-003	52155 SHADY LN	1	596.88	29.84	626.72
778-271-004	52173 SHADY LN	1	596.88	29.84	626.72
778-271-005	52191 SHADY LN	1	596.88	29.84	626.72
778-271-006	52211 SHADY LN	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
778-271-007	52233 SHADY LN	1	596.88	29.84	626.72
778-271-008	52257 SHADY LN	1	596.88	29.84	626.72
778-271-009	52279 SHADY LN	1	596.88	29.84	626.72
778-271-010	52295 SHADY LN	1	596.88	29.84	626.72
778-271-011	52317 SHADY LN	1	596.88	29.84	626.72
778-271-012	52335 SHADY LN	1	596.88	29.84	626.72
778-271-013	52355 SHADY LN	1	596.88	29.84	626.72
778-271-014	52371 SHADY LN	1	596.88	29.84	626.72
778-271-015	52391 SHADY LN	1	596.88	29.84	626.72
778-271-016	52409 SHADY LN	1	596.88	29.84	626.72
778-271-017	52427 SHADY LN	1	596.88	29.84	626.72
778-271-018	52447 SHADY LN	1	596.88	29.84	626.72
778-271-019	52465 SHADY LN	1	596.88	29.84	626.72
778-271-020	52487 SHADY LN	1	596.88	29.84	626.72
778-271-021	85456 AVENUE 52	1	596.88	29.84	626.72
778-271-022	52138 CYPRESS ST	1	596.88	29.84	626.72
778-271-023	52156 CYPRESS ST	1	596.88	29.84	626.72
778-271-024	52174 CYPRESS ST	1	596.88	29.84	626.72
778-271-025	52192 CYPRESS ST	1	596.88	29.84	626.72
778-271-026	52212 CYPRESS ST	1	596.88	29.84	626.72
778-271-027	52234 CYPRESS ST	1	596.88	29.84	626.72
778-271-028	52258 CYPRESS ST	1	596.88	29.84	626.72
778-271-029	52280 CYPRESS ST	1	596.88	29.84	626.72
778-271-030	52296 CYPRESS ST	1	596.88	29.84	626.72
778-271-031	52316 CYPRESS ST	1	596.88	29.84	626.72
778-271-032	52336 CYPRESS ST	1	596.88	29.84	626.72
778-271-033	52356 CYPRESS ST	1	596.88	29.84	626.72
778-271-034	52374 CYPRESS ST	1	596.88	29.84	626.72
778-271-035	52390 CYPRESS ST	1	596.88	29.84	626.72
778-271-036	52408 CYPRESS ST	1	596.88	29.84	626.72
778-271-037	52426 CYPRESS ST	1	596.88	29.84	626.72
778-271-038	52448 CYPRESS ST	1	596.88	29.84	626.72
778-271-039	52466 CYPRESS ST	1	596.88	29.84	626.72
778-271-040	52488 CYPRESS ST	1	596.88	29.84	626.72
778-272-001	85446 AVENUE 52	1	596.88	29.84	626.72
778-272-002	52137 CYPRESS ST	1	596.88	29.84	626.72
778-272-003	52155 CYPRESS ST	1	596.88	29.84	626.72
778-272-004	52173 CYPRESS ST	1	596.88	29.84	626.72
778-272-005	52191 CYPRESS ST	1	596.88	29.84	626.72
778-272-006	52211 CYPRESS ST	1	596.88	29.84	626.72
778-272-007	52233 CYPRESS ST	1	596.88	29.84	626.72
778-272-008	52257 CYPRESS ST	1	596.88	29.84	626.72
778-272-009	52279 CYPRESS ST	1	596.88	29.84	626.72
778-272-010	52295 CYPRESS ST	1	596.88	29.84	626.72
778-272-011	52317 CYPRESS ST	1	596.88	29.84	626.72
778-272-012	52335 CYPRESS ST	1	596.88	29.84	626.72
778-272-013	52355 CYPRESS ST	1	596.88	29.84	626.72
778-272-014	52371 CYPRESS ST	1	596.88	29.84	626.72
778-272-015	52391 CYPRESS ST	1	596.88	29.84	626.72
778-272-016	52409 CYPRESS ST	1	596.88	29.84	626.72
778-272-017	52427 CYPRESS ST	1	596.88	29.84	626.72
778-272-018	52447 CYPRESS ST	1	596.88	29.84	626.72
778-272-019	52465 CYPRESS ST	1	596.88	29.84	626.72
778-272-020	52487 CYPRESS ST	1	596.88	29.84	626.72
778-290-001	52996 LEE LN	1	596.88	29.84	626.72
778-290-002	52978 LEE LN	1	596.88	29.84	626.72
778-290-003	52950 LEE LN	1	596.88	29.84	626.72
778-290-004	52932 LEE LN	1	596.88	29.84	626.72
778-290-005	52920 LEE LN	1	596.88	29.84	626.72
778-290-006	52896 LEE LN	1	596.88	29.84	626.72
778-290-007	52876 LEE LN	1	596.88	29.84	626.72
778-290-008	52850 LEE LN	1	596.88	29.84	626.72
778-290-009	52832 LEE LN	1	596.88	29.84	626.72
778-290-010	52820 LEE LN	1	596.88	29.84	626.72
778-290-011	52821 LEE LN	1	596.88	29.84	626.72
778-290-012	52833 LEE LN	1	596.88	29.84	626.72
778-290-013	52851 LEE LN	1	596.88	29.84	626.72
778-290-014	52877 LEE LN	1	596.88	29.84	626.72
778-290-015	52895 LEE LN	1	596.88	29.84	626.72
778-290-016	52921 LEE LN	1	596.88	29.84	626.72
778-290-017	52933 LEE LN	1	596.88	29.84	626.72
778-290-018	52951 LEE LN	1	596.88	29.84	626.72
778-290-019	52977 LEE LN	1	596.88	29.84	626.72
778-290-020	52995 LEE LN	1	596.88	29.84	626.72
778-290-021	52998 ADAM LN	1	596.88	29.84	626.72
778-290-022	52976 ADAM LN	1	596.88	29.84	626.72
778-290-023	52952 ADAM LN	1	596.88	29.84	626.72
778-290-024	52930 ADAM LN	1	596.88	29.84	626.72
778-290-025	52940 ADAM LN	1	596.88	29.84	626.72
778-290-026	52898 ADAM LN	1	596.88	29.84	626.72
778-290-027	52876 ADAM LN	1	596.88	29.84	626.72
778-290-028	52852 ADAM LN	1	596.88	29.84	626.72
778-290-029	52830 ADAM LN	1	596.88	29.84	626.72
778-290-030	52820 ADAM LN	1	596.88	29.84	626.72
778-290-031	52819 ADAM LN	1	596.88	29.84	626.72
778-290-032	52831 ADAM LN	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
778-290-033	52853 ADAM LN	1	596.88	29.84	626.72
778-290-034	52875 ADAM LN	1	596.88	29.84	626.72
778-290-035	52897 ADAM LN	1	596.88	29.84	626.72
778-290-036	52919 ADAM LN	1	596.88	29.84	626.72
778-290-037	52931 ADAM LN	1	596.88	29.84	626.72
778-290-038	52953 ADAM LN	1	596.88	29.84	626.72
778-290-039	52975 ADAM LN	1	596.88	29.84	626.72
778-290-040	52997 ADAM LN	1	596.88	29.84	626.72
778-300-001	85352 HEATHER LN	1	596.88	29.84	626.72
778-300-002	85366 HEATHER LN	1	596.88	29.84	626.72
778-300-003	85382 HEATHER LN	1	596.88	29.84	626.72
778-300-004	85402 HEATHER LN	1	596.88	29.84	626.72
778-300-005	85416 HEATHER LN	1	596.88	29.84	626.72
778-300-006	85422 HEATHER LN	1	596.88	29.84	626.72
778-300-007	85428 HEATHER LN	1	596.88	29.84	626.72
778-300-008	85434 HEATHER LN	1	596.88	29.84	626.72
778-300-009	85440 HEATHER LN	1	596.88	29.84	626.72
778-300-010	85446 HEATHER LN	1	596.88	29.84	626.72
778-300-011	85452 HEATHER LN	1	596.88	29.84	626.72
778-300-012	85458 HEATHER LN	1	596.88	29.84	626.72
778-300-013	85468 HEATHER LN	1	596.88	29.84	626.72
778-300-014	85469 VALENCIA LN	1	596.88	29.84	626.72
778-300-015	85457 VALENCIA LN	1	596.88	29.84	626.72
778-300-016	85451 VALENCIA LN	1	596.88	29.84	626.72
778-300-017	85445 VALENCIA LN	1	596.88	29.84	626.72
778-300-018	85439 VALENCIA LN	1	596.88	29.84	626.72
778-300-019	85433 VALENCIA LN	1	596.88	29.84	626.72
778-300-020	85427 VALENCIA LN	1	596.88	29.84	626.72
778-300-021	85421 VALENCIA LN	1	596.88	29.84	626.72
778-300-022	85415 VALENCIA LN	1	596.88	29.84	626.72
778-300-023	85409 VALENCIA LN	1	596.88	29.84	626.72
778-300-024	85403 VALENCIA LN	1	596.88	29.84	626.72
778-300-025	85402 VALENCIA LN	1	596.88	29.84	626.72
778-300-026	85410 VALENCIA LN	1	596.88	29.84	626.72
778-300-027	85416 VALENCIA LN	1	596.88	29.84	626.72
778-300-028	85422 VALENCIA LN	1	596.88	29.84	626.72
778-300-029	85428 VALENCIA LN	1	596.88	29.84	626.72
778-300-030	85434 VALENCIA LN	1	596.88	29.84	626.72
778-300-031	85433 VALLEY RD	1	596.88	29.84	626.72
778-300-032	85427 VALLEY RD	1	596.88	29.84	626.72
778-300-033	85421 VALLEY RD	1	596.88	29.84	626.72
778-300-034	85415 VALLEY RD	1	596.88	29.84	626.72
778-300-035	85403 VALLEY RD	1	596.88	29.84	626.72
778-300-036	85383 VALLEY RD	1	596.88	29.84	626.72
778-300-037	85367 VALLEY RD	1	596.88	29.84	626.72
778-300-038	85351 VALLEY RD	1	596.88	29.84	626.72
778-300-039	52500 OASIS PALMS AVE	1	596.88	29.84	626.72
778-300-040	52550 OASIS PALMS AVE	1	596.88	29.84	626.72
778-300-041	52600 OASIS PALMS AVE	1	596.88	29.84	626.72
778-300-042	52650 OASIS PALMS AVE	1	596.88	29.84	626.72
778-300-043	52700 OASIS PALMS AVE	1	596.88	29.84	626.72
778-301-001	85495 VALLEY RD	1	596.88	29.84	626.72
778-301-002	85481 VALLEY RD	1	596.88	29.84	626.72
778-301-003	85469 VALLEY RD	1	596.88	29.84	626.72
778-301-004	85457 VALLEY RD	1	596.88	29.84	626.72
778-301-005	52500 CYPRESS ST	1	596.88	29.84	626.72
778-301-006	52530 CYPRESS ST	1	596.88	29.84	626.72
778-301-007	52560 CYPRESS ST	1	596.88	29.84	626.72
778-301-008	52590 CYPRESS ST	1	596.88	29.84	626.72
778-301-009	85458 VALENCIA LN	1	596.88	29.84	626.72
778-301-010	85470 VALENCIA LN	1	596.88	29.84	626.72
778-301-011	85480 VALENCIA LN	1	596.88	29.84	626.72
778-301-012	52596 SHADY LN	1	596.88	29.84	626.72
778-301-013	52600 SHADY LN	1	596.88	29.84	626.72
778-301-014	52650 SHADY LN	1	596.88	29.84	626.72
778-301-015	52700 SHADY LN	1	596.88	29.84	626.72
778-301-016	52712 SHADY LN	1	596.88	29.84	626.72
778-301-017	52724 SHADY LN	1	596.88	29.84	626.72
778-301-018	52736 SHADY LN	1	596.88	29.84	626.72
778-301-019	52750 SHADY LN	1	596.88	29.84	626.72
778-302-001	85469 HEATHER LN	1	596.88	29.84	626.72
778-302-002	85457 HEATHER LN	1	596.88	29.84	626.72
778-302-003	85451 HEATHER LN	1	596.88	29.84	626.72
778-302-004	85445 HEATHER LN	1	596.88	29.84	626.72
778-302-005	85439 HEATHER LN	1	596.88	29.84	626.72
778-302-006	85433 HEATHER LN	1	596.88	29.84	626.72
778-302-007	85427 HEATHER LN	1	596.88	29.84	626.72
778-302-008	85421 HEATHER LN	1	596.88	29.84	626.72
778-302-009	85415 HEATHER LN	1	596.88	29.84	626.72
778-302-010	85403 HEATHER LN	1	596.88	29.84	626.72
778-302-011	85383 HEATHER LN	1	596.88	29.84	626.72
778-302-012	85367 HEATHER LN	1	596.88	29.84	626.72
778-302-013	85351 HEATHER LN	1	596.88	29.84	626.72
778-310-001	52890 SHADY LN	1	596.88	29.84	626.72
778-310-002	52876 SHADY LN	1	596.88	29.84	626.72
778-310-003	52862 SHADY LN	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
778-310-004	52848 SHADY LN	1	596.88	29.84	626.72
778-310-005	52834 SHADY LN	1	596.88	29.84	626.72
778-310-006	52820 SHADY LN	1	596.88	29.84	626.72
778-310-007	52806 SHADY LN	1	596.88	29.84	626.72
778-310-008	52792 SHADY LN	1	596.88	29.84	626.72
778-310-009	52778 SHADY LN	1	596.88	29.84	626.72
778-310-010	52764 SHADY LN	1	596.88	29.84	626.72
778-311-001	85576 BRENDA LN	1	596.88	29.84	626.72
778-311-002	85570 BRENDA LN	1	596.88	29.84	626.72
778-311-003	85564 BRENDA LN	1	596.88	29.84	626.72
778-311-004	85558 BRENDA LN	1	596.88	29.84	626.72
778-311-005	85552 BRENDA LN	1	596.88	29.84	626.72
778-311-006	85546 BRENDA LN	1	596.88	29.84	626.72
778-311-007	85540 BRENDA LN	1	596.88	29.84	626.72
778-311-008	NO SITUS AVAILABLE	1	596.88	29.84	626.72
778-311-009	85528 BRENDA LN	1	596.88	29.84	626.72
778-311-010	85522 BRENDA LN	1	596.88	29.84	626.72
778-311-011	85516 BRENDA LN	1	596.88	29.84	626.72
778-311-012	85510 BRENDA LN	1	596.88	29.84	626.72
778-311-013	NO SITUS AVAILABLE	1	596.88	29.84	626.72
778-311-014	85501 BRENDA LN	1	596.88	29.84	626.72
778-311-015	85511 BRENDA LN	1	596.88	29.84	626.72
778-311-016	85517 BRENDA LN	1	596.88	29.84	626.72
778-311-017	85523 BRENDA LN	1	596.88	29.84	626.72
778-311-018	85529 BRENDA LN	1	596.88	29.84	626.72
778-311-019	85535 BRENDA LN	1	596.88	29.84	626.72
778-311-020	85541 BRENDA LN	1	596.88	29.84	626.72
778-311-021	85547 BRENDA LN	1	596.88	29.84	626.72
778-311-022	85553 BRENDA LN	1	596.88	29.84	626.72
778-311-023	85559 BRENDA LN	1	596.88	29.84	626.72
778-311-024	85565 BRENDA LN	1	596.88	29.84	626.72
778-311-025	85571 BRENDA LN	1	596.88	29.84	626.72
778-311-026	85577 BRENDA LN	1	596.88	29.84	626.72
778-311-027	85576 STACIE LN	1	596.88	29.84	626.72
778-311-028	85570 STACIE LN	1	596.88	29.84	626.72
778-311-029	85564 STACIE LN	1	596.88	29.84	626.72
778-311-030	85558 STACIE LN	1	596.88	29.84	626.72
778-311-031	85552 STACIE LN	1	596.88	29.84	626.72
778-311-032	85546 STACIE LN	1	596.88	29.84	626.72
778-311-033	85540 STACIE LN	1	596.88	29.84	626.72
778-311-034	85534 STACIE LN	1	596.88	29.84	626.72
778-311-035	85528 STACIE LN	1	596.88	29.84	626.72
778-311-036	85522 STACIE LN	1	596.88	29.84	626.72
778-311-037	85516 STACIE LN	1	596.88	29.84	626.72
778-311-038	85510 STACIE LN	1	596.88	29.84	626.72
778-311-039	85500 STACIE LN	1	596.88	29.84	626.72
778-311-040	85501 STACIE LN	1	596.88	29.84	626.72
778-311-041	85511 STACIE LN	1	596.88	29.84	626.72
778-311-042	85517 STACIE LN	1	596.88	29.84	626.72
778-311-043	85523 STACIE LN	1	596.88	29.84	626.72
778-311-044	85529 STACIE LN	1	596.88	29.84	626.72
778-311-045	85535 STACIE LN	1	596.88	29.84	626.72
778-311-046	85541 STACIE LN	1	596.88	29.84	626.72
778-311-047	85547 STACIE LN	1	596.88	29.84	626.72
778-311-048	85553 STACIE LN	1	596.88	29.84	626.72
778-311-049	85559 STACIE LN	1	596.88	29.84	626.72
778-311-050	85565 STACIE LN	1	596.88	29.84	626.72
778-311-051	85571 STACIE LN	1	596.88	29.84	626.72
778-311-052	85577 STACIE LN	1	596.88	29.84	626.72
778-330-001	85116 CALLE ROSA	1	596.88	29.84	626.72
778-330-002	85150 CALLE ROSA	1	596.88	29.84	626.72
778-330-003	85184 CALLE ROSA	1	596.88	29.84	626.72
778-330-004	85218 CALLE ROSA	1	596.88	29.84	626.72
778-330-005	85252 CALLE ROSA	1	596.88	29.84	626.72
778-330-006	85286 CALLE ROSA	1	596.88	29.84	626.72
778-331-001	53172 CALLE LINDA	1	596.88	29.84	626.72
778-331-002	53198 CALLE LINDA	1	596.88	29.84	626.72
778-331-003	53224 CALLE LINDA	1	596.88	29.84	626.72
778-331-004	53250 CALLE LINDA	1	596.88	29.84	626.72
778-331-005	53276 CALLE LINDA	1	596.88	29.84	626.72
778-331-006	53275 CALLE LINDA	1	596.88	29.84	626.72
778-331-007	53249 CALLE LINDA	1	596.88	29.84	626.72
778-331-008	53223 CALLE LINDA	1	596.88	29.84	626.72
778-331-009	53197 CALLE LINDA	1	596.88	29.84	626.72
778-331-010	53171 CALLE LINDA	1	596.88	29.84	626.72
778-331-011	53170 CALLE BONITA	1	596.88	29.84	626.72
778-331-012	53196 CALLE BONITA	1	596.88	29.84	626.72
778-331-013	53222 CALLE BONITA	1	596.88	29.84	626.72
778-331-014	53248 CALLE BONITA	1	596.88	29.84	626.72
778-331-015	53274 CALLE BONITA	1	596.88	29.84	626.72
778-332-001	53275 CALLE BONITA	1	596.88	29.84	626.72
778-332-002	53249 CALLE BONITA	1	596.88	29.84	626.72
778-332-003	53223 CALLE BONITA	1	596.88	29.84	626.72
778-332-004	53197 CALLE BONITA	1	596.88	29.84	626.72
778-332-005	53171 CALLE BONITA	1	596.88	29.84	626.72
778-332-006	53172 CALLE LOS HERMANOS	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs	Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
778-332-007	53198	CALLE LOS HERMANOS	1	596.88	29.84	626.72
778-332-008	53224	CALLE LOS HERMANOS	1	596.88	29.84	626.72
778-332-009	53250	CALLE LOS HERMANOS	1	596.88	29.84	626.72
778-332-010	53276	CALLE LOS HERMANOS	1	596.88	29.84	626.72
778-333-001	85106	CALLE ROSA	1	596.88	29.84	626.72
778-333-002	85096	CALLE ROSA	1	596.88	29.84	626.72
778-333-003	85084	CALLE ROSA	1	596.88	29.84	626.72
778-333-004	85074	CALLE ROSA	1	596.88	29.84	626.72
778-333-005	53143	CALLE LOS HERMANOS	1	596.88	29.84	626.72
778-333-006	53169	CALLE LOS HERMANOS	1	596.88	29.84	626.72
778-333-007	53195	CALLE LOS HERMANOS	1	596.88	29.84	626.72
778-333-008	53221	CALLE LOS HERMANOS	1	596.88	29.84	626.72
778-333-009	53247	CALLE LOS HERMANOS	1	596.88	29.84	626.72
778-333-010	53273	CALLE LOS HERMANOS	1	596.88	29.84	626.72
778-340-001	53300	CALLE BONITA	1	596.88	29.84	626.72
778-340-002	53326	CALLE BONITA	1	596.88	29.84	626.72
778-340-003	53352	CALLE BONITA	1	596.88	29.84	626.72
778-340-004	53378	CALLE BONITA	1	596.88	29.84	626.72
778-340-005	53404	CALLE BONITA	1	596.88	29.84	626.72
778-340-006	53430	CALLE BONITA	1	596.88	29.84	626.72
778-340-007	53456	CALLE BONITA	1	596.88	29.84	626.72
778-340-008	53482	CALLE BONITA	1	596.88	29.84	626.72
778-340-009	53508	CALLE BONITA	1	596.88	29.84	626.72
778-340-010	53515	CALLE BELLA	1	596.88	29.84	626.72
778-340-011	53489	CALLE BELLA	1	596.88	29.84	626.72
778-340-012	53463	CALLE BELLA	1	596.88	29.84	626.72
778-340-013	53427	CALLE BELLA	1	596.88	29.84	626.72
778-340-014	53401	CALLE BELLA	1	596.88	29.84	626.72
778-340-015	53373	CALLE BELLA	1	596.88	29.84	626.72
778-340-016	53351	CALLE BELLA	1	596.88	29.84	626.72
778-340-017	53327	CALLE BELLA	1	596.88	29.84	626.72
778-340-018	53326	CALLE BELLA	1	596.88	29.84	626.72
778-340-019	53350	CALLE BELLA	1	596.88	29.84	626.72
778-340-020	53374	CALLE BELLA	1	596.88	29.84	626.72
778-340-021	53400	CALLE BELLA	1	596.88	29.84	626.72
778-340-022	53428	CALLE BELLA	1	596.88	29.84	626.72
778-340-023	53464	CALLE BELLA	1	596.88	29.84	626.72
778-340-024	53490	CALLE BELLA	1	596.88	29.84	626.72
778-340-025	53516	CALLE BELLA	1	596.88	29.84	626.72
778-341-001	85323	CALLE NINOS	1	596.88	29.84	626.72
778-341-002	85289	CALLE NINOS	1	596.88	29.84	626.72
778-341-003	85255	CALLE NINOS	1	596.88	29.84	626.72
778-341-004	85221	CALLE NINOS	1	596.88	29.84	626.72
778-341-005	85153	CALLE NINOS	1	596.88	29.84	626.72
778-341-006	85119	CALLE NINOS	1	596.88	29.84	626.72
778-341-007	85111	CALLE NINOS	1	596.88	29.84	626.72
778-341-008	53509	CALLE BONITA	1	596.88	29.84	626.72
778-341-009	53483	CALLE BONITA	1	596.88	29.84	626.72
778-341-010	53457	CALLE BONITA	1	596.88	29.84	626.72
778-341-011	53431	CALLE BONITA	1	596.88	29.84	626.72
778-341-012	53405	CALLE BONITA	1	596.88	29.84	626.72
778-341-013	85095	CALLE FELIZ	1	596.88	29.84	626.72
778-341-014	85085	CALLE FELIZ	1	596.88	29.84	626.72
778-341-015	85075	CALLE FELIZ	1	596.88	29.84	626.72
778-341-016	53429	CALLE LOS HERMANOS	1	596.88	29.84	626.72
778-341-017	53403	CALLE LOS HERMANOS	1	596.88	29.84	626.72
778-341-018	53377	CALLE LOS HERMANOS	1	596.88	29.84	626.72
778-341-019	53351	CALLE LOS HERMANOS	1	596.88	29.84	626.72
778-341-020	53325	CALLE LOS HERMANOS	1	596.88	29.84	626.72
778-341-021	53299	CALLE LOS HERMANOS	1	596.88	29.84	626.72
778-342-001	53302	CALLE LOS HERMANOS	1	596.88	29.84	626.72
778-342-002	53328	CALLE LOS HERMANOS	1	596.88	29.84	626.72
778-342-003	53354	CALLE LOS HERMANOS	1	596.88	29.84	626.72
778-342-004	53380	CALLE LOS HERMANOS	1	596.88	29.84	626.72
778-342-005	53379	CALLE BONITA	1	596.88	29.84	626.72
778-342-006	53353	CALLE BONITA	1	596.88	29.84	626.72
778-342-007	53327	CALLE BONITA	1	596.88	29.84	626.72
778-342-008	53301	CALLE BONITA	1	596.88	29.84	626.72
778-350-001	53110	CALLE LA PAZ	1	596.88	29.84	626.72
778-350-002	53134	CALLE LA PAZ	1	596.88	29.84	626.72
778-350-003	53158	CALLE LA PAZ	1	596.88	29.84	626.72
778-350-004	53182	CALLE LA PAZ	1	596.88	29.84	626.72
778-350-005	53206	CALLE LA PAZ	1	596.88	29.84	626.72
778-350-006	53250	CALLE LA PAZ	1	596.88	29.84	626.72
778-350-007	53274	CALLE LA PAZ	1	596.88	29.84	626.72
778-350-008	53300	CALLE LA PAZ	1	596.88	29.84	626.72
778-350-009	53324	CALLE LA PAZ	1	596.88	29.84	626.72
778-350-010	53348	CALLE LA PAZ	1	596.88	29.84	626.72
778-350-011	53382	CALLE LA PAZ	1	596.88	29.84	626.72
778-350-012	53406	CALLE LA PAZ	1	596.88	29.84	626.72
778-350-013	53430	CALLE LA PAZ	1	596.88	29.84	626.72
778-350-014	53454	CALLE LA PAZ	1	596.88	29.84	626.72
778-350-015	53478	CALLE LA PAZ	1	596.88	29.84	626.72
778-350-016	53502	CALLE LA PAZ	1	596.88	29.84	626.72
778-350-017	53526	CALLE LA PAZ	1	596.88	29.84	626.72
778-351-001	53221	CALLE LA PAZ	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
778-351-002	53195 CALLE LA PAZ	1	596.88	29.84	626.72
778-351-003	53171 CALLE LA PAZ	1	596.88	29.84	626.72
778-351-004	53168 CALLE ESTRELLA	1	596.88	29.84	626.72
778-351-005	53194 CALLE ESTRELLA	1	596.88	29.84	626.72
778-351-006	53220 CALLE ESTRELLA	1	596.88	29.84	626.72
778-351-007	53246 CALLE ESTRELLA	1	596.88	29.84	626.72
778-351-008	53272 CALLE ESTRELLA	1	596.88	29.84	626.72
778-351-009	53273 CALLE ESTRELLA	1	596.88	29.84	626.72
778-351-010	53247 CALLE ESTRELLA	1	596.88	29.84	626.72
778-351-011	53221 CALLE ESTRELLA	1	596.88	29.84	626.72
778-351-012	53195 CALLE ESTRELLA	1	596.88	29.84	626.72
778-351-013	53169 CALLE ESTRELLA	1	596.88	29.84	626.72
778-351-014	53507 CALLE LA PAZ	1	596.88	29.84	626.72
778-351-015	53481 CALLE LA PAZ	1	596.88	29.84	626.72
778-351-016	53455 CALLE LA PAZ	1	596.88	29.84	626.72
778-351-017	53429 CALLE LA PAZ	1	596.88	29.84	626.72
778-351-018	53403 CALLE LA PAZ	1	596.88	29.84	626.72
778-351-019	53377 CALLE LA PAZ	1	596.88	29.84	626.72
778-351-020	53349 CALLE LA PAZ	1	596.88	29.84	626.72
778-351-021	53325 CALLE LA PAZ	1	596.88	29.84	626.72
778-351-022	53299 CALLE LA PAZ	1	596.88	29.84	626.72
778-351-023	53273 CALLE LA PAZ	1	596.88	29.84	626.72
778-351-024	53245 CALLE LA PAZ	1	596.88	29.84	626.72
778-352-001	85320 CALLE ROSA	1	596.88	29.84	626.72
778-352-002	85354 CALLE ROSA	1	596.88	29.84	626.72
778-352-003	85388 CALLE ROSA	1	596.88	29.84	626.72
778-352-004	85422 CALLE ROSA	1	596.88	29.84	626.72
778-352-005	85456 CALLE ROSA	1	596.88	29.84	626.72
778-352-006	85490 CALLE ROSA	1	596.88	29.84	626.72
778-360-002	85421 CALLE NINOS	1	596.88	29.84	626.72
778-360-003	85389 CALLE NINOS	1	596.88	29.84	626.72
778-360-004	85357 CALLE NINOS	1	596.88	29.84	626.72
778-360-005	53513 CALLE AMIGOS	1	596.88	29.84	626.72
778-360-006	53487 CALLE AMIGOS	1	596.88	29.84	626.72
778-360-007	53461 CALLE AMIGOS	1	596.88	29.84	626.72
778-360-008	53425 CALLE AMIGOS	1	596.88	29.84	626.72
778-360-009	53399 CALLE AMIGOS	1	596.88	29.84	626.72
778-360-010	53371 CALLE AMIGOS	1	596.88	29.84	626.72
778-360-011	53349 CALLE AMIGOS	1	596.88	29.84	626.72
778-360-012	53325 CALLE AMIGOS	1	596.88	29.84	626.72
778-360-013	53324 CALLE AMIGOS	1	596.88	29.84	626.72
778-360-014	53348 CALLE AMIGOS	1	596.88	29.84	626.72
778-360-015	53370 CALLE AMIGOS	1	596.88	29.84	626.72
778-360-016	53398 CALLE AMIGOS	1	596.88	29.84	626.72
778-360-017	53426 CALLE AMIGOS	1	596.88	29.84	626.72
778-360-018	53460 CALLE AMIGOS	1	596.88	29.84	626.72
778-360-019	53486 CALLE AMIGOS	1	596.88	29.84	626.72
778-360-020	53512 CALLE AMIGOS	1	596.88	29.84	626.72
778-370-001	85660 DIEGO CT	1	596.88	29.84	626.72
778-370-002	85684 DIEGO CT	1	596.88	29.84	626.72
778-370-003	85708 DIEGO CT	1	596.88	29.84	626.72
778-370-004	85732 DIEGO CT	1	596.88	29.84	626.72
778-370-005	85756 DIEGO CT	1	596.88	29.84	626.72
778-370-006	85780 DIEGO CT	1	596.88	29.84	626.72
778-370-007	85779 GUADALUPANA CT	1	596.88	29.84	626.72
778-370-008	85755 GUADALUPANA CT	1	596.88	29.84	626.72
778-370-009	85731 GUADALUPANA CT	1	596.88	29.84	626.72
778-370-010	85707 GUADALUPANA CT	1	596.88	29.84	626.72
778-370-011	85681 GUADALUPANA CT	1	596.88	29.84	626.72
778-370-012	85659 GUADALUPANA CT	1	596.88	29.84	626.72
778-370-013	85586 GUADALUPANA CT	1	596.88	29.84	626.72
778-370-016	85658 GUADALUPANA CT	1	596.88	29.84	626.72
778-370-017	85682 GUADALUPANA CT	1	596.88	29.84	626.72
