



Coachella Civic Center, Hearing Room  
53-462 Enterprise Way, Coachella, California  
(760) 398-3502 ♦ [www.coachella.org](http://www.coachella.org)

# AGENDA

OF A REGULAR MEETING  
OF THE  
CITY OF COACHELLA  
PLANNING COMMISSION

**September 21, 2022**  
6:00 PM

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PURSUANT ASSEMBLY BILL 361, ALONG WITH THE GOVERNOR'S STATE OF EMERGENCY DECLARATION ISSUED ON MARCH 4, 2020, THIS MEETING MAY BE CONDUCTED VIA TELECONFERENCE.

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

<https://us02web.zoom.us/j/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZ1pqUm0zQT09>

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

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**In writing:**

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

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

**APPROVAL OF AGENDA:**

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

**APPROVAL OF THE MINUTES:**

1. Minutes from the Planning Commission Meeting July 20, 2022 and July 26, 2022.

**WRITTEN COMMUNICATIONS:**

**PUBLIC COMMENTS (NON-AGENDA ITEMS):**

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

**REPORTS AND REQUESTS:**

**NON-HEARING ITEMS:**

2. Coachella Research Park #2 Landscape and Odor Control Plan review for an approved 833,829 sq. ft. multi-tenant medical cannabis cultivation facility at 48-451 Harrison Street. Applicant: Desert Rock Development.

**PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):**

3. Freestanding Identification Sign – Eberhard Equipment  
Architecture Review No. 22-06 Variance No. 22-03 for the proposed installation of a freestanding identification sign at 21 feet high for an existing agricultural equipment rental business located on a 3.86 acre site at 86100 Avenue 54 in the M-H (Heavy Industrial) zone. Eberhard Equipment No. 2 (Applicant)
4. Architecture Review No. 22-07 - Proposed construction of a 5,400 square feet industrial building for Jordan Central Implement Co., a retail farm equipment dealership providing sales, rental, service, replacement parts, with parking and site improvements located at the northwest corner of Avenue 54 and Polk Street in the M-H (Heavy Industrial) zone. Applicant: Chris Ellison. (Continuance Requested)
5. Zoning Ordinance Amendment No. 22-07 - Amending Subsections (A) and (C) of Section 17.32.020 of Title 17 (Zoning) of the Coachella Municipal Code Modifying Regulations For Heavy Industrial Uses Within the City’s M-H (Heavy Industrial) Zone. City-Initiated. (Continuance Requested)

**INFORMATIONAL:**

**ADJOURNMENT:**

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

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



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## AGENDA

DE UNA REUNIÓN ORDINARIA DE  
LA  
COMISIÓN DE PLANIFICACIÓN  
DE LA CIUDAD DE COACHELLA

**21 de Septiembre, 2022**  
6:00 PM

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DE ACUERDO CON EL PROYECTO DE LEY 361 DE LA ASAMBLEA, JUNTO CON LA  
DECLARACIÓN DEL ESTADO DE EMERGENCIA DEL GOBERNADOR EMITIDA EL 4 DE MARZO  
DE 2020, ESTA REUNIÓN SE PODRÁ REALIZAR POR TELECONFERENCIA.

Si desea asistir a la reunión a través de zoom, aquí está el enlace:

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

### En vivo:

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

### Por escrito:

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

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

**LLAMADO AL ORDEN:**

**JURAMENTO A LA BANDERA:**

**PASE DE LISTA:**

**ORDEN DEL DÍA ESPECIAL**

**APROBACIÓN DE LA AGENDA:**

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

**APROBACION DE LAS ACTAS:**

1. Borrador de las Actas de la Comisión de Planificación – 20 de Julio, 2022 y 26 de Julio

**COMUNICACIONES ESCRITAS:**

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

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

**INFORMES Y SOLICITUDES:**

**PUNTOS QUE NO SON DE AUDIENCIA:**

2. Coachella Research Park #2 (Parque Investigativo # 2 de Coachella) Revisión del plan de control de paisajes y olores para una instalación de cultivo de cannabis medicinal de múltiples inquilinos aprobada de 833,829 pies cuadrados en 48-451 Harrison Street. Solicitante: Desert Rock Development.

**CALENDARIO DE AUDIENCIAS PÚBLICAS (CUASI-JUDICIAL): HYPERLINK**

"appIS1725d1ef1ddb4fd8aa3aba9d0424d20c" HYPERLINK "appISec8e1ce195ec4b528f2286ae64d386c9"

3. Revisión de Arquitectura No. 22-06 y Excepción No. 22-03 – Propuesta para instalar un letrero de identificación independiente a 21' de altura ubicado en las instalaciones de Eberhard Equipment en 86100 Avenue 54 en la zona M-H (Industrial Pesada). Solicitante: Joe Rodríguez.

4. Revisión de Arquitectura No. 22-07 - Construcción propuesta de un edificio industrial de 5,400 pies cuadrados para Jordan Central Implement Co., un concesionario minorista de equipos agrícolas que proporciona ventas, alquiler, servicio, piezas de repuesto, con estacionamiento y mejoras en el sitio ubicado en la esquina noroeste de Avenue 54 y Polk Street en la zona M-H (Industrial Pesada). Solicitante: Chris Ellison. (Continuación solicitada)
  
5. Enmienda de la Ordenanza de Zonificación No. 22-07 – Enmiendas propuestas a las Subsecciones (A) y (C) de la Sección 17.32.020 del Título 17 (Zonificación) del Código Municipal de Coachella que Modifica las Regulaciones para Usos Industriales Pesados dentro de la Zona M-H (Industrial Pesada). Iniciado por la ciudad. (Continuación solicitada)

**INFORMATIVO:**

**SE SUSPENDE LA SESIÓN:**

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

**ESTA REUNIÓN ES ACCESIBLE PARA PERSONAS CON DISCAPACIDAD**



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# MINUTES

OF A REGULAR MEETING  
OF THE  
CITY OF COACHELLA  
PLANNING COMMISSION

**July 20, 2022**  
6:00 PM

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PURSUANT ASSEMBLY BILL 361, ALONG WITH THE GOVERNOR'S STATE OF EMERGENCY DECLARATION ISSUED ON MARCH 4, 2020, THIS MEETING MAY BE CONDUCTED VIA TELECONFERENCE.

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**CALL TO ORDER: 6:02 P.M.**

**PLEDGE OF ALLEGIANCE:**

Commissioner Figueroa

**ROLL CALL:**

Commissioners Present: Commissioner Gonzalez, Commissioner Figueroa, Vice Chair Navarrete.

Absent: \*Commissioner Leal, Alternate Commissioner Gutierrez, Chair Virgen.

Staff Present: \*Gabriel Perez, Development Services Director

**APPROVAL OF AGENDA:**

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

IT WAS MOVED BY VICE CHAIR NAVARRETE AND SECONDED BY COMMISSIONER GONZALEZ TO APPROVE THE AGENDA.

Approved by the following roll call vote:

AYES: Commissioner Gonzalez, Commissioner Figueroa, Vice Chair Navarrete.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Leal, Alternate Commissioner Gutierrez, Chair Virgen.

**Approval Of The Minutes:**

1. Planning Commission Minutes - July 6

IT WAS MOVED BY COMMISSIONER FIGUEROA AND SECONDED BY VICE CHAIR NAVARRATE TO APPROVE THE MINUTES.

Approved by the following roll call vote:

AYES: Commissioner Gonzalez, Commissioner Figueroa, Vice Chair Navarrete.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Leal, Alternate Commissioner Gutierrez, Chair Virgen.

**WRITTEN COMMUNICATIONS:**

None.

**PUBLIC COMMENTS (NON-AGENDA ITEMS):**

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**REPORTS AND REQUESTS:**

None.

**NON-HEARING ITEMS:**

None.

**PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):**

2. Architecture Review No. 22-06 to install a freestanding identification sign at 21’ high located at 86100 Avenue 54 in M-H (Heavy Industrial) zone. Eberhard Equipment No. 2 (Applicant)

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

Public Hearing Opened at 6:09 pm by Vice Chair Navarrete

Public Hearing Closed at 6:09 pm by Vice Chair Navarrete

IT WAS MOVED BY COMMISSIONER FIGUEROA AND SECONDED BY COMMISSIONER GONZALEZ APPROVING A CONTINUANCE OF ARCHITECTURAL REVIEW NO. 22-06 TO THE PLANNING COMMISSION MEETING OF SEPTEMBER 07, 2022.

Approved by the following roll call vote:

AYES: Commissioner Gonzalez, Commissioner Figueroa, Vice Chair Navarrete.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Leal, Alternate Commissioner Gutierrez, Chair Virgen.

3. American Desert LLC Multi-tenant Microbusiness Project

Variance 22-02 proposed to allow commercial cannabis business operations at an existing 12 unit, 18,960 sq. ft. industrial office complex at 86695 Avenue 54 (APN 764-280-011) to include non-storefront retail operations that provides cannabis delivery within five hundred (500) feet from any other storefront retail or non-storefront retail cannabis business. Applicant: American Desert LLC

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

Al Barlas, applicant, spoke in support of the project and provided an explanation for the variance request.



Public Hearing Opened at 6:24 p.m. by Vice Chair Navarrete

Public Hearing Closed at 6:24 p.m. by Vice Chair Navarrete

IT WAS MOVED BY COMMISSIONER GONZALEZ AND SECONDED BY VICE CHAIR NAVARRATE TO ADOPT THE RESOLUTION NO. PC2022-22 APPROVING VARIANCE NO. 22-02.

Approved by the following roll call vote:

AYES: Commissioner Gonzalez, Commissioner Figueroa, Vice Chair Navarrete.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Leal, Alternate Commissioner Gutierrez Chair Virgen.

**INFORMATIONAL:**

Director Perez reported on the decision by the Riverside County Transportation Commission on July 13, 2022 to certify the Environmental Impact Report for the Coachella Valley-San Gorgonio Pass Rail Corridor Service Project with the preferred alternative that includes a terminus at the City of Coachella and that the City of Coachella will pursue a feasibility study for a rail station in the City.

**ADJOURNMENT:** 6:31 P.M.

Respectfully Submitted by,

\_\_\_\_\_  
Gabriel Perez  
Planning Commission Secretary

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# MINUTES

OF A REGULAR MEETING  
OF THE  
CITY OF COACHELLA  
PLANNING COMMISSION

**July 26, 2022**  
5:00 PM

PURSUANT ASSEMBLY BILL 361, ALONG WITH THE GOVERNOR’S STATE OF EMERGENCY DECLARATION ISSUED ON MARCH 4, 2020, THIS MEETING MAY BE CONDUCTED VIA TELECONFERENCE.

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written comments received will be forwarded to the commission and entered into the record.

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**CALL TO ORDER: 5:06 P.M.**

**PLEDGE OF ALLEGIANCE:**

Chair Virgen

**ROLL CALL:**

Commissioners Present: Commissioner Gonzalez, Commissioner Figueroa, Chair Virgen.

Absent: \*Commissioner Leal, Vice Chair Navarrete, Alternate Commissioner Gutierrez

Staff Present: \*Gabriel Perez, Development Services Director  
\*Gabriel Martin, City Manager

**APPROVAL OF AGENDA:**

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

**APPROVAL OF THE MINUTES:**

1. Planning Commission Minutes – July 20, 2022

IT WAS MOVED BY COMMISSIONER GONZALEZ AND SECONDED BY COMMISSIONER FIGUEROA TO CONTINUE CONSIDERATION OF THE MINUTES TO THE PLANNING COMMISSION MEETING OF SEPTMEBER 07, 2022.

Approved by the following roll call vote:

AYES: Commissioner Gonzalez, Commissioner Figueroa, Chair Virgen.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Leal, Vice Chair Navarrete, Alternate Commissioner Gutierrez.

**WRITTEN COMMUNICATIONS:**

None.

**PUBLIC COMMENTS (NON-AGENDA ITEMS):**

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**REPORTS AND REQUESTS:**

None.

**NON-HEARING ITEMS:**

None.

**PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):**

2. Santa Fe Restaurant – Alcohol Sales

Conditional Use Permit No. 355 to allow an expansion of alcohol sales as part of a 4,590 sq. ft. square foot restaurant and (ABC Type 47, On-Sale Beer, Wine, and Distilled Spirits) in an existing commercial building located at 49305 Grapefruit Blvd Suite 2, 3, and 4 in the C-G (General Commercial) zone. Pedro Padilla (Applicant)

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

Public Hearing Opened at 5:25 pm by Chair Virgen

Public Hearing Closed at 5:25pm by Chair Virgen

IT WAS MOVED BY COMMISSIONER GONZALEZ AND SECONDED BY COMMISSIONER FIGUEROA TO APPROVE CONDITIONAL USE PERMIT NO. 355 WITH THE FINDINGS AND CONDITIONS LISTED ON RESOLUTION NO. PC 2022-30 AND RECOMMENDED THAT OUTSIDE PATIO COME BACK FOR REVIEW AS A NON-HEARING ITEM AND ADDITION OF A CONDITION OF APPROVAL AS FOLLOWS:

- APPLICANT SHALL REMOVE SIGNAGE FROM PREVIOUS BUSINESS (TAQUERIA MONTE ALBAN) INCLUDING PATCHING AND PAINTING STUCCO TO MATCH EXISTING EXTERIOR.

Approved by the following roll call vote:

AYES: Commissioner Gonzalez, Commissioner Figueroa, Chair Virgen.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Leal, Vice Chair Navarrete, Alternate Commissioner Gutierrez.

3. Urban Employment Center General Plan Amendment

- a) Addendum to the Coachella General Plan Update EIR.
- b) General Plan Amendment No. 22-01 to change the land use designation of an existing 7.8-acre vacant site from “Urban Employment Center” to “Urban Employment Center” located near the southwest corner of Avenue 52 and Industrial Way.
- c) Change of Zone No. 22-02 to change the zoning designation of the 7.8 acre vacant site from “Urban Employment Center” to “Urban Employment Center” located near the southwest corner of Avenue 52 and Industrial Way. City-Initiated.

Gabriel Martin, City Manager, prefaced presentation for the item with remarks regarding the intent of the city-initiated effort.

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

Public Hearing Opened at 5:44pm by Chair Virgen

Public Hearing Closed at 5:44pm by Chair Virgen

IT WAS MOVED BY COMMISSIONER GONZALEZ AND SECONDED BY COMMISSIONER FIGUEROA TO ADOPT RESOLUTION NO. 2022-29 RECOMMENDING THAT THE CITY COUNCIL 1) ADOPT AN ADDENDUM TO THE COACHELLA GENERAL PLAN UPDATE EIR AND APPROVE THE GPA NO. 22-01; AND 2) ADOPT RESOLUTION NO. 2022-30 APPROVING ORDINANCE 1198 (CHANGE OF ZONE NO 20-02).

Approved by the following roll call vote:

AYES: Commissioner Gonzalez, Commissioner Figueroa, Chair Virgen.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Leal, Vice Chair Navarrete, Alternate Commissioner Gutierrez.

**INFORMATIONAL:**

**ADJOURNMENT:** 5:47 P.M.

Respectfully Submitted by,

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Gabriel Perez  
Planning Commission Secretary

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THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



**STAFF REPORT**  
**9/21/2022**

**TO:** Planning Commission Chair and Commissioners

**FROM:** Gabriel Perez, Development Services Director

**SUBJECT:** Coachella Research Park #2 Landscape and Odor Control Plan review

**SPECIFICS:** An approved 833,829 sq. ft. multi-tenant medical cannabis cultivation facility at 48-451 Harrison Street. Applicant: Desert Rock Development.

**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission consider and approve the landscape and odor control plans for Coachella Research Park #2.

**BACKGROUND:**

The applicant, Desert Rock Development LLC, proposed a medical cannabis cultivation development of a 20-acre site that has been the location of Desert Truck and Auto Parts that includes:

- Six buildings totaling 505,520 square feet with 98,520 square feet of indoor grow floor area in 4 building and 404,308 square feet of greenhouse floor area in 2 greenhouse structures and 668 parking spaces. Environmental Assessment No. 17-02, Conditional Use Permit No. 280, AR No. 17-04, Variance 18-05. Planning Commission Approved and City Council on February 13, 2019 (Resolution No. 2019-02)
- A Development Agreement was approved establishing a taxation rate for cannabis cultivation, manufacturing and distribution.



The project is currently under construction for Building 4. Condition No. 89 of Resolution No. 2019-02 (AR No. 17-04 and CUP 280) and requires that the final design of landscaping and fencing along the street frontages be presented as an administrative item before the Planning Commission for final review and approval.

**DISCUSSION/ANALYSIS:**

The project site included planters for landscaping along the project frontage around a large retention basin and planters on the project site as landscape planters as landscape fingers and the perimeter 5 foot width landscape planters.

*Trees*

The original approved conceptual landscape plan included 15 date palm trees (18 ft brown trunk height) located at the project frontage and throughout the project site (Attachment 2). California Fan Palm is proposed for a majority of the trees (117 quantity) in the new proposed landscape plan at a 9-12 ft brown trunk height (Attachment 1). The approved plan included Palo Verde for shade trees in the parking lot areas and Australian Willow and Brisbane Box trees in the 5 foot width perimeter landscape area as secondary shade trees. In total 465 trees were proposed with the conceptual landscape plan. The new landscape plan proposes 184 trees.

*Figure 1 Conceptual Landscape Plan Legend*

TREES		
SYMBOL	TREE NAME	QTY.
	NEW ACCENT PALM AT MAIN ENTRY DRIVE PHOENIX DACTYLIFERA, DATE PALM 18' BTH	15
	LARGE FLOWERING ACCENT TREE AT MAIN ENTRY DRIVE LAGERSTROEMIA INDICA, CRAPE MYRTLE 36" BOX SIZE. MULTI-TRUNK.	5
	EVERGREEN SCREEN TREE PINUS ELGARICA, MONDELL PINE 24" BOX SIZE.	20
	EVERGREEN SCREEN TREE BRACHYCHITON POPULNEUS, BOTTLE TREE 24" BOX SIZE.	16
	PARKING LOT SHADE TREE PROSOPIS CHILENSIS, CHILEAN MESQUITE 24" BOX SIZE.	61
	PARKING LOT SHADE TREE PARKINSONIA HYBRID 'DESERT MUSEUM', PALO VERDE 36" BOX SIZE. MULTI-TRUNK.	64
	SECONDARY PARKING LOT TREE TRISTANIA CONFERTA, BRISBANE BOX 15 GAL. SIZE.	36
	VERTICAL TREE ALONG BUILDING ACACIA STENOPHYLLA, SHOESTRING ACACIA 15 GAL. SIZE.	92
	PROPERTY LINE TREE SUCH AS GEIJERA PARVIFOLIA, AUSTRALIAN WILLOW 24" BOX SIZE.	66
	NARROW VERTICAL TREE AGAINST BUILDING CUPRESSUS 'TINY TOWER', ITALIAN CYPRESS 24" BOX SIZE.	62
	OPEN SPACE AREA ACCENT TREE CERCIDIUM FLORIDUM, BLUE PALO VERDE 24" BOX SIZE.	18
	DROUGHT TOLERANT SHADE TREE ACACIA SMALLII, SWEET ACACIA 24" BOX SIZE.	10

*Shrubs*

The applicant proposes changes to the shrub landscape legend and reduces the shrub varieties from 16 proposed shrubs to eight varieties. A comparison of landscape around buildings and the landscape perimeter in the proposed landscape plan versus approved conceptual landscape plan shows a sparse placement of shrubs and shade trees replaced with California Fan Palms in the new plan.

*Figure 2 New Proposed Landscape*

PLANTING PALETTE			
TREES/PALMS/SPECIMEN PLANTS			
BOTANICAL NAME	COMMON NAME	SIZE	QUANTITIES
WASHINGTONIA FILIFERA/HYBRID	CALIFORNIA FAN PALM/HYBRID	9-12' BROWN TRUNK	117
PROSOPIS CHILENSIS COLORADO	CHILEAN MESQUITE	24" BOX MULTI	1
THEVETIA PERUVIANA	YELLOW OLEANDER	24" BOX	10
MELALEUCA QUINQUENERVIA	CALEPUT TREE	24" BOX (MULTI)	14
CAESALPINIA CACALADO	CASCALOTE	24" BOX	12
CERCIDIUM FLORIDUM	BLUE PALO VERDE	24" BOX MULTI	3
PHOENIX ROEBELENI	PYGMY DATE PALM	15 GAL. MULTY	25
TIPUANA TIPU	TIPU TREE	24" BOX	2



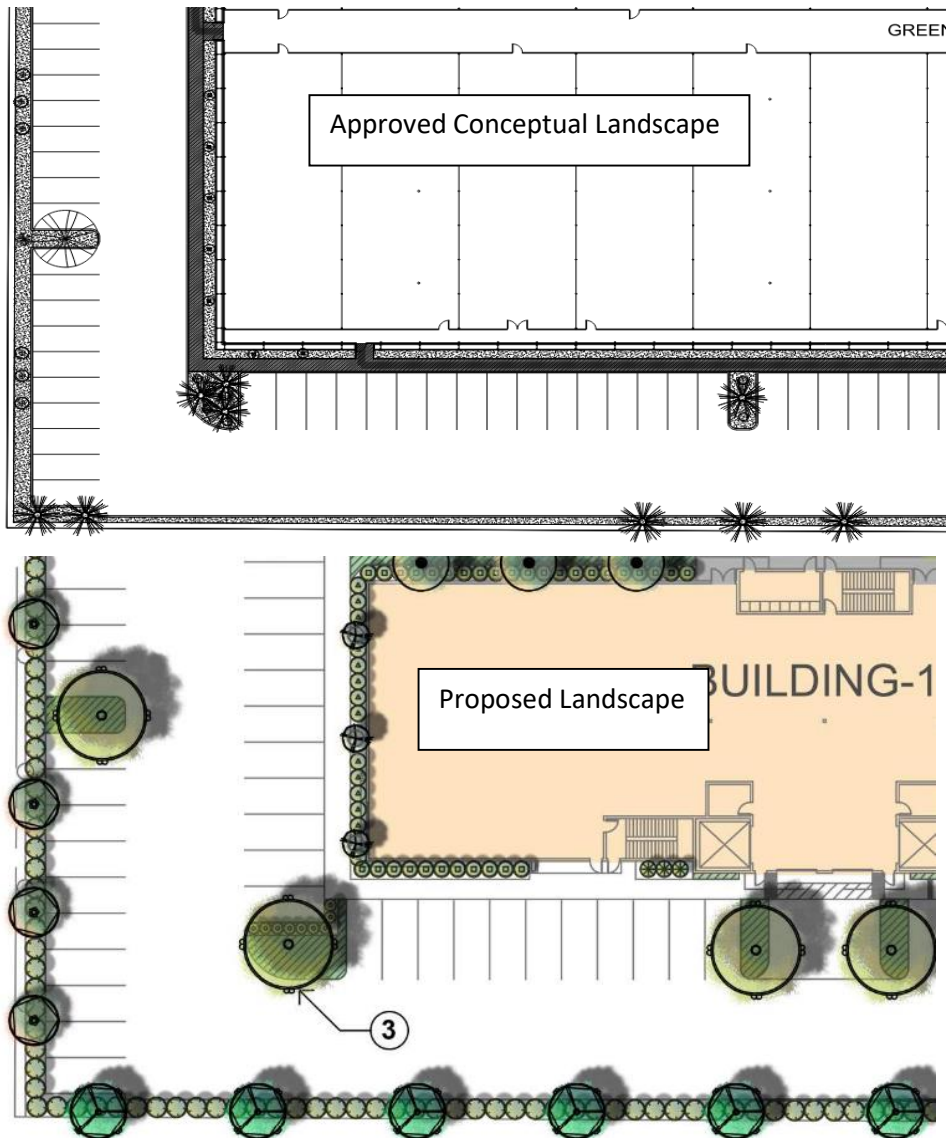
Figure 3 Conceptual Shrub Legend

SHRUB NAME
PROPOSED SHRUBS SHALL BE CHOSEN FROM THE FOLLOWING LIST:
BUXUS MICROPHYLLA VAR. JAPONICA, JAPANESE BOXWOOD 5 GAL. SIZE.
CALLISTEMON VIMINALIS 'LITTLE JOHN', DWARF BOTTLEBRUSH 5 GAL. SIZE.
DODONAEA VISCOSA, HOP BUSH 5 GAL. SIZE.
JUSTICIA BRANDEGEANA, SHRIMP PLANT 5 GAL. SIZE.
LEUCOPHYLLUM FRUTESCENS, TEXAS RANGER 5 GAL. SIZE.
PHOTINA X FRASERI, PHOTINIA 5 GAL. SIZE.
PEROVSKIA ATRIPLICIFOLIA, RUSSIAN SAGE 5 GAL. SIZE.

Figure 4 New Proposed Landscape Plan Legend

SHRUBS				
A.P.	AGAVE PARRYII	PARRY AGAVE	5 GAL.	20
H.P.	HESPERALOE PARVIFOLIA	RED YUCCA	5 GAL.	83
A.D.	AGAVE DESMENTIANA	SMOOTH AGAVE	5 GAL.	64
F.S.	FOUQUERIA SPLENDENS	OCOTILLO	5 GAL.	3
L.Z.	LEUCOPHYLLUM ZYGOPHYLLUM CIMARRON	CIMARRON SAGE	5 GAL.	53
E.GL.	EVOLVULUS GLOMERATHUS	HAWAIIAN BLUE EYES	5 GAL.	14
D.W.	DASYLIRION WHEELERII	DESERT SPOON	5 GAL.	60
C.P.	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL.	15
L.L.	LEUCOPHYLLUM LANGAMANIAE 'RIO BRAVO'	TEXAS RANGER	5 GAL.	75
C.C.	CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER	5 GAL.	40
C.N.	CASSIA NEMOPHILA	DESERT CASSIA	5 GAL.	35
C.V.	CALLISTEMON VIMINALIS (DWARF)	BOTTLEBRUSH 'LITTLE JOHN'	5 GAL.	55
B.O.	BOUGAINVILLEA O LA LA	BOUGAINVILLEA	5 GAL.	25
C.M.	CARISSA MACROCARPA	NATAL PLUM	5 GAL.	10
P.M.	PEDILANTHUS MACROCARPUS	SLIPPER PLANT	5 GAL.	35
P.L.	PACHYPODIUM LAMEREI	MADAGASCAR PALM	15 GAL. MULTY	12

Figure 4: Conceptual landscape versus proposed landscape plan in building and perimeter areas.



The applicant proposes to eliminate the accent boulders and the cobblestone at the bottom of the retention basin along the project frontage on Harrison Street and instead utilize 3/8 inch decomposed granite in the basin and throughout all landscape areas. Staff believes the change to the landscape plan is significant and recommends that the landscape plan be revised as follows:

- Maintain original 15 date palm trees
- Maintain most original proposed shade tree varieties in perimeter and parking area landscape planters by reducing California Fan Palm quantity to 30.
- Increase quantity of shrubs around buildings and maintain original count of shrubs in retention basin from the approved conceptual landscape plan.
- Utilize accent boulders in frontage area.
- Utilize 3/4 inch decomposed granite along frontage landscape area.
- Maintain original cobblestone concept at the bottom of the retention basin.
- Utilize deep well irrigation for trees instead of proposed above ground bubblers.

### **ODOR CONTROL PLAN**

The applicant proposes an odor control plan for the cannabis cultivation facility utilizing a MicroCool fog system which consists of a high-pressure fog system where greenhouse exhaust fans are fitted with a ring of MicroCool nozzles that atomize liquid under high pressure into billions of micro-fine water droplets injected with odor neutralizer that traps airborne odor and biodegrades the odor (Attachment 3). Staff has reviewed the odor control plan and does not have any concern about the use of the odor control technology. Staff will monitor the effectiveness of the odor control system when the facility is operational and require modifications if necessary.

### **TEMPORARY PROCESSING TRAILER**

The applicant proposed a temporary 4,320 sq. ft. processing trailer at the rear of Building 4, which will be used for processing cannabis plants cultivated in the greenhouse for 24 month term. An area for storage of above ground propane tanks is also proposed. Staff seeks Planning Commission feedback on the temporary trailer. The trailer will have a minimal aesthetic impact, is consistent with the activities permitted on-site and would only be used for a 24 month period.

### **RECOMMENDATIONS:**

1. Staff is recommending that the Planning Commission approve the odor control plan and landscape plan subject to recommended changes by City staff.
2. Deny the landscape and odor control plan.
3. Continue this item and provide staff and the applicant with direction.

Attachments:

1. Proposed Landscape Plan
2. Approved Conceptual Landscape Plan

3. Odor Control Plan
4. Proposed Interim Facility Plan
5. Council Resolution No. 2019-02 with conditions of approval.

WATER BUDGET CALCULATIONS

ESTIMATED WATER USE FOR: Desert Rock Development / Coachella Research Park

TREES/SHRUBS/GC - (LOW DRIP) = 31730 sq. ft. (30%)
TREES/SHRUBS/GC - (MODERATE DRIP) = 72808 sq. ft. (70%)
TOTAL LANDSCAPE - Square Feet = 104538 sq. ft. (100%)

TREE/SHRUB/GC: MODERATE SPRING
16.82 x 0.50 x 31730 x 0.62 / 748 = 245.7 CCF

SUMMER
46.63 x 0.50 x 31730 x 0.62 / 748 = 681.3 CCF

FALL / WINTER
12.93 x 0.50 x 31730 x 0.62 / 748 = 188.9 CCF
TOTAL = 1115.9 CCF

TREE/SHRUB/GC: LOW SPRING
16.82 x 0.20 x 72808 x 0.62 / 748 = 225.5 CCF

SUMMER
46.63 x 0.20 x 72808 x 0.62 / 748 = 625.3 CCF

FALL / WINTER
12.93 x 0.20 x 72808 x 0.62 / 748 = 173.4 CCF
TOTAL = 1024.2 CCF

ESTIMATED TOTAL WATER USE=2140.1

PLANT FACTOR: TREE/SHRUB/GC(MODERATE) = 0.50
TREE/SHRUB/GC(LOW) = 0.20
TREE/SHRUB/GC(HIGH) = 0.80

ESTIMATED TOTAL WATER USE

TREE/SHRUB/GC: MODERATE = 1115.9 CCF
TREE/SHRUB/GC: LOW = 1024.2 CCF

ETWU = 2140.1 CCF

MAXIMUM WATER ALLOWANCE = 76.38 x .45 x 104538 x 0.62/748 = 2978.2 CCF

ETo < ZONE 4) FDR: SPRING = 16.82
SUMMER = 46.63
FALL / WINTER = 12.93

TOTAL = 76.38

WELL WATER WILL BE USE FOR THIS PROJECT

WATER CONSERVATION CONCEPT STATEMENT

PROJECT SITE: 48451 - 48463 HARRISON ST COACHELLA CA APN: 603-232-010

PROJECT LOCATION: CITY OF COACHELLA CA

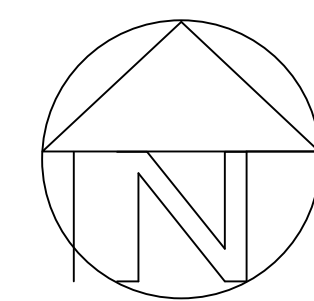
LANDSCAPE ARCHITECT/IRRIGATION DESIGNER/CONTRACTOR: LUIS SANDOVAL DESIGNS

INCLUDED IN THIS PROJECT SUBMITTAL PACKAGE ARE:(CHECK TO INDICATE COMPLETION)

- X 1. MAXIMUM ANNUAL APPLIED WATER ALLOWANCE:
CONVENTIONAL LANDSCAPE: 2978.2 - 100 CUBIC FEET/YEAR
+RECREATIONAL TURF GRASS LANDSCAPE: -0- 100 CUBIC FEET/YEAR (IF APPLICABLE)
CONVENTIONAL LANDSCAPE: -0- 100 CUBIC FEET/YEAR
MAXIMUM ANNUAL APPLIED WATER ALLOWANCE: 2978.2 - 100 CUBIC FEET/YEAR
X 2. ESTIMATED APPLIED WATER USE BY HYDROZONES:
TURF GRASS HYDROZONES: -0- 100 CUBIC FEET/YEAR
RECREATIONAL TURF GRASS HYDROZONES: 0 -100 CUBIC FEET/YEAR
LOW PLANT HYDROZONES: 1024.2- 100 CUBIC FEET/YEAR
MEDIUM PLANT HYDROZONES: 1115.9- 100 CUBIC FEET/YEAR
HIGH PLANT HYDROZONES: -0- 100 CUBIC FEET/YEAR
WATER FEATURES: -0- 100 CUBIC FEET/YEAR
OTHER: -0- 100 CUBIC FEET/YEAR
ESTIMATED ANNUAL TOTAL APPLIED WATER USE: 2140.1 -100 CUBIC FEET/YEAR
X 3. EATAWU < MAAWA
X 4. LANDSCAPE DESIGN PLAN
X 5. IRRIGATION DESIGN PLAN
5. GRADING DESIGN PLAN
6. SOIL CHEMICAL ANALYSIS (OPTIONAL)

DESCRIPTION OF PROJECT(WATER CONSERVATION STATEMENT):BRIEFLY DESCRIBE THE PLANNING AND DESIGN ACTIONS THAT ARE INTENDED TO ACHIEVE CONSERVATION AND EFFICIENCY IN WATER USE. THE DESIGN CRITERIA FOR THIS PROJECT IS MAINTAIN A WATER CONSERVATION ENVIRONMENT WITH WATER EFFICIENT IRRIGATION. NO LAWN WILL BE USED FOR THIS PROJECT

DATE: 09-17-2021 PREPARED BY: LUIS SANDOVAL DESIGNS



SITE PLAN

NO SCALE

NOTE: FOR GRADING AND DRAINAGE SEE ENGINEER PLANS

DRAWING INDEX table with 2 columns: Drawing ID and Description. Includes entries for Cover Sheet, Planting Plan, Lighting Plan, Irrigation Plan, and Irrigation Notes.