778-370-018	85706 GUADALUPANA CT	1	596.88	29.84	626.72
778-370-019	85730 GUADALUPANA CT	1	596.88	29.84	626.72
778-370-020	85754 GUADALUPANA CT	1	596.88	29.84	626.72
778-370-021	85778 GUADALUPANA CT	1	596.88	29.84	626.72
778-370-022	85777 VIA TEPEYAC	1	596.88	29.84	626.72
778-370-023	85753 VIA TEPEYAC	1	596.88	29.84	626.72
778-370-024	85729 VIA TEPEYAC	1	596.88	29.84	626.72
778-370-025	85705 VIA TEPEYAC	1	596.88	29.84	626.72
778-370-026	85681 VIA TEPEYAC	1	596.88	29.84	626.72
778-370-027	85657 VIA TEPEYAC	1	596.88	29.84	626.72
778-370-028	85633 VIA TEPEYAC	1	596.88	29.84	626.72
778-370-029	85609 VIA TEPEYAC	1	596.88	29.84	626.72
778-370-034	85585 VIA TEPEYAC	1	596.88	29.84	626.72
778-370-035	85561 VIA TEPEYAC	1	596.88	29.84	626.72
778-370-036	53256 CALLE SOLEDAD	1	596.88	29.84	626.72
778-370-037	53280 CALLE SOLEDAD	1	596.88	29.84	626.72
778-370-038	53304 CALLE SOLEDAD	1	596.88	29.84	626.72
778-370-039	53328 CALLE SOLEDAD	1	596.88	29.84	626.72
778-370-041	85610 GUADALUPANA CT	1	596.88	29.84	626.72
778-370-042	85634 GUADALUPANA CT	1	596.88	29.84	626.72
778-371-001	53375 CALLE SOLEDAD	1	596.88	29.84	626.72
778-371-002	53351 CALLE SOLEDAD	1	596.88	29.84	626.72
778-371-003	53327 CALLE SOLEDAD	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs	Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
778-371-004	53303	CALLE SOLEDAD	1	596.88	29.84	626.72
778-371-005	53279	CALLE SOLEDAD	1	596.88	29.84	626.72
778-371-006	53255	CALLE SOLEDAD	1	596.88	29.84	626.72
778-371-007	53231	CALLE SOLEDAD	1	596.88	29.84	626.72
778-371-008	53207	CALLE SOLEDAD	1	596.88	29.84	626.72
778-371-009	53183	CALLE SOLEDAD	1	596.88	29.84	626.72
778-371-010	53159	CALLE SOLEDAD	1	596.88	29.84	626.72
778-371-011	53135	CALLE SOLEDAD	1	596.88	29.84	626.72
778-371-012	53111	CALLE SOLEDAD	1	596.88	29.84	626.72
778-372-001	53112	CALLE SOLEDAD	1	596.88	29.84	626.72
778-372-002	53136	CALLE SOLEDAD	1	596.88	29.84	626.72
778-372-003	85562	VIA TEPEYAC	1	596.88	29.84	626.72
778-372-004	85586	VIA TEPEYAC	1	596.88	29.84	626.72
778-372-005	85610	VIA TEPEYAC	1	596.88	29.84	626.72
778-372-006	85575	AVENUE 53	1	596.88	29.84	626.72
778-372-008	85634	VIA TEPEYAC	1	596.88	29.84	626.72
778-372-009	53161	TEPEYAC CT	1	596.88	29.84	626.72
778-372-010	53137	TEPEYAC CT	1	596.88	29.84	626.72
778-372-011	53113	TEPEYAC CT	1	596.88	29.84	626.72
778-372-012	53112	TEPEYAC CT	1	596.88	29.84	626.72
778-372-013	53136	TEPEYAC CT	1	596.88	29.84	626.72
778-372-014	53160	TEPEYAC CT	1	596.88	29.84	626.72
778-372-015	53184	TEPEYAC CT	1	596.88	29.84	626.72
778-372-016	53181	SHADY LN	1	596.88	29.84	626.72
778-372-017	53157	SHADY LN	1	596.88	29.84	626.72
778-372-018	53133	SHADY LN	1	596.88	29.84	626.72
778-372-019	53109	SHADY LN	1	596.88	29.84	626.72
778-373-001	53114	SHADY LN	1	596.88	29.84	626.72
778-373-002	53138	SHADY LN	1	596.88	29.84	626.72
778-373-003	53162	SHADY LN	1	596.88	29.84	626.72
778-373-004	53186	SHADY LN	1	596.88	29.84	626.72
778-373-005	53210	SHADY LN	1	596.88	29.84	626.72
778-373-006	53234	SHADY LN	1	596.88	29.84	626.72
778-373-007	53258	SHADY LN	1	596.88	29.84	626.72
778-373-008	53282	SHADY LN	1	596.88	29.84	626.72
778-373-009	53306	SHADY LN	1	596.88	29.84	626.72
778-373-010	53330	SHADY LN	1	596.88	29.84	626.72
778-373-011	53354	SHADY LN	1	596.88	29.84	626.72
778-373-012	53378	SHADY LN	1	596.88	29.84	626.72
778-373-013	53402	SHADY LN	1	596.88	29.84	626.72
778-373-014	53426	SHADY LN	1	596.88	29.84	626.72
778-380-001	85781	DIEGO CT	1	596.88	29.84	626.72
778-380-002	85757	DIEGO CT	1	596.88	29.84	626.72
778-380-003	85733	DIEGO CT	1	596.88	29.84	626.72
778-380-004	85709	DIEGO CT	1	596.88	29.84	626.72
778-380-005	85685	DIEGO CT	1	596.88	29.84	626.72
778-380-006	85661	DIEGO CT	1	596.88	29.84	626.72
778-380-007	85637	DIEGO CT	1	596.88	29.84	626.72
778-380-011	85638	VIA MISIONERO	1	596.88	29.84	626.72
778-380-012	85662	VIA MISIONERO	1	596.88	29.84	626.72
778-380-013	85686	VIA MISIONERO	1	596.88	29.84	626.72
778-380-014	85710	VIA MISIONERO	1	596.88	29.84	626.72
778-380-015	85734	VIA MISIONERO	1	596.88	29.84	626.72
778-380-016	85758	VIA MISIONERO	1	596.88	29.84	626.72
778-380-017	85782	VIA MISIONERO	1	596.88	29.84	626.72
778-380-020	53352	CALLE SOLEDAD	1	596.88	29.84	626.72
778-380-021	53376	CALLE SOLEDAD	1	596.88	29.84	626.72
778-380-022	53400	CALLE SOLEDAD	1	596.88	29.84	626.72
778-380-023	53427	CALLE SOLEDAD	1	596.88	29.84	626.72
778-380-024	85566	VIA MISIONERO	1	596.88	29.84	626.72
778-380-025	85590	VIA MISIONERO	1	596.88	29.84	626.72
778-380-027	85614	VIA MISIONERO	1	596.88	29.84	626.72
778-380-028	85613	DIEGO CT	1	596.88	29.84	626.72
778-380-029	85589	DIEGO CT	1	596.88	29.84	626.72
778-381-001	85809	VIA MISIONERO	1	596.88	29.84	626.72
778-381-002	85785	VIA MISIONERO	1	596.88	29.84	626.72
778-381-003	85761	VIA MISIONERO	1	596.88	29.84	626.72
778-381-004	85737	VIA MISIONERO	1	596.88	29.84	626.72
778-381-005	85713	VIA MISIONERO	1	596.88	29.84	626.72
778-381-006	85689	VIA MISIONERO	1	596.88	29.84	626.72
778-381-007	85665	VIA MISIONERO	1	596.88	29.84	626.72
778-381-008	85641	VIA MISIONERO	1	596.88	29.84	626.72
778-381-009	85617	VIA MISIONERO	1	596.88	29.84	626.72
778-381-010	85593	VIA MISIONERO	1	596.88	29.84	626.72
778-381-011	85569	VIA MISIONERO	1	596.88	29.84	626.72
778-381-012	85545	VIA MISIONERO	1	596.88	29.84	626.72
778-381-013	53543	CALLE SOLEDAD	1	596.88	29.84	626.72
778-381-014	53519	CALLE SOLEDAD	1	596.88	29.84	626.72
778-381-015	53495	CALLE SOLEDAD	1	596.88	29.84	626.72
778-381-016	53471	CALLE SOLEDAD	1	596.88	29.84	626.72
778-381-017	53447	CALLE SOLEDAD	1	596.88	29.84	626.72
778-381-018	53423	CALLE SOLEDAD	1	596.88	29.84	626.72
778-381-019	53399	CALLE SOLEDAD	1	596.88	29.84	626.72
778-400-001		NO SITUS AVAILABLE	1	596.88	29.84	626.72
778-400-002		NO SITUS AVAILABLE	1	596.88	29.84	626.72
778-400-003	53932	CALLE BALDERAS	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs	Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
778-400-004	53926	CALLE BALDERAS	1	596.88	29.84	626.72
778-400-005	53918	CALLE BALDERAS	1	596.88	29.84	626.72
778-400-006	53910	CALLE BALDERAS	1	596.88	29.84	626.72
778-400-007	53902	CALLE BALDERAS	1	596.88	29.84	626.72
778-400-008	53894	CALLE BALDERAS	1	596.88	29.84	626.72
778-400-009	53886	CALLE BALDERAS	1	596.88	29.84	626.72
778-400-010	53878	CALLE BALDERAS	1	596.88	29.84	626.72
778-400-011	53870	CALLE BALDERAS	1	596.88	29.84	626.72
778-400-012	53862	CALLE BALDERAS	1	596.88	29.84	626.72
778-400-013	53865	CALLE SANBORN	1	596.88	29.84	626.72
778-400-014	53873	CALLE SANBORN	1	596.88	29.84	626.72
778-400-015	53881	CALLE SANBORN	1	596.88	29.84	626.72
778-400-016	53889	CALLE SANBORN	1	596.88	29.84	626.72
778-400-017	53897	CALLE SANBORN	1	596.88	29.84	626.72
778-400-018	53901	CALLE SANBORN	1	596.88	29.84	626.72
778-400-019	53909	CALLE SANBORN	1	596.88	29.84	626.72
778-400-020	53917	CALLE SANBORN	1	596.88	29.84	626.72
778-400-021	53925	CALLE SANBORN	1	596.88	29.84	626.72
778-400-022	53933	CALLE SANBORN	1	596.88	29.84	626.72
778-400-023	53941	CALLE SANBORN	1	596.88	29.84	626.72
778-400-024	53949	CALLE SANBORN	1	596.88	29.84	626.72
778-400-025	53957	CALLE SANBORN	1	596.88	29.84	626.72
778-400-026	53965	CALLE SANBORN	1	596.88	29.84	626.72
778-400-027	53973	CALLE SANBORN	1	596.88	29.84	626.72
778-401-001	53846	CALLE BALDERAS	1	596.88	29.84	626.72
778-401-002	53838	CALLE BALDERAS	1	596.88	29.84	626.72
778-401-003	53830	CALLE BALDERAS	1	596.88	29.84	626.72
778-401-004	53822	CALLE BALDERAS	1	596.88	29.84	626.72
778-401-005	53814	CALLE BALDERAS	1	596.88	29.84	626.72
778-401-006	53806	CALLE BALDERAS	1	596.88	29.84	626.72
778-401-007	53798	CALLE BALDERAS	1	596.88	29.84	626.72
778-401-008	53790	CALLE BALDERAS	1	596.88	29.84	626.72
778-401-009	53782	CALLE BALDERAS	1	596.88	29.84	626.72
778-401-010	53774	CALLE BALDERAS	1	596.88	29.84	626.72
778-401-011	53773	CALLE SANBORN	1	596.88	29.84	626.72
778-401-012	53781	CALLE SANBORN	1	596.88	29.84	626.72
778-401-013	53789	CALLE SANBORN	1	596.88	29.84	626.72
778-401-014	53797	CALLE SANBORN	1	596.88	29.84	626.72
778-401-015	53805	CALLE SANBORN	1	596.88	29.84	626.72
778-401-016	53831	CALLE SANBORN	1	596.88	29.84	626.72
778-401-017	53821	CALLE SANBORN	1	596.88	29.84	626.72
778-401-018	53829	CALLE SANBORN	1	596.88	29.84	626.72
778-401-019	53837	CALLE SANBORN	1	596.88	29.84	626.72
778-401-020	53845	CALLE SANBORN	1	596.88	29.84	626.72
778-402-001	53846	CALLE SANBORN	1	596.88	29.84	626.72
778-402-002	53838	CALLE SANBORN	1	596.88	29.84	626.72
778-402-003	53830	CALLE SANBORN	1	596.88	29.84	626.72
778-402-004	53822	CALLE SANBORN	1	596.88	29.84	626.72
778-402-005	53814	CALLE SANBORN	1	596.88	29.84	626.72
778-402-006	53806	CALLE SANBORN	1	596.88	29.84	626.72
778-402-007	53798	CALLE SANBORN	1	596.88	29.84	626.72
778-402-008	53790	CALLE SANBORN	1	596.88	29.84	626.72
778-402-009	53782	CALLE SANBORN	1	596.88	29.84	626.72
778-402-010	53774	CALLE SANBORN	1	596.88	29.84	626.72
778-402-011	53773	CALLE RUIZ	1	596.88	29.84	626.72
778-402-012	53781	CALLE RUIZ	1	596.88	29.84	626.72
778-402-013	53789	CALLE RUIZ	1	596.88	29.84	626.72
778-402-014	53797	CALLE RUIZ	1	596.88	29.84	626.72
778-402-015	53805	CALLE RUIZ	1	596.88	29.84	626.72
778-402-016	53813	CALLE RUIZ	1	596.88	29.84	626.72
778-402-017	53821	CALLE RUIZ	1	596.88	29.84	626.72
778-402-018	53829	CALLE RUIZ	1	596.88	29.84	626.72
778-402-019	53837	CALLE RUIZ	1	596.88	29.84	626.72
778-402-020	53845	CALLE RUIZ	1	596.88	29.84	626.72
778-403-001	53866	CALLE SANBORN	1	596.88	29.84	626.72
778-403-002	53874	CALLE SANBORN	1	596.88	29.84	626.72
778-403-003	53882	CALLE SANBORN	1	596.88	29.84	626.72
778-403-004	53890	CALLE SANBORN	1	596.88	29.84	626.72
778-403-005	53898	CALLE SANBORN	1	596.88	29.84	626.72
778-403-006	53906	CALLE SANBORN	1	596.88	29.84	626.72
778-403-007	53914	CALLE SANBORN	1	596.88	29.84	626.72
778-403-008	53922	CALLE SANBORN	1	596.88	29.84	626.72
778-403-009	53930	CALLE SANBORN	1	596.88	29.84	626.72
778-403-010	53938	CALLE SANBORN	1	596.88	29.84	626.72
778-403-011	53946	CALLE SANBORN	1	596.88	29.84	626.72
778-403-012	53954	CALLE SANBORN	1	596.88	29.84	626.72
778-403-013	53962	CALLE SANBORN	1	596.88	29.84	626.72
778-403-014	53970	CALLE SANBORN	1	596.88	29.84	626.72
778-403-015	85142	CORTE DEL ROBLE	1	596.88	29.84	626.72
778-403-016	85146	CORTE DEL ROBLE	1	596.88	29.84	626.72
778-403-017	85150	CORTE DEL ROBLE	1	596.88	29.84	626.72
778-403-018	85154	CORTE DEL ROBLE	1	596.88	29.84	626.72
778-403-019	85158	CORTE DEL ROBLE	1	596.88	29.84	626.72
778-403-020	85162	CORTE DEL ROBLE	1	596.88	29.84	626.72
778-403-021	85166	CORTE DEL ROBLE	1	596.88	29.84	626.72
778-403-022	85170	CORTE DEL ROBLE	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
778-403-023	85174 CORTE DEL ROBLE	1	596.88	29.84	626.72
778-403-024	85178 CORTE DEL ROBLE	1	596.88	29.84	626.72
778-403-025	85182 CORTE DEL ROBLE	1	596.88	29.84	626.72
778-403-026	85181 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-403-027	85177 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-403-028	85173 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-403-029	85169 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-403-030	85165 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-403-031	85161 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-403-032	85157 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-403-033	53925 CALLE RUIZ	1	596.88	29.84	626.72
778-403-034	53917 CALLE RUIZ	1	596.88	29.84	626.72
778-403-035	53909 CALLE RUIZ	1	596.88	29.84	626.72
778-403-036	53901 CALLE RUIZ	1	596.88	29.84	626.72
778-403-037	53897 CALLE RUIZ	1	596.88	29.84	626.72
778-403-038	53889 CALLE RUIZ	1	596.88	29.84	626.72
778-403-039	53881 CALLE RUIZ	1	596.88	29.84	626.72
778-403-040	53873 CALLE RUIZ	1	596.88	29.84	626.72
778-403-041	53865 CALLE RUIZ	1	596.88	29.84	626.72
778-403-042	53933 CALLE RUIZ	1	596.88	29.84	626.72
778-404-001	85158 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-404-002	85162 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-404-003	85166 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-404-004	85170 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-404-005	85174 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-404-006	85178 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-404-007	85182 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-404-008	85181 AVENIDA TACUBA	1	596.88	29.84	626.72
778-404-009	85177 AVENIDA TACUBA	1	596.88	29.84	626.72
778-404-010	85173 AVENIDA TACUBA	1	596.88	29.84	626.72
778-404-011	85169 AVENIDA TACUBA	1	596.88	29.84	626.72
778-404-012	85165 AVENIDA TACUBA	1	596.88	29.84	626.72
778-404-013	85161 AVENIDA TACUBA	1	596.88	29.84	626.72
778-404-014	85157 AVENIDA TACUBA	1	596.88	29.84	626.72
778-405-001	85158 AVENIDA TACUBA	1	596.88	29.84	626.72
778-405-002	85162 AVENIDA TACUBA	1	596.88	29.84	626.72
778-405-003	85166 AVENIDA TACUBA	1	596.88	29.84	626.72
778-405-004	85170 AVENIDA TACUBA	1	596.88	29.84	626.72
778-405-005	85174 AVENIDA TACUBA	1	596.88	29.84	626.72
778-405-006	85178 AVENIDA TACUBA	1	596.88	29.84	626.72
778-405-007	85182 AVENIDA TACUBA	1	596.88	29.84	626.72
778-405-008	85181 AVENIDA REFORMA	1	596.88	29.84	626.72
778-405-009	85177 AVENIDA REFORMA	1	596.88	29.84	626.72
778-405-010	85173 AVENIDA REFORMA	1	596.88	29.84	626.72
778-405-011	85169 AVENIDA REFORMA	1	596.88	29.84	626.72
778-405-012	85165 AVENIDA REFORMA	1	596.88	29.84	626.72
778-405-013	85161 AVENIDA REFORMA	1	596.88	29.84	626.72
778-405-014	85157 AVENIDA REFORMA	1	596.88	29.84	626.72
778-406-001	85158 AVENIDA REFORMA	1	596.88	29.84	626.72
778-406-002	85162 AVENIDA REFORMA	1	596.88	29.84	626.72
778-406-003	85166 AVENIDA REFORMA	1	596.88	29.84	626.72
778-406-004	85170 AVENIDA REFORMA	1	596.88	29.84	626.72
778-406-005	85174 AVENIDA REFORMA	1	596.88	29.84	626.72
778-406-006	85178 AVENIDA REFORMA	1	596.88	29.84	626.72
778-406-007	85182 AVENIDA REFORMA	1	596.88	29.84	626.72
778-406-008	85181 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-406-009	85177 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-406-010	85173 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-406-011	85169 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-406-012	85165 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-406-013	85161 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-406-014	85157 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-407-001	85158 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-407-002	85162 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-407-003	85166 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-407-004	85170 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-407-005	85174 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-407-006	85178 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-407-007	85182 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-410-001	85186 CORTE DEL ROBLE	1	596.88	29.84	626.72
778-410-002	85190 CORTE DEL ROBLE	1	596.88	29.84	626.72
778-410-003	85194 CORTE DEL ROBLE	1	596.88	29.84	626.72
778-410-004	85198 CORTE DEL ROBLE	1	596.88	29.84	626.72
778-410-005	85202 CORTE DEL ROBLE	1	596.88	29.84	626.72
778-410-006	85206 CORTE DEL ROBLE	1	596.88	29.84	626.72
778-410-007	85210 CORTE DEL ROBLE	1	596.88	29.84	626.72
778-410-008	85214 CORTE DEL ROBLE	1	596.88	29.84	626.72
778-410-009	85213 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-410-010	85209 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-410-011	85205 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-410-012	85201 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-410-013	85197 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-410-014	85193 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-410-015	85189 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-410-016	85185 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-411-001	85186 AVENIDA YUCATECO	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
778-411-002	85190 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-411-003	85194 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-411-004	85198 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-411-005	85202 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-411-006	85206 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-411-007	85210 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-411-008	85214 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-411-009	85218 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-411-010	85222 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-411-011	85226 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-411-012	85230 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-411-013	85234 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-411-014	85238 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-411-015	85237 AVENIDA TACUBA	1	596.88	29.84	626.72
778-411-016	85233 AVENIDA TACUBA	1	596.88	29.84	626.72
778-411-017	85229 AVENIDA TACUBA	1	596.88	29.84	626.72
778-411-018	85225 AVENIDA TACUBA	1	596.88	29.84	626.72
778-411-019	85221 AVENIDA TACUBA	1	596.88	29.84	626.72
778-411-020	85217 AVENIDA TACUBA	1	596.88	29.84	626.72
778-411-021	85213 AVENIDA TACUBA	1	596.88	29.84	626.72
778-411-022	85209 AVENIDA TACUBA	1	596.88	29.84	626.72
778-411-023	85205 AVENIDA TACUBA	1	596.88	29.84	626.72
778-411-024	85201 AVENIDA TACUBA	1	596.88	29.84	626.72
778-411-025	85197 AVENIDA TACUBA	1	596.88	29.84	626.72
778-411-026	85193 AVENIDA TACUBA	1	596.88	29.84	626.72
778-411-027	85189 AVENIDA TACUBA	1	596.88	29.84	626.72
778-411-028	85185 AVENIDA TACUBA	1	596.88	29.84	626.72
778-412-001	85214 AVENIDA TACUBA	1	596.88	29.84	626.72
778-412-002	85218 AVENIDA TACUBA	1	596.88	29.84	626.72
778-412-003	85222 AVENIDA TACUBA	1	596.88	29.84	626.72
778-412-004	85226 AVENIDA TACUBA	1	596.88	29.84	626.72
778-412-005	85230 AVENIDA TACUBA	1	596.88	29.84	626.72
778-412-006	85234 AVENIDA TACUBA	1	596.88	29.84	626.72
778-412-007	85238 AVENIDA TACUBA	1	596.88	29.84	626.72
778-412-008	85237 AVENIDA REFORMA	1	596.88	29.84	626.72
778-412-009	85233 AVENIDA REFORMA	1	596.88	29.84	626.72
778-412-010	85229 AVENIDA REFORMA	1	596.88	29.84	626.72
778-412-011	85225 AVENIDA REFORMA	1	596.88	29.84	626.72
778-412-012	85221 AVENIDA REFORMA	1	596.88	29.84	626.72
778-412-013	85217 AVENIDA REFORMA	1	596.88	29.84	626.72
778-412-014	85213 AVENIDA REFORMA	1	596.88	29.84	626.72
778-413-001	85186 AVENIDA REFORMA	1	596.88	29.84	626.72
778-413-002	85190 AVENIDA REFORMA	1	596.88	29.84	626.72
778-413-003	85194 AVENIDA REFORMA	1	596.88	29.84	626.72
778-413-004	85198 AVENIDA REFORMA	1	596.88	29.84	626.72
778-413-005	85202 AVENIDA REFORMA	1	596.88	29.84	626.72
778-413-006	85206 AVENIDA REFORMA	1	596.88	29.84	626.72
778-413-007	85210 AVENIDA REFORMA	1	596.88	29.84	626.72
778-413-008	85214 AVENIDA REFORMA	1	596.88	29.84	626.72
778-413-009	85218 AVENIDA REFORMA	1	596.88	29.84	626.72
778-413-010	85222 AVENIDA REFORMA	1	596.88	29.84	626.72
778-413-011	85226 AVENIDA REFORMA	1	596.88	29.84	626.72
778-413-012	85225 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-413-013	85221 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-413-014	85217 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-413-015	85213 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-413-016	85209 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-413-017	85205 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-413-018	85201 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-413-019	85197 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-413-020	85193 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-413-021	85189 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-413-022	85185 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-414-001	85186 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-414-002	85190 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-414-003	85194 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-414-004	85198 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-414-005	85202 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-414-006	85206 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-414-007	85210 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-414-008	85214 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-414-009	85218 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-414-010	85222 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-414-011	85226 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-414-012	85230 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-414-013	85234 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-414-014	85238 AVENIDA DEL PRADO	1	596.88	29.84	626.72
778-414-015	53780 SHADY LN	1	596.88	29.84	626.72
778-414-016	53788 SHADY LN	1	596.88	29.84	626.72
778-414-017	53796 SHADY LN	1	596.88	29.84	626.72
778-414-018	53804 SHADY LN	1	596.88	29.84	626.72
778-414-019	53812 SHADY LN	1	596.88	29.84	626.72
778-414-020	53820 SHADY LN	1	596.88	29.84	626.72
778-414-021	53828 SHADY LN	1	596.88	29.84	626.72
778-414-022	53836 SHADY LN	1	596.88	29.84	626.72
778-414-023	53844 SHADY LN	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
778-414-024	53852 SHADY LN	1	596.88	29.84	626.72
778-414-025	53860 SHADY LN	1	596.88	29.84	626.72
778-414-026	53868 SHADY LN	1	596.88	29.84	626.72
778-414-027	53876 SHADY LN	1	596.88	29.84	626.72
778-414-028	53884 SHADY LN	1	596.88	29.84	626.72
778-414-029	53910 SHADY LN	1	596.88	29.84	626.72
778-414-030	53918 SHADY LN	1	596.88	29.84	626.72
778-414-031	53926 SHADY LN	1	596.88	29.84	626.72
778-414-032	53934 SHADY LN	1	596.88	29.84	626.72
778-414-033	53942 SHADY LN	1	596.88	29.84	626.72
778-414-034	53950 SHADY LN	1	596.88	29.84	626.72
778-414-035	53954 SHADY LN	1	596.88	29.84	626.72
778-414-036	53958 SHADY LN	1	596.88	29.84	626.72
778-414-037	53962 SHADY LN	1	596.88	29.84	626.72
778-414-038	53970 SHADY LN	1	596.88	29.84	626.72
778-415-001	85237 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-415-002	85233 AVENIDA YUCATECO	1	596.88	29.84	626.72
778-415-003	53948 CORTE DEL ROBLE	1	596.88	29.84	626.72
778-415-004	53956 CORTE DEL ROBLE	1	596.88	29.84	626.72
778-415-005	53964 CORTE DEL ROBLE	1	596.88	29.84	626.72
778-415-006	53970 CORTE DEL ROBLE	1	596.88	29.84	626.72
778-430-001	52786 CALLE FLORENA	1	596.88	29.84	626.72
778-430-002	52774 CALLE FLORENA	1	596.88	29.84	626.72
778-430-003	52762 CALLE FLORENA	1	596.88	29.84	626.72
778-430-004	52752 CALLE FLORENA	1	596.88	29.84	626.72
778-430-005	52740 CALLE FLORENA	1	596.88	29.84	626.72
778-430-006	52728 CALLE FLORENA	1	596.88	29.84	626.72
778-430-007	52718 CALLE FLORENA	1	596.88	29.84	626.72
778-430-008	52706 CALLE FLORENA	1	596.88	29.84	626.72
778-430-009	52694 CALLE FLORENA	1	596.88	29.84	626.72
778-430-010	85854 AVENIDA VERONICA	1	596.88	29.84	626.72
778-430-011	85848 AVENIDA VERONICA	1	596.88	29.84	626.72
778-430-012	85842 AVENIDA VERONICA	1	596.88	29.84	626.72
778-430-013	85836 AVENIDA VERONICA	1	596.88	29.84	626.72
778-430-014	85830 AVENIDA VERONICA	1	596.88	29.84	626.72
778-430-015	85822 AVENIDA VERONICA	1	596.88	29.84	626.72
778-430-016	85820 AVENIDA VERONICA	1	596.88	29.84	626.72
778-430-017	85814 AVENIDA VERONICA	1	596.88	29.84	626.72
778-430-018	85806 AVENIDA VERONICA	1	596.88	29.84	626.72
778-430-019	85804 AVENIDA VERONICA	1	596.88	29.84	626.72
778-430-020	85796 AVENIDA VERONICA	1	596.88	29.84	626.72
778-430-021	85790 AVENIDA VERONICA	1	596.88	29.84	626.72
778-430-022	85784 AVENIDA VERONICA	1	596.88	29.84	626.72
778-430-023	85778 AVENIDA VERONICA	1	596.88	29.84	626.72
778-430-024	85774 AVENIDA VERONICA	1	596.88	29.84	626.72
778-431-001	52691 GENOA ST	1	596.88	29.84	626.72
778-431-002	52705 GENOA ST	1	596.88	29.84	626.72
778-431-003	52717 GENOA ST	1	596.88	29.84	626.72
778-431-004	52729 GENOA ST	1	596.88	29.84	626.72
778-431-005	52739 GENOA ST	1	596.88	29.84	626.72
778-431-006	52751 GENOA ST	1	596.88	29.84	626.72
778-431-007	52763 GENOA ST	1	596.88	29.84	626.72
778-431-008	52775 GENOA ST	1	596.88	29.84	626.72
778-432-001	85700 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-432-002	85840 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-432-003	85852 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-432-004	52774 GENOA ST	1	596.88	29.84	626.72
778-432-005	52762 GENOA ST	1	596.88	29.84	626.72
778-432-006	52750 GENOA ST	1	596.88	29.84	626.72
778-432-007	52738 GENOA ST	1	596.88	29.84	626.72
778-432-008	52728 GENOA ST	1	596.88	29.84	626.72
778-432-009	52716 GENOA ST	1	596.88	29.84	626.72
778-432-010	85783 AVENIDA VERONICA	1	596.88	29.84	626.72
778-432-011	85789 AVENIDA VERONICA	1	596.88	29.84	626.72
778-432-012	85795 AVENIDA VERONICA	1	596.88	29.84	626.72
778-432-013	85799 AVENIDA VERONICA	1	596.88	29.84	626.72
778-432-014	85805 AVENIDA VERONICA	1	596.88	29.84	626.72
778-432-015	85811 AVENIDA VERONICA	1	596.88	29.84	626.72
778-432-016	85815 AVENIDA VERONICA	1	596.88	29.84	626.72
778-432-017	85823 AVENIDA VERONICA	1	596.88	29.84	626.72
778-432-018	85827 AVENIDA VERONICA	1	596.88	29.84	626.72
778-432-019	85833 AVENIDA VERONICA	1	596.88	29.84	626.72
778-432-020	85841 AVENIDA VERONICA	1	596.88	29.84	626.72
778-432-021	52719 CALLE FLORENA	1	596.88	29.84	626.72
778-432-022	52731 CALLE FLORENA	1	596.88	29.84	626.72
778-432-023	52741 CALLE FLORENA	1	596.88	29.84	626.72
778-432-024	52753 CALLE FLORENA	1	596.88	29.84	626.72
778-432-025	52765 CALLE FLORENA	1	596.88	29.84	626.72
778-432-026	52775 CALLE FLORENA	1	596.88	29.84	626.72
778-432-027	85834 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-432-028	52774 JULIA CT	1	596.88	29.84	626.72
778-432-029	52764 JULIA CT	1	596.88	29.84	626.72
778-432-030	52756 JULIA CT	1	596.88	29.84	626.72
778-432-031	52748 JULIA CT	1	596.88	29.84	626.72
778-432-032	52757 JULIA CT	1	596.88	29.84	626.72
778-432-033	52765 JULIA CT	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
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APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
778-432-034	52775 JULIA CT	1	596.88	29.84	626.72
778-432-035	85822 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-432-036	85816 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-432-037	85810 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-432-038	85804 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-432-039	85798 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-432-040	52774 ADRIANA CT	1	596.88	29.84	626.72
778-432-041	52764 ADRIANA CT	1	596.88	29.84	626.72
778-432-042	NO SITUS AVAILABLE	1	596.88	29.84	626.72
778-432-043	52748 ADRIANA CT	1	596.88	29.84	626.72
778-432-044	52757 ADRIANA CT	1	596.88	29.84	626.72
778-432-045	52765 ADRIANA CT	1	596.88	29.84	626.72
778-432-046	52775 ADRIANA CT	1	596.88	29.84	626.72
778-432-047	85784 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-432-048	85776 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-440-001	85873 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-440-002	85867 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-440-003	NO SITUS AVAILABLE	1	596.88	29.84	626.72
778-440-004	85857 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-440-005	85851 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-440-006	85845 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-440-007	85839 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-440-008	85833 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-440-009	85827 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-440-010	85821 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-440-011	85815 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-440-012	85811 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-440-013	85805 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-440-014	85799 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-440-015	85793 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-440-016	85787 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-440-017	85781 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-440-018	85765 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-441-001	52891 GENOA ST	1	596.88	29.84	626.72
778-441-002	52881 GENOA ST	1	596.88	29.84	626.72
778-441-003	52869 GENOA ST	1	596.88	29.84	626.72
778-441-004	52857 GENOA ST	1	596.88	29.84	626.72
778-441-005	52845 GENOA ST	1	596.88	29.84	626.72
778-441-006	52833 GENOA ST	1	596.88	29.84	626.72
778-441-007	52821 GENOA ST	1	596.88	29.84	626.72
778-441-008	52811 GENOA ST	1	596.88	29.84	626.72
778-441-009	52805 GENOA ST	1	596.88	29.84	626.72
778-441-010	52799 GENOA ST	1	596.88	29.84	626.72
778-441-011	52793 GENOA ST	1	596.88	29.84	626.72
778-441-012	52787 GENOA ST	1	596.88	29.84	626.72
778-441-013	52781 GENOA ST	1	596.88	29.84	626.72
778-442-001	52794 GENOA ST	1	596.88	29.84	626.72
778-442-002	52798 GENOA ST	1	596.88	29.84	626.72
778-442-003	52806 GENOA ST	1	596.88	29.84	626.72
778-442-004	52810 GENOA ST	1	596.88	29.84	626.72
778-442-005	52822 GENOA ST	1	596.88	29.84	626.72
778-442-006	52832 GENOA ST	1	596.88	29.84	626.72
778-442-007	52844 GENOA ST	1	596.88	29.84	626.72
778-442-008	52856 GENOA ST	1	596.88	29.84	626.72
778-442-009	52857 CALLE JOYCE	1	596.88	29.84	626.72
778-442-010	52845 CALLE JOYCE	1	596.88	29.84	626.72
778-442-011	52831 CALLE JOYCE	1	596.88	29.84	626.72
778-442-012	52821 CALLE JOYCE	1	596.88	29.84	626.72
778-442-013	52809 CALLE JOYCE	1	596.88	29.84	626.72
778-442-014	85794 AVENIDA GRACE	1	596.88	29.84	626.72
778-442-015	85800 AVENIDA GRACE	1	596.88	29.84	626.72
778-442-016	85804 AVENIDA GRACE	1	596.88	29.84	626.72
778-442-017	85812 AVENIDA GRACE	1	596.88	29.84	626.72
778-442-018	85816 AVENIDA GRACE	1	596.88	29.84	626.72
778-442-019	85822 AVENIDA GRACE	1	596.88	29.84	626.72
778-442-020	85828 AVENIDA GRACE	1	596.88	29.84	626.72
778-442-021	85834 AVENIDA GRACE	1	596.88	29.84	626.72
778-442-022	85840 AVENIDA GRACE	1	596.88	29.84	626.72
778-442-023	85846 AVENIDA GRACE	1	596.88	29.84	626.72
778-442-024	52813 CALLE FLORENA	1	596.88	29.84	626.72
778-442-025	52805 CALLE FLORENA	1	596.88	29.84	626.72
778-442-026	52797 CALLE FLORENA	1	596.88	29.84	626.72
778-442-027	85785 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-442-028	85791 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-442-029	85797 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-442-030	85805 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-442-031	85811 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-442-032	85817 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-442-033	85821 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-442-034	85827 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-442-035	85833 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-442-036	85839 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-442-037	85845 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-443-001	85873 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-443-002	85861 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-443-003	85868 AVENIDA GRACE	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
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APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
778-443-004	85874 AVENIDA GRACE	1	596.88	29.84	626.72
778-444-001	52826 CALLE FLORENA	1	596.88	29.84	626.72
778-444-002	52838 CALLE FLORENA	1	596.88	29.84	626.72
778-444-003	52850 CALLE FLORENA	1	596.88	29.84	626.72
778-445-001	52851 CALLE FLORENA	1	596.88	29.84	626.72
778-445-002	52839 CALLE FLORENA	1	596.88	29.84	626.72
778-445-003	52825 CALLE FLORENA	1	596.88	29.84	626.72
778-445-004	85845 AVENIDA GRACE	1	596.88	29.84	626.72
778-445-005	85839 AVENIDA GRACE	1	596.88	29.84	626.72
778-445-006	85833 AVENIDA GRACE	1	596.88	29.84	626.72
778-445-007	85827 AVENIDA GRACE	1	596.88	29.84	626.72
778-445-008	85821 AVENIDA GRACE	1	596.88	29.84	626.72
778-445-009	85815 AVENIDA GRACE	1	596.88	29.84	626.72
778-445-010	85811 AVENIDA GRACE	1	596.88	29.84	626.72
778-445-011	85805 AVENIDA GRACE	1	596.88	29.84	626.72
778-445-012	85806 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-445-013	85810 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-445-014	85816 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-445-015	85822 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-445-016	85828 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-445-017	85832 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-445-018	85840 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-445-019	85846 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-450-001	52880 CALLE EMELIA	1	596.88	29.84	626.72
778-450-002	52868 CALLE EMELIA	1	596.88	29.84	626.72
778-450-003	52856 CALLE EMELIA	1	596.88	29.84	626.72
778-450-004	52844 CALLE EMELIA	1	596.88	29.84	626.72
778-450-005	52834 CALLE EMELIA	1	596.88	29.84	626.72
778-450-006	52822 CALLE EMELIA	1	596.88	29.84	626.72
778-450-007	52812 CALLE EMELIA	1	596.88	29.84	626.72
778-450-008	52798 CALLE EMELIA	1	596.88	29.84	626.72
778-450-009	52788 CALLE EMELIA	1	596.88	29.84	626.72
778-450-010	52776 CALLE EMELIA	1	596.88	29.84	626.72
778-450-011	52764 CALLE EMELIA	1	596.88	29.84	626.72
778-451-001	85965 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-451-002	85959 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-451-003	85953 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-451-004	85947 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-451-005	85941 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-451-006	85935 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-451-007	85929 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-451-008	85925 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-451-009	85919 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-451-010	85913 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-451-011	85907 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-451-012	85901 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-451-013	85897 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-451-014	85891 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-451-015	85885 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-451-016	85879 AVENIDA ALEENAH	1	596.88	29.84	626.72
778-451-017	85880 AVENIDA GRACE	1	596.88	29.84	626.72
778-451-018	85886 AVENIDA GRACE	1	596.88	29.84	626.72
778-451-019	85892 AVENIDA GRACE	1	596.88	29.84	626.72
778-451-020	85898 AVENIDA GRACE	1	596.88	29.84	626.72
778-451-021	85902 AVENIDA GRACE	1	596.88	29.84	626.72
778-451-022	85908 AVENIDA GRACE	1	596.88	29.84	626.72
778-451-023	85914 AVENIDA GRACE	1	596.88	29.84	626.72
778-451-024	85920 AVENIDA GRACE	1	596.88	29.84	626.72
778-451-025	85926 AVENIDA GRACE	1	596.88	29.84	626.72
778-451-026	85930 AVENIDA GRACE	1	596.88	29.84	626.72
778-451-027	85936 AVENIDA GRACE	1	596.88	29.84	626.72
778-451-028	85942 AVENIDA GRACE	1	596.88	29.84	626.72
778-451-029	85948 AVENIDA GRACE	1	596.88	29.84	626.72
778-451-030	85954 AVENIDA GRACE	1	596.88	29.84	626.72
778-451-031	85960 AVENIDA GRACE	1	596.88	29.84	626.72
778-451-032	85966 AVENIDA GRACE	1	596.88	29.84	626.72
778-452-001	85965 AVENIDA GRACE	1	596.88	29.84	626.72
778-452-002	85959 AVENIDA GRACE	1	596.88	29.84	626.72
778-452-003	85953 AVENIDA GRACE	1	596.88	29.84	626.72
778-452-004	85947 AVENIDA GRACE	1	596.88	29.84	626.72
778-452-005	85941 AVENIDA GRACE	1	596.88	29.84	626.72
778-452-006	85935 AVENIDA GRACE	1	596.88	29.84	626.72
778-452-007	85929 AVENIDA GRACE	1	596.88	29.84	626.72
778-452-008	85925 AVENIDA GRACE	1	596.88	29.84	626.72
778-452-009	85919 AVENIDA GRACE	1	596.88	29.84	626.72
778-452-010	85913 AVENIDA GRACE	1	596.88	29.84	626.72
778-452-011	85907 AVENIDA GRACE	1	596.88	29.84	626.72
778-452-012	85901 AVENIDA GRACE	1	596.88	29.84	626.72
778-452-013	85897 AVENIDA GRACE	1	596.88	29.84	626.72
778-452-014	85891 AVENIDA GRACE	1	596.88	29.84	626.72
778-452-015	85885 AVENIDA GRACE	1	596.88	29.84	626.72
778-452-016	85879 AVENIDA GRACE	1	596.88	29.84	626.72
778-452-017	85878 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-452-018	85886 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-452-019	85892 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-452-020	85898 AVENIDA RAYLYNN	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
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APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
778-452-021	85902 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-452-022	85908 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-452-023	85914 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-452-024	85920 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-452-025	85926 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-452-026	85930 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-452-027	85936 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-452-028	12845 SUNNYMEADOWS DR	1	596.88	29.84	626.72
778-452-029	85948 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-452-030	85954 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-452-031	85960 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-452-032	85966 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-453-001	85965 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-453-002	85959 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-453-003	85953 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-453-004	85947 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-453-005	85941 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-453-006	85935 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-453-007	85929 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-453-008	85925 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-453-009	85919 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-453-010	85913 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-453-011	85907 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-453-012	85901 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-453-013	85897 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-453-014	85891 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-453-015	85885 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-453-016	85879 AVENIDA RAYLYNN	1	596.88	29.84	626.72
778-460-001	52043 GENOA DR	1	596.88	29.84	626.72
778-460-002	52065 GENOA DR	1	596.88	29.84	626.72
778-460-003	52091 GENOA DR	1	596.88	29.84	626.72
778-460-004	52117 GENOA DR	1	596.88	29.84	626.72
778-460-005	52143 GENOA DR	1	596.88	29.84	626.72
778-460-006	52171 GENOA DR	1	596.88	29.84	626.72
778-460-007	52118 CHANNING CT	1	596.88	29.84	626.72
778-460-008	52082 CHANNING CT	1	596.88	29.84	626.72
778-460-009	52066 CHANNING CT	1	596.88	29.84	626.72
778-460-010	52065 CHANNING CT	1	596.88	29.84	626.72
778-460-011	52081 CHANNING CT	1	596.88	29.84	626.72
778-460-012	52117 CHANNING CT	1	596.88	29.84	626.72
778-460-013	52143 CHANNING CT	1	596.88	29.84	626.72
778-460-014	52171 CHANNING CT	1	596.88	29.84	626.72
778-460-015	52193 CHANNING CT	1	596.88	29.84	626.72
778-460-016	52215 GENOA DR	1	596.88	29.84	626.72
778-460-017	52239 GENOA DR	1	596.88	29.84	626.72
778-460-018	52261 GENOA DR	1	596.88	29.84	626.72
778-461-001	52044 GENOA DR	1	596.88	29.84	626.72
778-461-002	52066 GENOA DR	1	596.88	29.84	626.72
778-461-003	52088 GENOA DR	1	596.88	29.84	626.72
778-461-004	52112 GENOA DR	1	596.88	29.84	626.72
778-461-005	52134 GENOA DR	1	596.88	29.84	626.72
778-461-006	85428 AVENIDA MARIA	1	596.88	29.84	626.72
778-461-007	85440 AVENIDA MARIA	1	596.88	29.84	626.72
778-461-008	85450 AVENIDA MARIA	1	596.88	29.84	626.72
778-461-009	85462 AVENIDA MARIA	1	596.88	29.84	626.72
778-461-010	85474 AVENIDA MARIA	1	596.88	29.84	626.72
778-461-011	52133 CALLE DANIELLE	1	596.88	29.84	626.72
778-461-012	52111 CALLE DANIELLE	1	596.88	29.84	626.72
778-461-013	52087 CALLE DANIELLE	1	596.88	29.84	626.72
778-461-014	52065 CALLE DANIELLE	1	596.88	29.84	626.72
778-461-015	85486 AVENIDA CRYSTAL	1	596.88	29.84	626.72
778-461-016	85498 AVENIDA CRYSTAL	1	596.88	29.84	626.72
778-461-017	85508 AVENIDA CRYSTAL	1	596.88	29.84	626.72
778-461-018	85520 AVENIDA CRYSTAL	1	596.88	29.84	626.72
778-461-019	85530 AVENIDA CRYSTAL	1	596.88	29.84	626.72
778-461-020	85542 AVENIDA CRYSTAL	1	596.88	29.84	626.72
778-461-021	85554 AVENIDA CRYSTAL	1	596.88	29.84	626.72
778-461-022	85566 AVENIDA CRYSTAL	1	596.88	29.84	626.72
778-461-023	85578 AVENIDA CRYSTAL	1	596.88	29.84	626.72
778-461-026	52102 CALLE ANABELLA	1	596.88	29.84	626.72
778-461-027	52124 CALLE ANABELLA	1	596.88	29.84	626.72
778-461-028	52148 CALLE ANABELLA	1	596.88	29.84	626.72
778-461-029	52170 CALLE ANABELLA	1	596.88	29.84	626.72
778-461-032	85586 AVENIDA CRYSTAL	1	596.88	29.84	626.72
778-461-033	52080 CALLE ANABELLA	1	596.88	29.84	626.72
778-462-001	85567 AVENIDA CRYSTAL	1	596.88	29.84	626.72
778-462-002	85555 AVENIDA CRYSTAL	1	596.88	29.84	626.72
778-462-003	85543 AVENIDA CRYSTAL	1	596.88	29.84	626.72
778-462-004	85533 AVENIDA CRYSTAL	1	596.88	29.84	626.72
778-462-005	85521 AVENIDA CRYSTAL	1	596.88	29.84	626.72
778-462-006	85509 AVENIDA CRYSTAL	1	596.88	29.84	626.72
778-462-007	85497 AVENIDA CRYSTAL	1	596.88	29.84	626.72
778-462-008	85498 AVENIDA MARIA	1	596.88	29.84	626.72
778-462-009	85508 AVENIDA MARIA	1	596.88	29.84	626.72
778-462-010	85522 AVENIDA MARIA	1	596.88	29.84	626.72
778-462-011	85532 AVENIDA MARIA	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
778-462-012	85544 AVENIDA MARIA	1	596.88	29.84	626.72
778-462-013	85556 AVENIDA MARIA	1	596.88	29.84	626.72
778-462-014	85568 AVENIDA MARIA	1	596.88	29.84	626.72
778-463-001	85401 AVENIDA MARIA	1	596.88	29.84	626.72
778-463-002	85413 AVENIDA MARIA	1	596.88	29.84	626.72
778-463-003	85425 AVENIDA MARIA	1	596.88	29.84	626.72
778-463-004	85437 AVENIDA MARIA	1	596.88	29.84	626.72
778-463-005	85449 AVENIDA MARIA	1	596.88	29.84	626.72
778-463-006	85461 AVENIDA MARIA	1	596.88	29.84	626.72
778-463-007	85473 AVENIDA MARIA	1	596.88	29.84	626.72
778-463-008	85485 AVENIDA MARIA	1	596.88	29.84	626.72
778-463-009	85495 AVENIDA MARIA	1	596.88	29.84	626.72
778-463-010	85507 AVENIDA MARIA	1	596.88	29.84	626.72
778-463-011	85519 AVENIDA MARIA	1	596.88	29.84	626.72
778-463-012	85531 AVENIDA MARIA	1	596.88	29.84	626.72
778-463-013	85541 AVENIDA MARIA	1	596.88	29.84	626.72
778-463-014	85553 AVENIDA MARIA	1	596.88	29.84	626.72
778-463-015	85565 AVENIDA MARIA	1	596.88	29.84	626.72
778-463-016	85577 AVENIDA MARIA	1	596.88	29.84	626.72
778-463-017	85589 AVENIDA MARIA	1	596.88	29.84	626.72
778-470-001	52223 CALLE ALICIA	1	596.88	29.84	626.72
778-470-002	52245 CALLE ALICIA	1	596.88	29.84	626.72
778-470-003	52267 CALLE ALICIA	1	596.88	29.84	626.72
778-470-004	52289 CALLE ALICIA	1	596.88	29.84	626.72
778-470-005	523130 CALLE ALICIA	1	596.88	29.84	626.72
778-470-006	52335 CALLE ALICIA	1	596.88	29.84	626.72
778-470-007	52357 CALLE ALICIA	1	596.88	29.84	626.72
778-470-008	52379 CALLE ALICIA	1	596.88	29.84	626.72
778-470-009	52401 CALLE ALICIA	1	596.88	29.84	626.72
778-470-010	52425 CALLE ALICIA	1	596.88	29.84	626.72
778-470-011	52447 CALLE ALICIA	1	596.88	29.84	626.72