NOTES:

NOTE: NO LOW HEAD DRAINAGE ALLOWED
NOTE: ALL IRRIGATION REPAIR EQUIPMENT SHALL BE DONE WITH THE ORIGINALLY SPECIFIED MATERIALS OR THEIR APPROVED EQUIVALENTS.

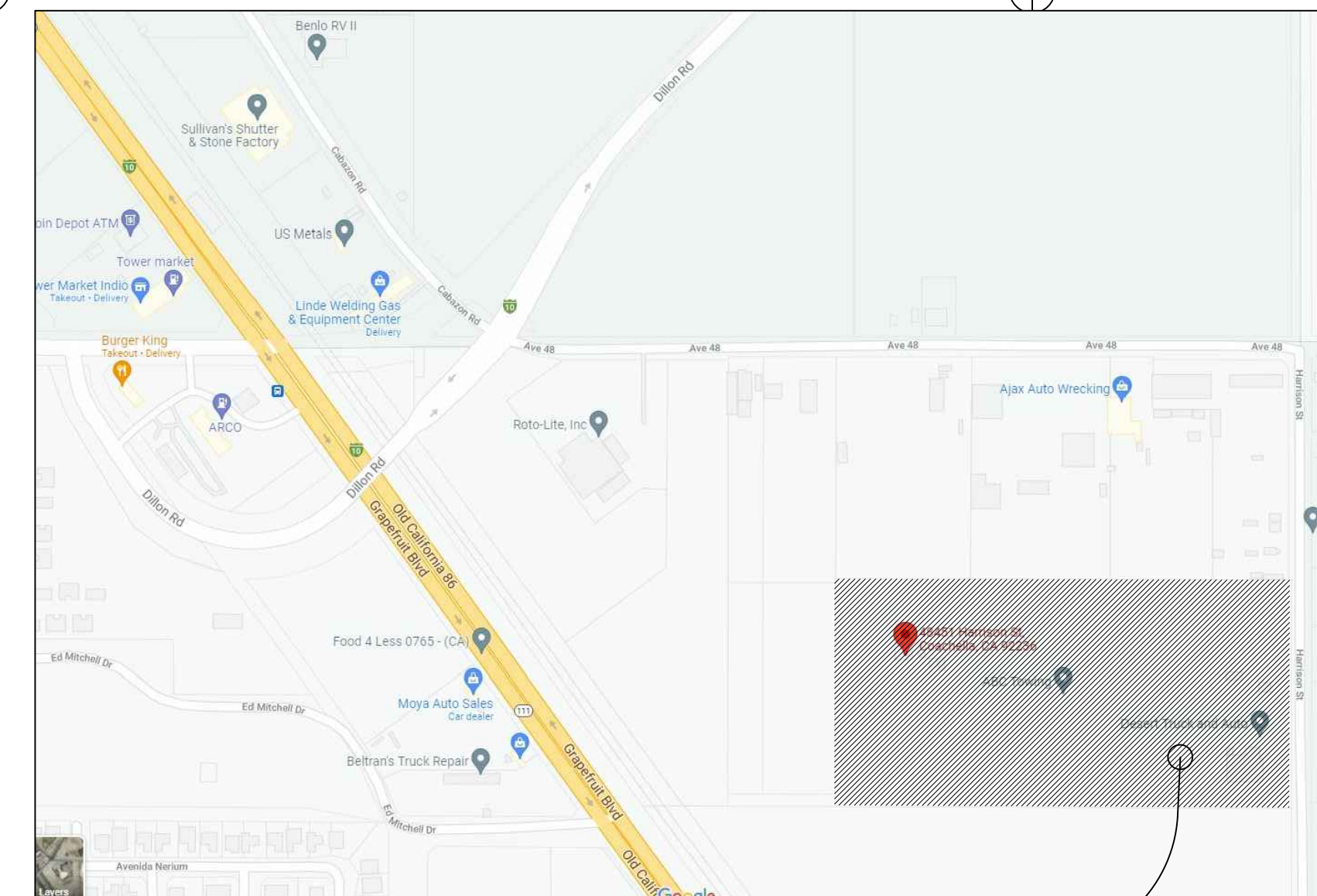
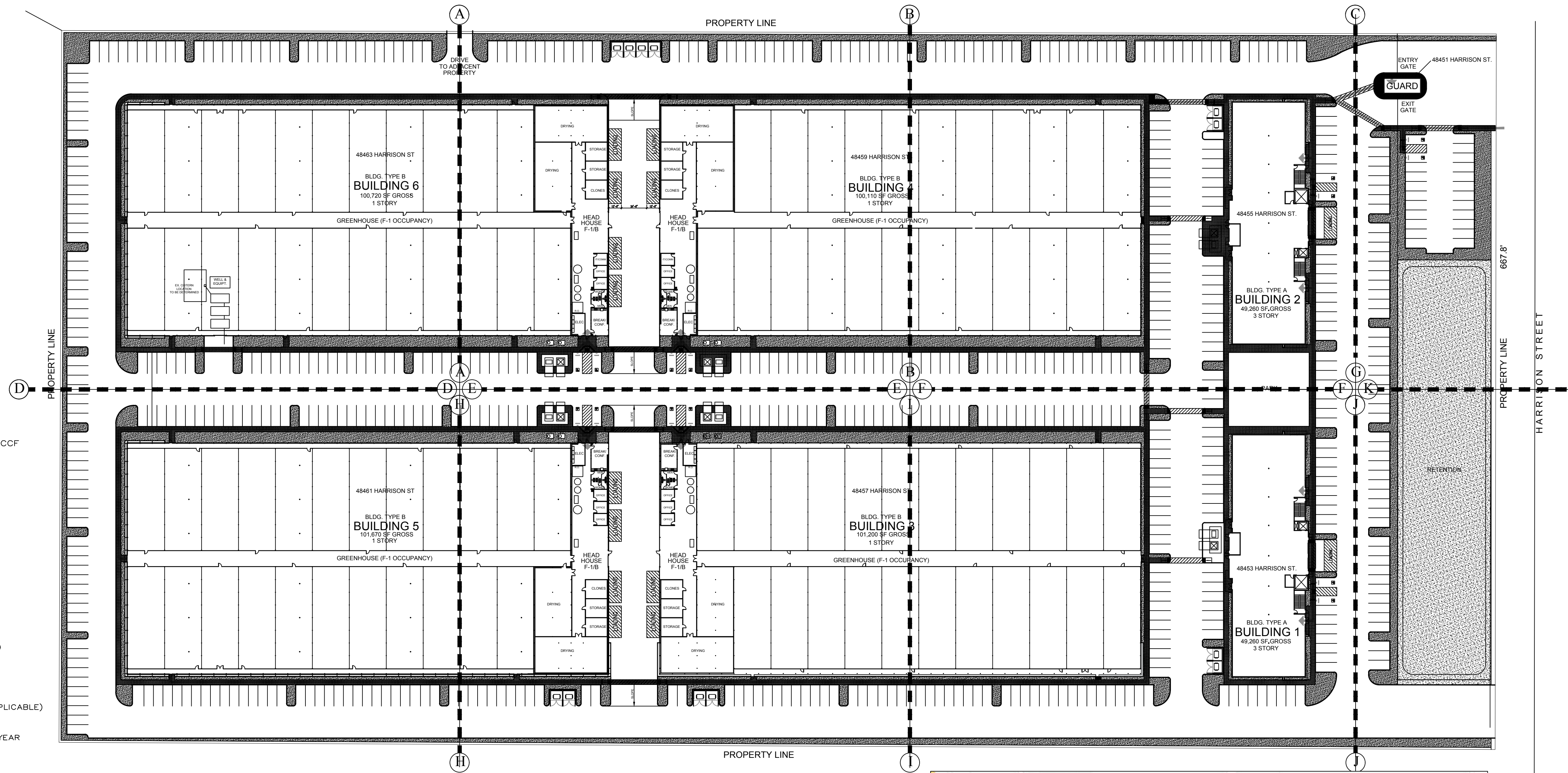
NOTE: IRRIGATION PLAN IS DIAGRAMMATIC. INSTALL ALL IRRIGATION EQUIPMENT IN PLANTER AREAS EXCEPT WHEN CROSSING PAVEMENTS. EMITTERS SHALL BE INSTALL TWO INCH ABOVE FINISH GRADE, ANY EMITTER LEFT AT AN UNACCEPTABLE HEIGHT SHALL BE REINSTALLED AT NO COST TO THE OWNER. VERIFY ACTUAL QUANTITIES AND FINAL LOCATION OF PLANT MATERIAL WITH THE OWNER'S REPRESENTATIVE BEFORE ANY INSTALLATION OF THE IRRIGATION SYSTEM. LANDSCAPE CONTRACTOR SHALL VERIFY CONTROLLER ACTUAL SIZE, POWER SOURCE AND LOCATION AT TIME OF INSTALLATION.

CITY OF COACHELLA CA

LANDSCAPE PLANS

Desert Rock Development / Coachella Research Park #2

48451 - 48463 HARRISON ST
APN: 603-232-010
A NEW COMMERCIAL PROJECT



VICINITY MAP SITE
NOT TO SCALE

REVISIONS table with columns for NO., DATE, and BY.

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Luis@sandoval.com

Desert Rock Development
48451 - 48463 HARRISON ST
APN: 603-232-010
Coachella, Ca

Cover Sheet

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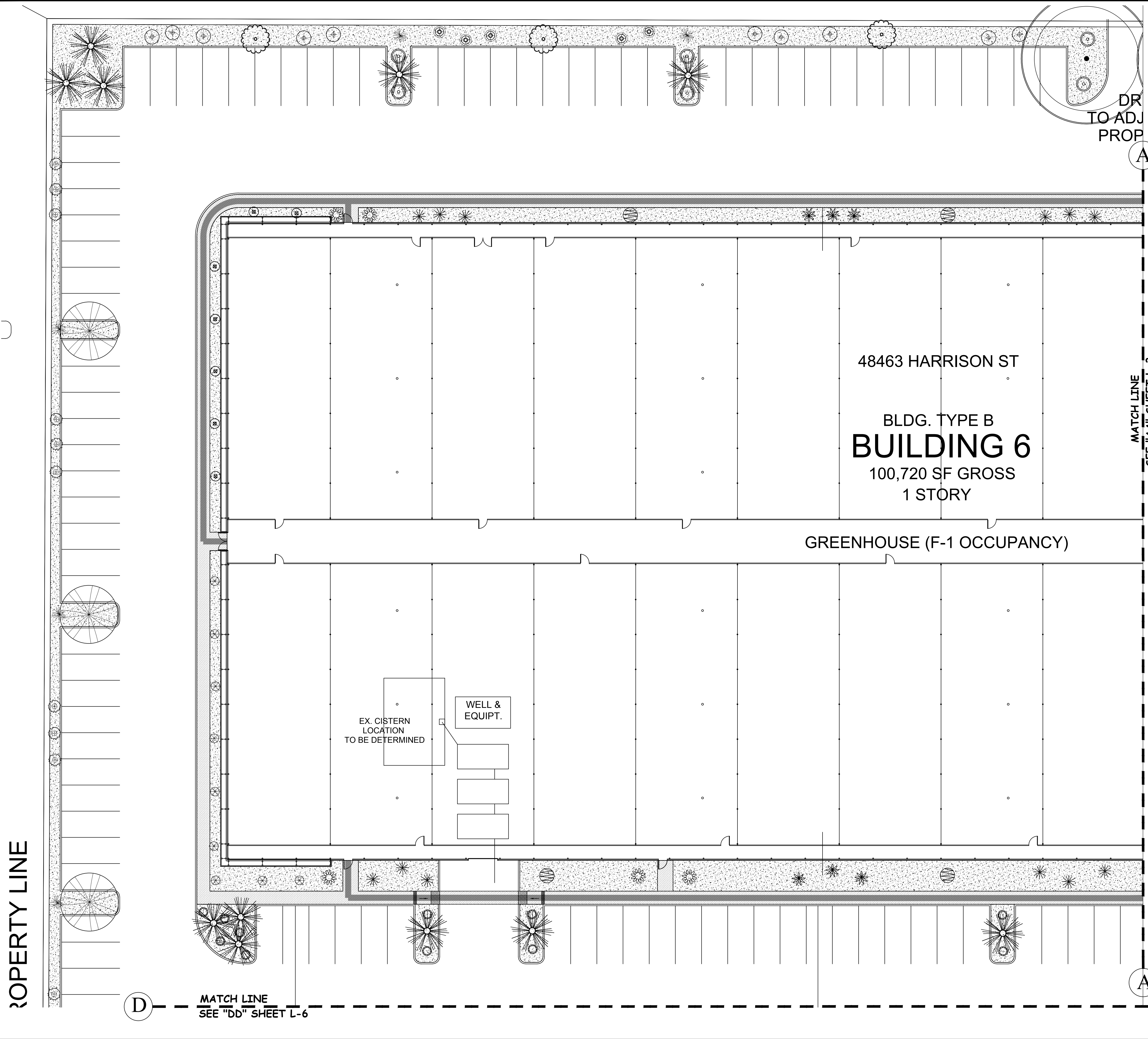
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 48451 - 48463 HARRISON ST  
 APN: 603-232-010  
 Coachella, Ca

**Planting Plan**

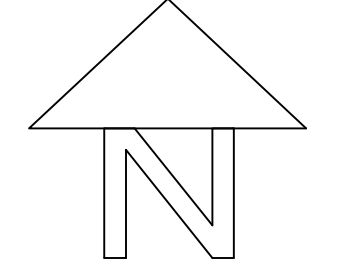
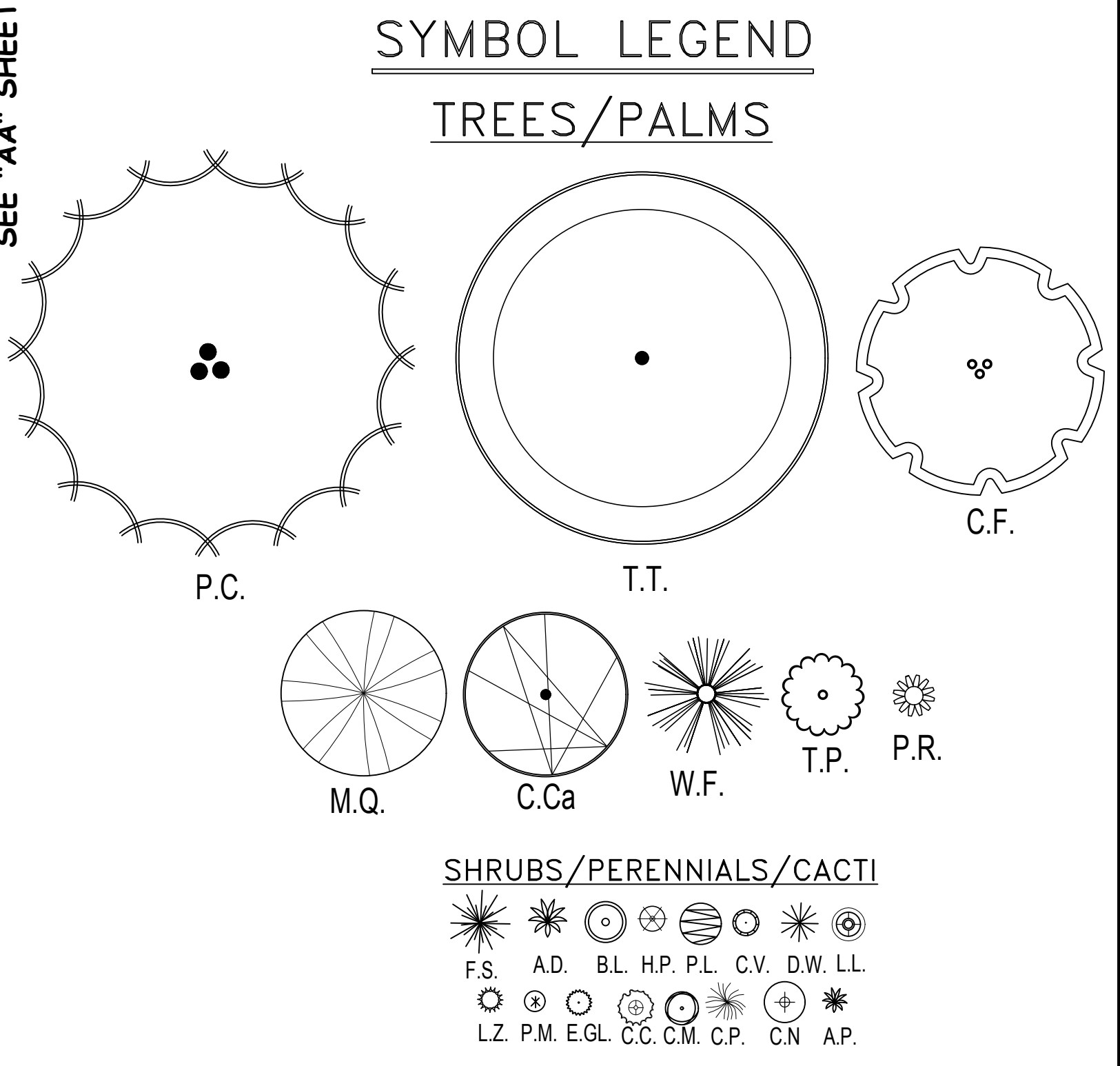
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 DATE 11-05-2021



PLANTING PALETTE						WATER USAGE FACTOR	EMITTER SIZE
TREES/PALMS/SPECIMEN PLANTS							
KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITIES			
W.F.	WASHINGTONIA FILIFERA HYBRID	CALIFORNIA FAN PALM HYBRID	9'-12' BROWN TRUNK	117	M		1401 BUBBLER
P.C.	PROSOPIS CHILENSIS COLORADO	CHILEAN MESQUITE	24" BOX MULTI	1	L		1401 BUBBLER
T.P.	THEVETIA PERUVIANA	YELLOW OLEANDER	24" BOX	10	M		1401 BUBBLER
M.Q.	MELALEUCA QUINQUELOBERATA	CAJUPUT TREE	24" BOX MULTI	14	L		1401 BUBBLER
C.Ca	CAESALPINIA CACALACO	CASCALOTE	24" BOX	12	L		1401 BUBBLER
C.F.	CERODIUM FLORIDUM	BLUE PALO VERDE	24" BOX MULTI	3	L		1401 BUBBLER
P.R.	PHOENIX ROEBELENI	PYGMY DATE PALM	15 GAL MULTI	25	M		1401 BUBBLER
T.T.	TIPUANA TIPU	TIPU TREE	24" BOX	2	M		1401 BUBBLER
SHRUBS							
A.P.	AGAVE PARRYII	PARRY AGAVE	5 GAL	20	L		XB-10-PC-1032
H.P.	HESPERALOE PARVIFOLIA	RED YUCCA	5 GAL	83	L		XB-10-PC-1032
A.D.	AGAVE DESMERTIANA	SMOOTH AGAVE	5 GAL	64	L		XB-10-PC-1032
F.S.	FOUQUERIA SPLENDENS	OCOTILLO	5 GAL	3	L		XB-10-PC-1032
L.Z.	LEUCOPHYLLUM ZYGOPHYLLUM CIMARRON	CIMARRON SAGE	5 GAL	53	L		XB-10-PC-1032
E.G.L.	EYOLVULUS GLOMERATUS	HAWAIIAN BLUE EYES	5 GAL	14	M		XB-20-PC-1032
D.W.	DASYLIRION WHEELERII	DESERT SPOON	5 GAL	60	L		XB-10-PC-1032
C.P.	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL	15	L		XB-10-PC-1032
L.L.	LEUCOPHYLLUM LANGAMANNIAE RIO BRAVO	TEXAS RANGER	5 GAL	75	L		XB-10-PC-1032
C.C.	CALLIANDRA CALIFORNICA	BAJA FAIRY CLUSTER	5 GAL	40	L		XB-10-PC-1032
C.N.	CASSIA NEMOPHILA	DESERT CASSIA	5 GAL	35	L		XB-10-PC-1032
C.V.	CALLISTEMON VIMINALIS (DWARF)	BOTTLEBRUSH LITTLE JOHN	5 GAL	55	L		XB-10-PC-1032
B.O.	BOUSGANVILLEA OLA LA	BOUSGANVILLEA	5 GAL	25	M		XB-20-PC-1032
C.M.	CARISSA MACROCARPA	NATAL PLUM	5 GAL	10	M		XB-20-PC-1032
P.M.	PEDILANTHUS MAGROCARPUS	SUPPER PLANT	5 GAL	35	M		XB-10-PC-1032
P.L.	PACHYPODIUM LAMIERE	MADAGASCAR PALM	15 GAL MULTI	12	L		XB-10-PC-1032
INERT MATERIALS							
	DECOMPOSED GRANITE	3/8" w/ 11% FINES					
	DESERT GOLD						

CONTRACTOR TO VERIFY EXACT AMOUNT OF PLANTS IRRIGATION MATERIAL AND INERT MATERIAL SQUARE FOOTING



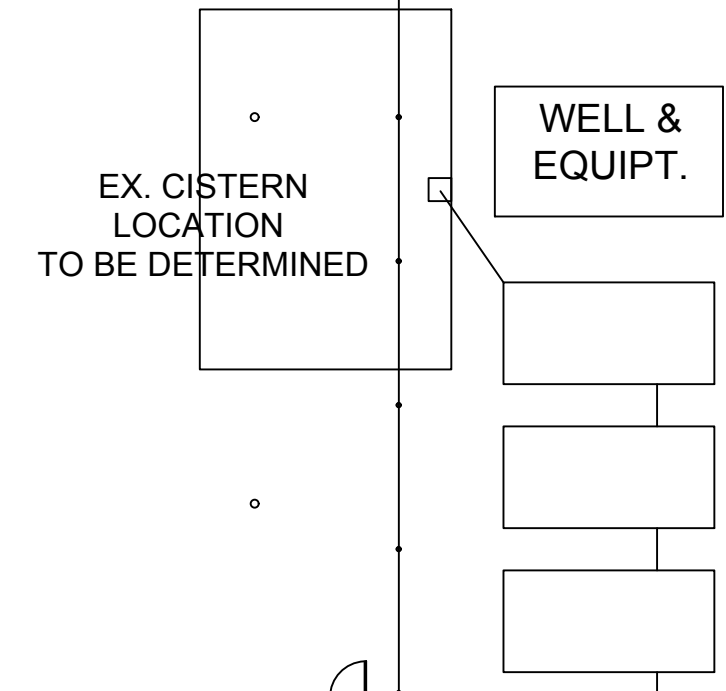
PROPERTY LINE

MATCH LINE  
 SEE "DD" SHEET L-6

MATCH LINE  
 SEE "AA" SHEET L-3

48463 HARRISON ST  
 BLDG. TYPE B  
**BUILDING 6**  
 100,720 SF GROSS  
 1 STORY

GREENHOUSE (F-1 OCCUPANCY)



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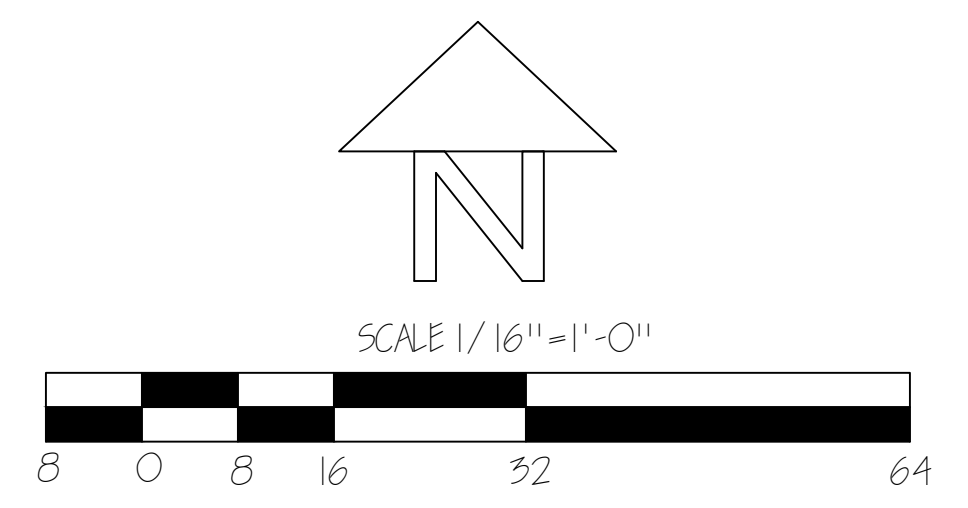
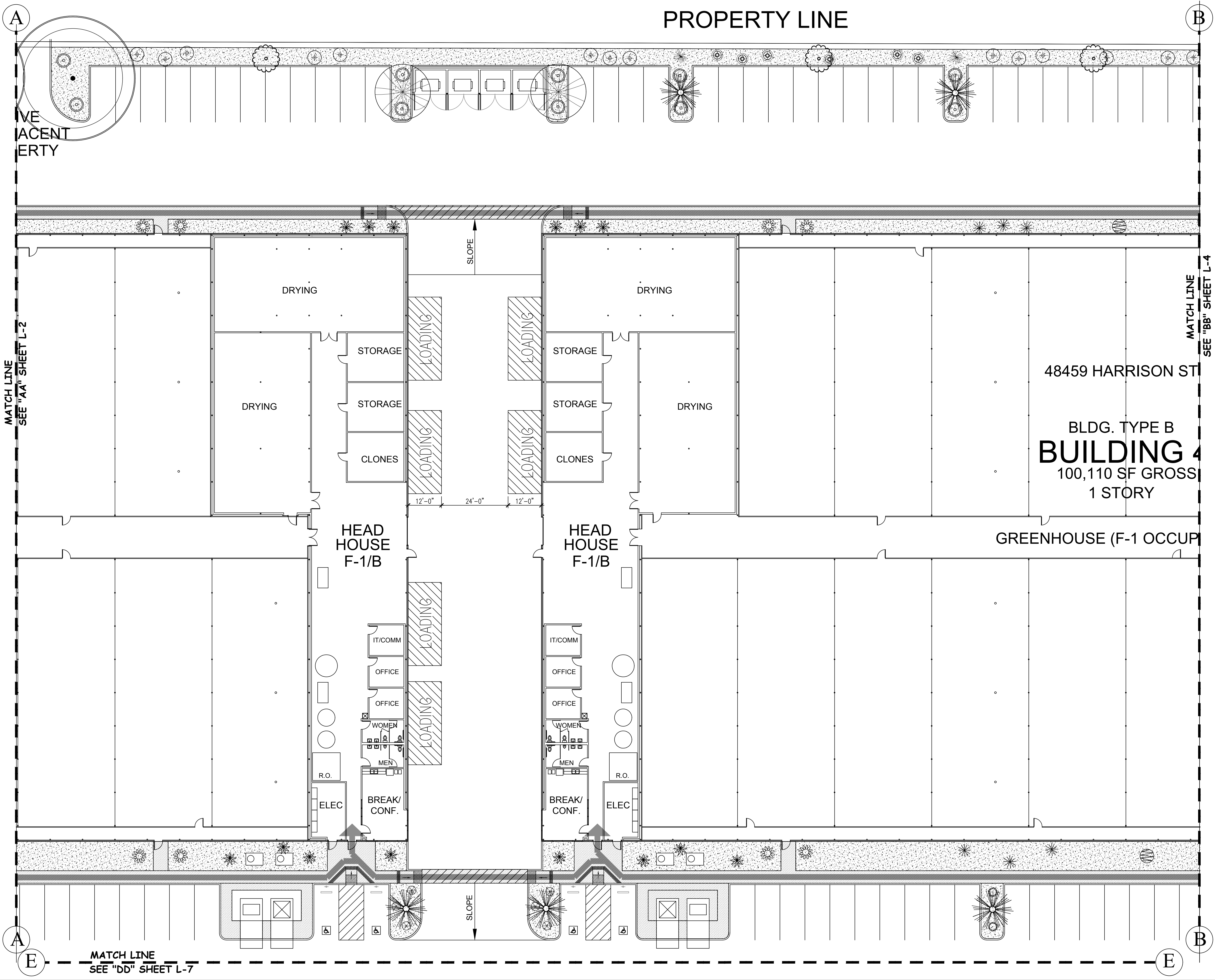
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 Coachella, Ca

# Planting Plan

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ADJACENT  
 PROPERTY

PROPERTY LINE

48459 HARRISON ST  
 BLDG. TYPE B  
**BUILDING 4**  
 100,110 SF GROSS  
 1 STORY

GREENHOUSE (F-1 OCCUP)

MATCH LINE  
 SEE "AA" SHEET L-2

MATCH LINE  
 SEE "BB" SHEET L-4

MATCH LINE  
 SEE "DD" SHEET L-7

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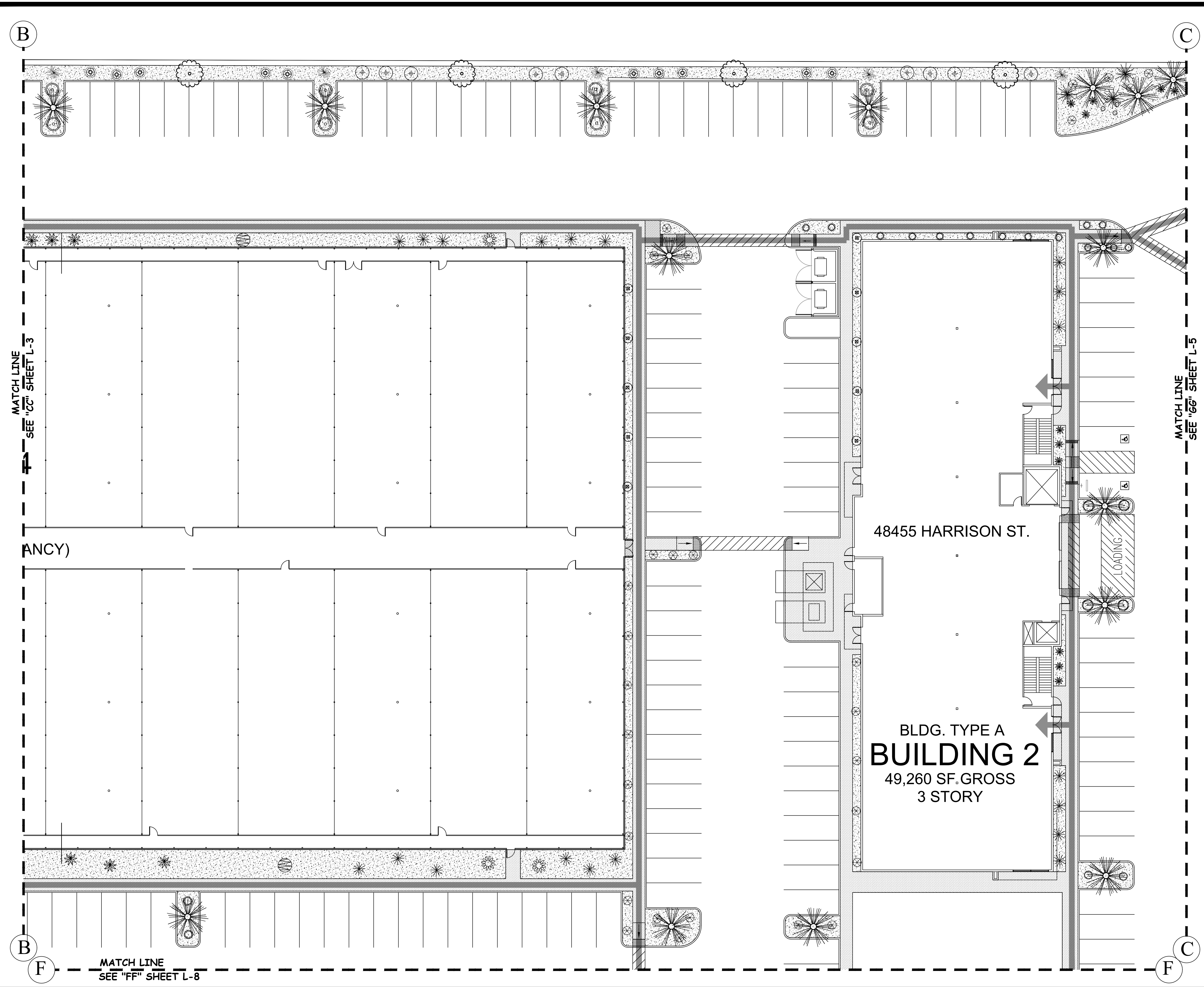
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# Planting Plan