778-470-012	85603 AVENIDA NICOLE	1	596.88	29.84	626.72
778-470-013	85625 AVENIDA NICOLE	1	596.88	29.84	626.72
778-470-014	85637 AVENIDA NICOLE	1	596.88	29.84	626.72
778-470-015	85651 AVENIDA NICOLE	1	596.88	29.84	626.72
778-470-016	85663 AVENIDA NICOLE	1	596.88	29.84	626.72
778-470-017	85671 AVENIDA NICOLE	1	596.88	29.84	626.72
778-470-018	85685 AVENIDA NICOLE	1	596.88	29.84	626.72
778-470-019	85697 AVENIDA NICOLE	1	596.88	29.84	626.72
778-470-020	85701 AVENIDA NICOLE	1	596.88	29.84	626.72
778-471-001	85725 HUXLEY CT	1	596.88	29.84	626.72
778-471-002	85735 HUXLEY CT	1	596.88	29.84	626.72
778-471-003	85747 HUXLEY CT	1	596.88	29.84	626.72
778-471-004	85740 HUXLEY CT	1	596.88	29.84	626.72
778-471-005	52402 MICHELLE DR	1	596.88	29.84	626.72
778-471-006	52380 MICHELLE DR	1	596.88	29.84	626.72
778-471-007	52358 MICHELLE DR	1	596.88	29.84	626.72
778-471-008	52334 MICHELLE DR	1	596.88	29.84	626.72
778-471-009	52312 MICHELLE DR	1	596.88	29.84	626.72
778-471-010	52290 MICHELLE DR	1	596.88	29.84	626.72
778-471-011	52268 MICHELLE DR	1	596.88	29.84	626.72
778-471-012	52246 MICHELLE DR	1	596.88	29.84	626.72
778-471-013	85718 MICHELLE DR	1	596.88	29.84	626.72
778-471-014	85710 MICHELLE DR	1	596.88	29.84	626.72
778-471-015	85702 MICHELLE DR	1	596.88	29.84	626.72
778-471-016	85688 MICHELLE DR	1	596.88	29.84	626.72
778-471-017	85676 MICHELLE DR	1	596.88	29.84	626.72
778-471-018	85664 MICHELLE DR	1	596.88	29.84	626.72
778-471-019	85652 MICHELLE DR	1	596.88	29.84	626.72
778-471-020	85640 MICHELLE DR	1	596.88	29.84	626.72
778-471-021	85632 MICHELLE DR	1	596.88	29.84	626.72
778-472-001	85625 MICHELLE DR	1	596.88	29.84	626.72
778-472-002	85637 MICHELLE DR	1	596.88	29.84	626.72
778-472-003	85651 MICHELLE DR	1	596.88	29.84	626.72
778-472-004	85663 MICHELLE DR	1	596.88	29.84	626.72
778-472-005	85675 MICHELLE DR	1	596.88	29.84	626.72
778-472-006	85683 MICHELLE DR	1	596.88	29.84	626.72
778-472-007	85697 MICHELLE DR	1	596.88	29.84	626.72
778-472-008	52289 MICHELLE DR	1	596.88	29.84	626.72
778-472-009	52313 MICHELLE DR	1	596.88	29.84	626.72
778-472-010	52335 MICHELLE DR	1	596.88	29.84	626.72
778-472-011	52357 MICHELLE DR	1	596.88	29.84	626.72
778-472-012	52379 MICHELLE DR	1	596.88	29.84	626.72
778-472-013	52401 MICHELLE DR	1	596.88	29.84	626.72
778-472-014	85688 AVENIDA NICOLE	1	596.88	29.84	626.72
778-472-015	85676 AVENIDA NICOLE	1	596.88	29.84	626.72
778-472-016	52368 CATARINA CT	1	596.88	29.84	626.72
778-472-017	52346 CATARINA CT	1	596.88	29.84	626.72
778-472-018	52324 CATARINA CT	1	596.88	29.84	626.72
778-472-019	52292 CATARINA CT	1	596.88	29.84	626.72
778-472-020	52291 CATARINA CT	1	596.88	29.84	626.72
778-472-021	52323 CATARINA CT	1	596.88	29.84	626.72
778-472-022	52345 CATARINA CT	1	596.88	29.84	626.72
778-472-023	52367 CATARINA CT	1	596.88	29.84	626.72
778-472-024	85654 AVENIDA NICOLE	1	596.88	29.84	626.72
778-472-025	85642 AVENIDA NICOLE	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
778-472-026	52402 CALLE ALICIA	1	596.88	29.84	626.72
778-472-027	52380 CALLE ALICIA	1	596.88	29.84	626.72
778-472-028	52358 CALLE ALICIA	1	596.88	29.84	626.72
778-472-029	52334 CALLE ALICIA	1	596.88	29.84	626.72
778-472-030	52312 CALLE ALICIA	1	596.88	29.84	626.72
778-472-031	52290 CALLE ALICIA	1	596.88	29.84	626.72
779-250-019	83265 AVENUE 50 ST	1	596.88	29.84	626.72
779-260-001	50214 SAN SOLANO RD	1	596.88	29.84	626.72
779-260-002	50188 SAN SOLANO RD	1	596.88	29.84	626.72
779-260-003	50162 SAN SOLANO RD	1	596.88	29.84	626.72
779-260-004	50136 SAN SOLANO RD	1	596.88	29.84	626.72
779-260-005	50110 SAN SOLANO RD	1	596.88	29.84	626.72
779-260-006	50084 SAN SOLANO RD	1	596.88	29.84	626.72
779-260-007	50058 SAN SOLANO RD	1	596.88	29.84	626.72
779-260-008	50032 SAN SOLANO RD	1	596.88	29.84	626.72
779-260-009	83464 SAN REY DR	1	596.88	29.84	626.72
779-260-010	83458 SAN REY DR	1	596.88	29.84	626.72
779-261-001	50031 SAN SOLANO RD	1	596.88	29.84	626.72
779-261-002	50057 SAN SOLANO RD	1	596.88	29.84	626.72
779-261-003	50083 SAN SOLANO RD	1	596.88	29.84	626.72
779-261-004	50109 SAN SOLANO RD	1	596.88	29.84	626.72
779-261-005	50135 SAN SOLANO RD	1	596.88	29.84	626.72
779-261-006	50161 SAN SOLANO RD	1	596.88	29.84	626.72
779-261-007	50187 SAN SOLANO RD	1	596.88	29.84	626.72
779-261-008	50213 SAN SOLANO RD	1	596.88	29.84	626.72
779-261-009	50239 SAN SOLANO RD	1	596.88	29.84	626.72
779-261-010	50238 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-261-011	50212 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-261-012	50186 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-261-013	50160 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-261-014	50134 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-261-015	50108 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-261-016	50082 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-261-017	50056 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-261-018	50030 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-262-001	50029 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-262-002	50055 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-262-003	50081 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-262-004	50107 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-262-005	50133 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-262-006	50159 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-262-007	50185 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-262-008	50211 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-262-009	50237 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-262-010	50236 CALLE TOLOSA	1	596.88	29.84	626.72
779-262-011	50210 CALLE TOLOSA	1	596.88	29.84	626.72
779-262-012	50184 CALLE TOLOSA	1	596.88	29.84	626.72
779-262-013	50158 CALLE TOLOSA	1	596.88	29.84	626.72
779-262-014	50132 CALLE TOLOSA	1	596.88	29.84	626.72
779-262-015	50106 CALLE TOLOSA	1	596.88	29.84	626.72
779-262-016	50080 CALLE TOLOSA	1	596.88	29.84	626.72
779-262-017	50054 CALLE TOLOSA	1	596.88	29.84	626.72
779-262-018	50028 CALLE TOLOSA	1	596.88	29.84	626.72
779-263-001	83446 SAN REY DR	1	596.88	29.84	626.72
779-263-003	83432 SAN REY DR	1	596.88	29.84	626.72
779-263-004	50001 CALLE TOLOSA	1	596.88	29.84	626.72
779-263-005	50027 CALLE TOLOSA	1	596.88	29.84	626.72
779-263-006	50053 CALLE TOLOSA	1	596.88	29.84	626.72
779-263-007	50079 CALLE TOLOSA	1	596.88	29.84	626.72
779-263-008	50105 CALLE TOLOSA	1	596.88	29.84	626.72
779-263-009	50131 CALLE TOLOSA	1	596.88	29.84	626.72
779-263-010	50157 CALLE TOLOSA	1	596.88	29.84	626.72
779-263-011	50183 CALLE TOLOSA	1	596.88	29.84	626.72
779-263-012	50209 CALLE TOLOSA	1	596.88	29.84	626.72
779-263-013	50235 CALLE TOLOSA	1	596.88	29.84	626.72
779-270-002	50049 CALLE FRONTERA	1	596.88	29.84	626.72
779-270-003	50043 CALLE FRONTERA	1	596.88	29.84	626.72
779-270-004	50037 CALLE FRONTERA	1	596.88	29.84	626.72
779-270-005	50031 CALLE FRONTERA	1	596.88	29.84	626.72
779-270-006	50025 CALLE FRONTERA	1	596.88	29.84	626.72
779-270-007	50019 CALLE FRONTERA	1	596.88	29.84	626.72
779-270-008	50013 CALLE FRONTERA	1	596.88	29.84	626.72
779-270-009	50007 CALLE FRONTERA	1	596.88	29.84	626.72
779-270-017	83536 AVENIDA CAMPANAS	1	596.88	29.84	626.72
779-270-018	83542 AVENIDA CAMPANAS	1	596.88	29.84	626.72
779-271-001	50052 CALLE FRONTERA	1	596.88	29.84	626.72
779-271-002	50046 CALLE FRONTERA	1	596.88	29.84	626.72
779-271-003	50040 CALLE FRONTERA	1	596.88	29.84	626.72
779-271-004	50034 CALLE FRONTERA	1	596.88	29.84	626.72
779-271-005	50028 CALLE FRONTERA	1	596.88	29.84	626.72
779-271-006	50022 CALLE FRONTERA	1	596.88	29.84	626.72
779-271-007	50016 CALLE FRONTERA	1	596.88	29.84	626.72
779-271-008	50010 CALLE FRONTERA	1	596.88	29.84	626.72
779-271-009	NO SITUS AVAILABLE	1	596.88	29.84	626.72
779-271-010	NO SITUS AVAILABLE	1	596.88	29.84	626.72
779-271-011	NO SITUS AVAILABLE	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
779-271-012	NO SITUS AVAILABLE	1	596.88	29.84	626.72
779-271-013	NO SITUS AVAILABLE	1	596.88	29.84	626.72
779-271-014	NO SITUS AVAILABLE	1	596.88	29.84	626.72
779-271-015	NO SITUS AVAILABLE	1	596.88	29.84	626.72
779-271-016	NO SITUS AVAILABLE	1	596.88	29.84	626.72
779-271-017	NO SITUS AVAILABLE	1	596.88	29.84	626.72
779-271-018	NO SITUS AVAILABLE	1	596.88	29.84	626.72
779-271-019	NO SITUS AVAILABLE	1	596.88	29.84	626.72
779-271-020	NO SITUS AVAILABLE	1	596.88	29.84	626.72
779-271-021	NO SITUS AVAILABLE	1	596.88	29.84	626.72
779-271-022	NO SITUS AVAILABLE	1	596.88	29.84	626.72
779-271-023	50181 CAMINO ROSARIO	1	596.88	29.84	626.72
779-271-024	50187 CAMINO ROSARIO	1	596.88	29.84	626.72
779-271-025	50193 CAMINO ROSARIO	1	596.88	29.84	626.72
779-271-026	50199 CAMINO ROSARIO	1	596.88	29.84	626.72
779-271-027	50205 CAMINO ROSARIO	1	596.88	29.84	626.72
779-271-028	50211 CAMINO ROSARIO	1	596.88	29.84	626.72
779-271-029	50217 CAMINO ROSARIO	1	596.88	29.84	626.72
779-271-030	50220 CAMINO ROSARIO	1	596.88	29.84	626.72
779-271-031	50214 CAMINO ROSARIO	1	596.88	29.84	626.72
779-271-032	50208 CAMINO ROSARIO	1	596.88	29.84	626.72
779-271-033	50202 CAMINO ROSARIO	1	596.88	29.84	626.72
779-271-034	50196 CAMINO ROSARIO	1	596.88	29.84	626.72
779-271-035	50190 CAMINO ROSARIO	1	596.88	29.84	626.72
779-271-036	50184 CAMINO ROSARIO	1	596.88	29.84	626.72
779-271-039	50304 CAMINO MAGDALENA	1	596.88	29.84	626.72
779-271-040	50298 CAMINO MAGDALENA	1	596.88	29.84	626.72
779-271-041	50292 CAMINO MAGDALENA	1	596.88	29.84	626.72
779-271-042	50286 CAMINO MAGDALENA	1	596.88	29.84	626.72
779-271-043	NO SITUS AVAILABLE	1	596.88	29.84	626.72
779-271-044	NO SITUS AVAILABLE	1	596.88	29.84	626.72
779-271-045	NO SITUS AVAILABLE	1	596.88	29.84	626.72
779-271-046	NO SITUS AVAILABLE	1	596.88	29.84	626.72
779-271-047	NO SITUS AVAILABLE	1	596.88	29.84	626.72
779-271-048	NO SITUS AVAILABLE	1	596.88	29.84	626.72
779-271-049	NO SITUS AVAILABLE	1	596.88	29.84	626.72
779-271-050	50289 CAMINO MAGDALENA	1	596.88	29.84	626.72
779-271-051	50295 CAMINO MAGDALENA	1	596.88	29.84	626.72
779-271-052	50301 CAMINO MAGDALENA	1	596.88	29.84	626.72
779-290-001	50265 SAN SOLANO RD	1	596.88	29.84	626.72
779-290-002	50291 SAN SOLANO RD	1	596.88	29.84	626.72
779-290-003	50317 SAN SOLANO RD	1	596.88	29.84	626.72
779-290-004	50343 SAN SOLANO RD	1	596.88	29.84	626.72
779-290-005	50369 SAN SOLANO RD	1	596.88	29.84	626.72
779-290-006	50395 SAN SOLANO RD	1	596.88	29.84	626.72
779-290-007	50394 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-290-008	50368 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-290-009	50342 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-290-010	50316 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-290-011	50290 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-290-012	50264 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-291-001	50263 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-291-002	50289 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-291-003	50315 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-291-004	50341 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-291-005	50367 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-291-006	50393 SAN CAPISTRANO DR	1	596.88	29.84	626.72
779-291-007	50392 CALLE TOLOSA	1	596.88	29.84	626.72
779-291-008	50366 CALLE TOLOSA	1	596.88	29.84	626.72
779-291-009	50340 CALLE TOLOSA	1	596.88	29.84	626.72
779-291-010	50314 CALLE TOLOSA	1	596.88	29.84	626.72
779-291-011	50288 CALLE TOLOSA	1	596.88	29.84	626.72
779-291-012	50262 CALLE TOLOSA	1	596.88	29.84	626.72
779-292-001	50287 CALLE TOLOSA	1	596.88	29.84	626.72
779-292-002	50313 CALLE TOLOSA	1	596.88	29.84	626.72
779-292-003	50339 CALLE TOLOSA	1	596.88	29.84	626.72
779-292-004	50365 CALLE TOLOSA	1	596.88	29.84	626.72
779-292-005	50391 CALLE TOLOSA	1	596.88	29.84	626.72
779-292-006	50390 SOLEDAD PL	1	596.88	29.84	626.72
779-292-007	50364 SOLEDAD PL	1	596.88	29.84	626.72
779-292-008	50338 SOLEDAD PL	1	596.88	29.84	626.72
779-292-009	50312 SOLEDAD PL	1	596.88	29.84	626.72
779-292-010	50286 SOLEDAD PL	1	596.88	29.84	626.72
779-293-001	83418 SANTO LN	1	596.88	29.84	626.72
779-293-002	83412 SANTO LN	1	596.88	29.84	626.72
779-293-003	83406 SANTO LN	1	596.88	29.84	626.72
779-293-004	50363 SOLEDAD PL	1	596.88	29.84	626.72
779-293-005	50389 SOLEDAD PL	1	596.88	29.84	626.72
779-293-006	83392 SAN ASIS DR	1	596.88	29.84	626.72
779-293-007	83386 SAN ASIS DR	1	596.88	29.84	626.72
779-293-008	83380 SAN ASIS DR	1	596.88	29.84	626.72
779-293-009	83379 SAN ASIS DR	1	596.88	29.84	626.72
779-293-010	83385 SAN ASIS DR	1	596.88	29.84	626.72
779-293-011	83391 SAN ASIS DR	1	596.88	29.84	626.72
779-293-012	83397 SAN ASIS DR	1	596.88	29.84	626.72
779-293-013	83405 SAN ASIS DR	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
779-293-014	83411 SAN ASIS DR	1	596.88	29.84	626.72
779-293-015	83417 SAN ASIS DR	1	596.88	29.84	626.72
779-293-016	83425 SAN ASIS DR	1	596.88	29.84	626.72
779-293-017	83431 SAN ASIS DR	1	596.88	29.84	626.72
779-293-018	83437 SAN ASIS DR	1	596.88	29.84	626.72
779-293-019	83445 SAN ASIS DR	1	596.88	29.84	626.72
779-293-020	83451 SAN ASIS DR	1	596.88	29.84	626.72
779-293-021	83457 SAN ASIS DR	1	596.88	29.84	626.72
779-293-022	83465 SAN ASIS DR	1	596.88	29.84	626.72
779-293-023	83471 SAN ASIS DR	1	596.88	29.84	626.72
779-293-024	50292 SAN SOLANO RD	1	596.88	29.84	626.72
779-293-025	50266 SAN SOLANO RD	1	596.88	29.84	626.72
779-293-026	50240 SAN SOLANO RD	1	596.88	29.84	626.72
780-350-003	83054 55TH AVE	1	596.88	29.84	626.72
780-370-001	55050 RUE MARANDE	1	596.88	29.84	626.72
780-370-002	83091 55TH AVE	1	596.88	29.84	626.72
780-370-003	83092 ROSA AVE	1	596.88	29.84	626.72
780-370-004	55100 RUE MARANDE	1	596.88	29.84	626.72
780-370-010	83155 55TH AVE	1	596.88	29.84	626.72
780-370-011	83175 55TH AVE	1	596.88	29.84	626.72
780-371-003	83111 ROSA ST	1	596.88	29.84	626.72
780-371-006	83181 ROSA AVE	1	596.88	29.84	626.72
780-371-007	83209 ROSA AVE	1	596.88	29.84	626.72
780-372-001	55110 JACKSON ST	1	596.88	29.84	626.72
780-380-001	83480 ELLA AVE	1	596.88	29.84	626.72
780-380-002	83440 ELLA AVE	1	596.88	29.84	626.72
780-380-003	83420 ELLA AVE	1	596.88	29.84	626.72
780-380-004	83400 ELLA AVE	1	596.88	29.84	626.72
780-380-005	83380 ELLA AVE	1	596.88	29.84	626.72
780-380-008	83320 ELLA AVE	1	596.88	29.84	626.72
780-380-009	83300 ELLA AVE	1	596.88	29.84	626.72
780-380-010	83280 ELLA AVE	1	596.88	29.84	626.72
780-380-011	55400 CECIL ST	1	596.88	29.84	626.72
780-380-012	83305 ROSA AVE	1	596.88	29.84	626.72
780-380-013	83325 ROSA AVE	1	596.88	29.84	626.72
780-380-014	83345 ROSA AVE	1	596.88	29.84	626.72
780-380-015	83365 ROSA AVE	1	596.88	29.84	626.72
780-380-016	83385 ROSA AVE	1	596.88	29.84	626.72
780-380-017	83395 ROSA AVE	1	596.88	29.84	626.72
780-380-018	83415 ROSA AVE	1	596.88	29.84	626.72
780-380-019	83445 ROSA AVE	1	596.88	29.84	626.72
780-380-020	83475 ROSA AVE	1	596.88	29.84	626.72
780-381-001	83265 ROSA AVE	1	596.88	29.84	626.72
780-381-002	83260 ELLA AVE	1	596.88	29.84	626.72
780-382-001	83480 ROSA AVE	1	596.88	29.84	626.72
780-382-002	83440 ROSA AVE	1	596.88	29.84	626.72
780-382-003	83420 ROSA AVE	1	596.88	29.84	626.72
780-382-004	83400 ROSA AVE	1	596.88	29.84	626.72
780-382-005	83380 ROSA AVE	1	596.88	29.84	626.72
780-382-006	83360 ROSA AVE	1	596.88	29.84	626.72
780-382-007	83340 ROSA AVE	1	596.88	29.84	626.72
780-382-008	83320 ROSA AVE	1	596.88	29.84	626.72
780-382-009	83300 ROSA AVE	1	596.88	29.84	626.72
780-382-010	83280 ROSA AVE	1	596.88	29.84	626.72
780-382-017	55021 CALHOUN ST	2	1,193.75	59.69	1,253.44
780-383-001	83260 ROSA AVE	1	596.88	29.84	626.72
780-390-001	55160 JACKSON ST	1	596.88	29.84	626.72
780-390-002	83060 ELLA AVE	1	596.88	29.84	626.72
780-391-001	83100 ELLA AVE	1	596.88	29.84	626.72
780-391-002	83110 ELLA AVE	1	596.88	29.84	626.72
780-391-003	83120 ELLA AVE	1	596.88	29.84	626.72
780-391-004	83130 ELLA AVE	1	596.88	29.84	626.72
780-391-005	83140 ELLA AVE	1	596.88	29.84	626.72
780-391-006	83150 ELLA AVE	1	596.88	29.84	626.72
780-391-007	83160 ELLA AVE	1	596.88	29.84	626.72
780-391-008	83170 ELLA AVE	1	596.88	29.84	626.72
780-391-009	83180 ELLA AVE	1	596.88	29.84	626.72
780-391-010	83190 ELLA AVE	1	596.88	29.84	626.72
780-392-001	83050 RUE PARAY	1	596.88	29.84	626.72
780-392-002	55401 RUE MARANDE	1	596.88	29.84	626.72
780-392-003	55351 RUE MARANDE	1	596.88	29.84	626.72
780-392-004	55301 RUE MARANDE	1	596.88	29.84	626.72
780-392-005	55251 RUE MARANDE	1	596.88	29.84	626.72
780-392-006	83055 ELLA AVE	1	596.88	29.84	626.72
780-392-008	55200 JACKSON ST	1	596.88	29.84	626.72
780-392-009	55350 JACKSON ST	1	596.88	29.84	626.72
780-392-011	55400 JACKSON ST	1	596.88	29.84	626.72
780-392-012	55450 S JACKSON ST	1	596.88	29.84	626.72
780-393-001	83103 RUE PARAY	1	596.88	29.84	626.72
780-393-002	83085 RUE PARAY	1	596.88	29.84	626.72
780-393-003	83065 RUE PARAY	1	596.88	29.84	626.72
780-393-004	55300 JACKSON ST	1	596.88	29.84	626.72
780-393-005	83115 RUE PARAY	1	596.88	29.84	626.72
780-393-006	83135 RUE PARAY	1	596.88	29.84	626.72
780-393-007	83155 RUE PARAY	1	596.88	29.84	626.72
780-393-008	83175 RUE PARAY	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
780-393-009	83195 RUE PARAY	1	596.88	29.84	626.72
780-393-010	83205 RUE PARAY	1	596.88	29.84	626.72
780-393-011	83215 RUE PARAY	1	596.88	29.84	626.72
780-394-001	83220 RUE PARAY	1	596.88	29.84	626.72
780-394-002	83210 RUE PARAY	1	596.88	29.84	626.72
780-394-003	83184 RUE PARAY	1	596.88	29.84	626.72
780-394-004	83166 RUE PARAY	1	596.88	29.84	626.72
780-394-006	83124 RUE PARAY	1	596.88	29.84	626.72
780-394-007	83106 RUE PARAY	1	596.88	29.84	626.72
780-394-008	83185 RUE CHATEAU	1	596.88	29.84	626.72
780-394-009	83175 RUE CHATEAU	1	596.88	29.84	626.72
780-394-010	83165 RUE CHATEAU	1	596.88	29.84	626.72
780-394-011	83155 RUE CHATEAU	1	596.88	29.84	626.72
780-394-012	83145 RUE CHATEAU	1	596.88	29.84	626.72
780-394-013	83135 RUE CHATEAU	1	596.88	29.84	626.72
780-394-014	55297 RUE MONTIGNY	1	596.88	29.84	626.72
780-394-015	55275 RUE MONTIGNY	1	596.88	29.84	626.72
780-394-016	55227 RUE MONTIGNY	1	596.88	29.84	626.72
780-394-017	55205 RUE MONTIGNY	1	596.88	29.84	626.72
780-394-018	83115 ELLA ST	1	596.88	29.84	626.72
780-394-019	55200 RUE MARANDE	1	596.88	29.84	626.72
780-394-020	55220 RUE MARANDE	1	596.88	29.84	626.72
780-394-021	55300 RUE MARANDE	1	596.88	29.84	626.72
780-394-022	55350 RUE MARANDE	1	596.88	29.84	626.72
780-394-023	55400 RUE MARANDE	1	596.88	29.84	626.72
780-394-024	55450 RUE MARANDE	1	596.88	29.84	626.72
780-395-001	55190 RUE MONTIGNY	1	596.88	29.84	626.72
780-395-003	83130 RUE CHATEAU	1	596.88	29.84	626.72
780-395-004	83142 RUE CHATEAU	1	596.88	29.84	626.72
780-395-005	83146 RUE MARLENE	1	596.88	29.84	626.72
780-395-006	83162 RUE MARLENE	1	596.88	29.84	626.72
780-395-008	83180 RUE CHATEAU	1	596.88	29.84	626.72
780-395-010	55225 RUE MARNE	1	596.88	29.84	626.72
780-395-011	83185 ELLA AVE	1	596.88	29.84	626.72
780-395-012	83177 ELLA AVE	1	596.88	29.84	626.72
780-395-013	83167 ELLA AVE	1	596.88	29.84	626.72
780-395-014	83157 ELLA AVE	1	596.88	29.84	626.72
780-395-015	83147 ELLA AVE	1	596.88	29.84	626.72
780-396-001	55230 RUE MARNE	1	596.88	29.84	626.72
780-396-002	55260 RUE MARNE	1	596.88	29.84	626.72
780-396-003	55310 RUE MARNE	1	596.88	29.84	626.72
780-396-004	55360 RUE MARNE	1	596.88	29.84	626.72
780-396-005	55440 RUE MARNE	1	596.88	29.84	626.72
780-396-006	55480 RUE MARNE	1	596.88	29.84	626.72
780-410-001	55520 S JACKSON ST	1	596.88	29.84	626.72
780-410-002	83050 ALVARADO AVE	1	596.88	29.84	626.72
780-410-003	83060 ALVARADO AVE	1	596.88	29.84	626.72
780-410-004	83070 ALVARADO AVE	1	596.88	29.84	626.72
780-410-005	83080 ALVARADO AVE	1	596.88	29.84	626.72
780-410-006	83090 ALVARADO AVE	1	596.88	29.84	626.72
780-410-007	83100 ALVARADO AVE	1	596.88	29.84	626.72
780-410-008	83110 ALVARADO AVE	1	596.88	29.84	626.72
780-410-009	83120 ALVARADO AVE	1	596.88	29.84	626.72
780-410-010	83130 ALVARADO AVE	1	596.88	29.84	626.72
780-410-011	83140 ALVARADO AVE	1	596.88	29.84	626.72
780-410-012	83150 ALVARADO AVE	1	596.88	29.84	626.72
780-410-013	83160 ALVARADO AVE	1	596.88	29.84	626.72
780-410-014	83170 ALVARADO AVE	1	596.88	29.84	626.72
780-410-015	83180 ALVARADO AVE	1	596.88	29.84	626.72
780-411-001	55750 JACKSON ST	1	596.88	29.84	626.72
780-411-002	55720 JACKSON ST	1	596.88	29.84	626.72
780-411-003	55670 JACKSON ST	1	596.88	29.84	626.72
780-411-004	55650 JACKSON ST	1	596.88	29.84	626.72
780-411-005	55600 S JACKSON ST	1	596.88	29.84	626.72
780-411-006	55520 WADE ST	1	596.88	29.84	626.72
780-411-007	55540 WADE ST	1	596.88	29.84	626.72
780-411-009	55580 WADE ST	1	596.88	29.84	626.72
780-411-010	83045 ALVARADO AVE	1	596.88	29.84	626.72
780-411-011	55560 JACKSON ST	1	596.88	29.84	626.72
780-411-015	55633 SUN SWEPT ST	1	596.88	29.84	626.72
780-411-016	55657 SUN SWEPT ST	1	596.88	29.84	626.72
780-411-017	55681 SUN SWEPT ST	1	596.88	29.84	626.72
780-411-018	55705 SUN SWEPT ST	1	596.88	29.84	626.72
780-411-019	55729 SUN SWEPT ST	1	596.88	29.84	626.72
780-411-020	55620 WADE ST	1	596.88	29.84	626.72
780-411-021	55644 WADE ST	1	596.88	29.84	626.72
780-411-022	55668 WADE ST	1	596.88	29.84	626.72
780-411-023	55692 WADE ST	1	596.88	29.84	626.72
780-412-001	83175 ALVARADO AVE	1	596.88	29.84	626.72
780-412-002	83165 ALVARADO AVE	1	596.88	29.84	626.72
780-412-003	83155 ALVARADO AVE	1	596.88	29.84	626.72
780-412-004	83145 ALVARADO AVE	1	596.88	29.84	626.72
780-412-005	83135 ALVARADO AVE	1	596.88	29.84	626.72
780-412-006	83125 ALVARADO AVE	1	596.88	29.84	626.72
780-412-007	83115 ALVARADO AVE	1	596.88	29.84	626.72
780-412-008	83105 ALVARADO AVE	1	596.88	29.84	626.72