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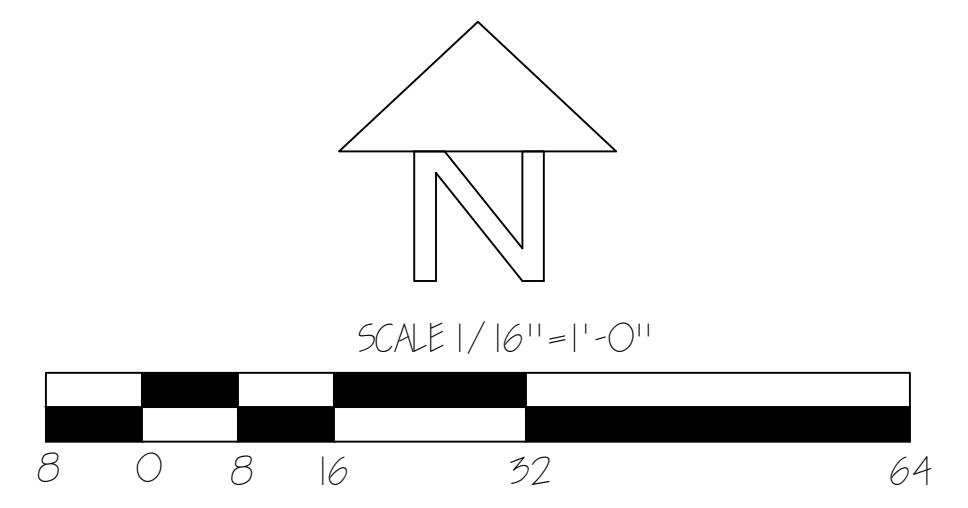
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 DATE 11-05-2021



48455 HARRISON ST.

BLDG. TYPE A  
**BUILDING 2**  
 49,260 SF. GROSS  
 3 STORY

LOADING



MATCH LINE  
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MATCH LINE  
 SEE "GG" SHEET L-5

MATCH LINE  
 SEE "FF" SHEET L-8

B

C

B

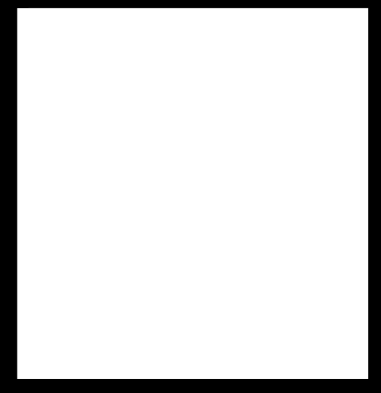
C

F

F

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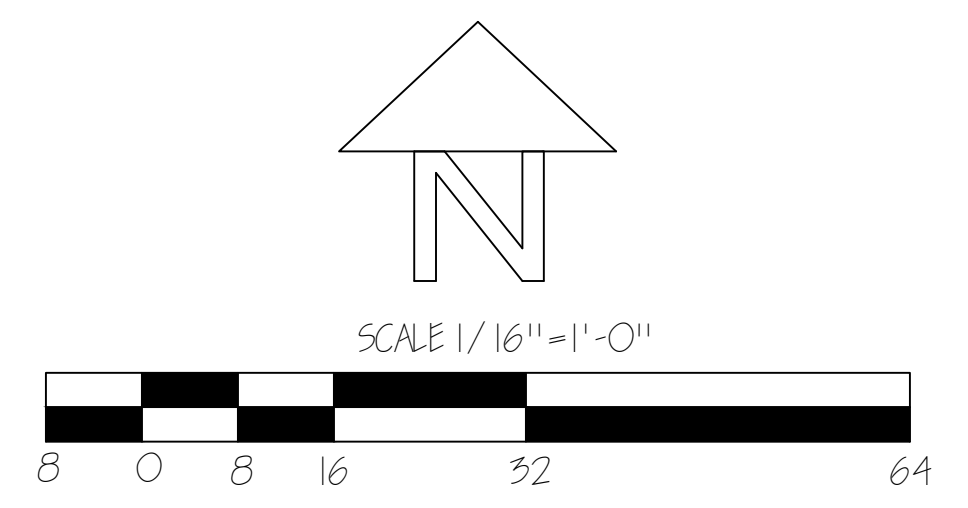
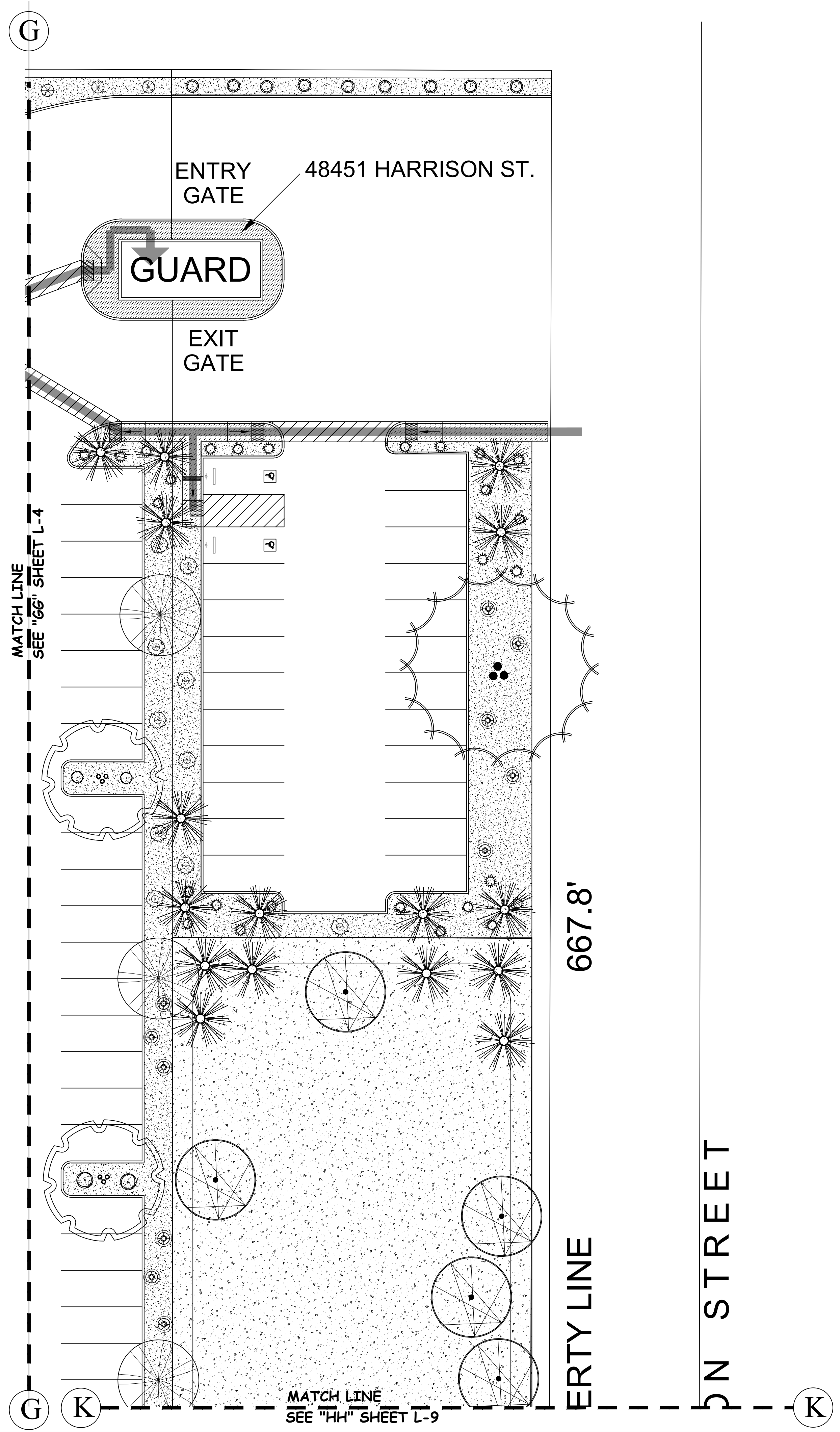


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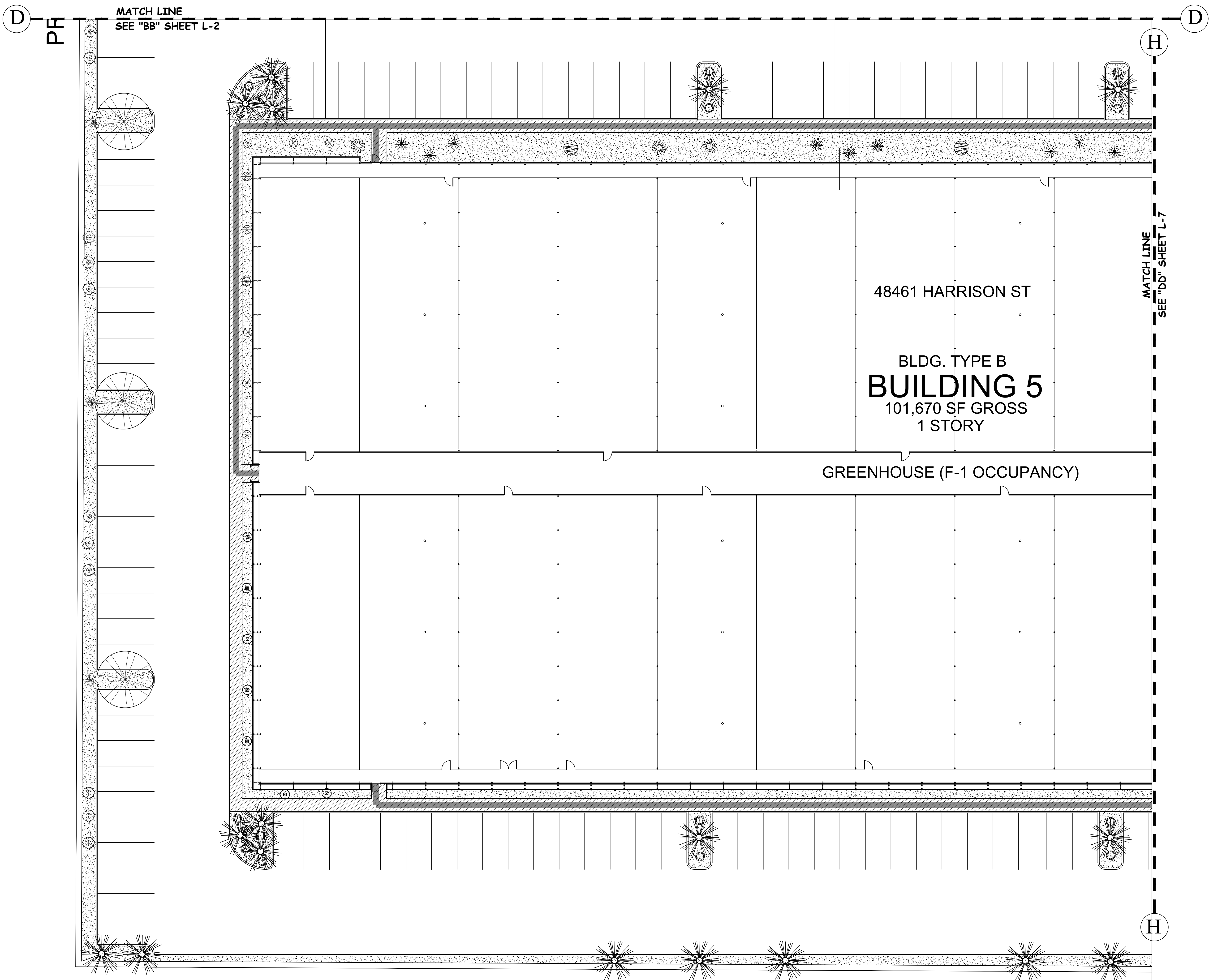
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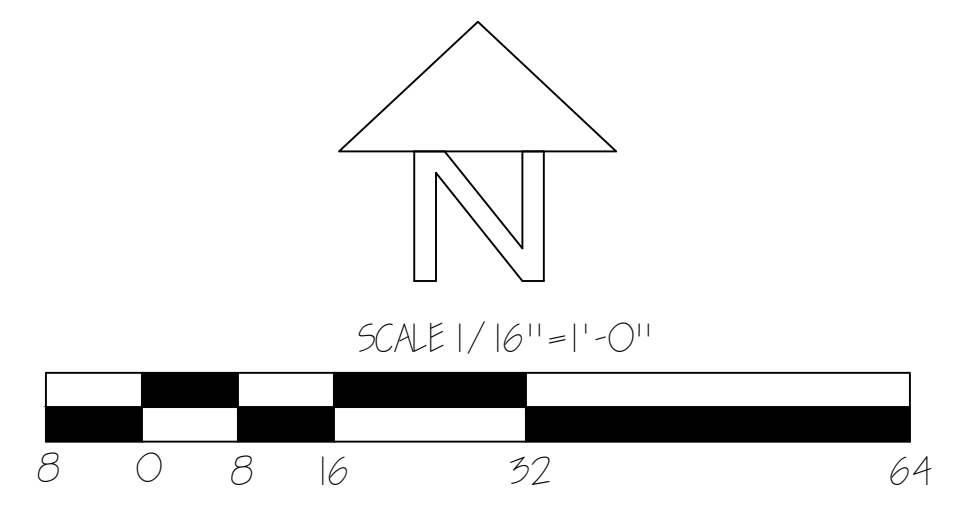
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# Planting Plan

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**L-6**  
 OFF 28 SHEET

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 DATE 11-05-2021



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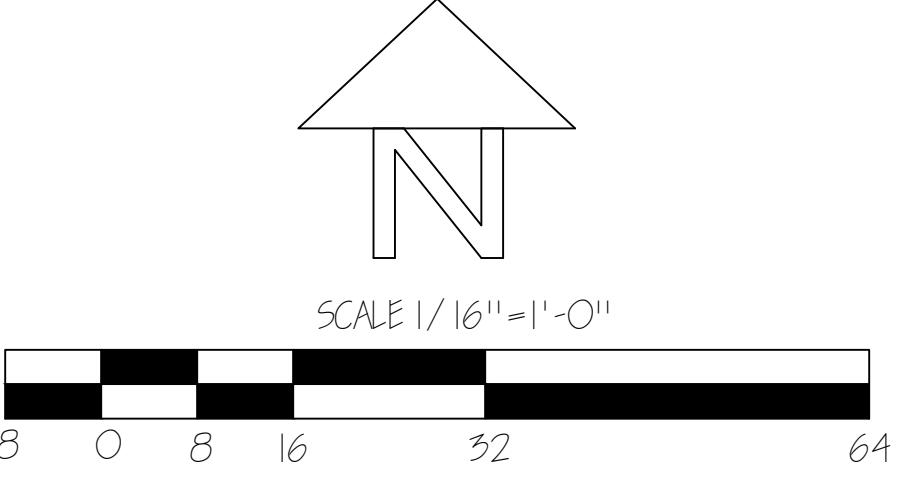
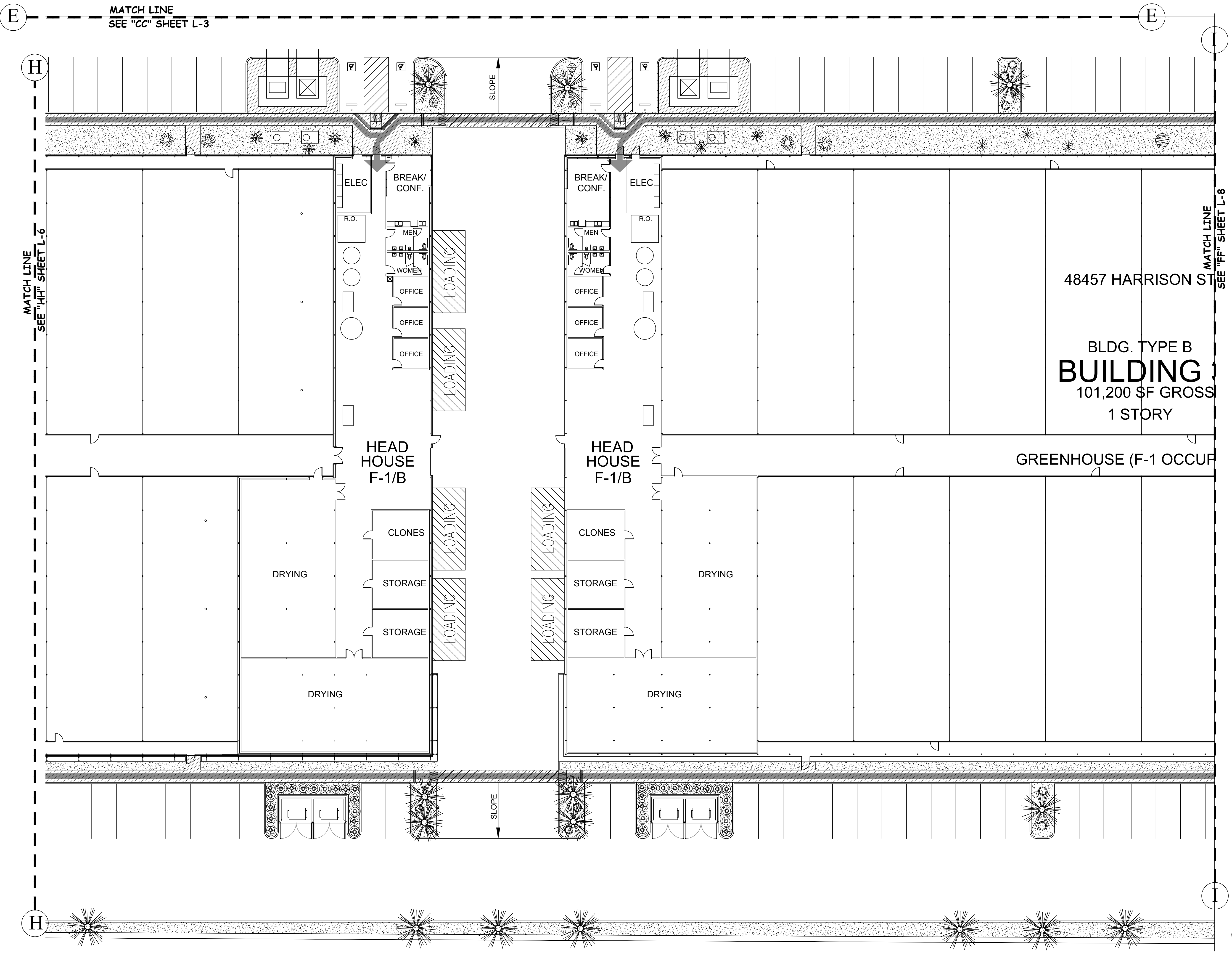
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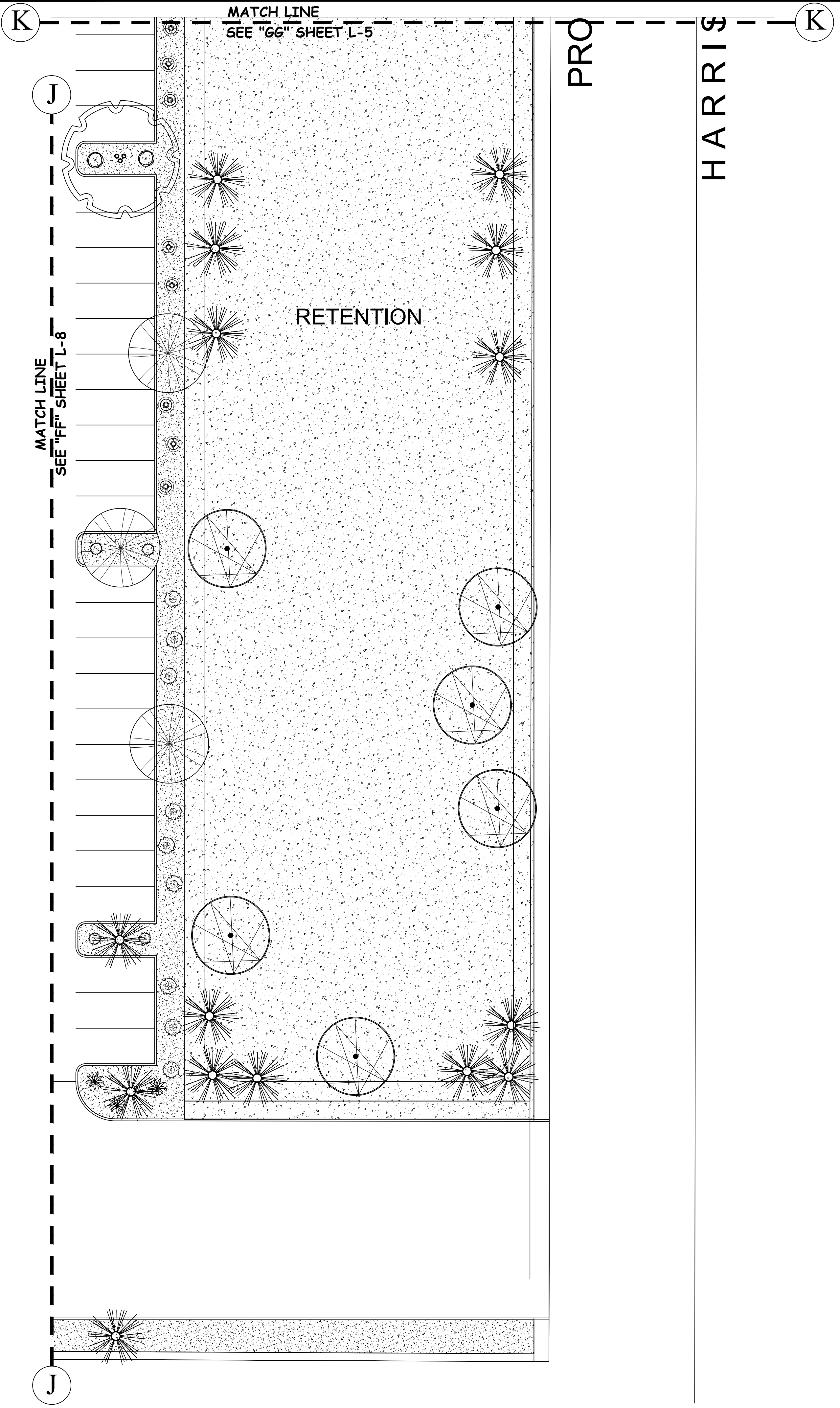
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**L-7**  
 OFF 28 SHEET

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 DATE 11-05-2021







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 Palm Desert, CA 92260  
 (760) 318-1300  
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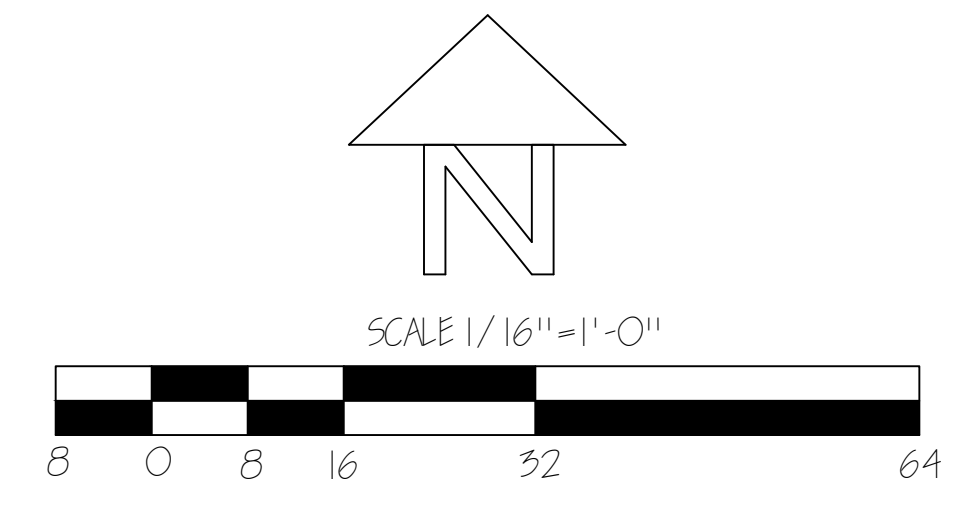


Desert Rock Development  
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# Planting Plan

SHEET -  
**L-9**  
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 CHECKED \_\_\_\_\_  
 DATE 11-05-2021





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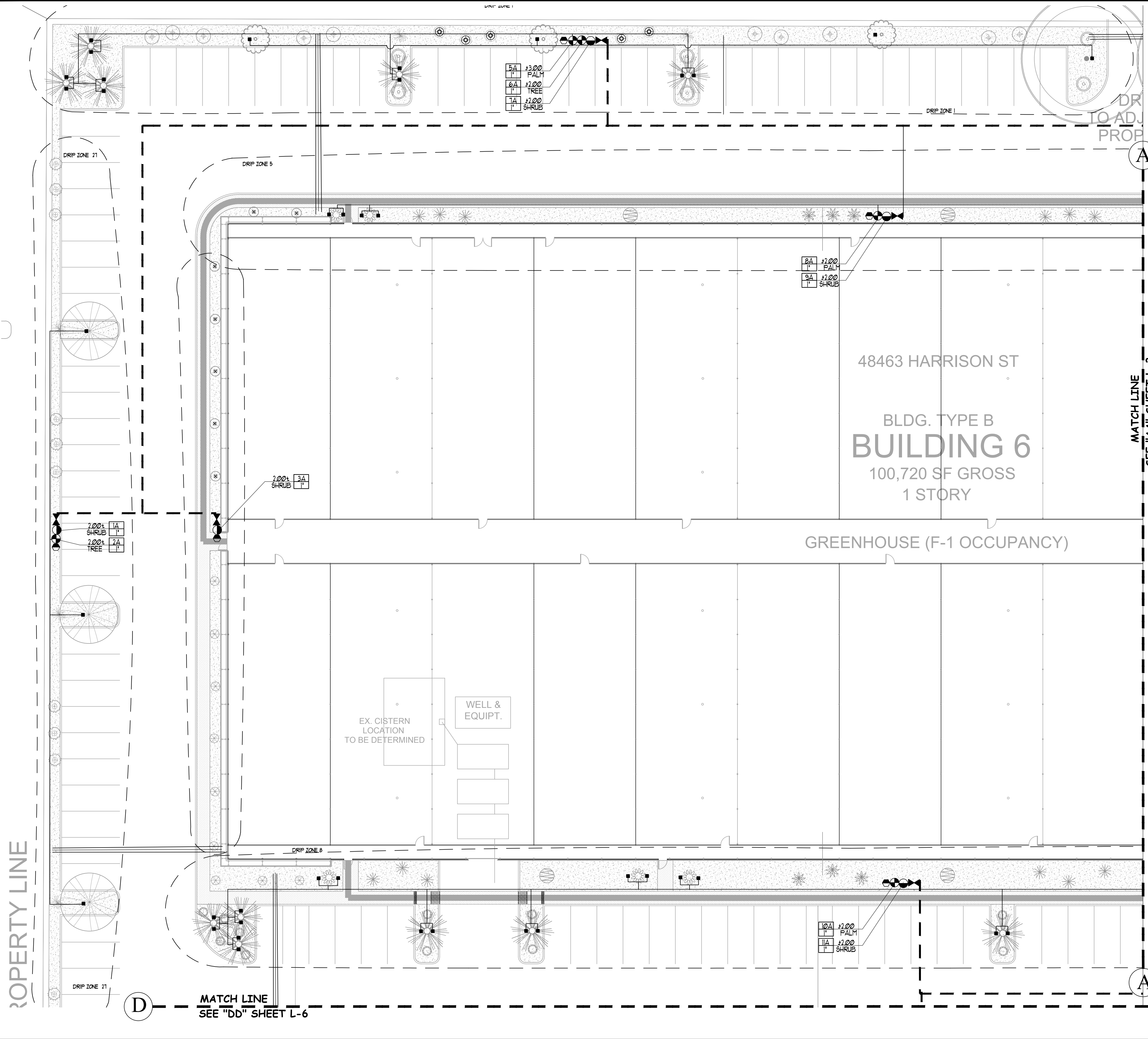
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 (760) 343-3300  
 Luis@sandoval.com

**Desert Rock Development**  
 48451 - 48463 HARRISON ST  
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# Irrigation Plan

SHEET -  
**IR-1**  
 OFF 28 SHEET

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 DRAWN  
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 DATE 11-05-2021



**NOTES:**

NOTE: NO LOW HEAD DRAINAGE ALLOWED

NOTE: ALL IRRIGATION REPAIR EQUIPMENT SHALL BE DONE WITH THE ORIGINALLY SPECIFIED MATERIALS OR THEIR APPROVED EQUIVALENTS.

NOTE: IRRIGATION PLAN IS DIAGRAMMATIC. INSTALL ALL IRRIGATION EQUIPMENT IN PLANTER AREAS EXCEPT WHEN CROSSING PAVEMENTS. EMITTERS SHALL BE INSTALLED TWO INCH ABOVE FINISH GRADE, ANY EMITTER LEFT AT AN UNACCEPTABLE HEIGHT SHALL BE REINSTALLED AT NO COST TO THE OWNER. VERIFY ACTUAL QUANTITIES AND FINAL LOCATION OF PLANT MATERIAL WITH THE OWNER'S REPRESENTATIVE BEFORE ANY INSTALLATION OF THE IRRIGATION SYSTEM. LANDSCAPE CONTRACTOR SHALL VERIFY CONTROLLER ACTUAL SIZE, POWER SOURCE AND LOCATION AT TIME OF INSTALLATION.

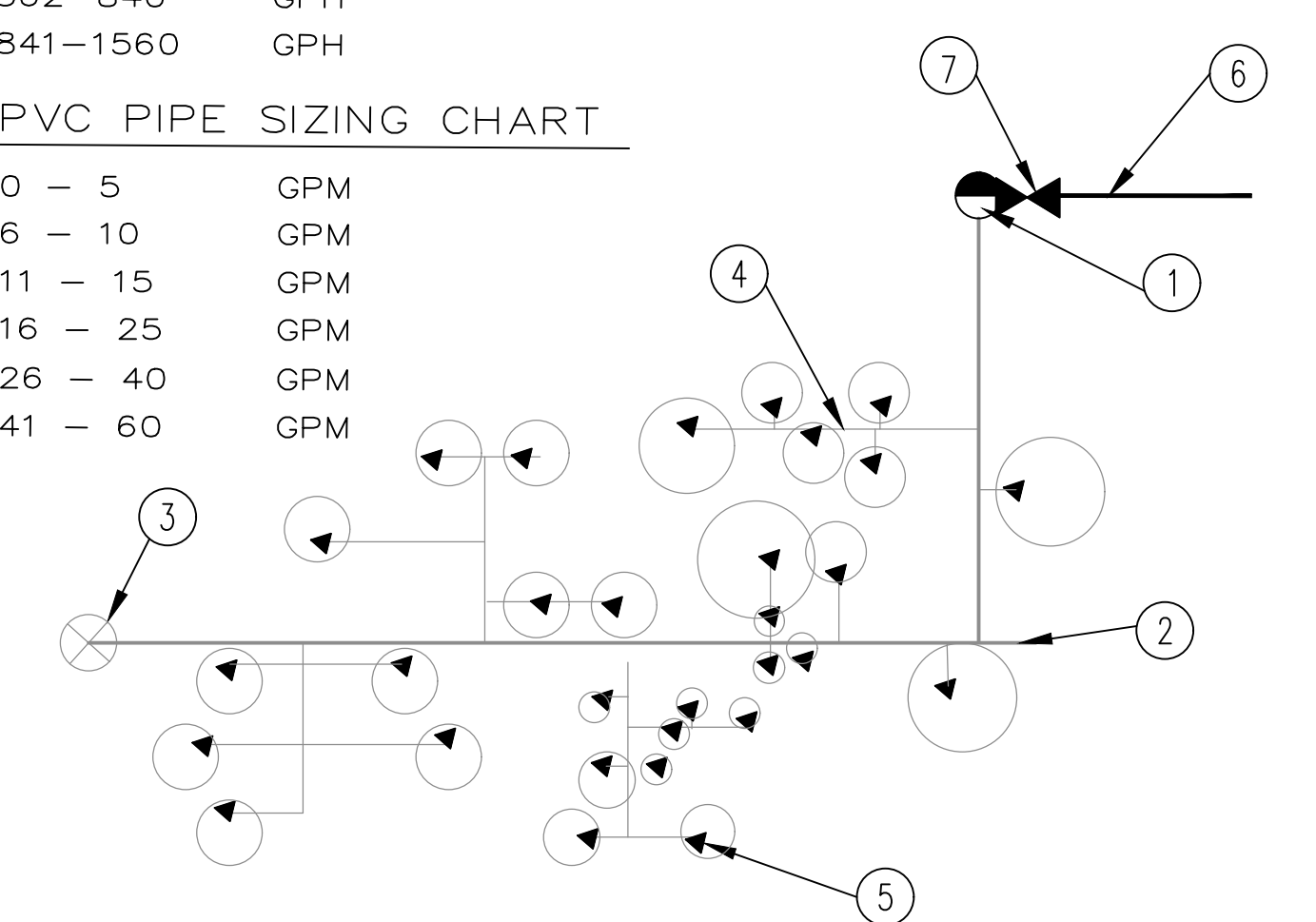
WELL WATER WILL BE USE FOR THIS

**EMITTER PVC PIPE SIZING CHART**

0 - 180	GPH
181 - 360	GPH
362 - 840	GPH
841 - 1560	GPH

**PVC PIPE SIZING CHART**

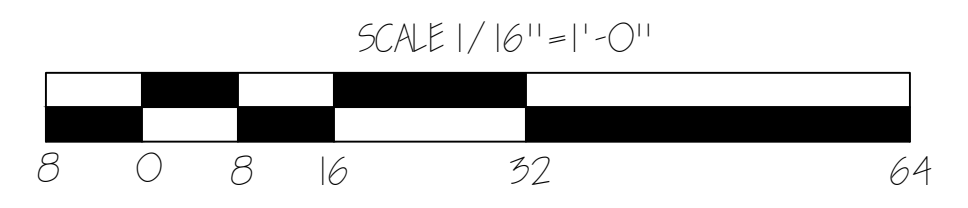
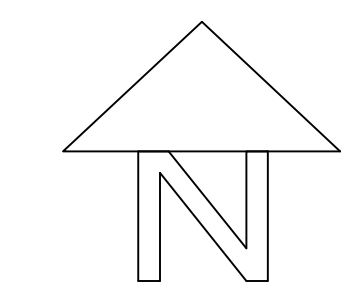
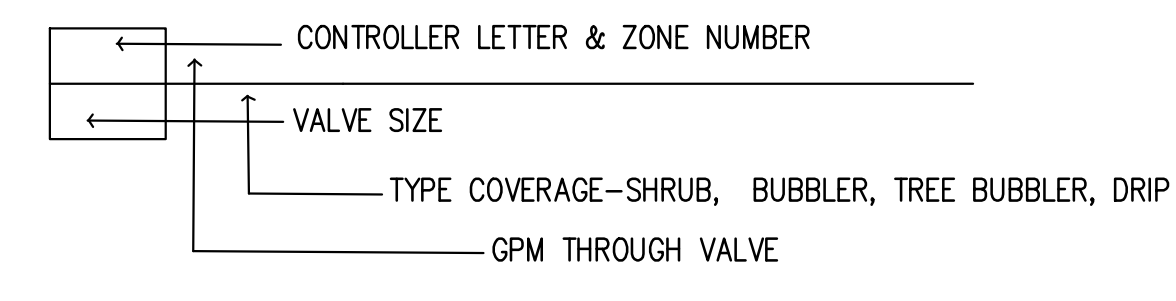
0 - 5	GPM
6 - 10	GPM
11 - 15	GPM
16 - 25	GPM
26 - 40	GPM
41 - 60	GPM



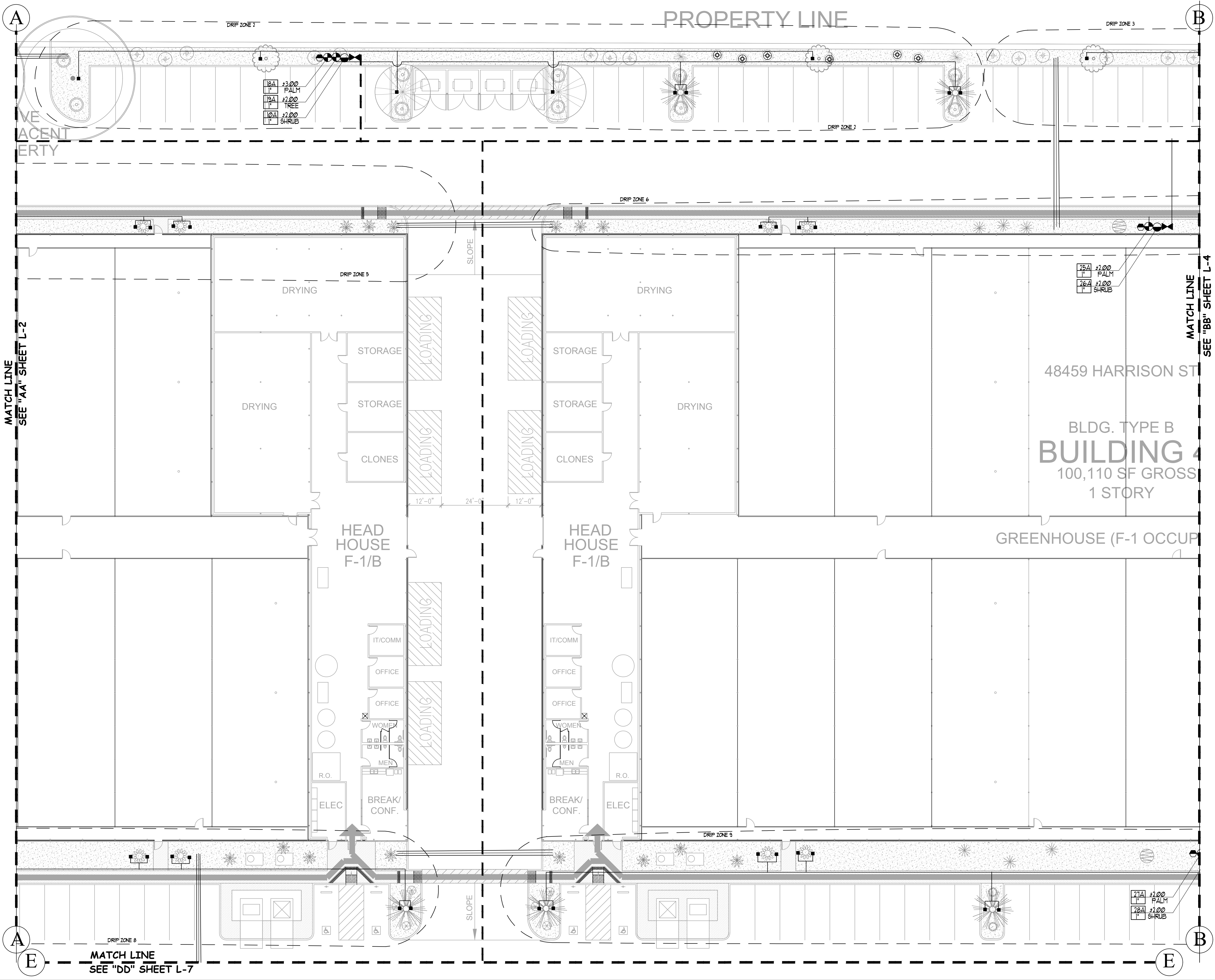
**DRIP LAYOUT DETAIL**

- ① ELECTRICAL EMITTER CONTROL VALVE ASSEMBLY.
- ② BACKBONE LATERAL- PVC CLASS 200 PIPE.
- ③ END SELF FLUSHING VALVE
- ④ DRIP LATERAL-PVC CLASS 315 PIPE
- ⑤ DRIP EMITTER ASSEMBLY DETAIL (TYPICAL)
- ⑥ MAIN LINE
- ⑦ BALL VALVE

**VALVE IDENTIFICATION KEY:**



PROPERTY LINE



**NOTES:**  
 NOTE: NO LOW HEAD DRAINAGE ALLOWED

**NOTE:**  
 ALL IRRIGATION REPAIR EQUIPMENT SHALL BE DONE WITH THE ORIGINALLY SPECIFIED MATERIALS OR THEIR APPROVED EQUIVALENTS.

**NOTE:**  
 IRRIGATION PLAN IS DIAGRAMMATIC. INSTALL ALL IRRIGATION EQUIPMENT IN PLANTER AREAS EXCEPT WHEN CROSSING PAVEMENTS. EMITTERS SHALL BE INSTALLED TWO INCH ABOVE FINISH GRADE. ANY EMITTER LEFT AT AN UNACCEPTABLE HEIGHT SHALL BE REINSTALLED AT NO COST TO THE OWNER. VERIFY ACTUAL QUANTITIES AND FINAL LOCATION OF PLANT MATERIAL WITH THE OWNER'S REPRESENTATIVE BEFORE ANY INSTALLATION OF THE IRRIGATION SYSTEM. LANDSCAPE CONTRACTOR SHALL VERIFY CONTROLLER ACTUAL SIZE, POWER SOURCE AND LOCATION AT TIME OF INSTALLATION.

REVISIONS		
NO.	DATE	BY

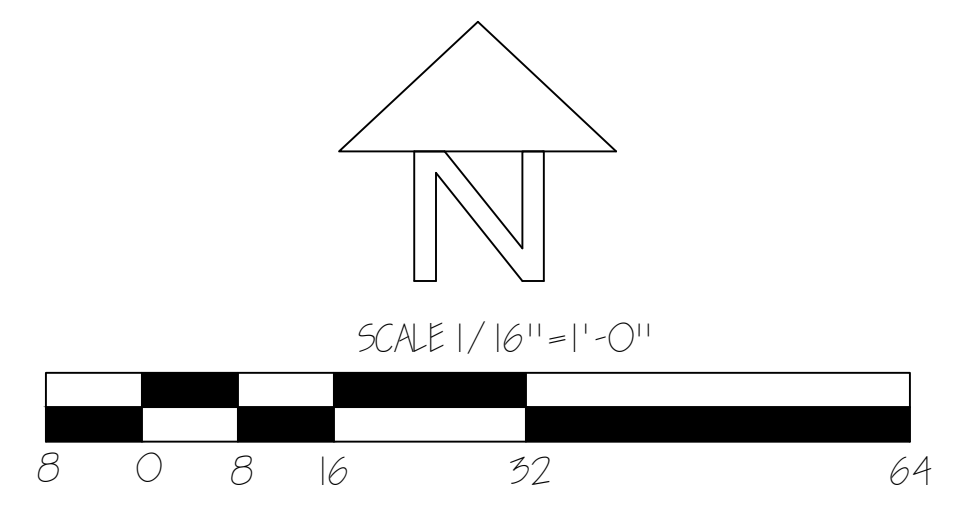
**Luis A. Sandoval & Associates Inc.**  
 Landscape Architecture  
 45-175 Panoramia Drive, Suite C  
 Palm Desert, CA 92260  
 (760) 318-1900  
 Luis@sandoval.com

**Desert Rock Development**  
 48451 - 48463 HARRISON ST  
 APN: 603-232-010  
 Coachella, Ca

# Irrigation Plan

SHEET -  
**IR-2**  
 OFF 28 SHEET

JOB NO.  
 DRAWN  
 CHECKED  
 DATE 11-05-2021



REVISIONS		
NO.	DATE	BY

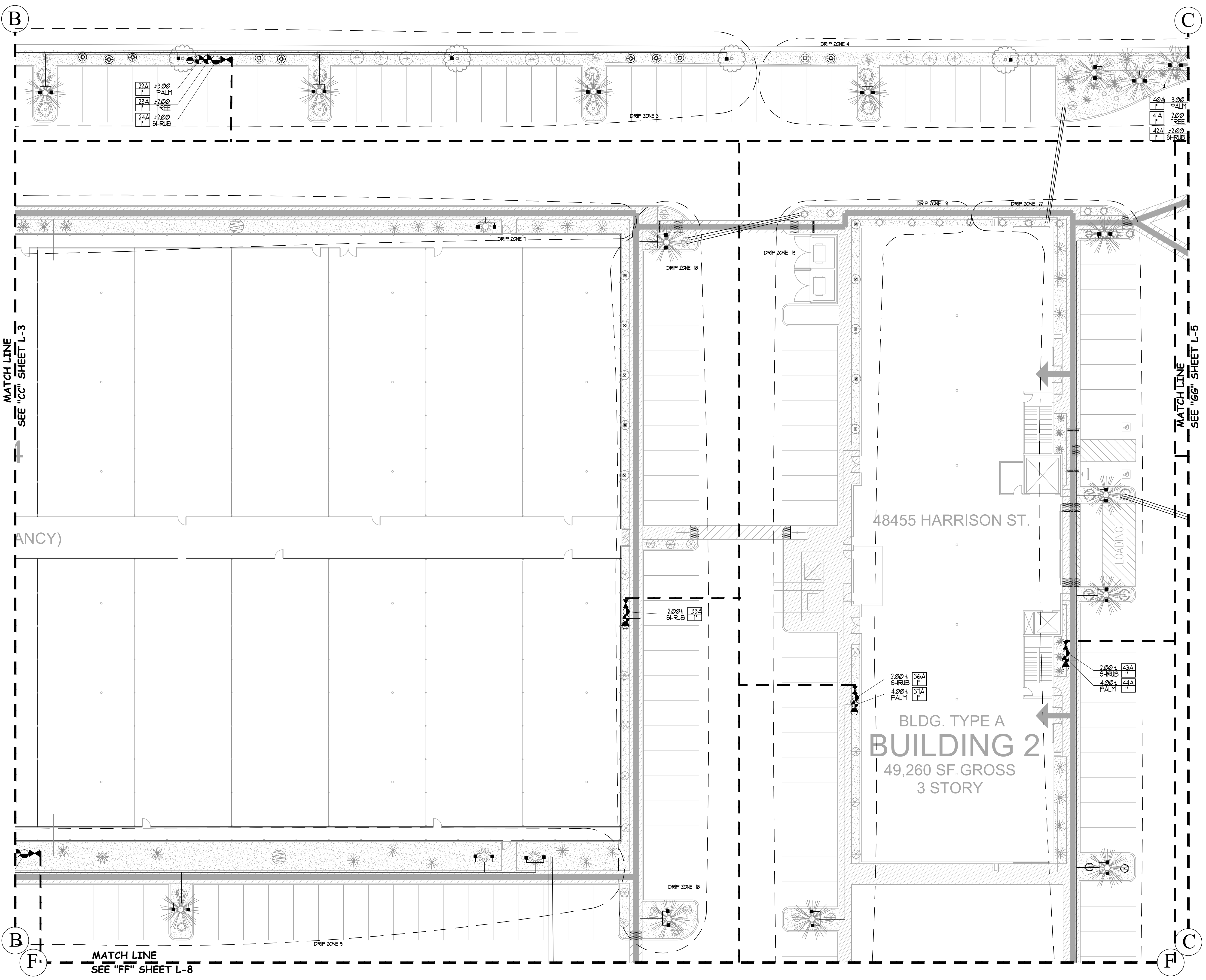
**Luis A. Sandoval & Associates Inc.**  
 Landscape Architecture  
 45-775 Panarama Drive, Suite C  
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 Coachella, Ca

# Irrigation Plan

SHEET -  
**IR-3**  
 OFF 28 SHEET

JOB NO.  
 DRAWN  
 CHECKED  
 DATE 11-05-2021

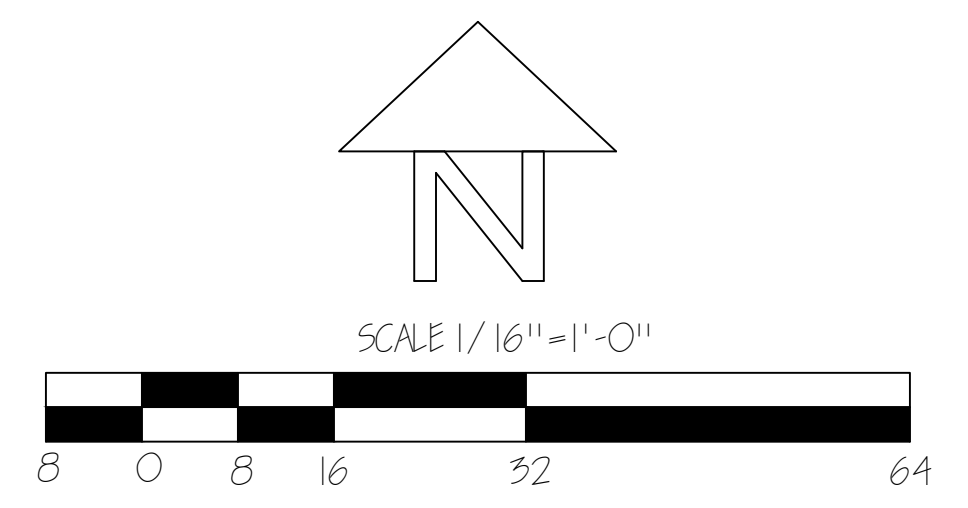


**NOTES:**

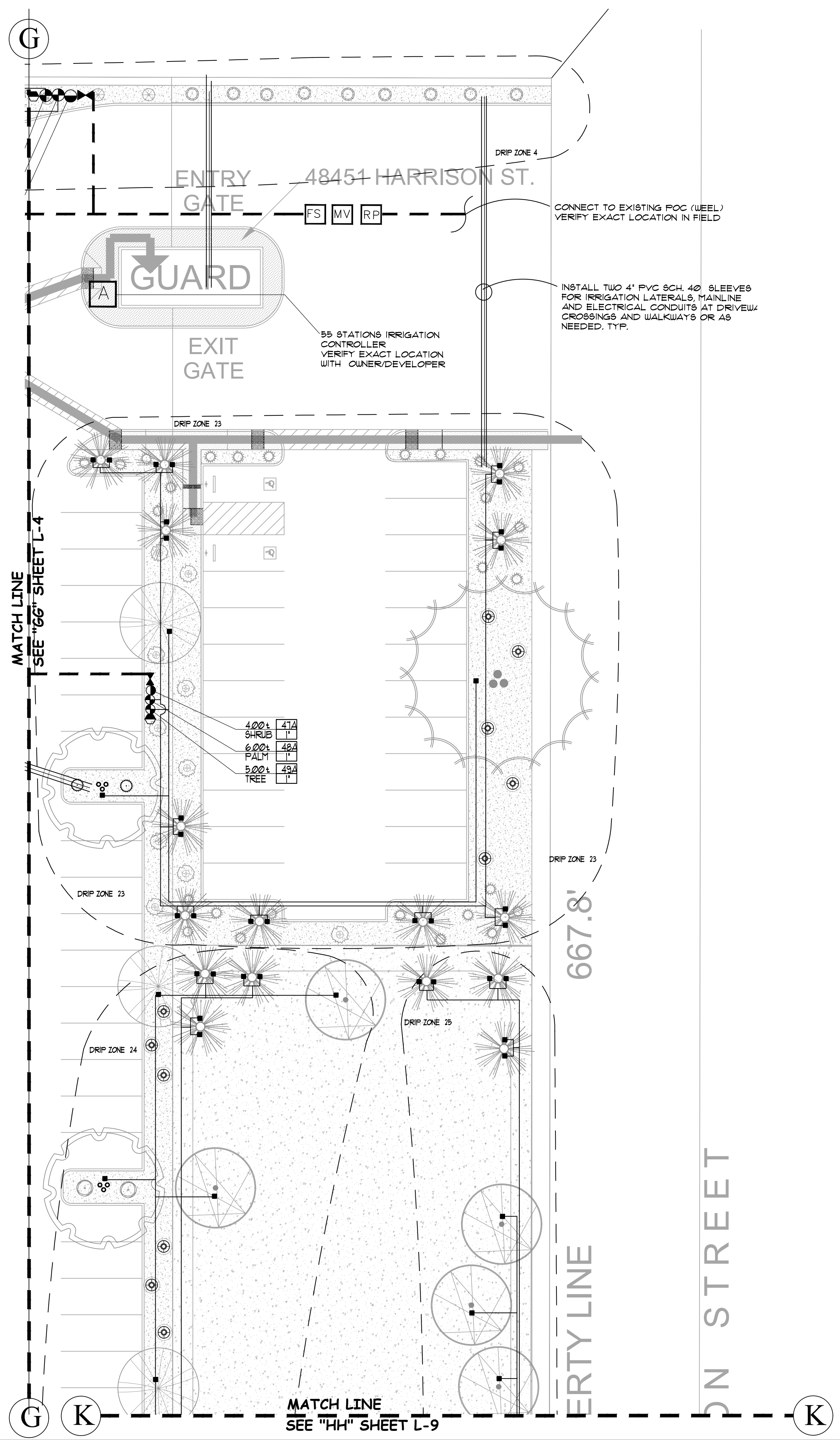
NOTE: NO LOW HEAD DRAINAGE ALLOWED

NOTE: ALL IRRIGATION REPAIR EQUIPMENT SHALL BE DONE WITH THE ORIGINALLY SPECIFIED MATERIALS OR THEIR APPROVED EQUIVALENTS.

NOTE: IRRIGATION PLAN IS DIAGRAMMATIC. INSTALL ALL IRRIGATION EQUIPMENT IN PLANTER AREAS EXCEPT WHEN CROSSING PAVEMENTS. EMITTERS SHALL BE INSTALLED TWO INCH ABOVE FINISH GRADE, ANY EMITTER LEFT AT AN UNACCEPTABLE HEIGHT SHALL BE REINSTALLED AT NO COST TO THE OWNER. VERIFY ACTUAL QUANTITIES AND FINAL LOCATION OF PLANT MATERIAL WITH THE OWNER'S REPRESENTATIVE BEFORE ANY INSTALLATION OF THE IRRIGATION SYSTEM. LANDSCAPE CONTRACTOR SHALL VERIFY CONTROLLER ACTUAL SIZE, POWER SOURCE AND LOCATION AT TIME OF INSTALLATION.







48451 HARRISON ST.

GUARD

EXIT GATE

DRIP ZONE 23

CONNECT TO EXISTING POC (WELL)  
VERIFY EXACT LOCATION IN FIELD

INSTALL TWO 4" PVC SCH. 40 SLEEVES  
FOR IRRIGATION LATERALS, MAINLINE  
AND ELECTRICAL CONDUITS AT DRIVEWAY  
CROSSINGS AND WALKWAYS OR AS  
NEEDED, TYP.

4.00'	4.14
SHRUB	"
6.00'	4.84
PALM	"
5.00'	4.94
TREE	"

DRIP ZONE 23

667.8'

DRIP ZONE 23

DRIP ZONE 24

DRIP ZONE 25

ERTY LINE

N STREET

MATCH LINE  
SEE "HH" SHEET L-9

NOTES:

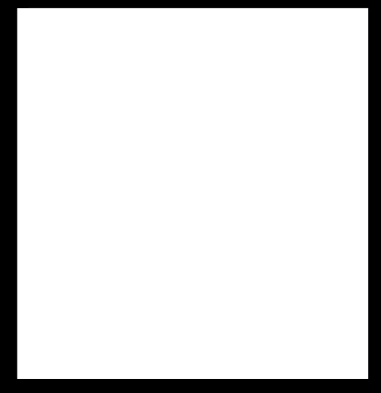
NOTE: NO LOW HEAD DRAINAGE ALLOWED

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BE DONE WITH THE ORIGINALLY SPECIFIED  
MATERIALS OR THEIR APPROVED EQUIVALENTS.

NOTE:  
IRRIGATION PLAN IS DIAGRAMMATIC.  
INSTALL ALL IRRIGATION EQUIPMENT  
IN PLANTER AREAS EXCEPT  
WHEN CROSSING PAVEMENTS.  
EMITTERS SHALL BE INSTALL TWO  
INCH ABOVE FINISH GRADE, ANY  
EMITTER LEFT AT AN UNACCEPTABLE  
HEIGHT SHALL BE REINSTALLED AT  
NO COST TO THE OWNER VERIFY ACTUAL  
QUANTITIES AND FINAL LOCATION OF PLANT  
MATERIAL WITH THE OWNER'S REPRESENTATIVE  
BEFORE ANY INSTALLATION  
OF THE IRRIGATION SYSTEM.  
LANDSCAPE CONTRACTOR SHALL VERIFY  
CONTROLLER ACTUAL SIZE, POWER SOURCE  
AND LOCATION AT TIME  
OF INSTALLATION.

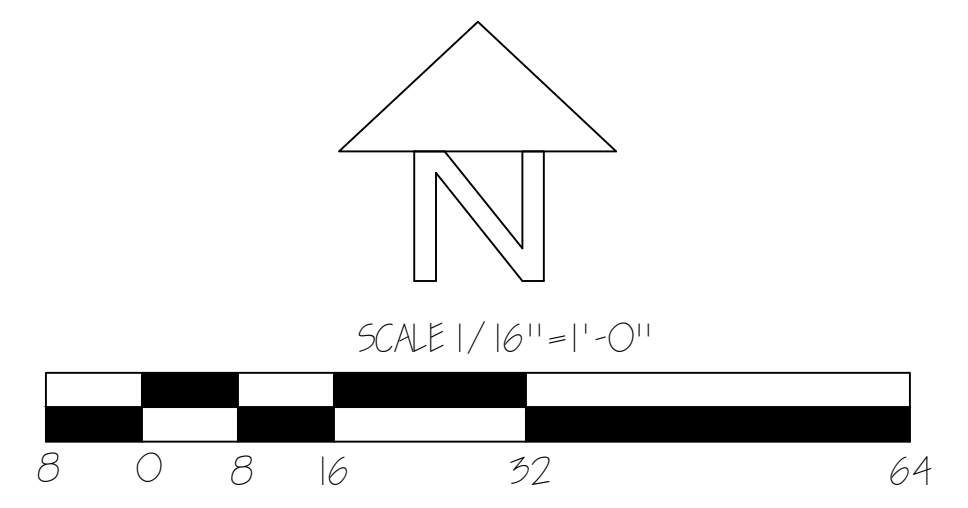
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NO.	DATE	BY

**Luis A. Sandoval & Associates Inc.**  
**Landscape Architecture**  
 45-175 Panarama Drive, Suite C  
 Palm Desert, CA 92260  
 (760) 318-1370  
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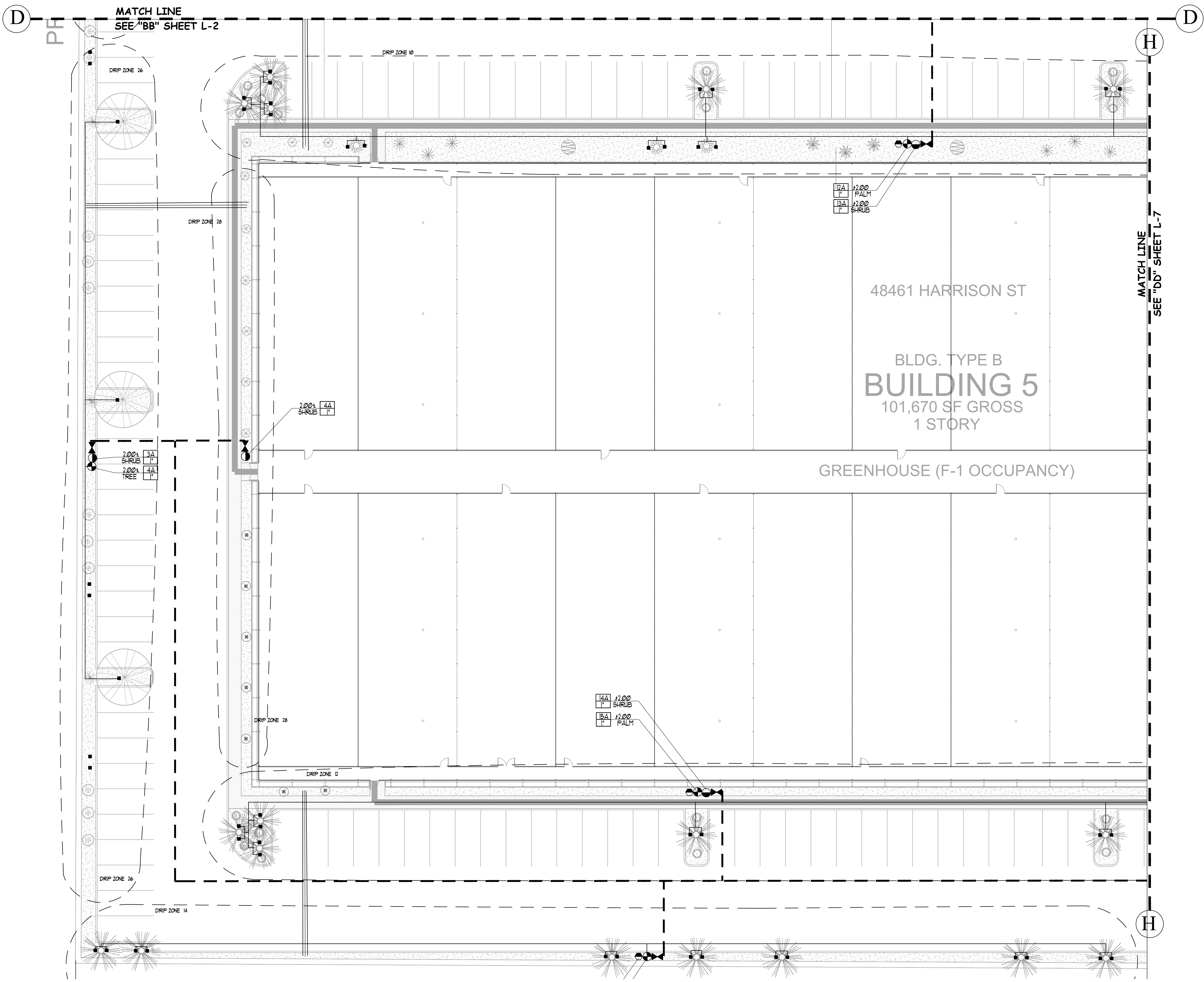
**Desert Rock Development**  
 48451 - 48463 HARRISON ST  
 APN: 603-232-010  
 Coachella, Ca

# Irrigation Plan



SHEET -  
**IR-4**  
 OFF 28 SHEET

JOB NO.  
 DRAWN  
 CHECKED  
 DATE 11-05-2021



**NOTES:**

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NO.	DATE	BY

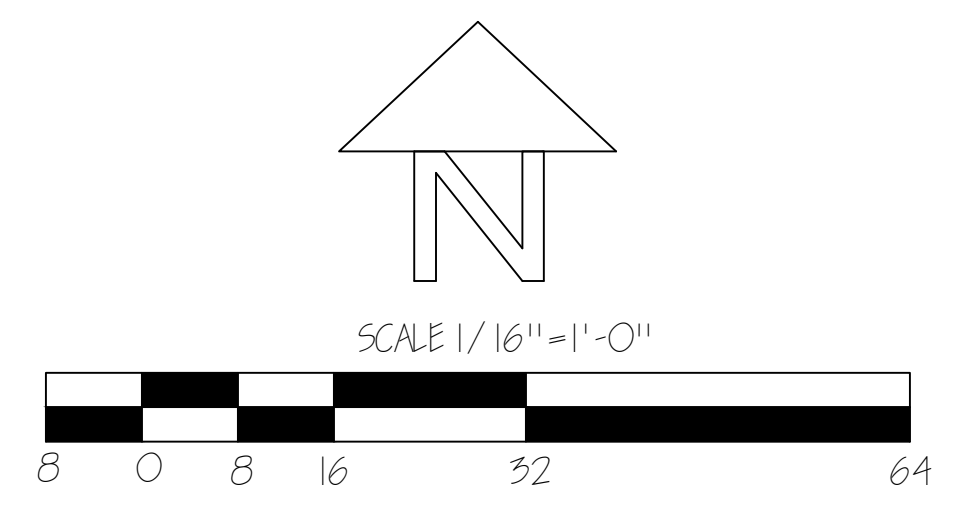
**Luis A. Sandoval & Associates Inc.**  
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 Luis@sandoval.com

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 48451 - 48463 HARRISON ST  
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 Coachella, Ca