CITY OF COACHELLA
 COACHELLA SANITARY DISTRICT
 PROPOSED FISCAL YEAR 2023/2024 ASSESSMENT ROLL

APN	Situs Address	Units	Sewer Charge	Utility User's Tax 5%	Total Charge
780-412-009	83095 ALVARADO AVE	1	596.88	29.84	626.72
780-412-010	83085 ALVARADO AVE	1	596.88	29.84	626.72
780-412-011	83075 ALVARADO AVE	1	596.88	29.84	626.72
780-412-012	83076 MAJENTA LN	1	596.88	29.84	626.72
780-412-013	83086 MAJENTA LN	1	596.88	29.84	626.72
780-412-014	83096 MAJENTA LN	1	596.88	29.84	626.72
780-412-015	83106 MAJENTA LN	1	596.88	29.84	626.72
780-412-016	83116 MAJENTA LN	1	596.88	29.84	626.72
780-412-017	83126 MAJENTA LN	1	596.88	29.84	626.72
780-412-018	83136 MAJENTA LN	1	596.88	29.84	626.72
780-412-019	83146 MAJENTA LN	1	596.88	29.84	626.72
780-412-020	83156 MAJENTA LN	1	596.88	29.84	626.72
780-412-021	83166 MAJENTA LN	1	596.88	29.84	626.72
780-412-022	83176 MAJENTA LN	1	596.88	29.84	626.72
780-413-001	83074 PERSIMMON LN	1	596.88	29.84	626.72
780-413-002	83084 PERSIMMON LN	1	596.88	29.84	626.72
780-413-003	83094 PERSIMMON LN	1	596.88	29.84	626.72
780-413-004	83104 PERSIMMON LN	1	596.88	29.84	626.72
780-413-005	83114 PERSIMMON LN	1	596.88	29.84	626.72
780-413-006	83124 PERSIMMON LN	1	596.88	29.84	626.72
780-413-007	83134 PERSIMMON LN	1	596.88	29.84	626.72
780-413-008	83144 PERSIMMON LN	1	596.88	29.84	626.72
780-413-009	83154 PERSIMMON LN	1	596.88	29.84	626.72
780-413-010	83164 PERSIMMON LN	1	596.88	29.84	626.72
780-413-011	83174 PERSIMMON LN	1	596.88	29.84	626.72
780-413-012	83184 PERSIMMON LN	1	596.88	29.84	626.72
780-420-002	55790 JACKSON ST	1	596.88	29.84	626.72

Summary Fields	Value
Units total sum:	7,089.00
Charge total sum:	\$4,442,818.08
UUT total sum:	\$211,564.12



Order Confirmation for Ad #: 0005763311

Customer: CITY OF COACHELLA - LEGALS
Address: SBDC
 COACHELLA CA 92236 USA
Acct. #: TDS-CIT054
Phone: 7603982503

CITY OF COACHELLA - LEGALS

Ordered By: Elsa Corona

OrderStart Date: 07/12/2023

Order End Date: 07/19/2023

<u>Tear Sheets</u>	<u>Affidavits</u>	<u>Blind Box</u>	<u>Promo Type</u>	<u>Materials</u>	<u>Special Pricing</u>	<u>Size</u>
0	1					2 X 40.00

<u>Order Amount</u>	<u>Tax Amount</u>	<u>Order Total Amount</u>	<u>Payment Method</u>	<u>Order Payment Amount</u>	<u>Order Amount Due</u>
\$358.60	\$0.00	\$358.60	Invoice	\$0.00	\$358.60

Ad Order Notes:

Sales Rep: KFurnace

Order Taker: KFurnace

Order Created 07/07/2023

Product	# Ins	Start Date	End Date
TDS-DesertSun.com	2	07/12/2023	07/19/2023
07-12-23, 07-19-23, TDS-The Desert Sun	2	07/12/2023	07/19/2023
07-12-23, 07-19-23,			

*** ALL TRANSACTIONS CONSIDERED PAID IN FULL UPON CLEARANCE OF FINANCIAL INSTITUTION**

Text of Ad: 07/07/2023

CITY OF COACHELLA
 PUBLIC HEARING NOTICE OF
 SANITARY SEWER RATE CHARGES
 TO BE PLACED ON THE RIVERSIDE COUNTY TAX ROLL

This meeting will be conducted by teleconference as provided in the meeting agenda and in-person with public access at Coachella City Hall, Council Chamber 1515 Sixth Street, Coachella, CA.

NOTICE IS HEREBY GIVEN that the Coachella Sanitary District proposes to place Fiscal Year 2023/2024 Residential Sanitary Sewer rate charges on the Riverside County tax roll for the forthcoming fiscal year. A report describing each parcel subject to the charges, and the proposed assessments to be imposed on such parcels, has been filed with the City Clerk and is available for review; residential sanitary sewer rates are available for review on the city's website www.coachella.org.

On Wednesday, July 26, 2023, the City Council will hold a public hearing to receive public comments, hear and consider all testimony at the City of Coachella Council Meeting. Written comments can be submitted by email cityclerk@coachella.org or by leaving a message at (760) 262-6240 before 6:00 p.m. on the day of the meeting. Comments will be read into the record. Said meeting will be available to the public live through the City's website at www.coachella.org.

Questions regarding the public hearing or the Fiscal Year 2023/2024 Residential Sanitary Sewer assessments should be directed to the Utilities Manager at (760) 501-8100.

Please send written comments to:
 City of Coachella Utilities Department
 Attn: Utilities Manager
 53-462 Enterprise Way
 Coachella, CA 92236

PUBLISHED July 12, 19, 2023



STAFF REPORT
7/26/2023

TO: Honorable Mayor and City Council Members

FROM: Gabriel Perez, Development Services Director

SUBJECT: Adopt Resolution No. 2023-48 authorizing the establishment of an annual special tax for City of Coachella Community Facilities District No. 2005-01 (Law Enforcement, Fire and Paramedic Services) and annexation areas thereto for Fiscal Year 2023/2024.

STAFF RECOMMENDATION:

Staff recommends that the City Council open the public hearing, take any testimony, and adopt Resolution No. 2023-48.

EXECUTIVE SUMMARY:

Resolution No. 2023-48 establishes an updated levy of the special taxes in the Community Facilities District (CFD) 2005-1 and the Annexation Areas in the current tax year at the new rate reflecting the annual Consumer Price Index adjustment for the special taxes. This an annual City Council action item which triggers the certified list of all parcels in the CFD 2005-1 and the Annexation Areas subject to the levy with updated amounts to be levied on each parcel. These will be compiled by the City’s consultant and the levy for the current tax year will be sent to the County Auditor-Controller in order for the City to collect the assessments for the 2023/2024 fiscal year.

Through adoption of Resolution No. 2023-48, the City Manager is authorized to determine the specific rates and amounts of the special tax to be collected from taxable parcels within the CFD 2005-1 and the Annexation areas for Fiscal Year 2023/2024. Additionally, the City Manager is authorized to prepare the Fiscal Year 2023/2024 Certified List and to submit such list to the County Auditor on or before August 10, 2023.

BACKGROUND:

The City Council initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors to authorize the levy of special taxes in City of Coachella Community Facilities District No. 2005-1 (Law Enforcement, Fire and Paramedic Services), Annexation Area Nos. 1, 2, 3, 4, 5, 6, 7, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 28, 29, 30, 31, 32, 33, 34 and 35 of the 2005-1 CFD, all as authorized pursuant to the terms and provisions of the “Mello-Roos Community Facilities Act of 1982.”

Commencing with Fiscal Year 2005/2006 and for each following Fiscal Year, the City Council has levied the Special Tax at the Maximum Special Tax on all Developed Single-Family Residential Property and Developed Multi-Family Residential Property for which a building permit for the construction of residential units are issued prior to June 30 of the prior fiscal year.

DISCUSSION/ANALYSIS:

A review of new building permits issued by the City's Building Division for the current Fiscal Year 2022/2023 reveals that there were one hundred ninety-eight (198) new qualifying "residential dwellings unit" permits issued within the Community Facility District 2005-01 boundaries or annexation areas, compared to one hundred fifteen (115) for Fiscal Year 2021/2022. The City issued permits for these homes inside the Sevilla community (Tract 38084) developed by Pulte Homes, Mariposa Pointe (Tract 32074) developed by D.R. Horton, and Bellissima (Tract No. 31978) by developer Pulte Homes.

Accordingly, there will be 198 new properties added to the Fiscal Year 2023/2024 assessment. Additionally, the Consumer Price Index adjustment will increase the annual assessment by 7.49% based on the U.S. Department of Labor Statistics for Riverside-San Bernardino-Ontario, California. Therefore, the new annual assessment will increase from \$1,348.10 to \$1,449.08. This equates to a change in total anticipated levy from \$2,438,713.56 to \$2,908,303.86 or an increase of 469,590.30. The final special tax roll for the new assessments will be sent to the County Assessor prior to August 10, 2023.