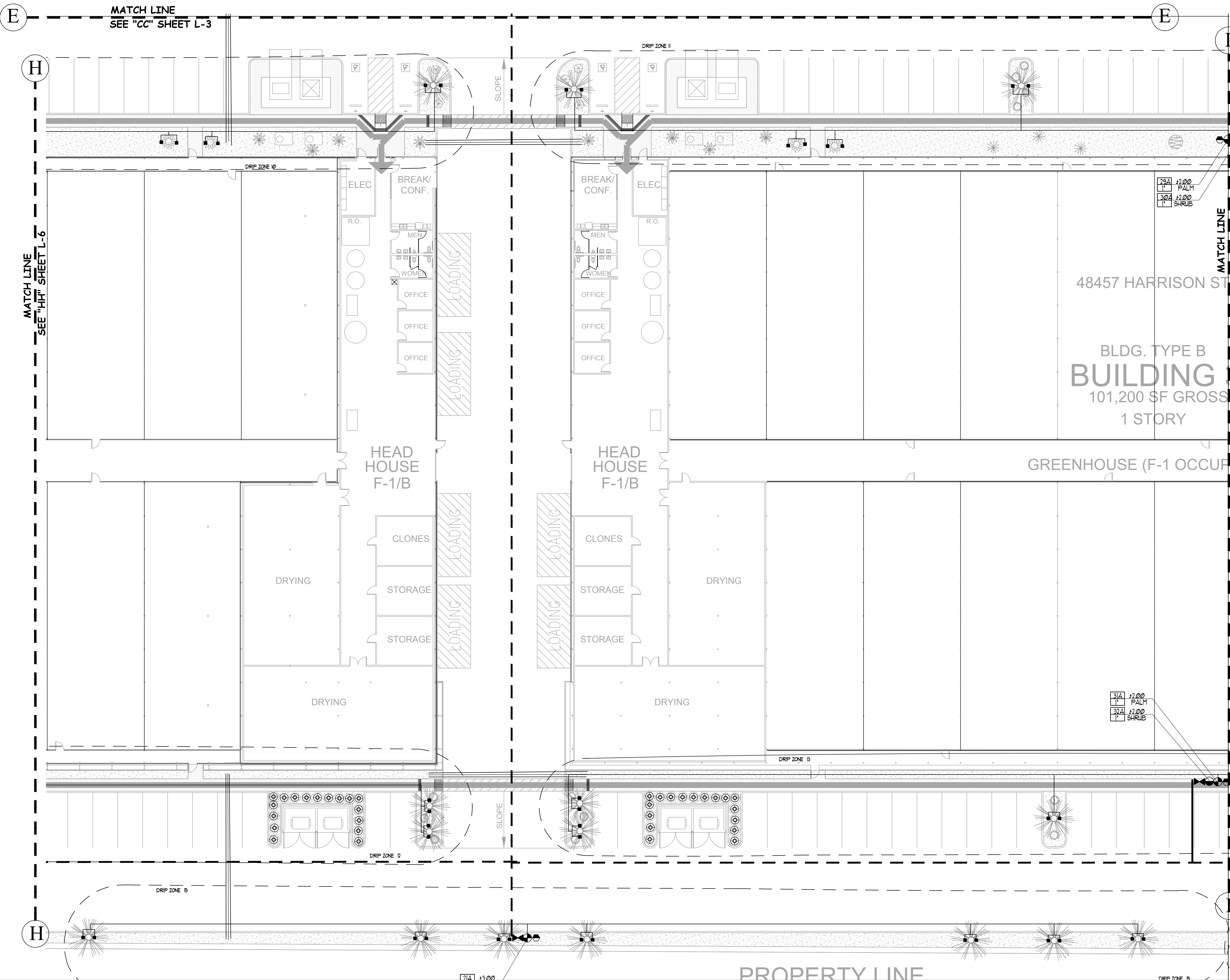
**Irrigation Plan**

SHEET -  
**IR-5**  
 OFF 28 SHEET

JOB NO.  
 DRAWN  
 CHECKED  
 DATE 11-05-2021



REVISIONS		
NO.	DATE	BY



**NOTES:**

NOTE: NO LOW HEAD DRAINAGE ALLOWED

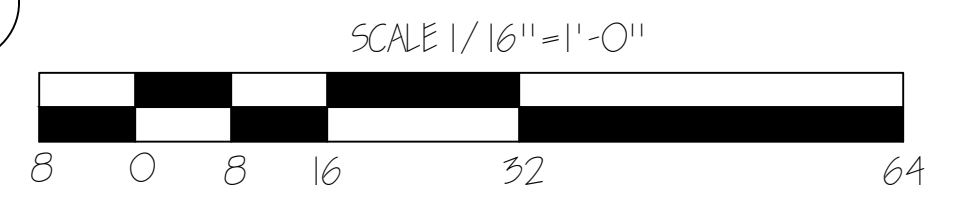
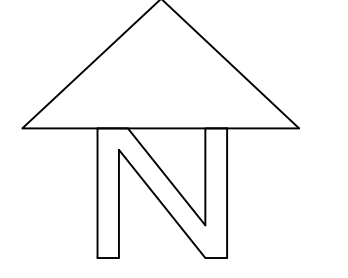
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3/2A 1" #200 PALM  
3/3A 1" #200 SHRUB

48457 HARRISON ST  
BLDG. TYPE B  
**BUILDING**  
101,200 SF GROSS  
1 STORY

3/1A 1" #200 PALM  
3/2A 1" #200 SHRUB



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(760) 343-3700  
lusa@lusa.com

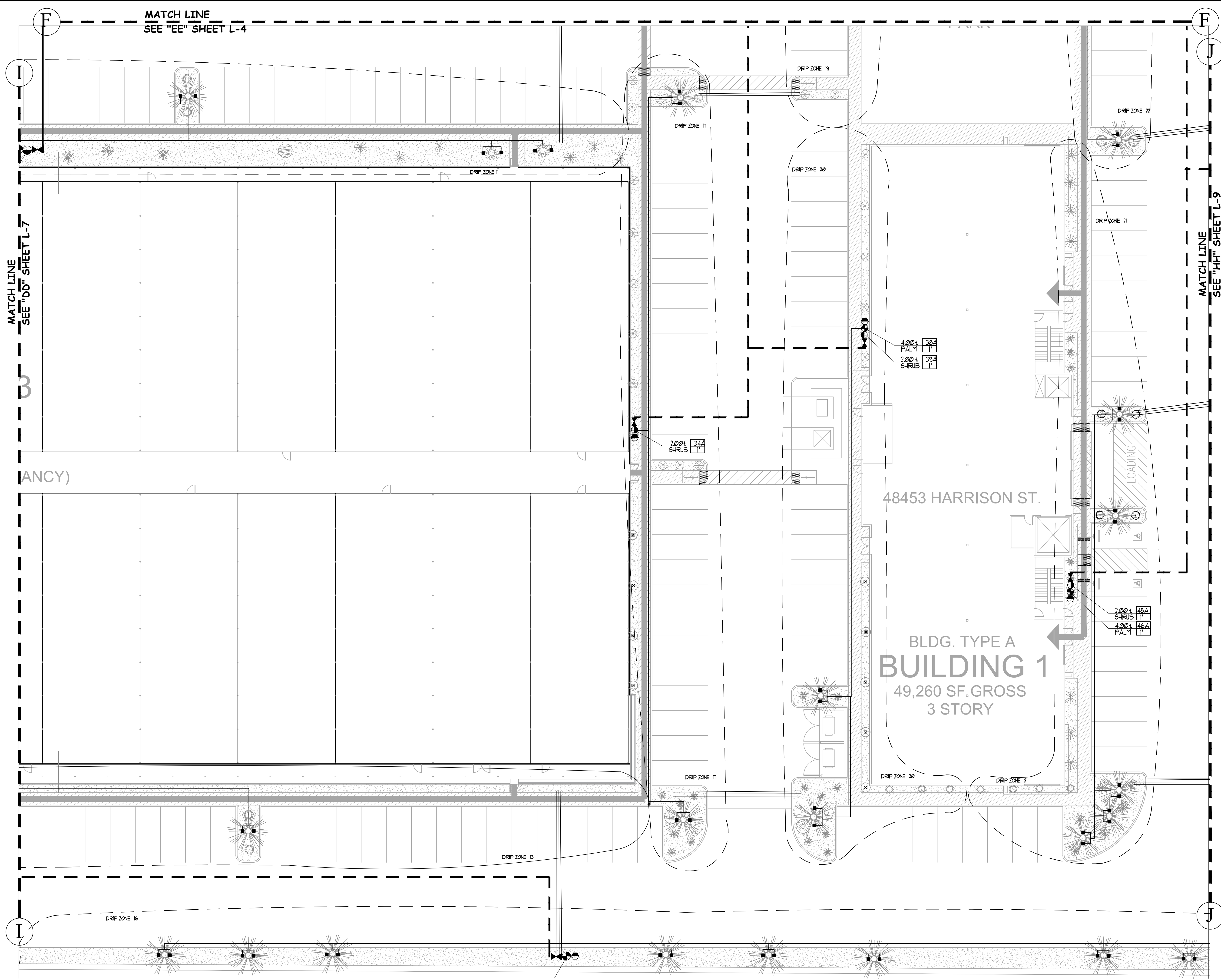
**Desert Rock Development**  
48451 - 48463 HARRISON ST  
APN: 603-232-010  
Coachella, Ca

# Irrigation Plan

SHEET #  
**IR-6**  
OFF 28 SHEET

JOB NO.  
DRAWN  
CHECKED  
DATE 11-05-2021

REVISIONS		
NO.	DATE	BY

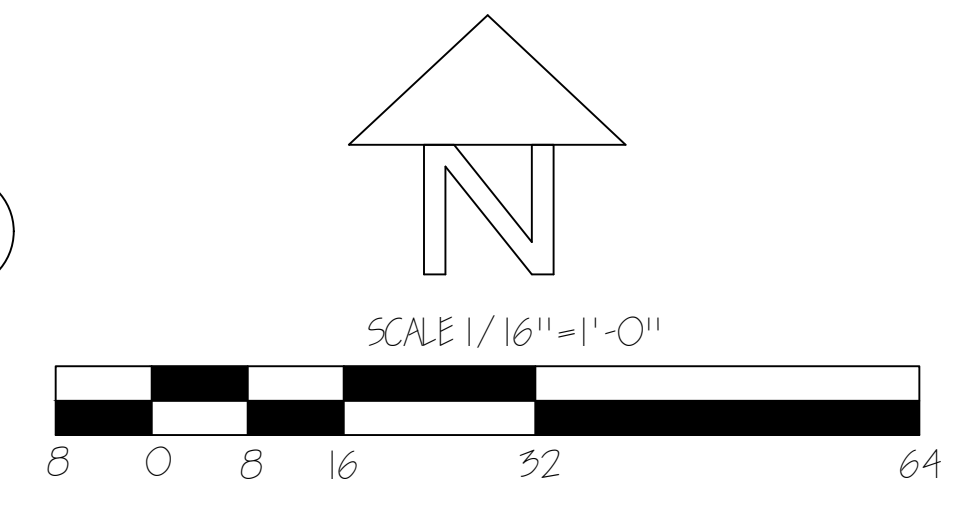


**NOTES:**  
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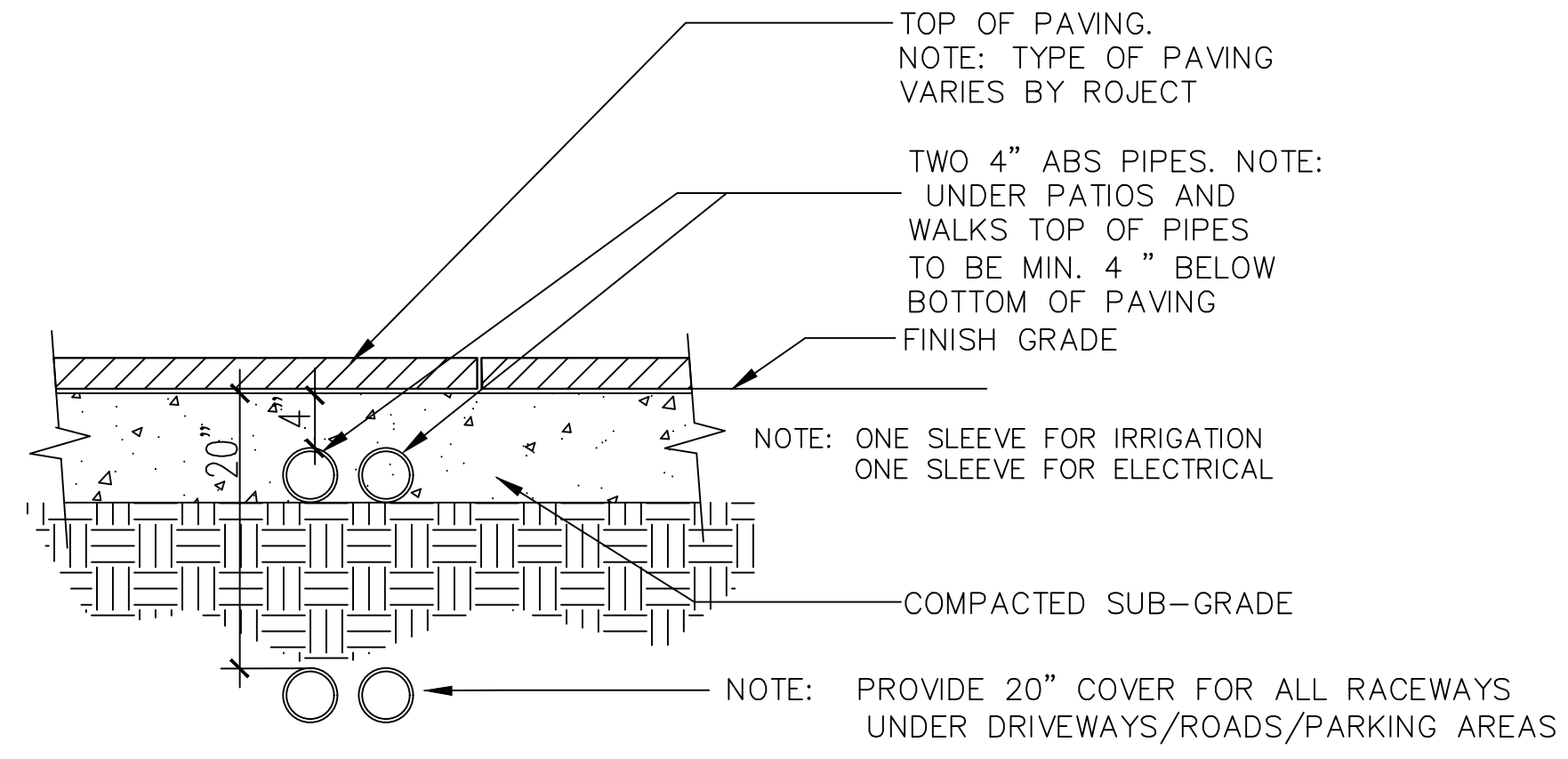
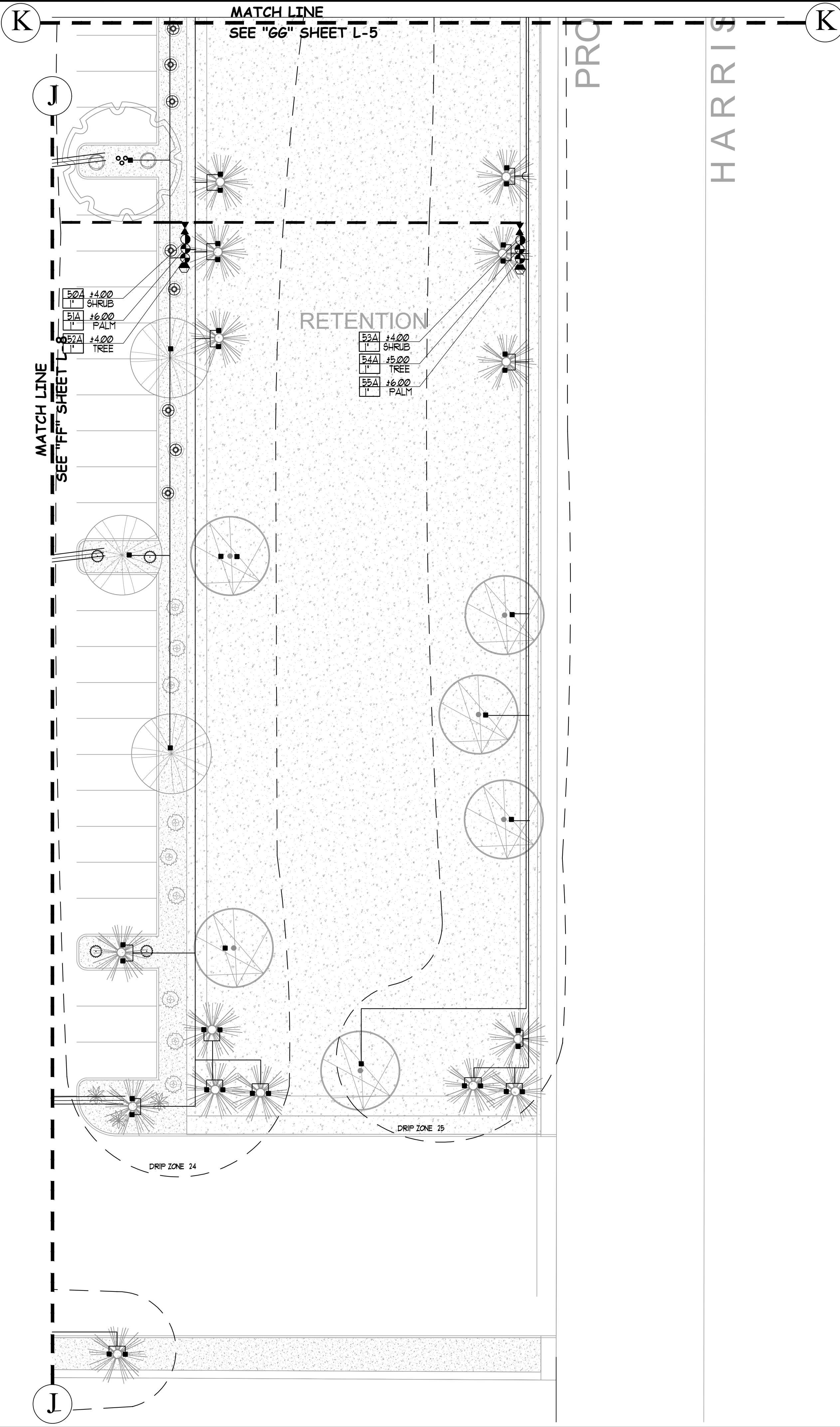
**Desert Rock Development**  
 48451 - 48463 HARRISON ST  
 APN: 603-232-010  
 Coachella, Ca

**48453 HARRISON ST.**  
 BLDG. TYPE A  
**BUILDING 1**  
 49,260 SF. GROSS  
 3 STORY



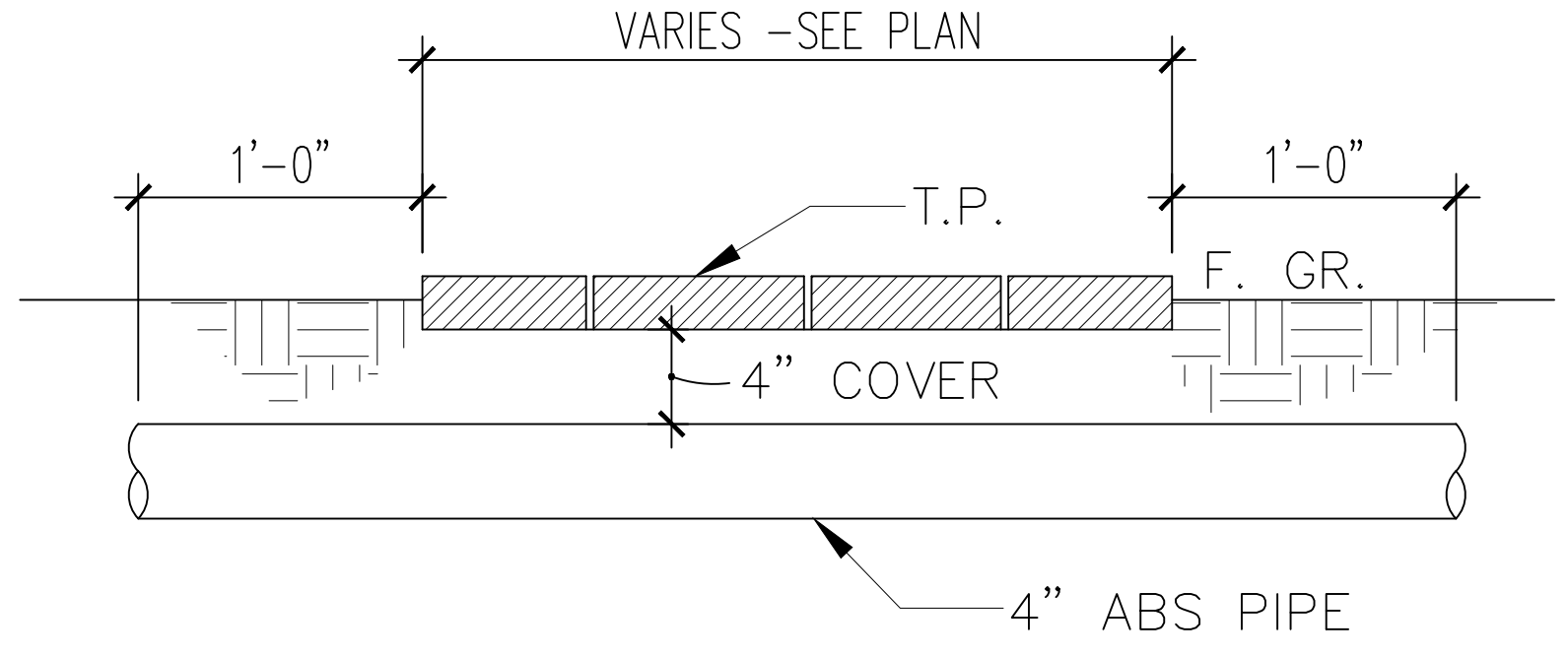
# Irrigation Plan

SHEET -  
**IR-7**  
 OFF 28 SHEET  
 JOB NO.  
 DRAWN  
 CHECKED  
 DATE 11-05-2021



TYPICAL ELECT. & IRRIGATION RACEWAYS

N.T.S.



NOTE: PROVIDE 12" COVER AT ALL RACEWAYS UNDER DRIVEWAY

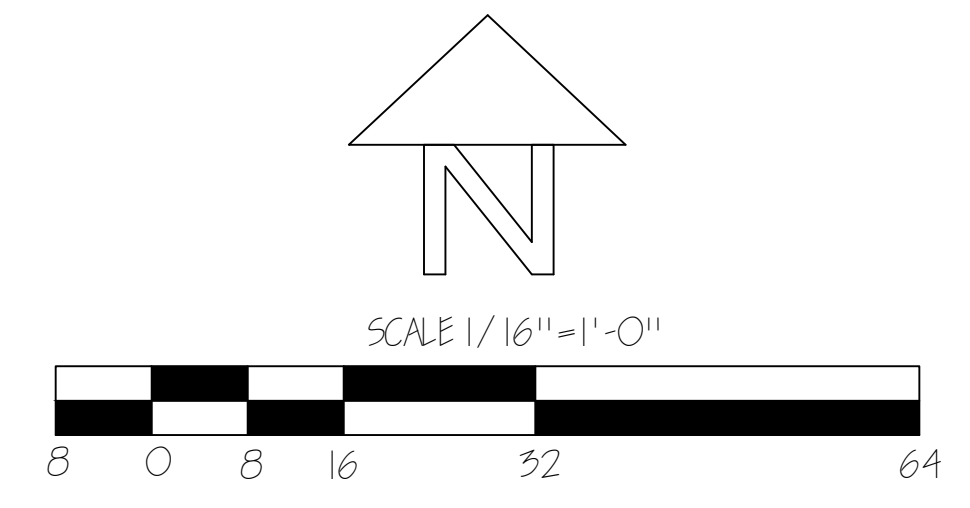
1 ELECT. & IRRIGATION RACEWAY

L-2

SCALE: 1-1/2"=1'-0"

NOTES:

- NOTE: NO LOW HEAD DRAINAGE ALLOWED
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Landscape Architecture  
45-175 Panarama Drive, Suite C  
Palm Desert, CA 92260  
(760) 318-1300  
Luis@luisa.com

Desert Rock Development  
48451 - 48463 HARRISON ST  
APN: 603-232-010  
Coachella, Ca

Desert Rock Development  
48451 - 48463 HARRISON ST  
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Coachella, Ca

Irrigation Palm

SHEET -  
IR-8  
OFF 28 SHEET

JOB NO.  
DRAWN  
CHECKED  
DATE 11-05-2021

REVISIONS		
NO.	DATE	BY

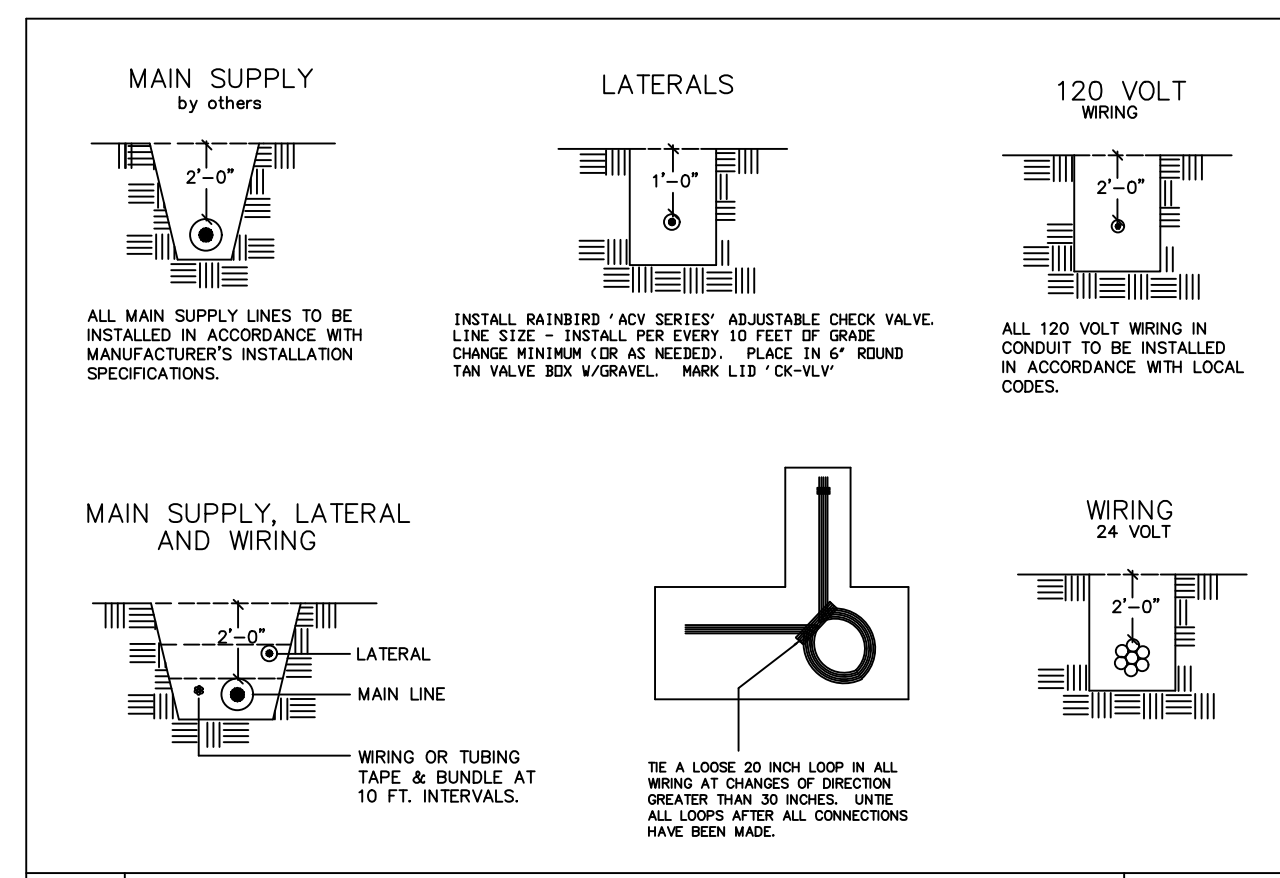
**Luis A. Sandoval & Associates Inc.**  
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 Luis@sandoval.com

**Desert Rock Development**  
 48451 - 48463 HARRISON ST  
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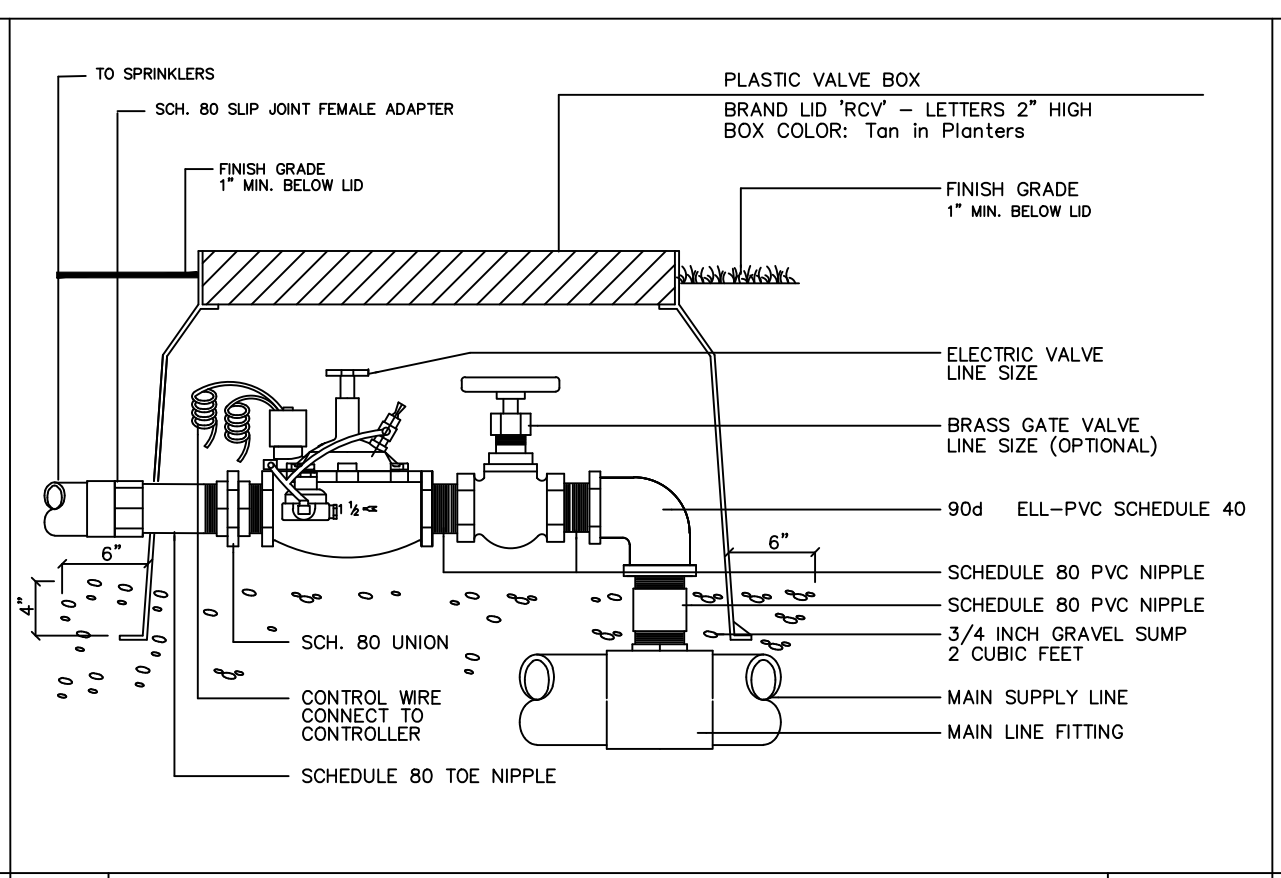
**Irrigation Details**