ALTERNATIVES:

1. Approve Resolution No. 2023-48 as requested.
2. Take no action.
3. Continue this item and provide staff with direction.

FISCAL IMPACT:

The total projected levy for the City of Coachella Community Facilities District No. 2005-1 (Law Enforcement, Fire and Paramedic Services) in Fiscal Year 2023/24 is 2,908,303.86 and funds are used for police, fire and paramedic services. The CFD term runs in perpetuity, and for the 2023/2024 fiscal year the annual assessments will include a 7.49% CPI escalator to adjust for inflation as compared to the 2022/2023 assessment.

RECOMMENDED ALTERNATIVE(S):

Staff recommends alternative #1.

Attachments:

Attachment 1: Resolution No. 2023-48

Attachment 2: New Dwelling Unit Permits 2022/2023

Attachment 3: Map of 2023/2024 CFD Assessed Tracts

Fiscal Year 2022-2023 Building Permits for CFD 2005-1

Single-Family Dwellings

	Tract	Lot	APN	Site Address	Permit Number	Permit Issued	Plan Type	Square Footage	Description
1	31978	7	768-520-007	53027 CALLE EMPALME	BL-2022-07-16117	7/25/2022	3	2824	SFD
2	31978	8	768-520-008	53031 CALLE EMPALME	BL-2022-07-16118	7/25/2022	2	2404	SFD
3	31978	9	768-520-009	53035 CALLE EMPALME	BL-2022-07-16119	7/25/2022	3	2824	SFD
4	31978	10	768-520-010	53039 CALLE EMPALME	BL-2022-07-16120	7/25/2022	2	2404	SFD
5	31978	11	768-462-001	53045 CALLE EMPALME	BL-2022-07-16121	7/25/2022	3	2824	SFD
6	31978	12	768-462-002	53051 CALLE EMPALME	BL-2022-07-16122	7/25/2022	2	2404	SFD
7	31978	13	768-462-003	53055 CALLE EMPALME	BL-2022-07-16123	7/25/2022	3	2824	SFD
8	31978	1	768-520-001	53003 CALLE EMPALME	BL-2022-07-16124	7/25/2022	2	2404	SFD
9	31978	2	768-520-002	53007 CALLE EMPALME	BL-2022-07-16125	7/25/2022	3	2824	SFD
10	31978	3	768-520-003	53011 CALLE EMPALME	BL-2022-07-16126	7/25/2022	2	2404	SFD
11	31978	4	768-520-004	53015 CALLE EMPALME	BL-2022-07-16127	7/25/2022	2	2404	SFD
12	31978	5	768-520-005	53019 CALLE EMPALME	BL-2022-07-16128	7/25/2022	3	2824	SFD
13	31978	6	768-520-006	53025 CALLE EMPALME	BL-2022-07-16129	7/25/2022	2	2404	SFD
14	31978	3	768-520-022	53039 MODENA TER	BL-2022-07-16165	8/17/2022	3	2824	SFD
15	31978	4	768-520-023	53035 MODENA TER	BL-2022-07-16166	8/9/2022	2	2404	SFD
16	31978	5	768-520-024	53031 MODENA TER	BL-2022-07-16167	8/9/2022	3	2824	SFD
17	31978	7	768-520-026	53023 MODENA TER	BL-2022-07-16168	8/9/2022	3	2824	SFD
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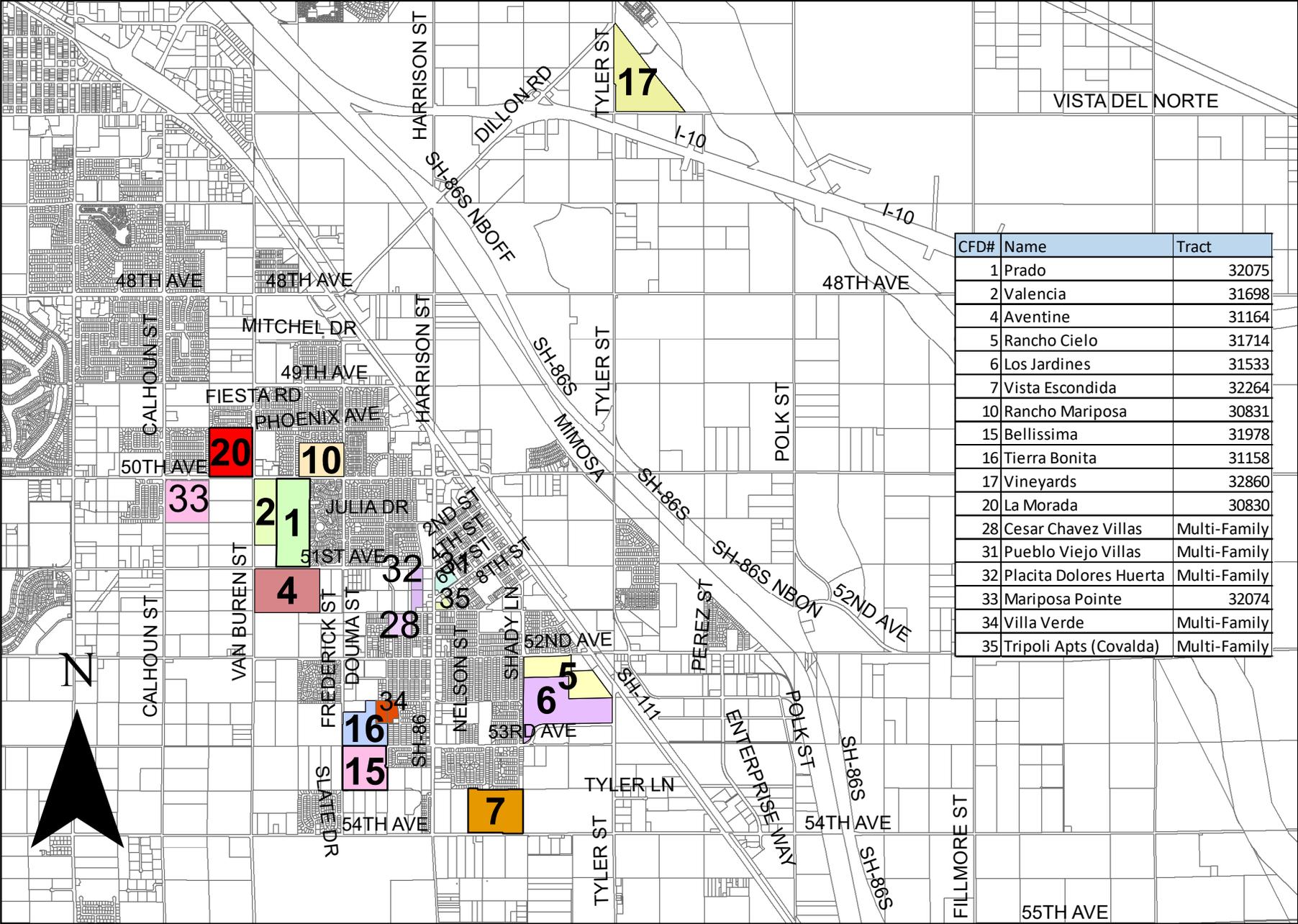
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186	32074	29	779-300-006	50316 CAMINO LORETO	BL-2023-06-17252	6/28/2023	2	2239	SFD
187	32074	30	779-300-007	50310 CAMINO LORETO	BL-2023-06-17253	6/28/2023	4	2311	SFD
188	32074	45	779-300-008	50307 CAMINO LORETO	BL-2023-06-17254	6/28/2023	2	2239	SFD
189	32074	46	779-300-009	50313 CAMINO LORETO	BL-2023-06-17255	6/28/2023	3	2311	SFD
190	32074	47	779-300-010	50319 CAMINO LORETO	BL-2023-06-17256	6/28/2023	2	1898	SFD
191	32074	10	779-270-010	50001 CALLE FRONTERA	BL-2023-06-17257	6/28/2023	4	2239	SFD
192	32074	11	779-270-011	83500 AVENIDA CAMPANAS	BL-2023-06-17258	6/28/2023	1	2311	SFD
193	32074	12	779-270-012	83506 AVENIDA CAMPANAS	BL-2023-06-17259	6/28/2023	2	1898	SFD
194	32074	13	779-270-013	83512 AVENIDA CAMPANAS	BL-2023-06-17260	6/28/2023	4	2311	SFD
195	32074	14	779-270-014	83518 AVENIDA CAMPANAS	BL-2023-06-17261	6/28/2023	1	1898	SFD
196	32074	15	779-270-015	83524 AVENIDA CAMPANAS	BL-2023-06-17262	6/28/2023	4	2311	SFD
197	32074	16	779-270-016	83530 AVENIDA CAMPANAS	BL-2023-06-17263	6/28/2023	2	2239	SFD
198	32074	19	779-270-019	83548 AVENIDA CAMPANAS	BL-2023-06-17264	6/28/2023	3	2435	SFD

CFD 2005-1 2023-24 CFD Assessed Tracts



CFD#	Name	Tract
1	Prado	32075
2	Valencia	31698
4	Aventine	31164
5	Rancho Cielo	31714
6	Los Jardines	31533
7	Vista Escondida	32264
10	Rancho Mariposa	30831
15	Bellissima	31978
16	Tierra Bonita	31158
17	Vineyards	32860
20	La Morada	30830
28	Cesar Chavez Villas	Multi-Family
31	Pueblo Viejo Villas	Multi-Family
32	Placita Dolores Huerta	Multi-Family
33	Mariposa Pointe	32074
34	Villa Verde	Multi-Family
35	Tripoli Apts (Covalda)	Multi-Family

RESOLUTION NO. 2023-48

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, AUTHORIZING THE ESTABLISHMENT OF AN ANNUAL SPECIAL TAX FOR CITY OF COACHELLA COMMUNITY FACILITIES DISTRICT NO. 2005-1 (LAW ENFORCEMENT, FIRE AND PARAMEDIC SERVICES) AND ANNEXATION AREAS THERETO FOR FISCAL YEAR 2023/24.

WHEREAS, the City Council (the “Council”) of the City of Coachella (the “City”) had previously initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors to authorize the levy of special taxes in City of Coachella Community Facilities District No. 2005-1 (Law Enforcement, Fire and Paramedic Services) (the “CFD 2005-1”), Annexation Area Nos. 1, 2, 3, 4, 5, 6, 7, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 28, 29, 30, 31, 32, 33, 34 and 35 of the 2005-1 CFD (collectively, the “Annexation Areas”), all as authorized pursuant to the terms and provisions of the “Mello-Roos Community Facilities Act of 1982,” being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the “Act”); and,

WHEREAS, this Council, by the adoption of applicable ordinances, as authorized by Section 53340 of the Government Code of the State of California, has authorized the levy of such special taxes in the CFD 2005-1 and the Annexation Areas; and,

WHEREAS, Government Code Section 53340 provides that this Council may provide, by resolution, for the levy of the special taxes in the CFD 2005-1 and the Annexation Areas in the current tax year and future tax years at the same rates or at a lower rate than the rate provided for in the ordinance levying such special taxes if such resolution is adopted and a certified list of all parcels in the CFD 2005-1 and the Annexation Areas subject to the special tax levy including the amount of the special tax to be levied on each parcel in the CFD 2005-1 and the Annexation Areas for the current tax year (the “Fiscal Year 2022/2023 Certified List”) and future tax years, is timely filed by the clerk or other official designated by this Council with the Auditor of the County of Riverside (the “County Auditor”).

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

Section 1. The above recitals are all true and correct.

Section 2. The City Manager is hereby authorized and directed to determine or cause to be determined the specific rates and amounts of the special tax to be collected from taxable parcels within the CFD 2005-1 and the Annexation areas for Fiscal Year 2023/2024.

Section 3. The City Manager is hereby authorized and directed to prepare or cause the preparation of the Fiscal Year 2023/2024 Certified List and to submit such list to the County Auditor on or before August 10, 2023 or such later date to which the County Auditor may agree.

Section 4. The special tax shall be collected in the same manner as ordinary ad valorem property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for ad valorem taxes, and the Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any said special tax.

Section 5. It is hereby further directed that a certified copy of this Resolution, together with the Certified List for Fiscal Year 2023/2024, also be filed with the County Auditor.

Section 6. The County Auditor is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land effected in a space marked “public improvements, special tax” or by any other suitable designation, the installment of the special tax.

Section 7. The County Auditor shall then, at the close of the tax collection period, promptly render to the City a detailed report showing the amount and/or amounts of such special tax installments, interest, penalties and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

Section 8. This resolution shall become effective upon its adoption.

PASSED, APPROVED and ADOPTED this 26th day of July, 2023.

Steven A. Hernandez
Mayor

ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

Carlos Campos
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. 2023-48 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 26th day of July, 2023 by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Delia Granados
Deputy City Clerk



STAFF REPORT
7/26/2023

TO: Honorable Mayor and City Council Members

FROM: Gabriel Perez, Development Services Director

SUBJECT: Rancho Escondido Event Venue

SPECIFICS: Adopt Resolution No. 2023-51 approving a 36-Month Renewal of Entertainment Permit No. 22-02 for the Rancho Escondido Event Venue, an outdoor entertainment venue located on an 8.6-acre site at 85321 Avenue 44 (APN# 696-520-014). Applicant: Leonel Lopez and Margarita Lopez

STAFF RECOMMENDATION:

Staff recommends that the City Council adopt Resolution No. 2023-51 approving the 36-month renewal of Entertainment Permit No. 22-02, pursuant to the findings and conditions of approval contained in the attached resolution.

BACKGROUND:

The subject site is an 8.6-acre equestrian and residential property at 85321 Avenue 44 located towards the City's northerly boundary largely surrounded by vacant properties and the nearest residential neighborhood is the Four Seasons at Terra Lago active adult community (55 and over) approximately 1,125 feet northerly from the nearest point of the subject site at Avenue 44. The property is flag-shaped with a long unimproved driveway of approximately 751 feet. The driveway has an existing aggregate base surface for dust control purposes.

The "flag" portion of the property includes a barn, horse stables, and an existing residence on the northern portion. The center of the property includes 17,000 sq ft plaza area with a kitchen building, restroom building, covered stage area, concrete sidewalks enclosed within white ranch rail fencing. The plaza area is intended by the applicant for outdoor events that would be permitted if the City Council approves the requested entertainment permit. The plaza area has landscape improvements consisting of turf and date palm trees. A circular driveway with an aggregate base surface encircles the plaza area and a 22,000 sq. ft. vacant area that the applicant intends to use for guest parking. The applicant received City Council approval of an entertainment permit for the event venue after consideration at a public hearing on July 27, 2022.

The subject property is in the Resort District of the General Plan, which includes allowed uses of residential, lodging, recreational and support retail, commercial services, theme parks, sports venues, and specialized entertainment venues. The proposed use is consistent with the General

Plan Vision of the area as a place for a range of entertainment and destination uses that requires a large amount of land and draw visitors to the City.

Entertainment permits are permitted under Chapter 5.24 of the Coachella Municipal Code (C.M.C.) under Title 5 (Business Licenses and Regulations). Application for an entertainment permit require an investigation of the application by the City Manager and consideration of the proposal at a public hearing by the City Council. The City may impose conditions that include:

1. The days and hours during which the entertainment establishment may operate.
2. The total number of persons including employees and entertainers allowed during its operation.
3. Traffic control measures including the number of parking spaces required for the entertainment establishment.
4. Noise control measures required in the entertainment establishment.
5. Security or safety measures of the patrons, employees, neighbors and general public of the entertainment establishment, including the number of security personnel which may be altered by the chief of police.
6. The placement and utilization of hand-held metal detectors at each entrance to the entertainment establishment for the purpose of ascertaining and removal of weapons from each and every person entering the entertainment establishment to the satisfaction of the chief of police.

C.M.C. Chapter 5.24.80.B states that an entertainment permit shall be valid for an initial period of one year, and the City Council may grant, conditionally grant or deny the a three year renewal of the entertainment permit. The applicant requests a three-year renewal by the City Council.

DISCUSSION/ANALYSIS:

The applicant, Leonel Lopez and Margarita Lopez, have operated under a City-approved entertainment permit since the City Council approved Entertainment Permit No. 22-02 on July 27, 2022 to allow the operation of an outdoor entertainment venue on an 8.6-acre site at 85-321 Avenue 44. The zoning designation of the commercial center where the venue is located is within the R-E (Residential Estate), which will transition to Resort District zoning upon adoption by the City Council of the Zoning Consistency Update. The entertainment venue accommodates a range of events operating on Saturdays from 12 p.m. to 12 a.m. and accommodates up to 200 guests. The event types may include, but not limited to:

- Family event
- Birthdays
- Anniversaries
- Weddings
- Mariachi practice

The applicant utilizes local small business vendors to provide event coordination, table and chair rentals, photo booths, cakes and desserts, caterers, inflatable jumpers, video and photographers, parking attendants, mariachi and DJ's.



Rancho Escondido location

Staff contacted the Lieutenant Vasquez with the Riverside County Sheriff regarding any concerns for the proposed business that the City Council may want to consider when making findings or including conditions of approval for the entertainment permit. Lieutenant Vasquez did not identify any concerns with the business and does not recommend any conditions of approval. The Fire Department has no concerns with the facility and have provided conditions of approval for the entertainment venue.

Hours of Operation:

The applicant is conditioned under the existing entertainment permit to maintain operating hours on Saturdays from 12 p.m. to 12 a.m.

Environmental Setting:

The subject site is a vacant site that is substantially surrounded by urban uses, with adjoining zoning and land uses as follows:

North: Avenue 44 and City of Indio / (PMP) Project Master Plan – City of Indio

South: Vacant / (R-E, Residential Estate)

East: Vacant/ (R-M PUD, Residential Multiple Family - Planned Unit Development)

West: Vacant/ (R-M, Residential Multiple Family)

Site Plan / Parking and Circulation:

The site is accessed Avenue 44 which is a Primary Arterial, which at full construction would accommodate 4 vehicular lanes and bike lanes. The existing Avenue 44 is improved with two vehicular lanes and an improved roadway about 25 feet wide with unpaved shoulders. The Northside of Avenue 44 is in the City of Indio and the Southside of Avenue 44 is part of the City of Coachella. Vehicular access to the subject site would occur from a 751-foot long driveway that accommodates stacking for 37 vehicles. Parking is provided to the north, west, east and south of the event venue assembly area that can accommodate 65 vehicles and an area for 60 parking spaces for overflow parking. The limited timeframe for events at the venue including appropriate number of vehicle stacking on-site would pose a minimal impact to traffic on Avenue 44 or for the intersection of Avenue 44 and Dillon Road.

The event area is centralized in a 17,000 sq. ft plaza area with existing improvements that include a kitchen building, restroom building, covered stage area with concrete dance floor/gathering area, concrete sidewalks enclosed within white ranch rail fencing. Wedding ceremonies are held on the turf area on the west side of the plaza to take advantage of the valley and mountain views to the West. The stage area serves as the area for staging music and amplified sound and oriented towards the southeast. The applicant identified a maximum occupancy of 200 guests with two types of events expected which include small events for 80-100 guests and large events between 150-200 guests. The applicant has arranged for 2 parking attendants for small events and 3 parking attendants for large events.

Security:

The applicant has secured on-site licensed security for all events with 1 security guard for every 50 people. All private events that lease from the applicant will be required to use licensed security. The applicant is required to increase security personnel based on recommendations by the City Manager or Coachella Police. City staff has observed adequate security during all events upon compliance visits.

Noise

The special event activities with use of amplified music is proposed and would generate noise on-site and therefore the applicant engaged LSA Associates to prepare a noise analysis (LSA Noise Analysis for Wedding Venue at 85321 Avenue in Coachella Attachment 5) that was considered with the original entertainment permit approval. The noise analysis was prepared to determine the maximum noise level that can be generated by the event venue to be consistent with the City of Coachella Municipal Code noise standards by identifying the noise impact to existing receptors that include

The Lodge Four Seasons at Terra Lago in the City of Indio, a date farm to the north in the City of Indio, Coachella Lakes RV Resort located east in the City of Coachella, and Love's Travel Stop located to the Southeast in the City of Coachella. The analysis concluded that the event venue

could generate a maximum noise level of 85.5 continuous sound level in A-weighted decibels at a distance of 50 feet from 6:00 am to 10:00 pm and 75.5 decibels at a distance of 50 feet from 10 pm to 6 am to maintain compliance with the City's 10-minute noise standards of 55 dBA from 6:00 am to 10 pm and 45 dBA from 10:00 pm to 6 am. The noise analysis did not factor the directionality of speakers or any shielding by the event venue operators. The speakers were proposed to be directed in a southeast direction from the stage area during the study, minimizing directionality of noise to residences to the North. The applicant has since adjusted the direction of the sound system in the southerly direction pursuant to guidance from the LSA acoustical expert to further reduce noise levels to nearby residential neighborhoods.

Staff Observations of Noise Impacts

Staff has received various complaints from residents of the Four Seasons Terra Lago community in Indio throughout the first year of the venue operation under the issued entertainment permit. City of Coachella code enforcement staff has visited the location several times including the Development Services Director on the dates of December 17, 2022 and February 4, 2023. while events were occurring to determine if the events were operating out of compliance with the City Noise Ordinance. The City Noise Ordinance requires the location selected for measuring exterior noise levels between residential properties shall be at the property line of the affected residential property. On all occasions the decibel levels never exceeded the limits allowed by the Noise Ordinance of 55 decibels over a ten minute average decibel limit between 6 a.m. to 10 p.m. or 45 db(A) between 10 p.m. to 6 a.m. for residential uses. Decibel measurements were taken at multiple locations along the frontage of the Terra Lago community and within the community. Staff was able to observe music sounds that was audible within the Terra Lago community but did not exceed Noise limits established in the City Noise Ordinance. Staff communicated to the applicant to work with their noise consultant to identify ways to reduce noise levels and the applicant reconfigured their sound system to face in the southerly direction. Code enforcement staff has not received new noise complaints from the Terra Lago community since the reconfiguration of the sound system in May of 2023.

Proposed Modification by Applicant

The applicant proposes to modify the parameters of their entertainment permit as follows:

- Modify time limit of event from event closure at 12 a.m. to 2 a.m.
- Increase days of events from Saturday only to Thursday through Sunday
- Increase capacity from the current 200-person limitation to 500 persons

Staff has not had adequate time to review this request and recommends any entertainment permit modification occur through a public hearing at a later date after all impacts of the modification have been fully evaluated.

ENVIRONMENTAL REVIEW:

A determination was made by the City Council on July 21, 2022 that the project will not have a significant impact on the environment and adopted a Negative Declaration for this project. A 20-day review period for the Mitigated Negative Declaration commenced on July 7, 2022 and ended July 27, 2022. The proposed project consists of the operation, licensing and minor alteration of an

existing location involving no expansion of existing or former commercial use on the property. The subject site has been used for residential and equestrian related uses and no expansions of floor area are proposed.

FISCAL IMPACT:

As conditioned, the proposed Entertainment Permit would not have any fiscal impacts upon the City of Coachella finances. There are no additional fees collected for this type of business other than normal licensing fees for the business.

ALTERNATIVES:

- 1) Adopt Resolution No. 2023-51 approving a 36-month renewal for Entertainment Permit No. 22-02 with the staff recommendations.
- 2) Adopt Resolution No. 2023-51 approving a 36-month renewal for Entertainment Permit No. 22-02 with the staff recommendations with new or modified conditions of approval.
- 3) Make findings and Deny the renewal of Entertainment Permit No. 22-02.
- 4) Continue the item and provide staff direction.

RECOMMENDED ALTERNATIVE

Based on the analysis contained herein and the findings listed below, staff is recommending that the City Council approve Alternative #1. The applicant has demonstrated to be a good event operator by complying with the conditions of approval of the entertainment permit. The applicant regularly communicates with City staff about permitted events and has adjusted operations when requested by staff. The applicant consulted with an acoustical consultant to reconfigure the source of noise to reduce any noise impacts to nearby residences.