SHEET -  
**IR-9**  
 OFF 28 SHEET

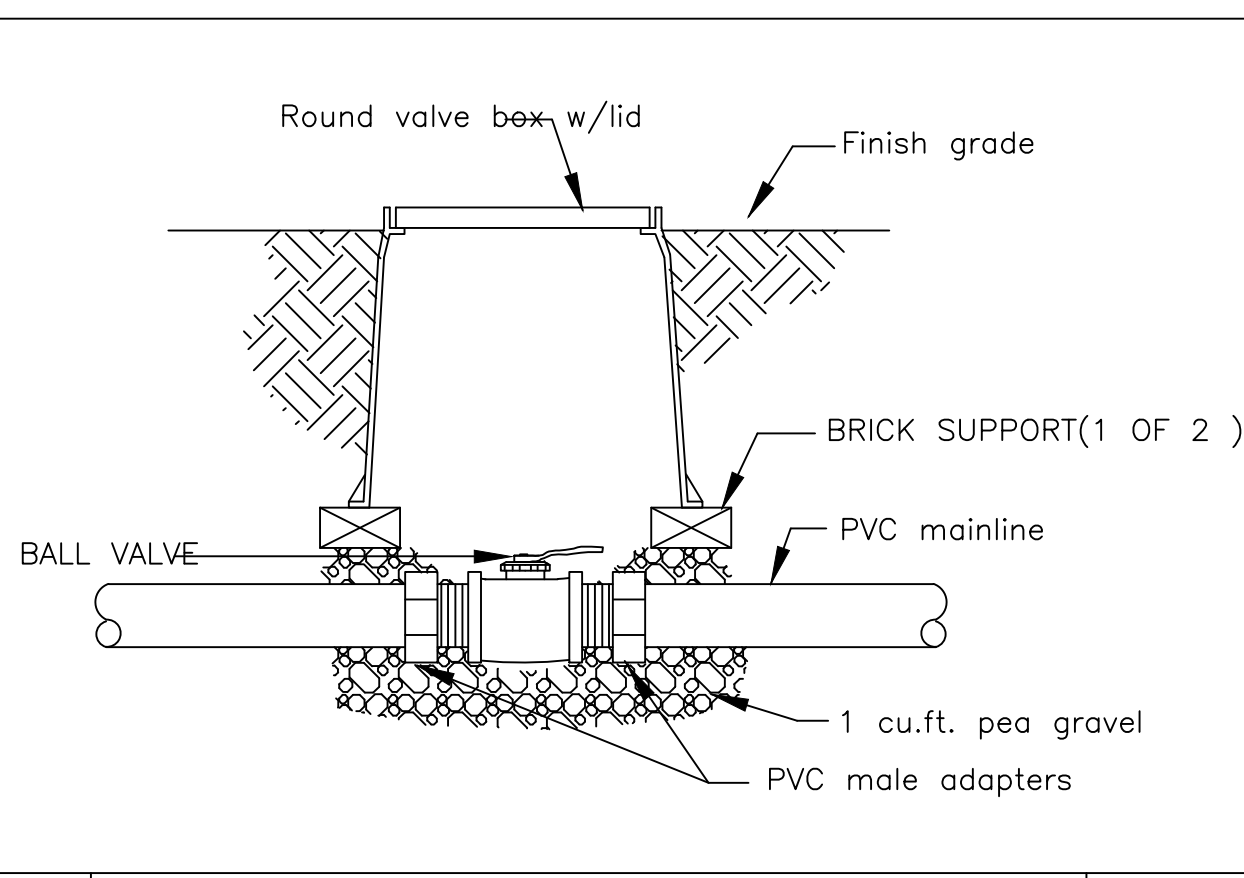
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 DATE 11-05-2021



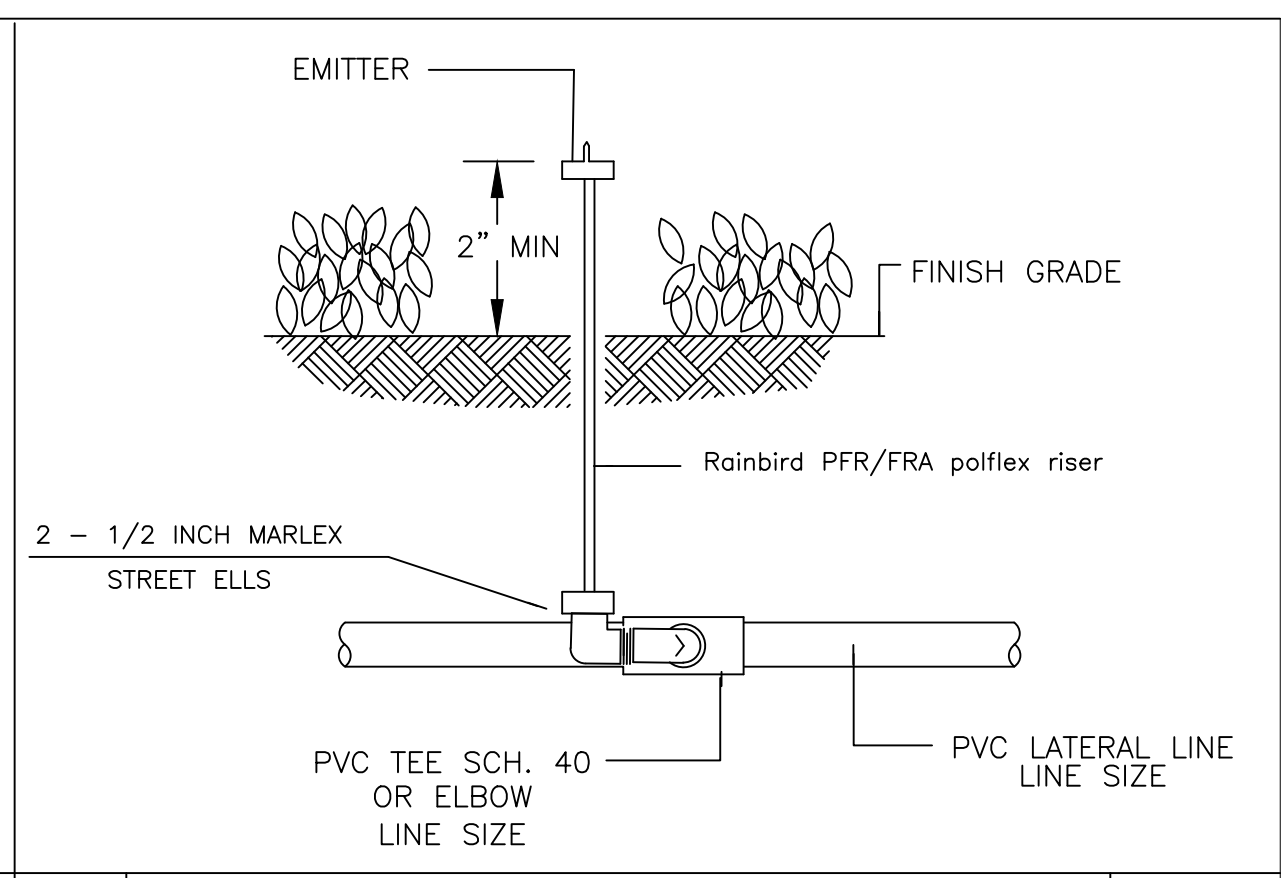
**A TYPICAL TRENCHING DETAIL** NO SCALE



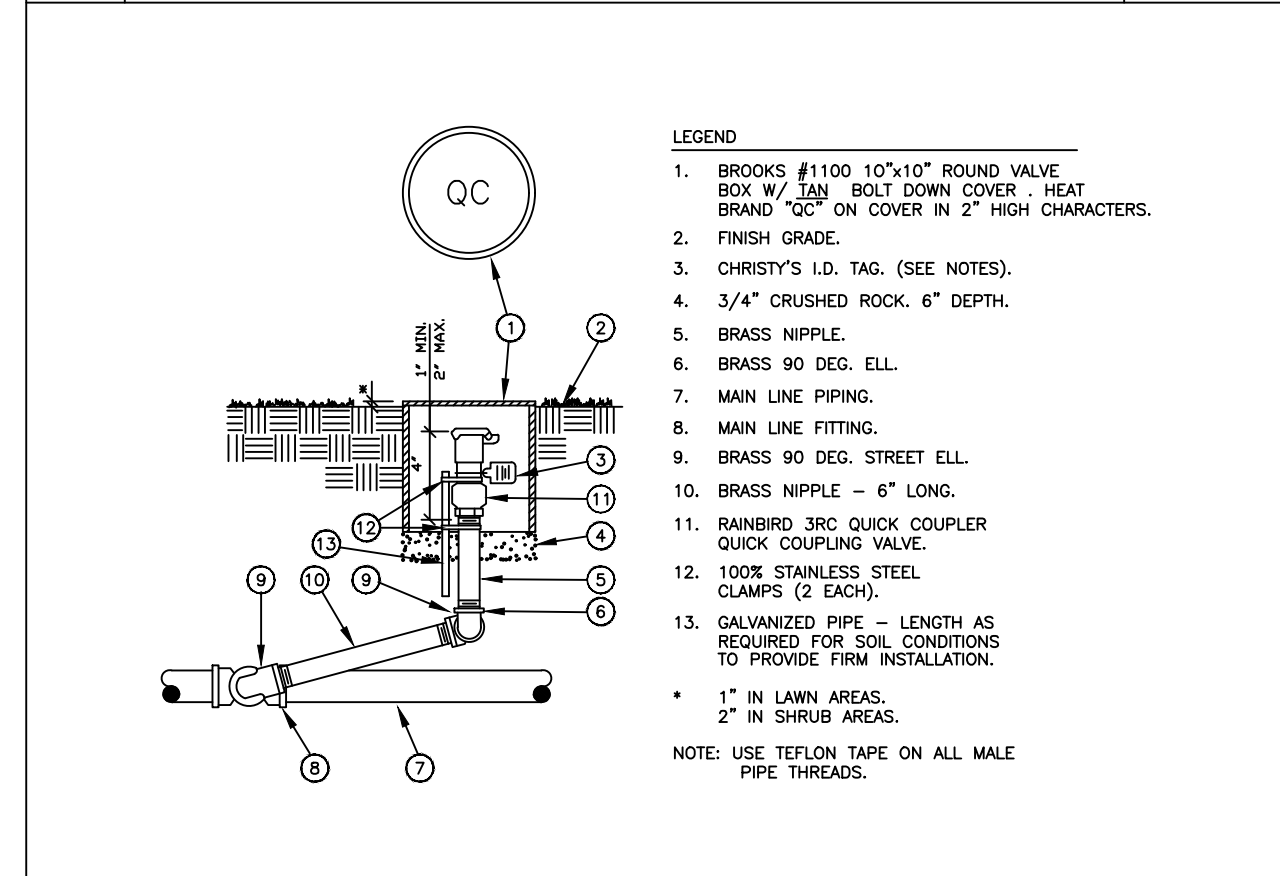
**B REMOTE CONTROL ASSEMBLY** NO SCALE



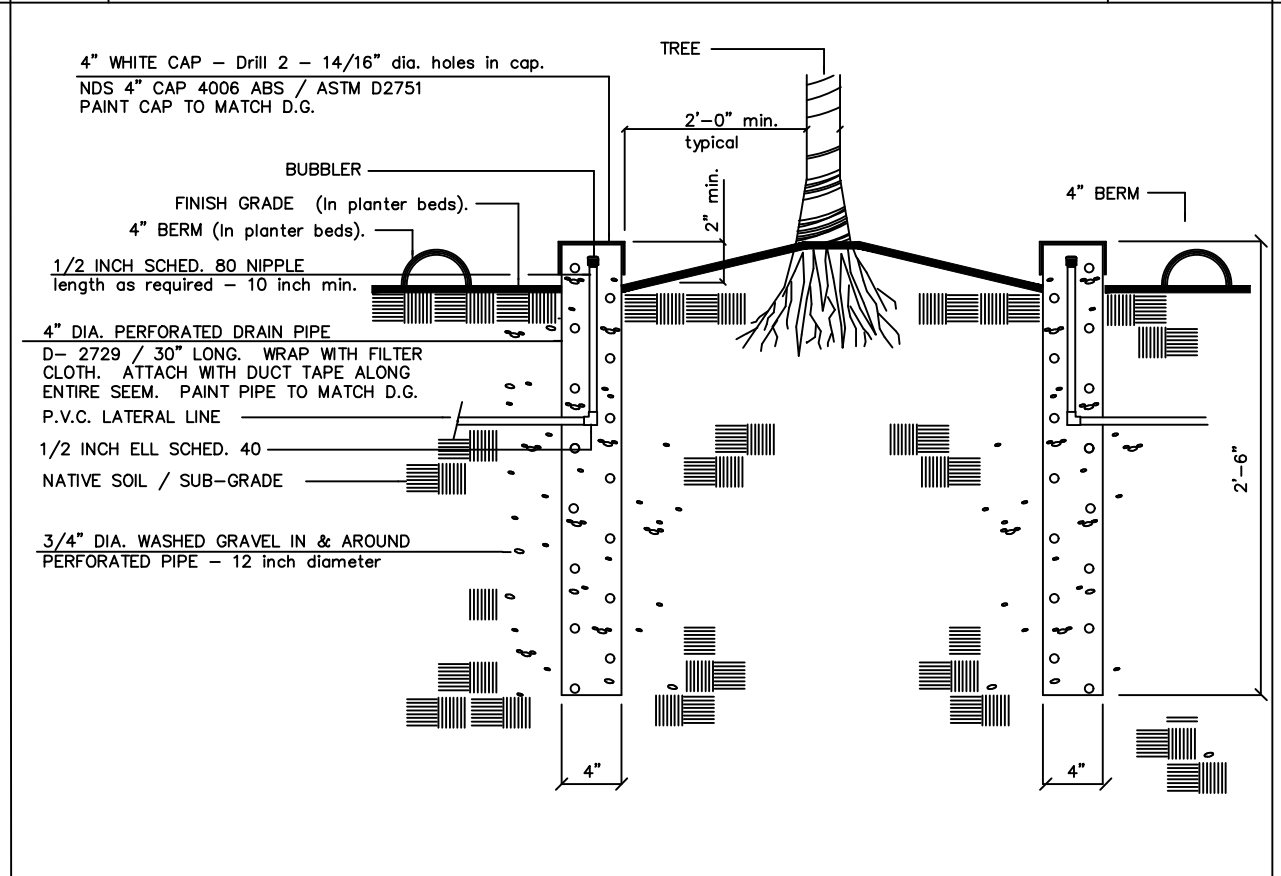
**C BALL VALVE DETAIL** NO SCALE



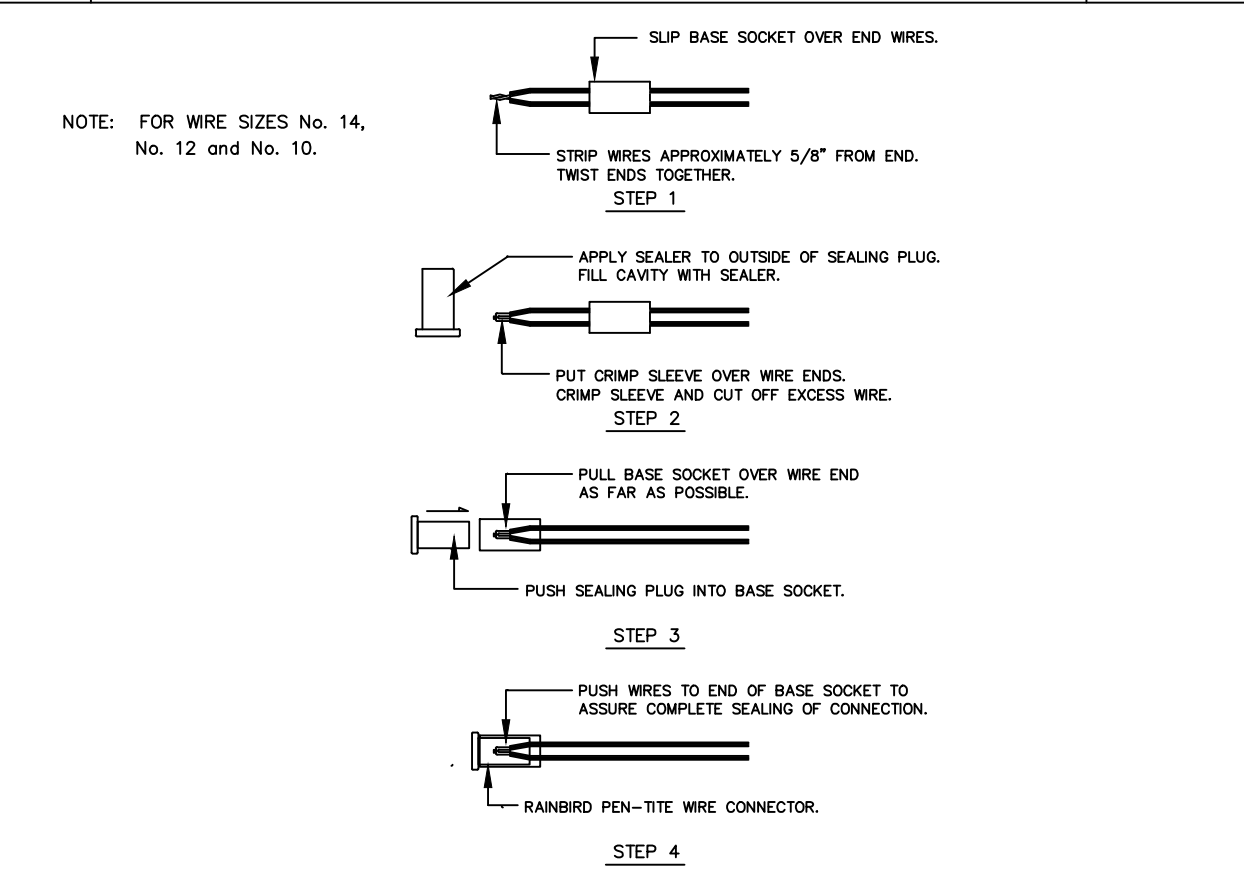
**D EMITTER INSTALLATION DETAIL** NO SCALE



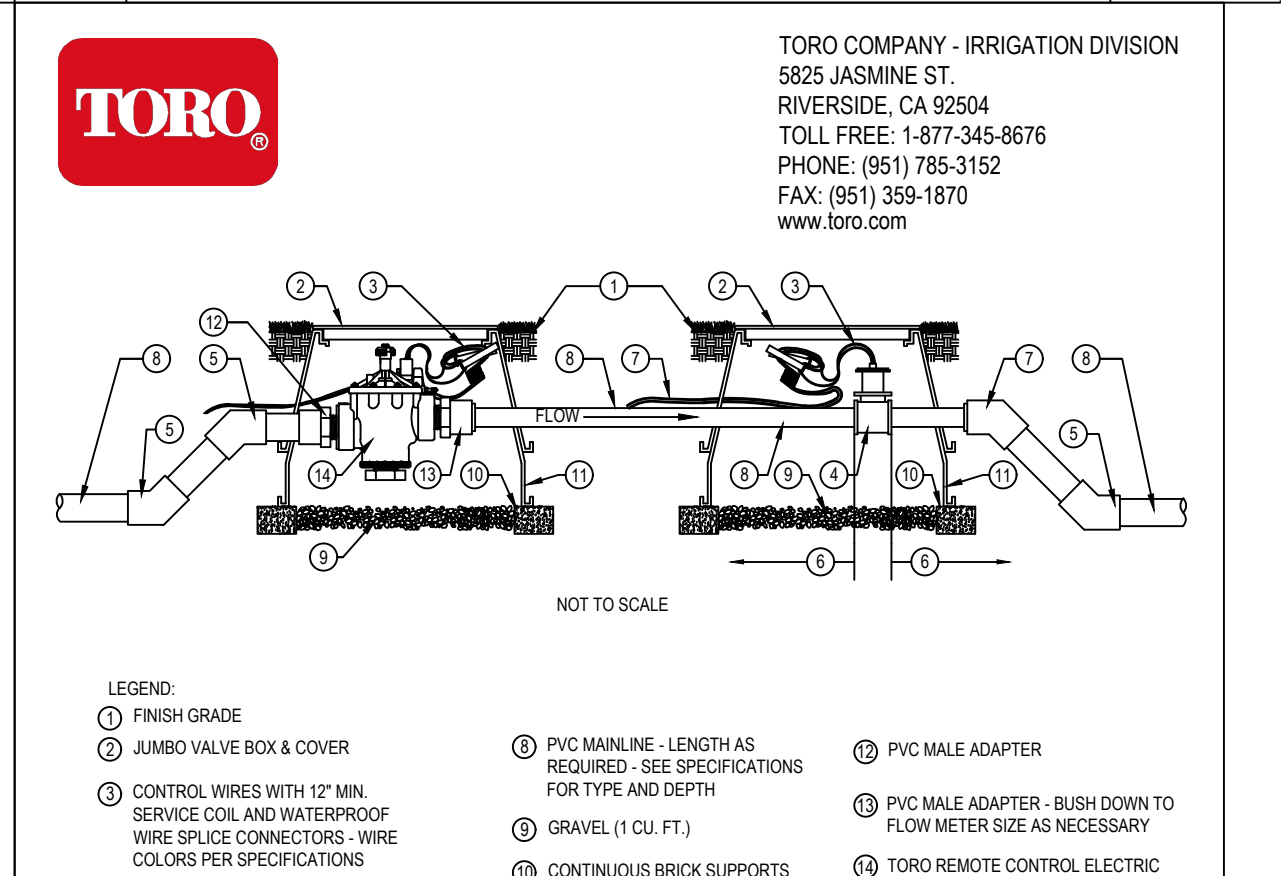
**E QUICK COUPLING VALVE ASSEMBLY MODEL 33DRC SERIES** NO SCALE



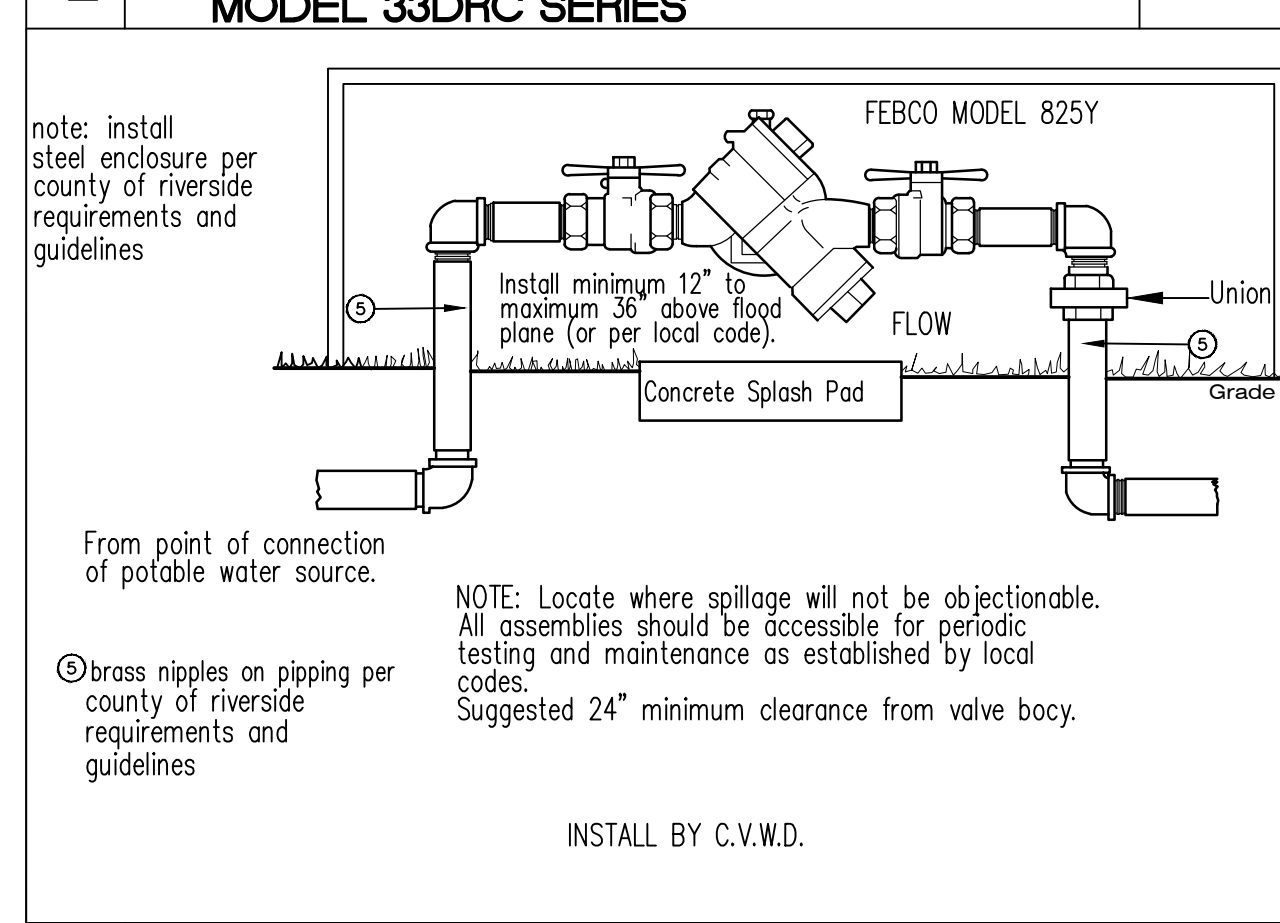
**F FULL-CIRCLE BUBBLER (TREE IRRIGATION) 1400 SERIES ON RISER** NO SCALE



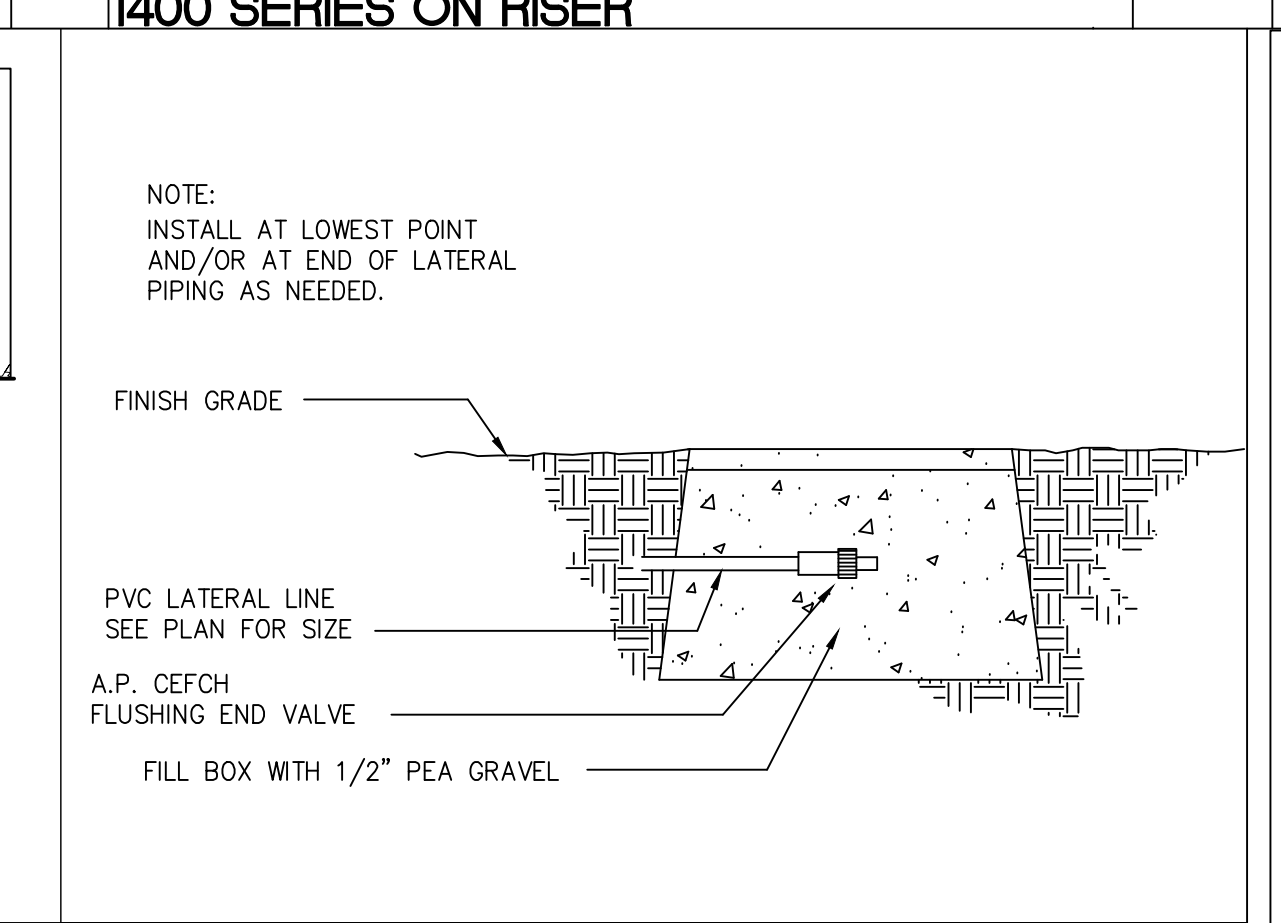
**G TYPICAL WIRE CONNECTION DETAIL** NO SCALE