Attachments:

1. Resolution No. 2023-51 36-Month Renewal of Entertainment Permit No. 22-02
Exhibit A Conditions of Approval
2. Vicinity Map
3. Project Description
4. Site Plan
5. Noise Analysis – LSA Associates
6. Existing Photos

RESOLUTION NO. 2023-51

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, APPROVING THE 36-MONTH RENEWAL OF ENTERTAINMENT PERMIT NO. 22-02 FOR RANCHO ESCONDIDO ENTERTAINMENT VENUE LOCATED ON A 8.6 ACRE SITE AT 85321 AVENUE 44 (APN# 696-520-014). APPLICANT: LEONEL LOPEZ AND MARGARITA LOPEZ

WHEREAS, Leonel Lopez and Margarita Lopez filed an application for Entertainment Permit No. 22-02 to allow a 8.6-acre outdoor entertainment venue where alcohol is served on a vacant site located at 85321 Avenue 44; Assessor’s Parcel No. 696-520-014 (“Project”); and,

WHEREAS, the City Council conducted a duly noticed public hearing on Entertainment Permit No. 22-02 on July 27, 2022 at the 1515 6th Street, Coachella, California regarding the proposed Project; and,

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

WHEREAS, the City Council conducted a duly noticed public hearing regarding the renewal of Entertainment Permit No. 22-02 on July 26, 2023 at the 1515 6th Street, Coachella, California regarding the proposed Project; and,

WHEREAS, at the City Council 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 15.24 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 adequate in size and shape to accommodate the proposed outdoor entertainment venue with where alcohol is served; 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, a Negative Declaration was prepared adopted for the project in accordance with the California Environmental Quality Act and determined that the project would not create any significant impacts; 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 City Council of the City of Coachella, California hereby approves renewal of Entertainment Permit No. 22-02, subject to the findings listed below and conditions of approval listed in Exhibit A.

FINDINGS FOR APPROVAL OF ENTERTAINMENT PERMIT NO 22-02:

1. The information provided in the application is accurate, complete and truthful, as evidenced by staff and there are no known violations of any laws, ordinances, or regulations related to the applicant's fitness to manage or operate the proposed entertainment venue.
2. The applicant possesses the required moral character to comply with the requirements of Chapter 5.24 and the conditions of approval imposed herein. As conditioned, the proposed added security measures will ensure that the public safety for the business will be maintained to the satisfaction of the Chief of Police.
3. The applicant has sufficient resources and expertise to operate the proposed entertainment venue in a safe, professional and effective manner in accordance with the City's Municipal Code. The Coachella Police and Fire Department reviewed the project and expressed no concerns regarding the ability of the owner and the project to operate the venue in a safe, professional and effective manner.
4. 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 because the proposed entertainment venue is in the Resort District of the General Plan, which includes allowed uses of residential, lodging, recreational and support retail, commercial services, theme parks, sports venues, and specialized entertainment venues. The proposed use is consistent with the General Plan Vision of the area as a place for a range of entertainment and destination uses that requires a large amount of land and draw visitors to the City.
6. The Project will not create any significant impacts to the environment based upon a complete and accurate reporting of the environmental impacts associated with the Project contained in the Negative Declaration, Initial Study, and administrative record. A Negative Declaration and the Initial Study was completed and adopted in compliance with CEQA, the State CEQA Guidelines, and the City of Coachella's Local CEQA Guidelines.

PASSED APPROVED and ADOPTED this 26th day of July 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Steven A. Hernandez
Mayor

ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

Carlos Campos
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. 2023-51 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on this 26th day of July 2023 by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Delia Granados
Deputy City Clerk

Exhibit A - Resolution No. 2023-51
CONDITIONS OF APPROVAL
ENTERTAINMENT PERMIT 22-02 RANCHO ESCONDIDA EVENT VENUE
(36-Month Renewal)

CONDITIONS OF APPROVAL FOR ENTERTAINMENT PERMIT NO. 22-02:

1. Entertainment Permit No. 22-02 is an approval for an entertainment venue where alcohol may be served, with a 36-month renewal effective July 26, 2023 to July 26, 2026. This approval is based on the site plan submitted for the proposed project. Violation of any of the conditions of approval shall be cause for revocation of the Entertainment Permit No. 22-02.
2. Any break in service, meaning the closure of the event venue for a period of 180 consecutive days, will result in the expiration of this Entertainment Permit.
3. The applicant will agree to defend and indemnify the City of Coachella against all claims, actions, damages, and losses, including attorney fees and costs, in the event that anyone files legal challenges to the approval of this project on the basis of the California Environmental Quality Act (CEQA). The applicant shall execute a standard indemnification agreement subject to review by the City Attorney before any event is held subject to this permit.
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. The applicant shall comply with Noise Control standards of the Municipal Code (Chapter 7.04). Any amplified sound equipment shall be oriented to reduce noise impacts off-site with consultation from the Code Enforcement Manager. The applicant shall utilize a noise decibel meter on-site during events to monitor noise levels for compliance with the City Noise Ordinance. If noise nuisances are observed by the Chief of Police or Code Enforcement Manager, the City Manager or designee may require that the applicant use electronic noise sensors on-site for all events and that noise measurement data from the noise sensors be available to the Code Enforcement Manager.
6. Hours of operation for event venue may be from 12:00 p.m. to 12:00 a.m., Saturdays. The City reserves the right to modify the hours of business operation based on information provided by the Coachella Police regarding calls for service.
7. The applicant shall comply with all requirements imposed by the State Department of Alcoholic Beverage Control.
8. A maximum of 200 guests are permitted on-site for events at any given time. The applicant shall maintain a count of all event participants on-site at all times during events. Event counts for concerts shall be maintained by event staff at the main entrance and made available upon request by the Coachella Police or City Staff.

9. The applicant shall obtain all other applicable permits, if required, from the appropriate agencies (i.e. Fire Department, Building Division, Sheriffs Department, Department of Public Health etc.).
10. Any large scale events that involves more than 200 guests shall require consultation with the City Manager or designee to determine if a special event permit will be required through the City Manager's office. Said application and applicable fees shall be submitted a minimum of five (5) working days, not including days when City Hall is closed, prior to the event.
11. Any signs displayed shall comply with the City of Coachella Sign Ordinance.
12. Signs advertising brands of alcoholic beverages or the availability of alcoholic beverages at the subject site shall not be visible from the exterior of the building or anywhere off the site.
13. Licensed security guards shall be required for events with 50 guests or more or when alcohol is served. These guards must possess State of California guard cards issues through the California Department of Consumer Affairs. Additional guards shall be used as needed to adequately patrol the parking areas. The City Manager, Code Enforcement Manager or Chief of Police may modify the entertainment permit security plan as deemed necessary to preserve the safety and welfare of guests and the public.
14. The following preventative measures shall be undertaken to reduce the potential for alcohol-related problems:
 - Food service shall remain available during all hours of operation;
 - Taxicab phone numbers shall be posted in visible locations at all times in the area(s) where alcohol is served;
 - All employees selling or serving alcohol shall be required to participate in an alcohol management training program prior to the operation of selling/serving alcohol; and
 - The availability of a variety of non-alcoholic beverages shall be made known and offered to customers.
15. Management shall patrol the business premises, parking areas, and the surrounding vicinity during the entertainment venue operation and until patrons have left the parking area after operation hours. Management shall ensure that no littering, loitering, or consumption of alcohol occurs in and around the property.
16. No Parking is permitted to occur on Avenue 44 or on the "Night Owl Blvd" driveway and shall be strictly enforced by the applicant/operator.
17. Any and all weapons shall be prohibited at the premises or on the parking lot of the premises except by those individuals lawfully permitted to possess such.
18. The Chief of Police shall have the authority and power to temporarily close the establishment when it becomes apparent that a situation exists wherein there is a probability that the general welfare and safety of the patrons or of the public may be in jeopardy. If closed under this

condition, the premises will not be allowed to reopen before the beginning of regular business hours on the date following the closure.

19. The applicant shall comply with Municipal Code requirements of Chapter 5.24.
20. The applicant shall employ the use of hand-held metal detectors at all entrances if deemed necessary by the Chief of Police to protect the safety and general welfare of patrons or of the public.
21. Entertainment Establishment Permit No. 22-02 shall be valid for 36 months commencing on the first day of the operation. A request for renewal must be submitted by the applicant in order to extend the term of the Permit after the 36 months have lapsed. Relinquishment of the entertainment permit will require an amendment to this resolution, subject to review by the City Council.
22. Any violation of the above conditions may result in the issuance of citations and fines, and may result in revocation of the Entertainment Establishment Permit.
23. If determined necessary by the Chief of Police or City Manager, the permittee shall implement and maintain a system by which the permittee separately identifies each and every adult in the entertainment establishment so as to distinguish each adult from any and all minors within the entertainment establishment in the service of alcohol. At a minimum, such system of adult identification shall require the permittee to place a bracelet on either hand of each adult in the entertainment establishment. In addition, the Chief of Police is hereby authorized to require other methods and procedures to be implemented and maintained by any permittee to assure compliance with the requirement that each adult remain separately identified from any minor at the entertainment establishment.
24. ADA accessible restrooms shall be provided and available to use by all guests on-site during events and shall require inspection by the Building Official prior to commencement of events under this entertainment permit.
25. All structures, including stages, tenants, cabanas, and bleachers shall be installed, used and taken down per the engineered specifications stamped by a licensed engineer and on file with the City of Coachella.
26. The applicant shall ensure adequate dust control measures are in place to the satisfaction of the Code Enforcement Manager and the City Engineer. The City Manager, Code Enforcement Manager, or City Engineer may require additional dust control measures as may deemed necessary.
27. On-site event lighting shall be directed away from vehicle and pedestrian traffic on Avenue 44 and away from surrounding properties. Event operations shall include protocols to avoid light glare onto adjacent properties.

Fire Department Conditions:

28. Tents and Membrane Structures - Tents in excess of 400 square feet shall not be erected for any purpose without first obtaining approval and a permit from the Office of the Fire Marshal.

29. Temporary Special Event Structures - Temporary special event structures in excess of 400 square feet shall not be erected for any purpose without first obtaining approval and a permit from the Office of the Fire Marshall and the Riverside County Building and Safety Division.
30. Vendor and food concession distribution - The placement and use of cooking appliance shall be approved by the fire code official. Portable fire extinguishers shall be available for cooking operations.
31. Hazardous Materials - The storage, use and handling of hazardous materials including liquefied petroleum gas, flammable and combustible liquids will require a permit from the Office of the Fire Marshall.

Engineering Conditions:

32. Night Owl Blvd is a private road easement along the westerly property line of the subject property. All activities proposed on the site shall not obstruct or block Night Owl Blvd from access to neighboring properties that retain access and utility easement rights along the private roadway easement.

Accessibility

33. **Provide at least one accessible route connecting accessible buildings, accessible facilities, accessible elements, and spaces that are on the site. (CBC 11B-206.2.1)**
34. **Provide handicap accessible parking in compliance with section 11B-208.2 (Table 21A)- Parking Spaces of the California Building Code by January 26, 2024.**



Rancho Escondido Horse Boarding & Venue

**Location :85321 Avenue 44
Coachella, CA 92236**



TYPE OF ENTERTAINMENT PERMIT

Special Events: Family Events

Property Owners & Property Managers:

**Leonel Lopez & Margarita Lopez
85321 Ave 44, Coachella, CA 92236**

Phone Numbers: 760-343-8647 & 760-766-5306

Mailing Address: 85321 Ave 44, Indio, CA 92203

INTRODUCTION:

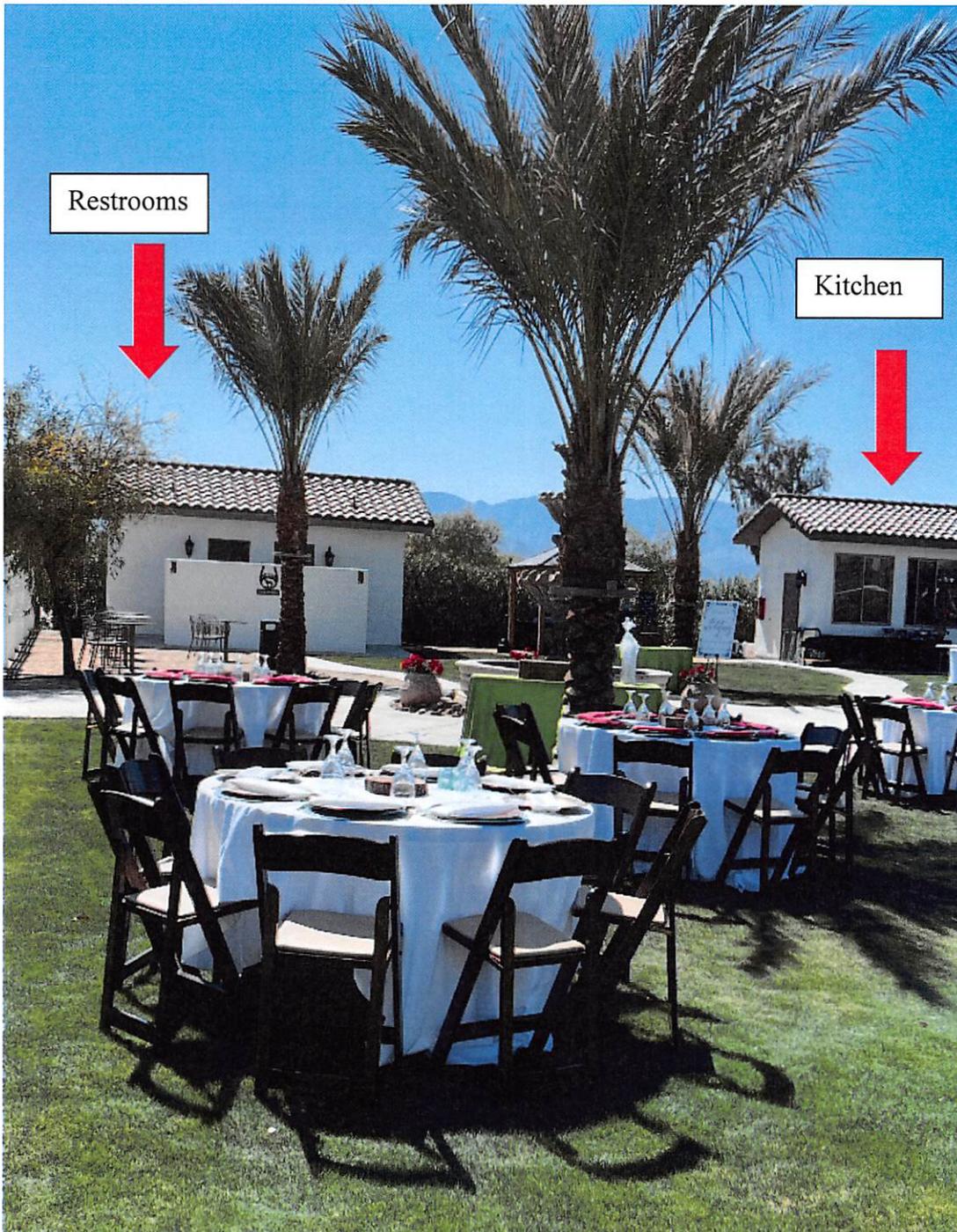
My husband and I are Coachella native residents and owners of a property located at 85321 Ave 44. We are in a 8.6 acre property. We own Andalusian Spanish/show horses and take part in a Mexican Rodeo Team: Escaramuza Charra Alteza. We also have an area with facilities for our horse owners, which has served a secondary purpose for family events; birthdays, anniversaries, weddings, and also an area for Mariachi practice (no festival events). We are rich in our culture and traditional values; my son currently participates in the Mariachi Coachella, as a violinist and my daughter takes part in the first female youth equestrian skirmish team in the Coachella Valley. We plan to continue with our Mexican traditions and culture.

Our Ranch is located in a centralized area, a short distance from casinos and hotels, overseeing the city and the beautiful mountain views, providing the perfect outdoor setting for weddings and events. The ranch is situated in a large open area with an occupancy of about 200 people, for the designated space. Our vision is to provide our local families with a beautiful farm/ranch event space for their events, with modern comforts. We work closely with small business owners who offer their services to the families seeking services for their event. The small businesses that participate in the planning range from event coordinators/planners, table and chair rentals, photo booths, cakes and desserts, caterers; food and drinks, inflatable jumpers, video and photographers, parking attendants, Mariachi's, DJ's, and other local music groups. We also work with security guard companies to provide safe environment.

The venue offers a large private off-street parking area, within a short distance from the venue entrance.

I hope the city gives us the opportunity to acquire this permit to be able to bring an event area to the community.





DINNER/GUEST AREA



CEREMONY AREA



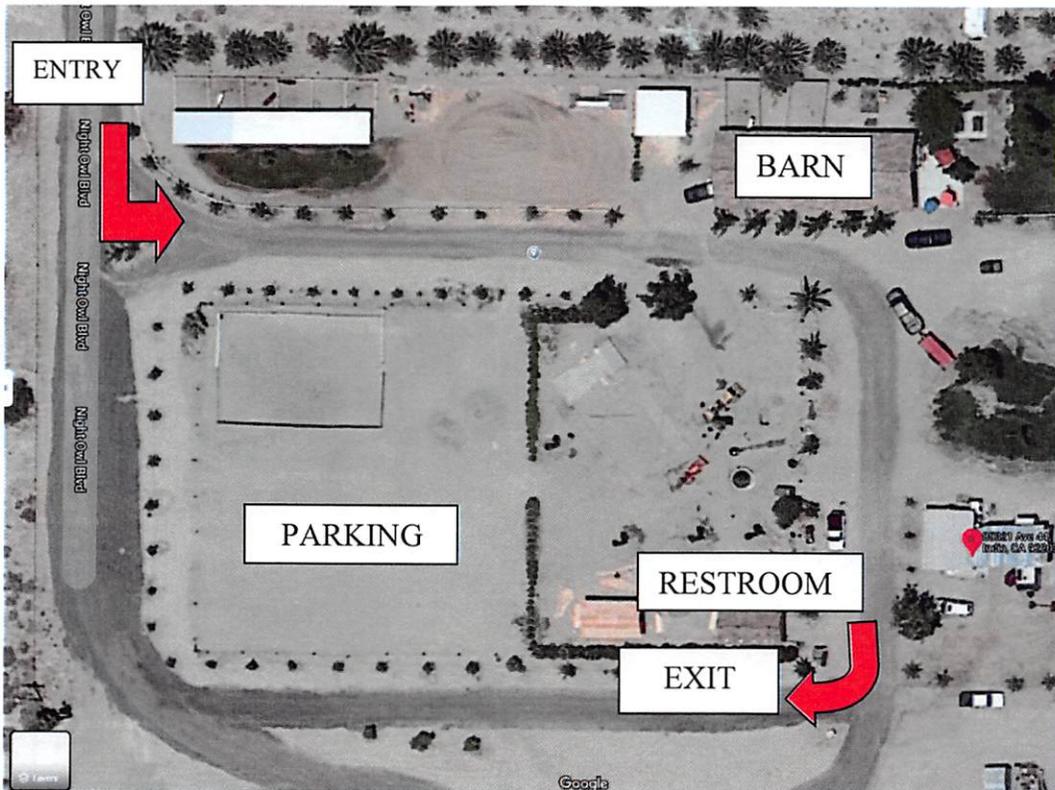
DANCE FLOOR/MUSIC AREA



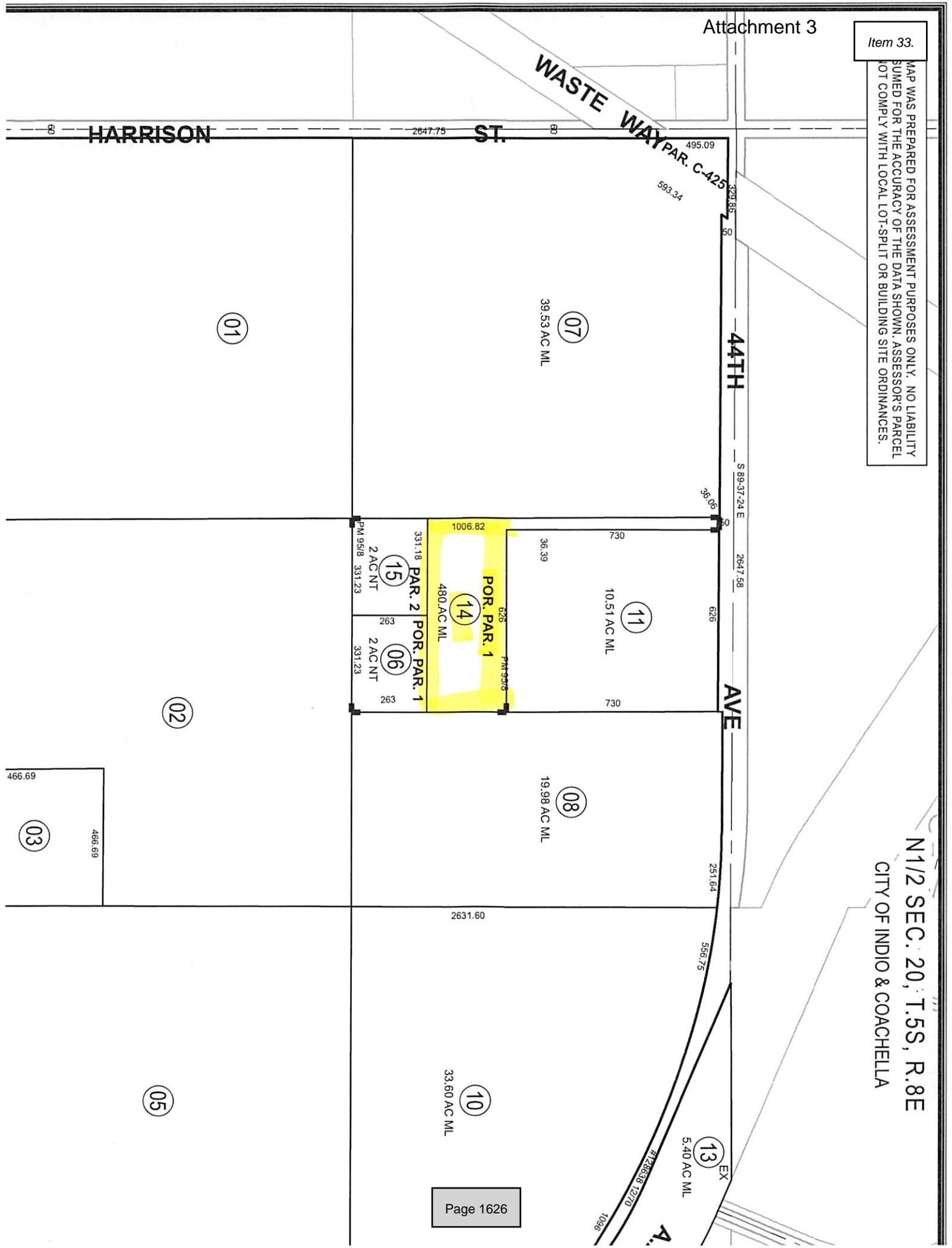
PARKING



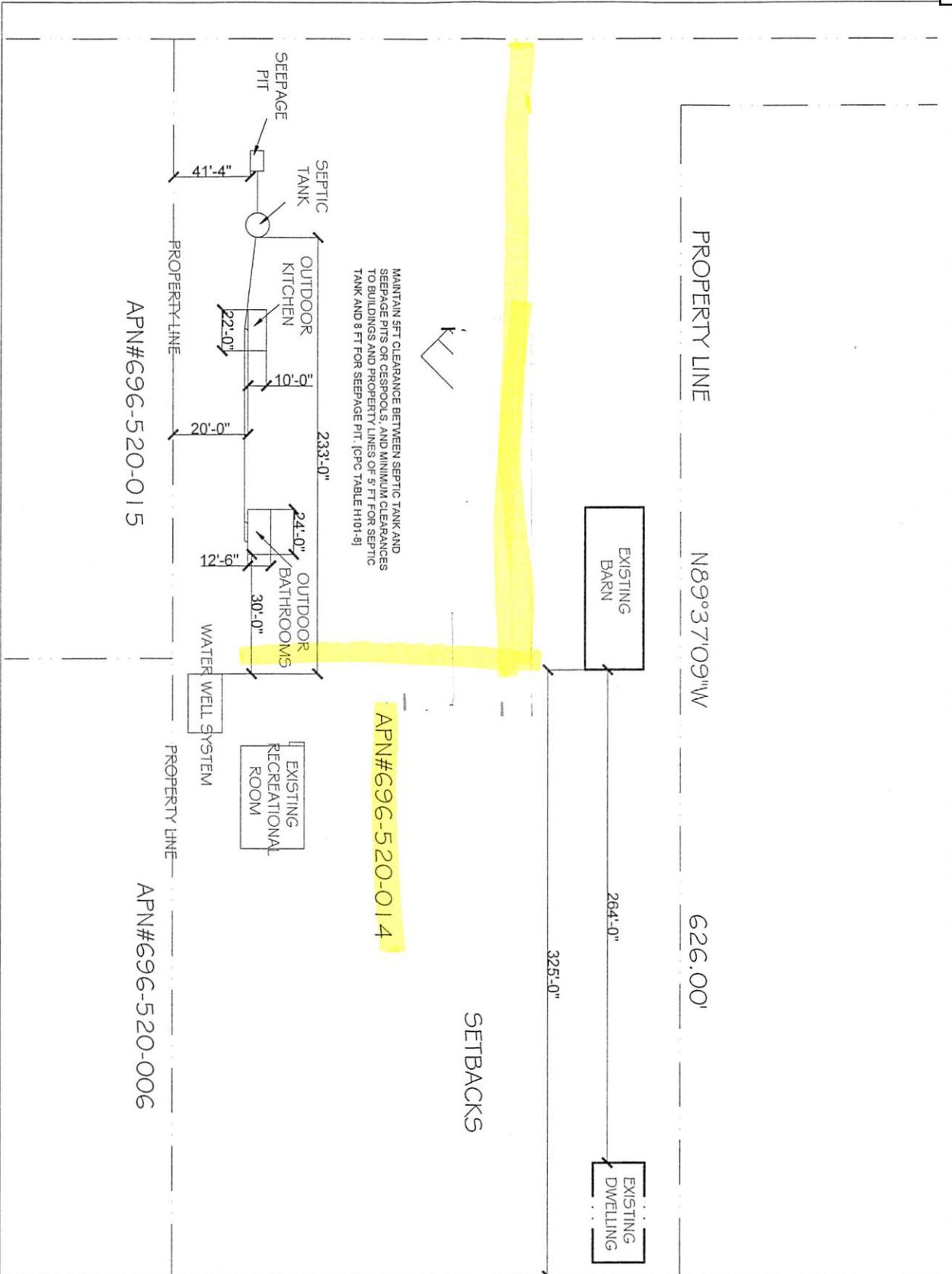
OVERALL



Item 33.
MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY
BURNED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL
NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.