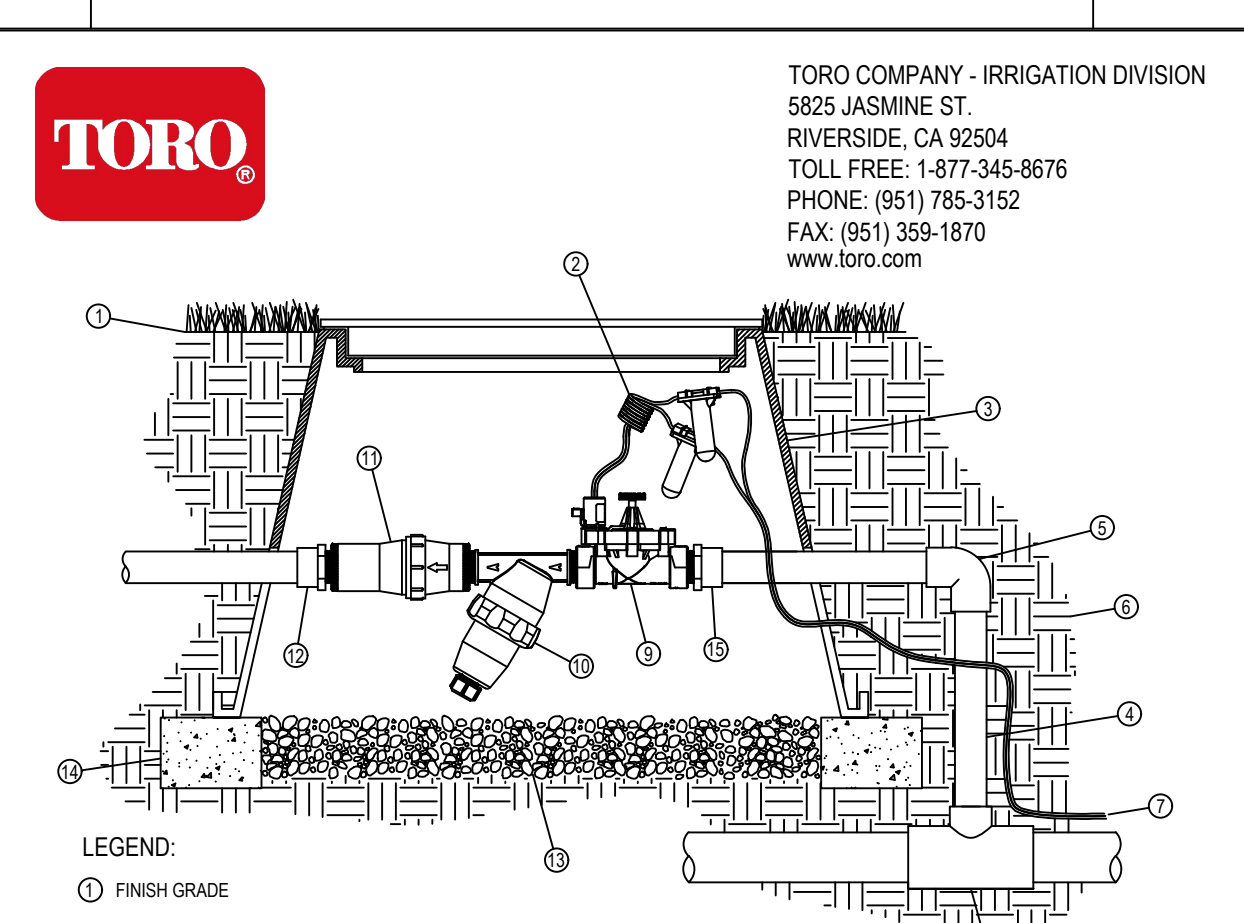
**M FLOW SENSOR / MASTER VALVE** TORO TFS SERIES / TORO P-220 SERIES



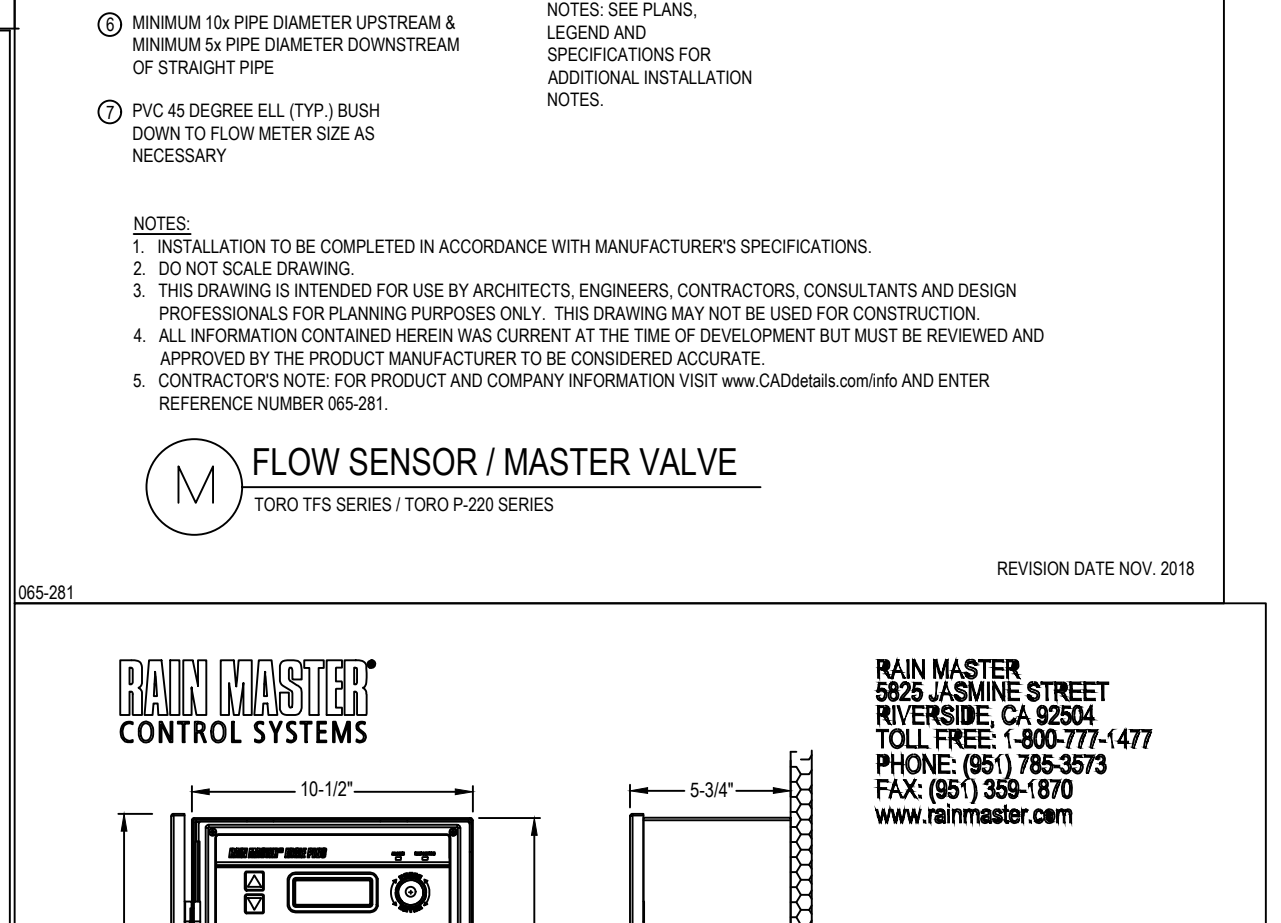
**H REDUCED PRESSURE BACKFLOW DETAIL** NO SCALE



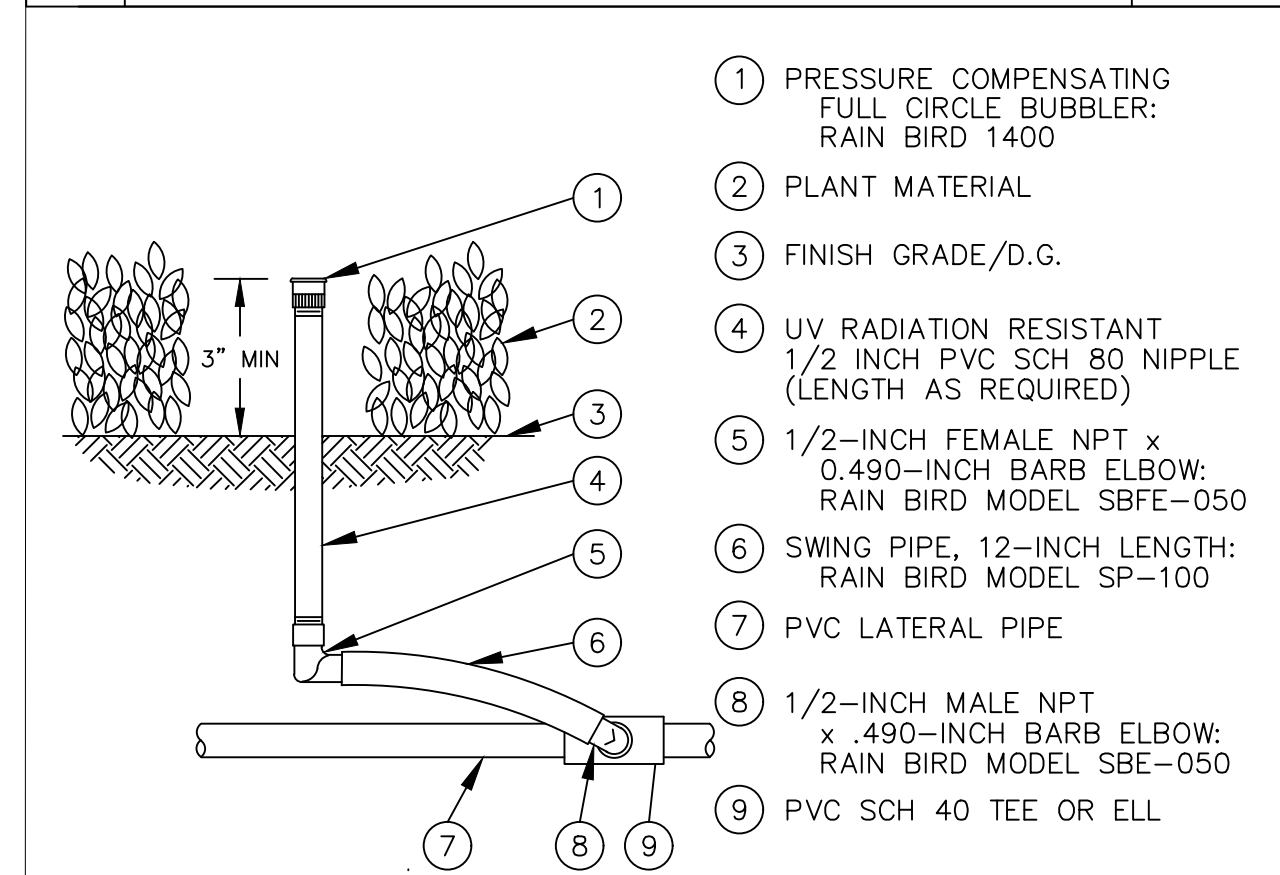
**I END SELF FLUSHING VALVE** NO SCALE



**K TORO DRIZ ZONE KIT** DZK-700



**N EAGLE PLUS** EXTERIOR WALL MOUNT CONTROLLER



**J FULL-CIRCLE BUBBLER (TREE IRRIGATION) 1400 SERIES ON RISER** NO SCALE

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**J FULL-CIRCLE BUBBLER (TREE IRRIGATION) 1400 SERIES ON RISER** NO SCALE

1.00 IRRIGATION SYSTEM SCOPE OF WORK

- A. WORK IN THIS SECTION INCLUDES PROVIDING ALL LABOR, MATERIAL EQUIPMENT, TOOLS, PERMITS, AND TRANSPORTATION NECESSARY TO FURNISH AND INSTALL A COMPLETE IRRIGATION SYSTEM WITH 100% COVERAGE OF DESIGNATED AREAS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.
- B. THE WORK SHALL INCLUDE BUT SHALL NOT BE NECESSARILY BE LIMITED TO THE FOLLOWING UNLESS SPECIFIED OTHERWISE:
  1. THE LANDSCAPE CONTRACTOR SHALL VISIT THE CONSTRUCTION SITE, TAKE ALL MEASUREMENTS, AND OBTAIN ANY OTHER INFORMATION NECESSARY FOR A COMPLETE AND CONCLUSIVE BID.
  2. ORDERING, FURNISHING, AND INSTALLING MATERIALS FOR COMPLETE SYSTEM INCLUDING PIPING, VALVES, FITTINGS, BACKFLOW PREVENTOR (UNLESS SPECIFIED OTHERWISE), DRIPPER LATERAL LINES, AUTOMATIC CONTROLLER, AND FINAL ADJUSTMENT OF LINES TO INSURE COMPLETE COVERAGE.
  3. TRENCHING, STOCKPILING EXCAVATION MATERIALS AND REFILLING TRENCHES, INCLUDING COMPACTION OF BACK FILL AND INSTALLATION OF SLEEVES.
  4. LINE VOLTAGE CONNECTIONS TO THE IRRIGATION CONTROLLERS AND LOW VOLTAGE CONTROL WIRING FROM CONTROLLERS TO REMOTE CONTROL VALVES.
  5. REPLACEMENT OF UNSATISFACTORY MATERIALS.
  6. CLEANUP, INSPECTION AND APPROVAL.
  7. OPERATIONAL TESTS.
  8. "AS BUILT" RECORD DRAWINGS, SHOP DRAWINGS, WARRANTIES AND GUARANTEES.
  9. VERIFY UNDERGROUND UTILITY LOCATIONS.

2.00 CODES, PERMITS, FEES, LICENSE AND INSURANCE:

- A. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE, THE PLUMBING CODE, PUBLISHED BY THE WESTERN PLUMBING OFFICIALS ASSOCIATION; AND OTHER APPLICABLE STATE AND LOCAL LAWS OR REGULATIONS. NOTHING IN THESE DRAWINGS OR SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT COMFORMING TO THESE CODES.
- B. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE/GENERAL CONTRACTOR OF ANY WORK OUTLINED ON THE PLANS OR SPECIFICATIONS THAT IS NOT IN ACCORDANCE WITH APPLICABLE LAWS, CODES, AND REGULATIONS. WITHOUT SUCH NOTICE AND APPROPRIATE MODIFICATIONS BY THE OWNER'S REPRESENTATIVE, THE LANDSCAPE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK EXECUTED WHICH IS CONTRARY TO SUCH LAWS, CODES, AND REGULATIONS.
- C. LICENSE: ALL WORK SHALL BE PERFORMED BY A C-27 CALIFORNIA LICENSED LANDSCAPE IRRIGATION CONTRACTOR.
- D. PERMITS AND INSPECTIONS: THE LANDSCAPE CONTRACTOR SHALL OBTAIN, COORDINATE, AND PAY FOR ANY PERMITS, FEES, AND AGENCY INSPECTIONS AS REQUIRED AND SUBMIT ALL CERTIFICATES OF APPROVAL UPON COMPLETION OF WORK.
- E. INSURANCE: THE LANDSCAPE CONTRACTOR SHALL CARRY ALL WORKER'S COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE AS REQUIRED BY ALL APPLICABLE CODES, REGULATIONS, AND THE GENERAL CONTRACTOR.
- F. SITE VERIFICATION: PRIOR TO COMMENCEMENT OF WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS NECESSARY TO ACHIEVE THE INTENDED DESIGN OF THE IRRIGATION SYSTEM. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO OWNER'S REPRESENTATIVE/GENERAL CONTRACTOR.
- G. COORDINATION: THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THIS WORK WITH ALL OTHER TRADES. THIS INCLUDES, BUT IS NOT LIMITED TO, PROVISIONS FOR RACEWAYS AND SLEEVING AS WELL AS WATER AND POWER SOURCES. ALL IRRIGATION WORK SHALL BE COORDINATED WITH AND APPROVED BY OWNER'S REPRESENTATIVE/GENERAL CONTRACTOR.
- H. SCHEDULING: THE LANDSCAPE CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE/GENERAL CONTRACTOR NOT LESS THAN TWO (2) WORKING DAYS IN ADVANCE OF ANY REQUESTED OBSERVATION.
- I. LAYOUT OF WORK:
  1. THE LANDSCAPE CONTRACTOR SHALL STAKE OUT THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS. THESE AREAS SHALL BE CHECKED BY THE LANDSCAPE CONTRACTOR AND OWNER'S REPRESENTATIVE /GENERAL CONTRACTOR BEFORE CONSTRUCTION IS STARTED. ANY CHANGES, DELETIONS SHALL BE DETERMINED AT THIS CHECK.
  2. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADHERENCE TO THE CONTRACT DOCUMENTS RELATIVE TO EQUIPMENT TYPE, SIZE, INSTALLATION, AND LOCATION. HOWEVER, THE LANDSCAPE CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS, MODIFICATIONS, AND REVISIONS TO THE IRRIGATION SYSTEM, AS REQUIRED, TO CONFORM TO SIZE CONDITIONS AND TO PROVIDE CONSISTENT 100% COVERAGE OF ALL IRRIGATION AREAS.
  3. ANY DEVIATION FROM THE CONTRACT DOCUMENTS SHALL BE VERIFIED WITH THE OWNER'S REPRESENTATIVE/GENERAL CONTRACTOR PRIOR TO ANY IRRIGATION SYSTEM INSTALLATION. THE LANDSCAPE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ADJUSTMENTS TO ANY MATERIAL OR WORK THAT IS NOT APPROVED.

3.00 SUPERVISION And WORKMANSHIP:

THE LANDSCAPE CONTRACTOR, PERSONALLY OR THROUGH AN AUTHORIZED AND COMPETENT REPRESENTATIVE, SHALL SUPERVISE THE WORK CONSTANTLY, AND SHALL AS FAR AS POSSIBLE KEEP THE SAME FORMAN AND WORKMAN ON THE JOB FROM COMMENCEMENT TO COMPLETION. THE WORKMANSHIP OF THE ENTIRE JOB MUST IN EVERY WAY BE FIRST CLASS, AND ONLY EXPERIENCE AND COMPETENT WORKMEN WILL BE ALLOWED ON THE JOB.

4.00 GUARANTEE:

- A. ALL MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED AND SHALL PERFORM TO THE COMPLETE SATISFACTION OF OWNER'S REPRESENTATIVE/GENERAL CONTRACTOR FOR A MINIMUM OF ONE YEAR AFTER COMPLETION AND ACCEPTANCE OF THE JOB. DURING THIS GUARANTEE PERIOD, ALL REQUIRED REPAIRS AND ADJUSTMENTS, INCLUDING ADJUSTMENT TO GRADE, SHALL BE MADE WITHOUT ADDITIONAL EXPENSE FOR REPAIRS TO OTHER WORK.
- B. ALL DAMAGE TO PAVING, PLANTING, STRUCTURES, AND OTHER IMPROVEMENTS DUE TO SETTLEMENT OF IMPROPERLY COMPACTED TRENCH BACKFILL SHALL BE PROMPTLY REPAIRED TO THE SATISFACTION OF OWNER'S REPRESENTATIVE/GENERAL CONTRACTOR AT NO ADDITIONAL EXPENSE.
- C. THIS GUARANTEE EXCLUDES THEFT, VANDALISM, NATURAL DISASTER, OR WORK ON THE SYSTEM BY OTHERS AFTER FINAL ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL CHECK, CLEAN, AND ADJUST ALL IRRIGATION LATERAL LINES AND OTHERWISE INSURE ADEQUATE OPERATION OF THE SYSTEM THROUGHOUT THE GUARANTEE PERIOD.

5.00 MATERIALS:

- A. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODES, THE UNIFORM PLUMBING CODES, PUBLISHED BY THE WESTERN PLUMBING OFFICIALS ASSOCIATION; AND OTHER APPLICABLE STATE OR LOCAL LAWS OR REGULATIONS. NOTHING IN THESE DRAWINGS OR SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
- B. ALL EQUIPMENT SHALL BE AS LISTED IN THE LEGEND, DETAILS, AND SPECIFICATIONS OR MANUFACTURER'S RECOMMENDATIONS. ANY SUBSTITUTIONS SHALL BE APPROVED BY OWNER'S REPRESENTATIVE/GENERAL CONTRACTOR IN WRITING. ANY UNSPECIFIED EQUIPMENT SHALL BE REPLACED AT LANDSCAPE CONTRACTOR'S EXPENSE.
- C. WHEN THE SPECIFICATIONS CALL FOR MATERIALS OR CONSTRUCTION OF A BETTER QUALITY OR LARGER SIZE THAN REQUIRED BY THE ABOVE MENTIONED RULES AND REGULATIONS, THE SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THE REQUIREMENTS OF THE SAID RULES AND REGULATIONS. THE LANDSCAPE CONTRACTOR SHALL FURNISH WITHOUT ANY EXTRA CHARGE ANY ADDITIONAL MATERIAL AND LABOR WHEN REQUIRED BY THE COMPLIANCE WITH THESE RULES AND REGULATIONS, THOUGH THE WORK BE NOT MENTIONED IN THESE PARTICULAR SPECIFICATIONS OR SHOWN ON THE DRAWINGS.

D. THE IRRIGATION MATERIAL SHALL INCLUDE BUT SHALL NOT NECESSARILY BE LIMITED TO THE FOLLOWINGS:

1. PLASTIC PIPE:
  - A. EXTENDED FROM 100% VIRGIN POLYVINYL CHLORIDE (PVC). OUTSIDE DIAMETER OF PLASTIC PIPE SHALL BE THE SAME SIZE AS IRON PIPE, WITH PLAIN ENDS, ALL PIPE AND FITTINGS SHALL BE IN ACCORDANCE WITH THE SOCIETY OF PLASTIC INDUSTRY STANDARDS.
  - B. PIPE SHALL BE CONTINUOUSLY AND PERMANENTLY MARKED WITH THE FOLLOWING INFORMATION:MANUFACTURER'S NAME, NORMAL PIPE SIZE; PVC TYPE, S.D.R. OR PRESSURE RATING; AND EXTRUSION DATE.
  - C. ALL PLASTIC PIPE SHALL BE HANDLE WITH CARE AND SHALL BE ESPECIALLY PROTECTED FROM PROLONGED EXPOSURE TO SUNLIGHT.
  - D. PROTECT ALL PVC PLASTIC PIPE FROM DAMAGE DURING CONSTRUCTION AND STORAGE.
2. PVC FITTINGS:
  - A. PLASTIC FITTINGS SHALL BE OF POLYVINYL CHLORIDE(PVC), TYPE 1, SCHEDULE 40, N.S.F. AND OF IPS SOLVENT WELD OR SCREWED TYPE, LASCO, SLOANE(SAME MANUFACTURER AS OF PIPE). WHERE THREADS ARE REQUIRED, THESE SHALL BE INJECTED MOLDED AND SCHEDULE 80. ALL CONNECTIONS SHALL BE SOLVENT WELDED.
  - B. PLASTIC TO PLASTIC JOINTS SHALL BE SOLVENT-WELD JOINTS. PIPE SOLVENT SHALL BE JOHNS-MANVILLE "BLUE" SOLVENT WELD CEMENT.
  - C. PLASTIC TO METAL JOINTS SHALL BE WITH MALE ADAPTERS. THE MALE ADAPTER SHALL BE HAND TIGHTENED, PLUS ONE TURN WITH A STRAP WRENCH. JOINT COMPOUND SHALL BE PERMATX TYPE II (ONLY SCHEDULE PLASTIC MAY BE THREADED).
3. REMOTE CONTROL VALVES:
  - A. ALL VALVE LOCATIONS ARE SHOWN SCHEMATICALLY ON IRRIGATION PLAN AND NEED TO BE VERIFIED WITH AND APPROVED BY OWNER'S REPRESENTATIVE/GENERAL CONTRACTOR. IRRIGATION VALVES WILL NOT BE ALLOWED IN GRASS AREAS UNLESS APPROVED BY OWNER'S REPRESENTATIVE/GENERAL CONTRACTOR.

4. VALVE BOXES:

A. VALVE BOXES SHALL BE GREEN CARSON NO. 910 IN LAWN AREAS AND TAN CARSON NO. 910 IN SHRUB AREAS. MARK LID "IRRIGATION CONTROL VALVE". INSTALL 2" ABOVE GRADE IN GROUND COVER AREAS WHEREVER POSSIBLE,

5. VALVE CONTROL WIRE:

A. VALVE CONTROL WIRE SHALL BE INSTALLED PER CODE. WHEREVER POSSIBLE, PLACE WIRE IN COMMON TRENCH WITH MAINLINE. WIRE SHALL BE UL-APPROVED FOR DIRECT BURIAL IN GROUND, SIZE #14-1 (UNLESS SPECIFIED DIFFERENTLY ON IRRIGATION PLAN) MINIMUM WITH MAXIMUM VOLTAGE DROP OF 5% BETWEEN VALVE AND CONTROLLER. COMMON GROUND WIRE SHALL HAVE WHITE INSULATING JACKET; CONTROL WIRE SHALL HAVE JACKET OF COLOR OTHER THAN WHITE. SPLICES SHALL BE MADE WITH #2006-S BUCHANON SPLICE CAPS AND 3M #3576 SCOTCHLOK SEAL PACKS.

6. SLEEVING:

A. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL IRRIGATION SLEEVING (UNLESS SPECIFIED OTHERWISE) UNDER ALL HARDSCAPE. COORDINATE ALL UNDERGROUND PVC SLEEVES WORK WITH THE OWNER'S REPRESENTATIVE/GENERAL CONTRACTOR. ALL SLEEVING REQUIRED SHALL BE SCHEDULE 40 PVC PIPE AND SHALL BE A MINIMUM TWO SIZES LARGER THAN LATERAL OR MAINLINE PIPING.

6.00 IMPLEMENTATION:

A. PRIOR TO INSTALLATION, LANDSCAPE CONTRACTOR SHALL VERIFY STATIC PRESSURE AT PROJECT SITE. THIS SYSTEM IS DESIGNED TO OPERATE FROM 22 GPM AT A MAXIMUM STATIC PRESSURE OF 65 PSI. NOTIFY OWNER'S REPRESENTATIVE/GENERAL CONTRACTOR AT THE SITE IMMEDIATELY OF ANY DISCREPANCIES AND PROCEED AS DIRECTED.

N/A B. IF IRRIGATION SYSTEM IS TO OPERATE FROM THE GOLF COURSE, VERIFY ALL SITE CONDITIONS: GRADING, STATIC PRESSURE, AND POINT OF CONNECTION FOR REMOTE CONTROL VALVES.

C. COORDINATE THE INSTALLATION OF ALL IRRIGATION MATERIALS, INCLUDING PIPE, WITH THE LANDSCAPE DRAWINGS TO AVOID INTERFERING WITH THE PLANTING OF TREES, SHRUBS OR OTHER PLANT MATERIAL.

D. ALL IRRIGATION LINES, VALVES, AND WIRING SHOWN ON PLAN UNDER PAVING ARE SCHEMATIC ONLY. INSTALL THESE ITEMS IN PLANTING AREAS WHENEVER POSSIBLE, EXCEPT WHEN LINES MUST CROSS PAVING TO CONNECT PLANTING AREAS OR UNLESS NOTED ON PLAN.

E. IRRIGATION DESIGNER SHALL APPROVE ALL DESIGN CHANGES DUE TO SITE PLAN CHANGES, OR SCALING ERRORS IN IRRIGATION PLAN TO GUARANTEE 100% SPRINKLER COVERAGE. IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR 100% COVERAGE WHEN INFIELD CHANGES ARE MADE WITHOUT APPROVAL FROM IRRIGATION DESIGNER.

F. IRRIGATION DESIGNER SHALL NOT BE RESPONSIBLE FOR IMPROPER OPERATION OF SYSTEM DUE TO LANDSCAPE CONTRACTOR NOT INSTALLING THE IRRIGATION SYSTEM PER PLAN, POOR WORKMANSHIP, INCORRECT PIPE SIZING THAN SPECIFIED ON PLANS OR INADEQUATE STATIC PRESSURE FROM WATER SOURCE. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO NOTIFY THE IRRIGATION DESIGNER OF ANY SITE OR EQUIPMENT CHANGES ON APPROVED IRRIGATION PLANS PRIOR TO ANY INSTALLATION OF THE IRRIGATION SYSTEM SO AS TO PROVIDE DESIGN MODIFICATIONS.

G. PROVIDE OWNER OR HIS REPRESENTATIVE WITH ALL OPERATING INSTRUCTIONS, TOOLS, KEYS, ETC. AS REQUIRED FOR OPERATION AND MAINTENANCE OF THE IRRIGATION SYSTEM.

H. LANDSCAPE CONTRACTOR SHALL ALSO PROVIDE OWNER WITH TWO (2) SETS OF "AS BUILT DRAWINGS" OF THE INSTALLED IRRIGATION SYSTEM.

I. RECORD ACCURATELY ON ONE SET OF REPRODUCIBLE PRINTS OF THE DRAWINGS, A RECORD PLAN DRAWING SHOWING ANY CHANGES. KEEP IT UP-TO-DATE AS THE PROJECT IS UNDER CONSTRUCTION. IN ADDITION, DIMENSION FOR TWO PERMANENT POINTS OF REFERENCE IN LOCATION OF THE PRESSURE SUPPLY LINE, VALVE PLUG TEES, AND CONTROL WIRE.

7.00 BACKFLOW PREVENTER:

A. PROVIDE AND INSTALL BACKFLOW PREVENTER UNIT (UNLESS SPECIFIED OTHERWISE) PER STATE AND LOCAL HEALTH DEPARTMENT CODES AND CURRENT LISTINGS. BACKFLOW PROTECTION UNIT SHALL BE LOCATED IN SUCH MANNER AS TO ALLOW FOR SCREENING BY PLANT MATERIAL. REFER TO PLAN FOR LOCATION.

8.00 TRENCHING:

A. TRENCHING SHALL BE FREE OF ALL ROCKS, DEBRIS, AND SHARP ARTICLES. BACK FILLING SHALL BE ACCOMPLISHED IN A MANNER TO INSURE NO FURTHER SETTLEMENT OF DITCH AND TO MATCH ADJACENT GRADES. NO BACK FILLING SHALL BE DONE UNTIL SCHEDULED OBSERVATION ARE MADE.

B. CAP OR PLUG OPENINGS AS PIPELINE IS ASSEMBLED TO PREVENT ENTRANCE OF DIRT OR OBSTRUCTION BY FOREIGN OBJECTS. REMOVE CAPS OR PLUGS WHEN NECESSARY TO CONTINUE ASSEMBLY. THIS IS ESPECIALLY CRITICAL FOR DRIP LATERAL LINES.

C. INSTALL MAINLINE PIPES, LATERAL PIPES, AND WIRING IN COMMON TRENCH WHEREVER POSSIBLE. MAINLINE PIPE SHALL HAVE A MINIMUM OF 24" COVER (30" COVER UNDER ROADS AND STREETS). LATERAL PIPES SHALL HAVE A MINIMUM OF 12" COVER (18" COVER UNDER ROADS AND STREETS). PROVIDE A MINIMUM OF 4" OF SAND ALL AROUND PIPE FOR RUNS UNDER STREETS, DRIVEWAYS, AND VEHICULAR ACCESS AREAS. PROVIDE A MINIMUM 24" COVER FOR ALL WIRING. TAPE AND BUNDLE WIRING AT 10' INTERVALS. TIE A LOOSE 20" LOOP IN ALL WIRING AT CHANGES OF DIRECTION GREATER THAN 30°. UNTIE ALL LOOP AFTER ALL CONNECTIONS HAVE BEEN MADE.

9.00 IRRIGATION SYSTEM INSTALLATION PROCEDURES:

A. IRRIGATION PLAN IS DIAGRAMMATIC. IRRIGATION LATERALS AND MAINLINES SHOWN IN HARDSCAPE IS FOR CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT IN PLANTER BED AREAS. LANDSCAPE CONTRACTOR SHALL VERIFY ACTUAL LOCATION OF POWER SOURCE AND CONTROLLER BEFORE ANY IRRIGATION INSTALLATION.

B. INSTALL ALL EMITTERS AND TREE BUBBLERS ON UPHILL SIDE OF PLANT MATERIAL. EMITTERS SHALL BE INSTALL TWO (2") ABOVE FINISH GRADE, ANY EMITTER LEFT AT AN UNACCEPTABLE HEIGHT SHALL BE REINSTALLED AT NO COST TO THE OWNER.

C. VERIFY ACTUAL QUANTITIES AND FINAL LOCATION OF PLANT MATERIAL WITH THE OWNER'S REPRESENTATIVE BEFORE ANY INSTALLATION OF THE IRRIGATION SYSTEM.

D. INSTALL RAINBIRD PCS SCREENS AS REQUIRED TO ELIMINATE MISTING AND OVERSPRAY INTO HARDSCAPE, STREETS, AND STRUCTURES.

10.00 IRRIGATION MAINLINE AND LATERAL LINES:

A. ENTIRE SYSTEM SHALL BE CAPPED AND PRESSURIZED TO 125 PSI AND SHALL REMAIN SO FOR A SIX (6) HOUR PERIOD. CHECK ALL JOINTS AND CONNECTIONS FOR LEAKS. REPAIR AND CORRECT AS NECESSARY.

B. THE ENTIRE SYSTEM SHALL BE FLUSHED PRIOR TO INSTALLATION SHALL INSTALL ANTI-DRAIN CHECK VALVES (PRIMARILY ON SLOPE AREAS) TO ALLEVIATE LOW HEAD DRAINAGE/EROSION. OF SPRINKLER HEADS. WHEREVER NECESSARY, LANDSCAPE CONTRACTOR

12.00 AUTOMATIC CONTROLLER:

A. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL ELECTRICAL CONNECTION FINAL CONTROLLER LOCATION SHALL BE VERIFIED WITH AND APPROVED BY OWNER'S REPRESENTATIVE /GENERAL CONTRACTOR.

B. ATTACH A TYPEWRITTEN LEGEND INSIDE EACH CONTROLLER DOOR, STATING THE AREAS COVERED BY EACH REMOTE CONTROL VALVE.

13.00 COVERAGE TEST:

A. WHEN THE SPRINKLER SYSTEM IS COMPLETED, THE LANDSCAPE CONTRACTOR, IN THE PRESENCE OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE, SHALL PERFORM A TEST WHICH INDICATES THE WATER COVERAGE AFFORDED THE PLANTING AREAS IS COMPLETE, ADEQUATE, AND DOES NOT SPRINKLE ANY STRUCTURE WALLS, WALKS OR PAVED AREAS. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK REQUIRED TO CORRECT ANY INADEQUACIES DISCLOSED.

14.00 CLEAN UP:

A. DURING CONSTRUCTION, THE LANDSCAPE CONTRACTOR SHALL KEEP PREMISES AS CLEAR AS POSSIBLE OF MATERIAL AND DEBRIS.

B. UPON COMPLETION OF THE WORK UNDER THIS SECTION, THE LANDSCAPE CONTRACTOR SHALL REMOVE FROM THE PREMISES ALL SURPLUS MATERIAL, TOOLS, EQUIPMENT, RUBBISH, AND DEBRIS RESULTING FROM HIS WORK, AND SHALL LEAVE THE INSTALLATION SITE IN A CLEAN, NEAT CONDITION.

NOTES:

NOTE: NO LOW HEAD DRAINAGE ALLOWED

NOTE:

ALL IRRIGATION REPAIR EQUIPMENT SHALL BE DONE WITH THE ORIGINALLY SPECIFIED MATERIALS OR THEIR APPROVED EQUIVALENTS.

NOTE:

IRRIGATION PLAN IS DIAGRAMMATIC. INSTALL ALL IRRIGATION EQUIPMENT IN PLANTER AREAS EXCEPT WHEN CROSSING PAVEMENTS. EMITTERS SHALL BE INSTALL TWO INCH ABOVE FINISH GRADE, ANY EMITTER LEFT AT AN UNACCEPTABLE HEIGHT SHALL BE REINSTALLED AT NO COST TO THE OWNER. VERIFY ACTUAL QUANTITIES AND FINAL LOCATION OF PLANT MATERIAL WITH THE OWNER'S REPRESENTATIVE BEFORE ANY INSTALLATION OF THE IRRIGATION SYSTEM. LANDSCAPE CONTRACTOR SHALL VERIFY CONTROLLER ACTUAL SIZE, POWER SOURCE AND LOCATION AT TIME OF INSTALLATION.

REVISIONS		
NO.	DATE	BY

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**Irrigation Notes**

SHEET -	
<b>IR-10</b>	
OFF	28 SHEET
JOB NO.	
DRAWN	
CHECKED	
DATE 11-05-2021	









# DESERT ROCK DEVELOPMENT No. 2

## PHASE 1

48461 HARRISON STREET  
COACHELLA, CA 92201  
**BI-2022-02-15612**

# ODOR MITIGATION PLAN

SUBMITTED BY:

**CAPITAL BUILDING SERVICES**



**CAPITAL**  
- BUILDING SERVICES -

January 20, 2022

Odor Control  
MB-26, Coachella

## Preamble.

NOTICE: MicroCool do not supply odor control additives directly. MicroCool supply the carrier/delivery equipment and carrier for the odor control chemical. We have worked with various odor control chemical companies over the years and have a good understanding of the operation and function of the system.

It is up to the individual to purchase a suitable chemical. Odor Gone is a client of ours and we are aware of the many successful operations where it has been used successfully.

## Odor Control with MicroCool Fogging systems – overview.

The malodors of any type are airborne; they come from various sources in the greenhouse. Working with the greenhouse constructor, we isolate the “Point Source Emissions” of the malodor and provide material to remediate the odor at these locations.

At the source of the problem, MicroCool will supply a ring or array of nozzles to surround the outlet and “cover” the malodors as they escape.