N1/2 SEC. 20, T.5S, R.8E
CITY OF INDIO & COACHELLA



ENLARGED- SITE PLAN

LOPEZ-AYON FAMILY

85-321 AVENUE 44
COACHELLA, CA 92236

No.	Revision/Name	Date

DRAWN BY
JC ANAYYA
JCANAYYA@NOTRINAL.COM
760-713-9252

Sheet
A2.1



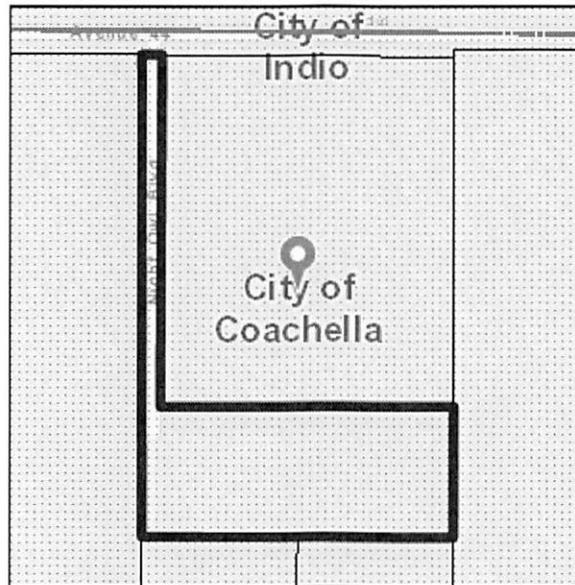
Riverside County Parcel Report

N(s):696520014

DISCLAIMER

Maps, permit information and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

MAPS/IMAGES



PARCEL

APN	696-520-014-5	Supervisory District	Boundaries for Districts 2, 4 and 5 will be updated in January, 2023. Boundaries for Districts 1 and 3 will be updated in January, 2025. V MANUEL PEREZ, DISTRICT 4
Previous APN	696520014 601390026, 697010001, 697020001, 697020002, more	Township/Range	T5SR8E SEC 20 NW
Owner Name	NOT AVAILABLE ONLINE	Elevation	20 ft
Address	696520014 85321 AVENUE 44 COACHELLA CA 92236	Thomas Bros. Map Page/Grid	PAGE: 5411, GRID: B6 PAGE: 5411, GRID: C6
Mailing Address	696520014 85321 AVENUE 44 INDIO CA 92203	Indian Tribal Land	NOT IN A TRIBAL LAND
Legal Description	696520014 Recorded Book/Page: PM 95/8 Subdivision Name: PM 17805 Lot/Parcel: 1 Block:	City Boundary	COACHELLA

lot Size	696520014 Recorded lot size is 4.80 acres	March Joint Powers Authority	NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY	Attachment 3 Item 33.
Property Characteristics	696520014 Year Constructed: 1978 Baths: 1 Bedrooms: 2 Construction Type: Wood or Light Steel (D) Garage Type: Property Area (sq ft): 1640 Roof Type: Stories: 1 Pool: NO Central Cool: YES Central Heat: YES	County Service Area	NOT IN A COUNTY SERVICE AREA	
Annexation Date	N/A	LAFCO Case	N/A	
Proposals	N/A			

PLANNING more...

Specific Plans	NOT IN A SPECIFIC PLAN	Historic Preservation Districts	NOT IN A HISTORIC PRESERVATION DISTRICT
Land Use Designations	CITY	Agricultural Preserve	NOT IN AN AGRICULTURAL PRESERVE
General Plan Policy Overlays	N/A		
Area Plan (RCIP)	Eastern Coachella Valley	Airport Influence Areas	NOT IN AN AIRPORT INFLUENCE AREA
General Plan Policy Areas	NOT IN A GENERAL PLAN POLICY AREA	Airport Compatibility Zones	NOT IN AN AIRPORT COMPATIBILITY AREA
Zoning Classifications (ORD. 348)	CHECK WITH THE CITY FOR MORE INFORMATION	Zoning Districts and Zoning Areas	NOT IN A ZONING DISTRICT/AREA
Zoning Overlays	NOT IN A ZONING OVERLAY	Community Advisory Councils	NOT IN A COMMUNITY ADVISORY COUNCIL
Environmental Justice Communities	NOT IN AN ENVIRONMENTAL JUSTICE COMMUNITY		

Residential Permit Stats

N/A

ENVIRONMENTAL more...

WRMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area	COACHELLA VALLEY	WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Cell Group	NOT IN A CELL GROUP
WRMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Conservation Area	NOT COACHELLA VALLEY CONSERVATION AREA	WRMSHCP Cell Number	NOT IN A CELL NUMBER
WRMSHCP Fluvial Sand Transport Special Provision Areas	NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA	HANS/ERP (Habitat Acquisition and Negotiation Strategy/Expedited Review Process)	NOT IN A HANS/ERP PROJECT
WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Plan Area	NOT IN A WESTERN RIVERSIDE COUNTY PLAN FEE AREA	Vegetation (2005)	NOT IN A VEGETATION AREA

Conservation Plan) Fee Area (Ord 875)		District)	BENEFIT DISTRICT
WRMESHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area (Ord. 810)	NOT IN A WESTERN RIVERSIDE COUNTY PLAN FEE AREA	DIF (Development Impact Fee Area Ord. 659)	EASTERN COACHELLA VALLEY, AREA 18
Western TUMF (Transportation Uniform Mitigation Fee Ord. 824)	NOT IN THE WESTERN TUMF FEE AREA	SKR Fee Area (Stephen's Kagaroo Rat Ord. 663.10)	NOT IN THE SKR FEE AREA
Eastern TUMF (Transportation Uniform Mitigation Fee Ord. 673)	IN OR PARTIALLY WITHIN A TUMF FEE AREA	DA (Development Agreements)	NOT IN A DEVELOPMENT AGREEMENT

TRANSPORTATION more...

Circulation	IN OR PARTIALLY WITHIN A CIRCULATION	Road Book Page	213
Element Ultimate Right-of-Way	ELEMENT RIGHT-OF-WAY	Transportation Agreements	NOT IN A TRANS AGREEMENT
		CETAP (Community and Environmental Transportation Acceptability Process) Corridors	NOT IN A CETAP CORRIDOR

HYDROLOGY

Flood Plan Review	OUTSIDE FLOODPLAIN, REVIEW NOT REQUIRED	Watershed	WHITEWATER
Water District	COACHELLA VALLEY WATER DISTRICT		
Flood Control District	COACHELLA VALLEY WATER DISTRICT		

GEOLOGIC

Fault Zone	NOT IN A FAULT ZONE	Paleontological Sensitivity	LOW POTENTIAL (L): FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.
Faults	NOT IN A FAULT LINE		
Liquefaction Potential	MODERATE		
Subsidence	ACTIVE		

MISCELLANEOUS

School District	DESERT SANDS UNIFIED
Communities	COACHELLA
Fighting (Ord. 655)	NOT IN A PALOMAR OBSERVATORY ZONE
Census Tract	452.22
Farmland	LOCAL IMPORTANCE OTHER LANDS
Special Notes	PLEASE REFER TO ORDINANCE 457.96 FOR COACHELLA VALLEY AGRICULTURAL GRADING EXEMPTIONS.

- Max Rate Areas
- 012035 - CITRUS PEST CONTROL 2
- 012035 - CITY OF COACHELLA ANX
- 012035 - CO FREE LIBRARY
- 012035 - COACHELLA FIRE PROTECTION
- 012035 - COACHELLA VALLEY JOINT BLO HS
- 012035 - COACHELLA VALLEY PUBLIC CEMET
- 012035 - COACHELLA VALLEY REC & PK
- 012035 - COACHELLA VALLEY RESOURCE CONS
- 012035 - COACHELLA VALLEY WATER DISTRICT

012035 - DESERT COMMUNITY COLLEGE
 012035 - DESERT SANDS UNIFIED SCHOOL
 012035 - GENERAL
 012035 - GENERAL PURPOSE
 012035 - RDV COACHELLA PROJ 4
 012035 - RIV CO REGIONAL PARK & OPEN SP
 012035 - RIVERSIDE CO OFC OF EDUCATION

Department of Environmental Health Permits

Septic Permits

Record Id	Application Date	Plan Check Approved Date	Final Inspection Date	Approved Date
VA	N/A	N/A	N/A	N/A

Well Water Permits

Record Id	PE	Permit Paid Date	Permit Approved Date	Well Finaled Date
VA	N/A	N/A	N/A	N/A

PLS PERMITS & CASES

Administrative Cases

Case	Case Description	Status
VA	N/A	N/A

Building and Safety Cases

Case	Case Description	Status
VA	N/A	N/A

Code Cases

Case	Case Description	Status
VA	N/A	N/A

Fire Cases

Case	Case Description	Status
VA	N/A	N/A

Planning Cases

Case	Case Description	Status
VA	N/A	N/A

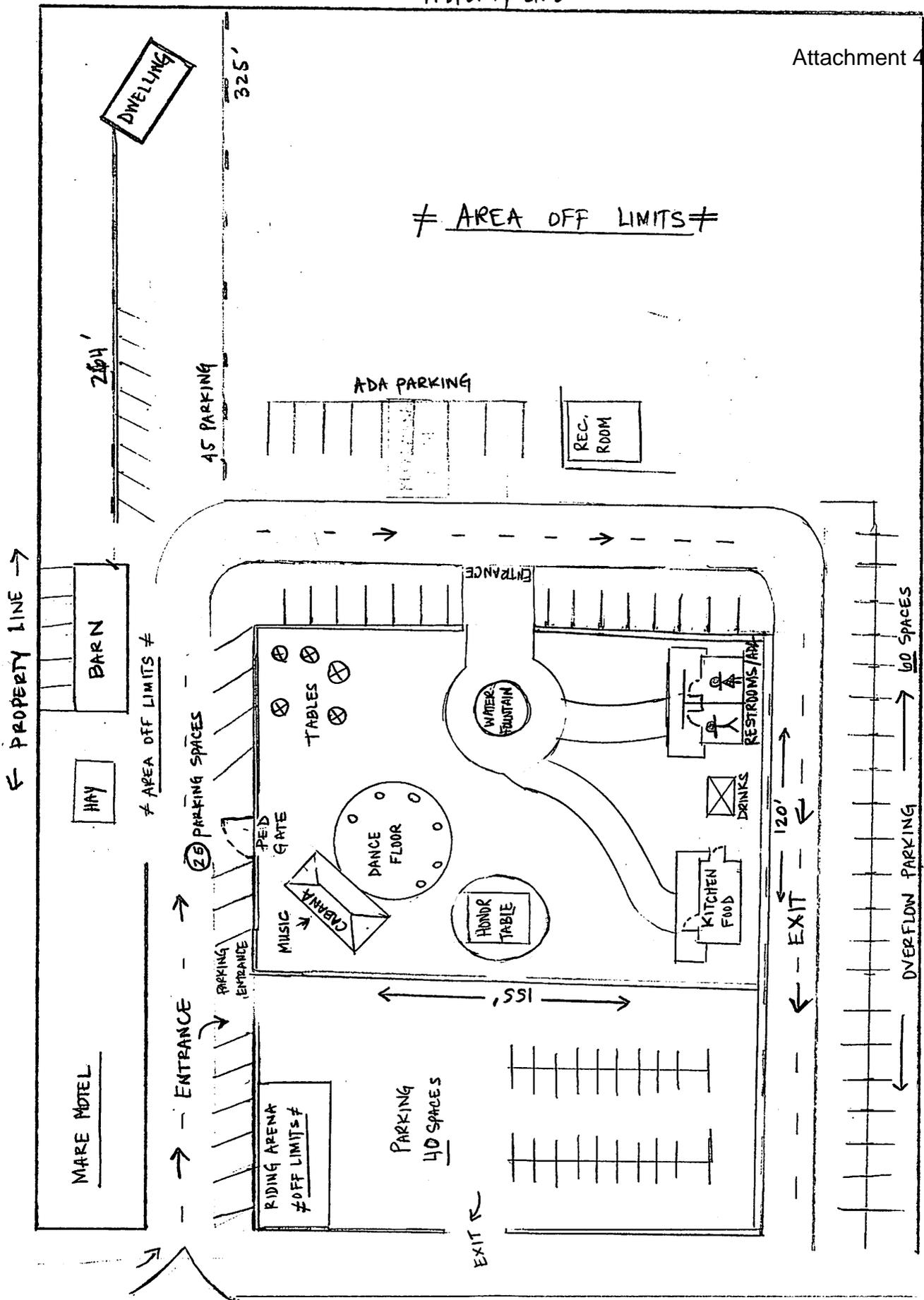
Survey Cases

Case	Case Description	Status
VA	N/A	N/A

Transportation Cases

Case	Case Description	Status
VA	N/A	N/A

≠ AREA OFF LIMITS ≠



4.8 ACRES

MEMORANDUM

DATE: June 8, 2022

To: Maggie Lopez, Rancho Escondido Horse Boarding and Venue

FROM: Jason Lui, Associate/Senior Noise Specialist

SUBJECT: Noise Analysis for Wedding Venue at 85321 Avenue in Coachella, California

INTRODUCTION

This Noise Analysis Memorandum has been prepared to analyze and determine the maximum noise level that can be generated from the wedding and party venue at 85321 Avenue 44 in Coachella, California, based on the City of Coachella (City) Municipal Code noise standards.

PROJECT LOCATION

The project site is south of Avenue 44 between Harrison Street and Terra Lago Parkway at 85321 Avenue 44 in Coachella, California. The project site is just south of the Coachella’s northern boundary. The outdoor wedding venue is on the western half of the property, which consists of the outdoor event space and vehicle parking for events. The project location is shown on Figure 1 (all figures attached).

PROJECT DESCRIPTION

The project site is a wedding venue that will host weddings and party events, which will include a stage and cabana planned for amplified sound and live music. Amenities for the wedding venue include a stage and cabana, a dance floor, a reception area, a kitchen, restrooms, and vehicle parking. Events will start in the evenings and end by 1:00 a.m. Figure 2 shows the event space’s site plan on the property.

SURROUNDING LAND USE

Land uses immediately adjacent to the project site include vacant land and residential property to the north and the south. Vacant land is immediately adjacent to the east and the west of the project site. The residential property immediately adjacent to the north is not considered in this noise analysis because it is vacant and abandoned. The residential property immediately adjacent to the south is also not considered in this noise analysis because it is occupied by family of the facility owner and is associated with the project site. The closest residential and commercial uses surrounding the project site beyond the immediately adjacent properties evaluated in this noise analysis are listed in Table A along with their distances from the stage and cabana to the property

line. As shown in Table A, residential uses to the north and northwest are in Indio, whereas residential uses to the northeast and commercial uses to the southeast are in Coachella. Figure 3 shows the location of the surrounding land uses beyond the immediately adjacent properties.

Table A: Receptors and Their Distance to the Project Site

Receptor No.	Land Use	City	Description	Direction	Distance (ft)
R-1	Residence	Indio	The Lodge Four Seasons at Terra Lago (55+ Community)	North	1,674
R-2	Residence	Indio	Date Farm	Northwest	1,740
R-3	Residence	Coachella	Coachella Lakes RV Resort	Northeast	4,146
R-4	Commercial	Coachella	Love's Travel Stop	Southeast	3,326

Source: Compiled by LSA (2022).
ft = foot/feet

REGULATORY SETTING

City of Coachella

Municipal Code

Section 8.40.050 of the City's Municipal Code¹ states that it shall be unlawful for any person to make, continue, or cause to be made or continued, within the city limits any disturbing excessive or offensive noise or vibration which causes discomfort or annoyance to any reasonable person of normal sensitivity residing in the area or that is plainly audible at a distance greater than 50 feet (ft) from the sources point for any purpose regardless of whether an objective measurement by sound level meter is involved. The 10-minute average sound level limits shown in Table B shall apply to fixed noise sources, unless otherwise specifically indicated.

Table B: Exterior Noise Standards

Land Use	Time Period	Noise Level (dBA L _{eq} – 10 minute)
Residential (All Zones)	6:00 a.m. to 10:00 p.m.	55
	10:00 p.m. to 6:00 p.m.	45
Commercial (All Zones)	6:00 a.m. to 10:00 p.m.	65
	10:00 p.m. to 6:00 p.m.	55

Source: City of Coachella Municipal Code (2021).

Note: If the measured ambient noise level exceeds the applicable limit as noted in the table, the allowable average sound level shall be the ambient noise level. The ambient noise level shall be measured when the alleged noise violation sources are not operating. The sound level limit between two zoning districts shall be measured at the higher allowable district.

dBA = A-weighted decibels

L_{eq} = equivalent continuous sound level

¹ City of Coachella. 2021. Municipal Code. July 26.

NOISE ANALYSIS

Table C lists the surrounding land uses beyond the immediately adjacent properties along with the City's noise standards, the distance from the stage and cabana to the property line of off-site land uses, distance attenuation, and the maximum noise level that can be generated at a distance of 50 ft from the noise source. A noise level reduction of 6 dBA for each doubling of distance from the source was used for the point source distance attenuation.

CONCLUSION

As shown in Table C, the wedding venue can generate a maximum noise level of 85.5 continuous sound level in A-weighted decibels (dBA L_{eq}) at a distance of 50 ft from 6:00 a.m. to 10:00 p.m. and 75.5 dBA L_{eq} at a distance of 50 ft from 10:00 p.m. to 6:00 a.m. to maintain compliance with the City's 10-minute noise standard of 55 dBA from 6:00 a.m. to 10:00 p.m. and 45 dBA from 10:00 p.m. to 6:00 a.m. The maximum noise levels stated above are constrained to the closest residence due to distance from the noise source and the noise standard. The maximum noise level does not factor in noise attenuation from the directionality of the speakers from the sound system or shielding from a barrier. Also, this maximum noise level standard is based on the City's noise standards with the closest residence located within Indio, which is considered conservative because the applicable County of Riverside noise standard for Indio is 10 dBA higher from 7:00 a.m. to 10:00 p.m. It should be noted that, the maximum generated noise level that would be allowable under the Municipal Code may need to be lower in the future to maintain compliance with the City's noise standards as surrounding vacant land zoned for residential use is developed closer to the project site.

Table C: Noise Analysis

Receptor No.	Land Use	City	Direction	Noise Standard (dBA L _{eq})		Distance ¹ (ft)	Distance Attenuation ² (dBA)	Maximum Noise Level at 50 ft (dBA L _{eq})	
				6:00 a.m. to 10:00 p.m.	10:00 p.m. to 6:00 a.m.			6:00 a.m. to 10:00 p.m.	10:00 p.m. to 6:00 a.m.
R-1	Residence	Indio	North	55	45	1,674	30.5	85.5	75.5
R-2	Residence	Indio	Northwest	55	45	1,740	30.8	85.9	75.8
R-3	Residence	Coachella	Northeast	55	45	4,146	38.4	93.4	83.4
R-4	Commercial	Coachella	Southeast	65	55	3,326	36.5	101.5	91.5

Source: Compiled by LSA (2022).

¹ Distance from the stage and cabana to the property line of off-site land uses.

² A noise level reduction of 6 dBA for each doubling of distance from the source was used for the point source distance attenuation

³ A noise level reduction of 3 dBA was factored in due to the directionality of the speakers from the sound system.

dBA = A-weighted decibels

ft = foot/feet

L_{eq} = equivalent continuous sound level

Attachment: Figures 1–3

ATTACHMENT

FIGURES

Figure 1: Project Location

Figure 2: Site Plan

Figure 3: Surrounding Land Uses

CITY OF
INDIO

Terra Lago Pkwy

Avenue 44

Harrison Blvd

Dillon Rd

CITY OF
COACHELLA

Vista Del Norte

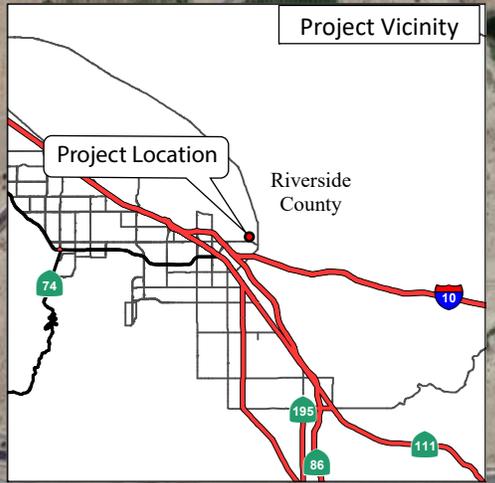
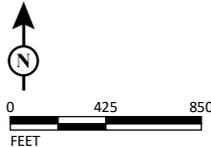


FIGURE 1

LSA

- LEGEND
-  Project Site
 -  Wedding Venue
 -  Stage and Cabana
 -  City Boundary



Wedding Venue at 85321 Avenue 44
Project Location

SOURCE: Google Earth 2022



FIGURE 2

LSA



SOURCE: Google Earth 2022

I:\RNC2201\G\Site_Plan.ai (6/6/2022)

CITY OF
INDIO

R-2

R-1

Avenue 44

Terra Lago Pkwy

Harrison Blvd

1,740 ft

1,674 ft



4,146 ft

R-3

Dillon Rd

3,326 ft

CITY OF
COACHELLA

Harrison St

R-4

Tyler St

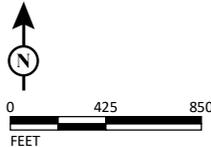
Vista Del Norte



FIGURE 3

LSA

- LEGEND
-  Project Site
 -  Wedding Venue
 -  Stage and Cabana



Rancho Escondido Photos – Existing Conditions (Proposed EP No. 22-02)