MicroCool manufactures and supplies custom made systems for this application. Clean city water is routed to a high-pressure pump (1,000 +psi). Before entering the pump, a suitable odor control chemical is injected into the water at between 1:500 – 1:3,000 dilution.

A network of Stainless steel and flexible tubing route the water to the Point Source Emission locations. The water is then forced into a patented nozzle with a 0.008” orifice. Here the water solution is atomized into billions of minute droplets averaging about 10 microns in size (1/10<sup>th</sup> the diameter of a human hair).

The objective of the small droplets is that water will only flash evaporate from the surface, having a small droplet vastly increases the surface to volume ratio.

The water will immediately flash evaporate (adding humidity and reducing temperature) leaving the droplets of the odor chemical floating in the air (also with a large surface to volume ratio) to attack the malodor.

The odor control additive will then attach itself to the malodor and proceed to eliminate the malodor biologically leaving a “top note” residue in the air. This effect is known as “Van der Waals Forces” (a reaction of two dissimilar chemicals to combine when in close proximity).

IMPORTANT DISTINCTION: On the market there are many chemicals available. A true odor control chemical will merge and eliminate the malodor. Some chemical manufacturers claim to eliminate odors but do this by “masking” the malodor creating a 3<sup>rd</sup> odor. In our experience these do not work and should be avoided.



## **System Operation:**

Each bay of the greenhouse has extraction fans on the roof of the corridor. All air must pass through these fans before reaching the outside ambient conditions. It is here that the work of the MicroCool system and Odor chemical is done. Also note that MicroCool fog on its own provides a degree of odor elimination by diluting the malodor.

The speed and operation of the fans can be controlled from the climate computer. Generally, as soon as the fans are in operation the MicroCool system is running. Each bay is controlled individually so that the system is only operating when the fans in that bay are running.

There are various conditions that can also control the operation of the extractor fans, these are governed by the climate computer operator. The greenhouse manager will tune the system to his/her environment and conditions

## **Result and fine tuning.**

When in operation (under normal circumstances), the observer should only be aware of the “top note” left by the Odor Control Chemical. It is generally not noticeable at a distance from the greenhouse. The malodors then fall slowly to ground level where they continue to be bio digested by the odor control chemical.

## **Adjustments.**

The dilution rate of the Odor Control chemical can be adjusted by the operator as required. The nozzle lines on the fans can also “pulse” to reduce the application of the odor control chemical as required.

Mark Stanley  
CEO / President  
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The pervasive, heavy scent of the cannabis plant during the flowering stage is a concern for every cannabis grower. Municipalities are beginning to pass regulations around noisome odors that can invade a community's quality of life. This is especially true in cities or counties which have enacted special zones for marijuana grow facilities. Failure to provide an adequate odor control system can generate complaints and potentially escalate into costly environmental fines and penalties.

## Eliminating (not masking) unpleasant odors is the answer – and MicroCool has the solution.



### The Solution

Greenhouse exhaust fans are fitted with a ring of MicroCool nozzles that atomize liquids under high-pressure into billions of micro-fine water droplets (or fog). The MicroCool system injects a highly concentrated (1:1000) mixture of odor-neutralizer into the water fog before dispersing into the air. The droplets' small size (1/10th the diameter of a human hair) creates more surface area which speeds evaporation, instantly releasing the odor-neutralizing product that traps airborne odors and biodegrades the unpleasant smell.

The complete system includes high-pressure pumps, distribution lines, fog rings and injector(s). One pump unit can accommodate multiple exhaust points and support separate zones as required.

### Recommended Odor Neutralizer

There are many products on the market that simply mask odors and can contain harmful and equally noxious chemicals. MicroCool partners with OdorGone® industrial strength odor neutralizer to **completely absorb and eliminate odors**. Their non-toxic, eco-friendly botanical extracts have undergone extensive tests and provide a safe solution that works well with MicroCool's systems.

For more odor neutralizer information, please contact:  
odorguy@odorgone.com or www.odorgone.com.

- Traps airborne odors almost instantly
- Provides non-toxic odor elimination
- Avoids costly fines

### Why Choose MicroCool Fog?

MicroCool has built a 35+ year track record of building fog systems for use in horticulture greenhouses around the world. High-pressure fog systems maintain constant temperature and humidification levels while integrating with existing climate computers, ventilation systems and other control elements.

Our fog systems have been utilized in a wide variety of odor control applications in industries where noxious odors are an unwelcome by-product. From waste transfer stations to sewage treatment plants, odor elimination is effective and environmentally safe.

MicroCool fog systems are the perfect fit for optimizing cannabis growth while maintaining an odor free grow facility.



World leaders in fog and mist technology for cooling, humidification, air quality control



**800-322-4FOG**  
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# OdorGone®

## INDUSTRIAL

### ODOR NEUTRALIZER

**OdorGone® INDUSTRIAL ODOR NEUTRALIZER** ...Is an environmentally responsible, stand-alone, “Eco-Degradable” odor neutralizer. OdorGone is specifically formulated for emergency odor neutralization and daily odor control throughout the waste industry. OdorGone will neutralize the unlimited variety of noisome that result in community complaints and hostile neighbors. OdorGone will replace the hazardous chemical masking agents and perfume fragrant products available today.

OdorGone is manufactured in America by an Exothermic Reaction Synthesis; creating a proprietary, one of a kind odor neutralizer of non-toxic, eco-degradable” botanical extracts, all having a long history of safety in use. The result of the process is a water base compound that features a semi-rigid, concave molecular structure giving OdorGone the unique ability to capture and hold malodor such as mercaptans, amines and sulphides. We prefer the term "Eco-Degradable" rather than the more restrictive term biodegradable. The reason is the degradation of OdorGone can go on even without a living organism. OdorGone has built into the molecules weak points, making them eco-degradable, such that they are destroyed naturally after performing their task, leaving your environment completely odor free.

OdorGone will eliminate all unwanted airborne, static, or imbedded odors almost instantly. With multi-purpose applications, OdorGone can be atomized, sprayed, squirted, sponged, mopped or poured to reach and neutralize the odor at its source. OdorGone contains no enzymes, alcohols, perfume fragrances or chemical masking agents. OdorGone’s natural signature scent is derived from a proprietary blend of botanicals or plant extracts that will neutralize along with the unwanted odor. As we like to say...Bring your environment “Back to Natural” so environmental responsibility is not a question.

**BIO-SOLIDS RECYCLING, CLARIFIERS, COMPOSTING, DIGESTERS, FISHERIES, GRIT ROOMS, HAZMAT REMEDIATION, HOG INDUSTRY, LAGOONS, LANDFILLS, LIFT STATIONS, MEDICAL MARIJUANA PRODUCERS, NG-MERCAPTAN, MRF’S, MUNICIPAL SOLID WASTE, POULTRY INDUSTRY, PRESS ROOMS, PULP-PAPER MILLS, PUMP STATIONS, RENDERING PLANTS, SCRUBBERS, SLUDGE THICKENERS, TRANSFER STATIONS, TRANSFER VEHICLES, WASTE WATER TREATMENT, WET WELLS**





# OdorGone® INDUSTRIAL

## Product Description

Environmentally responsible, industrial strength odor neutralizer for the waste industry, in atomizing systems, scrubbers and topical applications. Eliminates airborne, static and embedded odors.

## Product Features

Non-toxic, eco-degradable, bio-degradable, water soluble, dilutable, natural ingredients, neutral pH. No olfactory desensitizing chemicals, masking agents, scents or perfume fragrances. No enzymes, live bacteria, microbes, alcohol, propellants, VOC's or hazardous chemical ingredients. Concentrated for convenience, OdorGone- BULK- BLEND is a highly dilutable, non-clogging formulation. Safe to handle, safe to ship, safe to store, and carries no spill or respiratory warnings.

## Applications

Used Worldwide at Waste Water Treatment Plants, Pump Stations, Press Rooms, Transfer Stations, Landfills, Recycling and Compost Facilities, Medical Marijuana Producers.

## Unique technology

Bonds with odor molecules to create a natural biodegradation process that permanently neutralizes odors leaving your environment completely odor free or as we like to say... "Back to Natural"

Uniquely formulated for atomizing systems and scrubbers to maintain peak performance and long life. Will keep nozzles clean and clog resistant, and pump internals clean and running smooth. Continually neutralize an infinite variety of noisome odors at the highest dilution rates.

## Testing / Methods

99.6% Hydrogen Sulfide (H<sub>2</sub>S) removal efficiency using test methods; USEPA 1,2,3,4,11 and ASTM E-679 Complies with; Boeing D6-7127 Revision L, ASM 1550 B, and USDA classification - C1, Complies with Health Canada's Standards for use in Medical Marijuana Odor Control

## User Benefits

Immediately eliminates an unlimited variety of industrial malodors, and within a few minutes the scent of OdorGone's natural ingredients also disappears, leaving the environment odor free.

Proven performance worldwide - Safe for use outdoors and indoors

Environmentally Responsible Solution - "Safe around People, Pets, and the Earth"

Not a cover-up fragrance; leaves the environment "Fresh, Clean and Natural;"

Can be atomized, sprayed, mopped, sponged, poured or squirted where needed.

Use in high-pressure systems, turbo fans, drum top foggers, misters, pump sprayers and ventilation.

Replace caustics and chlorine, and eliminate the hazards of handling, storage and corrosion

Safe on vegetation, painted and unpainted surfaces, concrete, cinderblock, brick, stucco, hardwood, tile, woodwork, plastic, vinyl, tedlar, rubber, fabric, upholstery, leather, naugahyde and carpet.

## Bonus

Add to power washers, cleaning solutions, holding tanks

## Summary

There are many odor control products available that claim to be the answer, but most contain hazardous chemicals with questionable health risks or warnings when used. In the end they just turn out to be spurious irritating cover ups, nauseating perfumes or expensive fruity fragrances that soon wear off.

Today's consumers are extremely health conscious and demand safe, environmentally friendly products capable of handling the infinite variety of noisome odors that invade their quality of life.

OdorGone is an environmentally friendly odor neutralizer that maintains the highest standards and supports your reputation for environmentally responsible solutions that exceed all expectations.

*OdorGone® Performs Where Others Fail*



# OdorGone®

## INDUSTRIAL

### DILUTION RATES



TO SAVE ON SHIPPING COST, STORAGE SPACE AND FOR SAFE HANDLING, *OdorGone®* IS SHIPPED AS A 5 GALLON BULK-BLEND CONCENTRATE TO MAKE 55 GALLONS OF A READY TO USE (RTU) INTERMEDIATE CONCENTRATE BEFORE CALCULATING DILUTION RATES.

ONCE PRE-MIXED FROM BULK-BLEND TO (RTU) PRE-MIX, *OdorGone®* WILL REMAIN IN A STABLE SOLUTION AND NEVER NEED TO BE STIRRED.

---

### (RTU) Pre-Mix Instructions

Add 5 Gallons *OdorGone®* BULK-BLEND to 50 Gallons of Water to make 55 Gallons *OdorGone®* INDUSTRIAL Odor Control... Ready to Use (RTU) Pre-Mix

---

## DILUTION RATES

### From (RTU) Pre-Mix

Dilution rates and daily usage will vary based on odor intensity and the efficiency and run time of the odor control system. Location, (indoors or outdoors) weather conditions, nozzle placement, nozzle output, fog or mist particle size are all factors in determining dilutions. The optimum dilution rate is achieved when neither the odor nor the *OdorGone®* can be detected.

<b>Atomizing Nozzles</b> (high pressure/10-microns or less)	( 100:1 ) to ( 5000:1 )
<b>Foggers, Misters, Fans</b>	( 10:1 ) to ( 600:1 )
<b>Scrubbers</b>	( 300:1 ) to ( 5000:1 )
<b>Topical</b>	( 4:1 ) to ( 600:1 )

---

## OdorGone®

“Performs Where Others Fail”

Phone 1-800-930-9227

Web [www.odorgone.com](http://www.odorgone.com)





# SAFETY DATA SHEET

Item 2.

OdorGone - 2017

Page 1

## SECTION 1 - PRODUCT AND COMPANY IDENTIFICATION

**Product Name:** **OdorGone®**  
INDUSTRIAL (BULK-BLEND)

OG Industries, Inc.  
P.O. BOX 1286  
Havertown, PA. 19083  
USA

**For information or emergencies call:** (1-610-623-6747)... **In USA:** (1-800-930-9227)... **e-mail:** (pete@odorgone.com)

Issued Date: January 1, 2017

## SECTION 2 - HAZARDS IDENTIFICATION



May be a slight irritant  
to eyes and sensitive skin

## SECTION 3 - COMPOSITION / INFORMATION ON INGREDIENTS

**Hazardous Ingredients: NONE.** The specific identities of the ingredients of this mixture are considered by OG Industries, Inc. to be TRADE SECRETS, and are withheld in Accordance with the provisions of paragraph 1910.1200 of the Title 29 of the Code of Federal Regulations.

## SECTION 4 - FIRST AID MEASURES

Emergency and First Aid Procedures: N/A in normal operation.

Inhalation: None

Eye Contact: Flush immediately with clean water for at least 15 minutes. Contact a physician if irritation persists.

Skin Contact: Flush with fresh water

Ingestion: Give milk or water, induce vomiting. Get medical attention immediately or call emergency medical center. Never give anything by mouth to an unconscious person. Get medical attention immediately.

## SECTION 5 - FIRE FIGHTING MEASURES

Flash Point: None (TCC) Flammable Limits: \*N/A

Extinguishing Media: Carbon Dioxide, dry chemical or Foam.

Special Fire Fighting Procedures: None.

Unusual Fire and Explosion Hazards: None known to OG Industries, Inc.

## SECTION 6 - ACCIDENTAL RELEASE MEASURES

Steps to be taken if Material is Released or Spilled: Flush small amounts into drain. Collect and return large amounts to container.

## SECTION 7 - HANDLING AND STORAGE

Handling and Storage precautions: Store in a cool, dry area. Keep containers tightly closed and upright when not in use. If frozen, thaw and mix to make usable. Other Precautions: DOT Class not required. Good manufacturing practices dictate that an eyewash fountain and/or safety shower should be available in the work area.

## SECTION 8 - EXPOSURE CONTROLS

Do not eat, drink or

Do not use for personal hygiene.

Incidental skin contact is not harmful

Respiratory Protection: None

Allergy / Asthma: None Known...If you have a condition please take all necessary precautions to ensure your safety.

Ventilation: None

Protective Gloves: None

Eye Protection: N/A in normal operation. Safety glasses when handling.

Other Protective Clothing or Equipment: None

Work/Hygienic Practices: N/A

**SAFETY DATA SHEET**

OdorGone - 2017

Page 2

**SECTION 9 - PHYSICAL AND CHEMICAL PROPERTIES**

Boiling Point: 212°F@ mm Hg	Vapor Pressure: 17.7
Melting Point: *N/A°C	Vapor Density: N/A
Specific Gravity: 1.0	VOC: None
Solubility in water: 100%	Evaporation Rate: (Butyl Acetate = 1) <1
pH: 6.5	Appearance and Odor: Opaque Liquid / Fresh Natural Scent

**SECTION 10 - STABILITY AND REACTIVITY**

This product presents no significant reactivity hazard. It is stable and will not react violently with water. Hazardous polymerization will not occur. Avoid contact or contamination with oxidizing agents

**SECTION 11 - TOXICOLOGICAL INFORMATION**

Eye Effects	Moderately irritating
Skin Effects	Irritation: May be slightly irritating to sensitive skin Absorption: LD50>500,000 +/- mg/kg Sensitization: Positive

**SECTION 12 - ECOLOGICAL INFORMATION**

Biodegradable	Yes
Non-Toxic	Yes
USDA	C-1
Plants	No effect on plants known to OG Industries, Inc with normal use
Animals	Avoid eye contact. Do not let them eat or drink

**SECTION 13 - DISPOSAL CONSIDERATIONS**

Waste Disposal Methods:, Triple rinse and recycle.

**SECTION 14 - TRANSPORTATION INFORMATION**

May be shipped normally as a non-hazardous material  
Class 55  
Schedule B 3301195160

**SECTION 15 - REGULATORY INFORMATION**

OdorGone does not contain any substance included in the following lists of toxic chemicals and wastes:

OSHA, 29 CFR 1910.1200  
TSCA There is no required reporting or other compliance required by TSCA Section 8  
Canadian DSL  
EINECS.  
RCRA List (40 CFR 261, Subparts C & D).  
SARA 313 List (40 CFR 372.65) and percentages  
California Proposition 65 List  
DOT List (49 CFR 172.101 Appendix) and Reportable quantities  
EPCRA Section 302

NEW JERSEY RIGHT-TO-KNOW: (Trade Secret Registration Number)...NJTSRN-09609

**SECTION 16 - OTHER INFORMATION**

The information in this SDS was obtained from current and reliable sources. However, the data is provided without any warranty, expressed or implied, regarding its correctness or accuracy. Since the conditions for use, handling, storage and disposal of the product are beyond OG Industries, Inc. control; it is the user's responsibility both to determine safe conditions for use of this product and to assume liability for loss, damage or expense arising out of the product's improper use. No warranty, expressed or implied regarding the product described herein shall be created by or inferred from any statement or omission in this SDS. Various Government agencies (e.g. DOT, EPA, FDA) may have Specific regulations concerning the transportation, handling, storage, use or disposal of this product which may not be reflected in this SDS. The user should review those regulations to ensure full compliance.

# OdorGone®...”Eco-Degradable”

**OdorGone®** is manufactured by an Exothermic Reaction Synthesis; creating a Proprietary One of a Kind Odor Neutralizer of non-toxic, “Eco-Degradable” botanical extracts. All have a long history of safety in use. The result of the process is a water base compound that features a semi-rigid, concave molecular structure. It has the unique ability to capture and hold malodor such as mercaptans, amines and sulphide.

We prefer to use the term "Eco-Degradable" rather than the more restrictive term bio-degradable. The reason is that degradation of **OdorGone®** can go on even without a living organism. Surely, bio-degradation goes on too, and ultimately every organic thing under the sun is subject to the attack of microorganisms such as animals, plants and fungi. In the case of **OdorGone®**, nature has built into the molecules some weak points such that they are destroyed naturally after performing their task, “Eco-Degrading” to biological inert fragments with the ultimate end residues being Odor Free carbon dioxide, salt and water. Therefore bringing the environment... *“Back to Natural”*



## OdorGone®

*“Performs Where Others Fail”*

Phone 1- 800 - 930 - 9227

Web [www.odorgone.com](http://www.odorgone.com)

Proudly Made in America

### Oyster Shell Composting Odor Control...New Haven, CT



# MATERIAL SAFETY DATA SHEET

OdorGone - 2013

Page 1

ANSI Format

Item 2.

## SECTION 1 - PRODUCT AND COMPANY IDENTIFICATION

Product Name **OdorGone®** OG Industries, Inc  
P.O. BOX 1286  
Havertown, PA. 19083  
USA

**For information or emergencies call:** (1-610-623-6747)... **In USA:** (1-800-930-9227)... **e-mail:** (pete@odorgone.com)

Issued Date January 1, 2013

## SECTION 2 - COMPOSITION / INFORMATION ON INGREDIENTS

Hazardous Ingredients(s): NONE. The specific identities of the ingredients of this mixture are considered by OG Industries, Inc. to be TRADE SECRETS, and are withheld in Accordance with the provisions of paragraph 1910.1200 of the Title 29 of the Code of Federal Regulations.

OdorGone does not contain any substance included in the following lists of toxic chemicals and wastes:

TSCA There is no required reporting or other compliance required by TSCA Section 8  
Canadian DSL  
EINECS.  
RCRA List (40 CFR 261, Subparts C & D).  
SARA 313 List (40 CFR 372.65) and percentages  
California Proposition 65 List  
DOT List (49 CFR 172.101 Appendix) and Reportable quantities

NEW JERSEY RIGHT-TO-KNOW: (Trade Secret registration Number)...NJTSRN-09609

## SECTION 3 - HAZARDS IDENTIFICATION

This mixture has not been tested as a whole. None of the ingredients are listed as carcinogens or potential carcinogens by NTP, IARC or OSHA. Medical Conditions Generally Aggravated by Exposure: None known to OG Industries

<b>Hazard Rating</b>		0 – Least
		1 – Slight
Health	1	2 – Moderate
Fire	0	3 – High
Reactivity	0	4 – Extreme

## SECTION 4 - FIRST AID MEASURES

Emergency and First Aid Procedures: N/A in normal operation.

Inhalation: None

Eye Contact: Flush immediately with clean water for at least 15 minutes. Contact a physician if irritation persists.

Skin Contact: Flush with fresh water

Ingestion: Give milk or water, induce vomiting. Get medical attention immediately or call emergency medical center. Never give anything by mouth to an unconscious person. Get medical attention immediately.

## SECTION 5 - FIRE FIGHTING MEASURES

Flash Point: None (TCC) Flammable Limits: \*N/A

Extinguishing Media: Carbon Dioxide, dry chemical or Foam.

Special Fire Fighting Procedures: None.

Unusual Fire and Explosion Hazards: None known to OG Industries

## SECTION 6 - ACCIDENTAL RELEASE MEASURES

Steps to be taken if Material is Released or Spilled: Flush small amounts into drain. Collect and return large amounts to container.

## SECTION 7 - HANDLING AND STORAGE

Handling and Storage precautions: Store in a cool, dry area. Keep containers tightly closed and upright when not in use. If frozen, thaw and mix to make usable. Other Precautions: DOT Class not required. Good manufacturing practices dictate that an eyewash fountain and/or safety shower should be available in the work area.

# MATERIAL SAFETY DATA SHEET

OdorGone - 2013

Page 2

ANSI Format

Item 2.

## SECTION 8 - EXPOSURE CONTROLS

Do not eat, drink or  
Do not use for personal hygiene.  
Incidental skin contact is not harmful  
Respiratory Protection: None  
Allergy / Asthma: None Known...If you have a condition please take all necessary precautions to ensure your safety.  
Ventilation: None  
Protective Gloves: None  
Eye Protection: N/A in normal operation. Safety glasses when handling.  
Other Protective Clothing or Equipment: None  
Work/Hygienic Practices: N/A

## SECTION 9 - PHYSICAL AND CHEMICAL PROPERTIES

Boiling Point: 212°F@ mm Hg	Vapor Pressure: 17.7
Melting Point: *N/A°C	Vapor Density: N/A
Specific Gravity: 1.0	VOC: None
Solubility in water: 100%	Evaporation Rate (Butyl Acetate = 1) <1
pH 6.5	Appearance and Odor: Clear / Milky Liquid, Citrus/ Floral odor. Product may appear rosy colored.

## SECTION 10 - STABILITY AND REACTIVITY

This product presents no significant reactivity hazard. It is stable and will not react violently with water. Hazardous polymerization will not occur.  
Avoid contact or contamination with oxidizing agents

## SECTION 11 - TOXICOLOGICAL INFORMATION

Eye Effects	Moderately irritating
Skin Effects	Irritation: Slightly irritating
	Absorption: LD50>500,000 +/- mg/kg
	Sensitization: Positive

## SECTION 12 - ECOLOGICAL INFORMATION

Biodegradable	Yes
Non-Toxic	Yes
USDA	C-1
Plants	No effect on plants known to OG Industries, Inc with normal use
Animals	Avoid eye contact. Do not let them eat or drink

## SECTION 13 - DISPOSAL CONSIDERATIONS

Waste Disposal Methods:, Triple rinse and recycle.

## SECTION 14 - TRANSPORTATION INFORMATION

May be shipped normally as a non-hazardous material

Class	55
Schedule B	3301195160

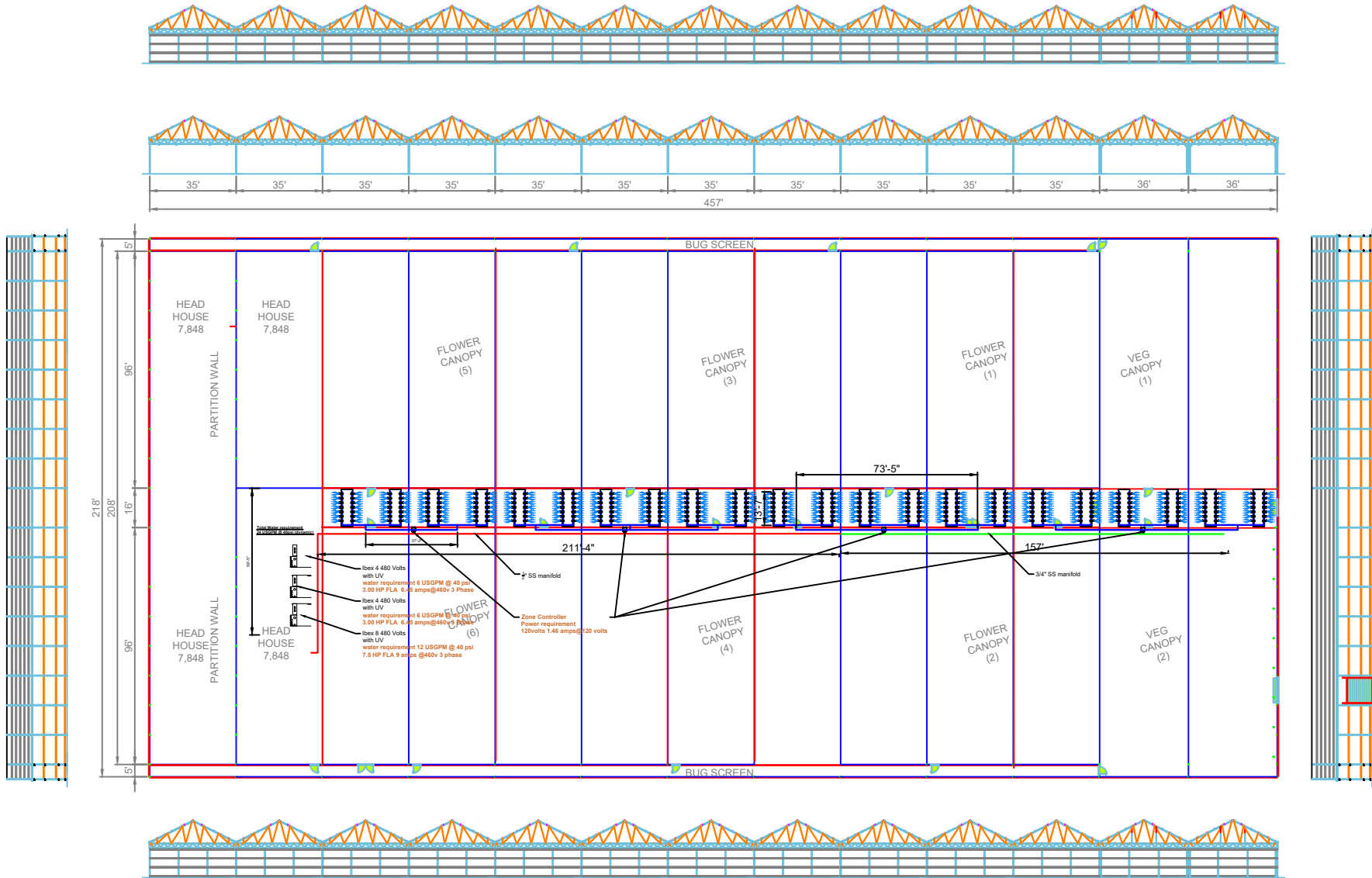
## SECTION 15 - REGULATORY INFORMATION

NA

## SECTION 16 - OTHER INFORMATION

The information in this MSDS was obtained from current and reliable sources. However, the data is provided without any warranty, expressed or implied, regarding its correctness or accuracy. Since the conditions for use, handling, storage and disposal of the product are beyond OG Industries control; it is the user's responsibility both to determine safe conditions for use of this product and to assume liability for loss, damage or expense arising out of the product's improper use. No warranty, expressed or implied regarding the product described herein shall be created by or inferred from any statement or omission in this MSDS. Various Government agencies (e.g. DOT, EPA, FDA) may have Specific regulations concerning the transportation, handling, storage, use or disposal of this product which may not be reflected in this MSDS. The user should review those regulations to ensure full compliance.

Item 2.



UNLESS OTHERWISE SPECIFIED  
 DIMENSIONS ARE IN INCHES  
 TOLERANCES: 0.005  
 FRACTIONAL: ±  
 ANGULAR MATCH: ± BEND ±  
 TWO PLACE DECIMAL ±  
 THREE PLACE DECIMAL ±  
 INTERPRET GEOMETRIC TOLERANCE PER  
 MATERIAL  
 FINISH:

**MicroCool**  
 Thousand Palms CA USA  
 +1-760-322-1111  
 info@microcool.com  
 www.microcool.com

DATE	BY	DESCRIPTION

REVISIONS

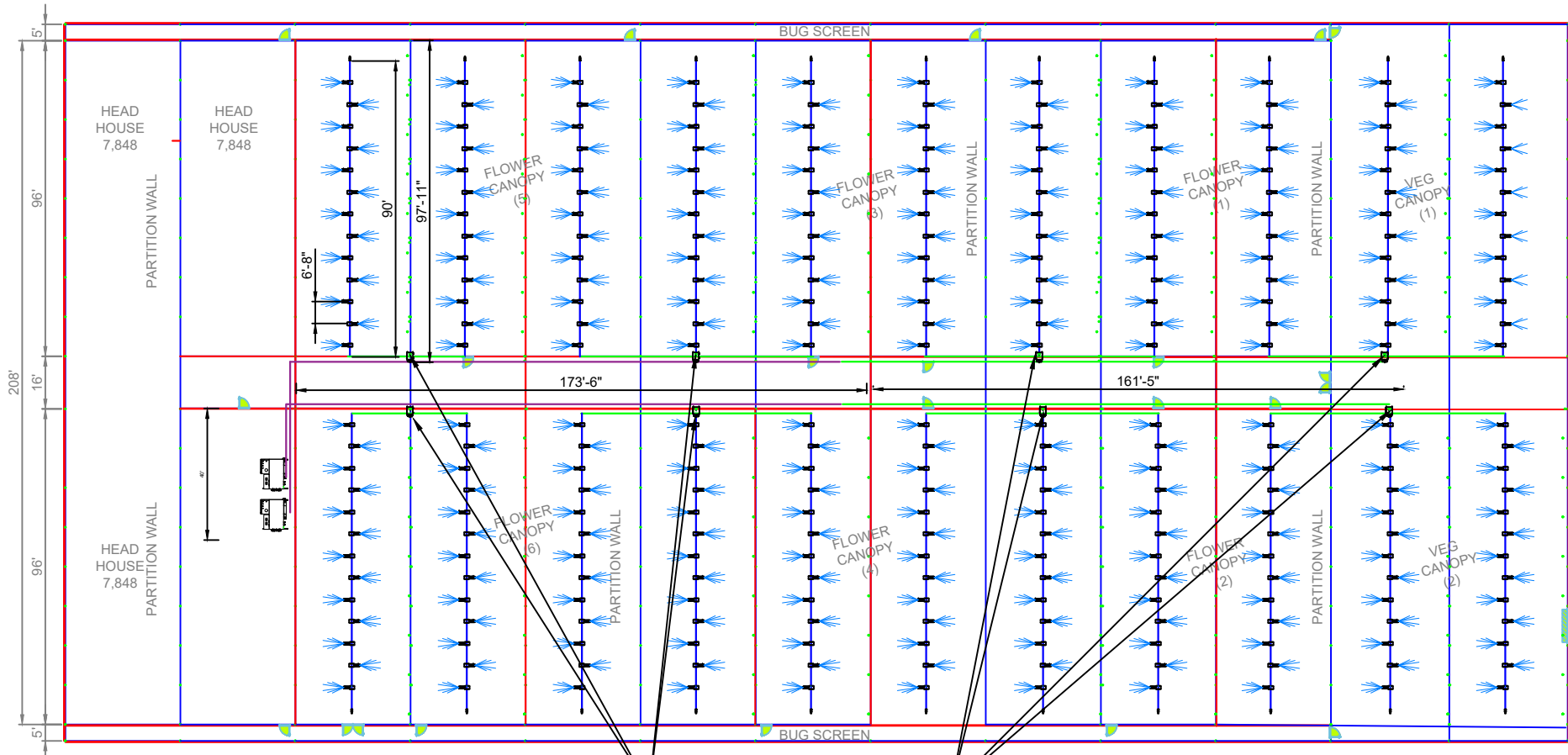
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 The drafter preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the owner of these plans.

DRAWN: --	SCALE: NTS
DESIGNED: --	JOB NUMBER: ----
CHECKED: --	DATE: --/--/2021

**21254-C**  
 NextG3N  
 Coachella  
 Odor  
**FOG SYSTEM LAYOUT**

1  
 OF 1 SHEETS  
 REVISION #

Item 2.



**Zone Controller  
Power requirement  
120volts 1.46 amps@120 volts**

UNLESS OTHERWISE SPECIFIED  
 DIMENSIONS ARE IN INCHES  
 TOLERANCES: 0.005  
 FRACTIONAL: ±  
 ANGULAR MATCH: ± BEND ±  
 TWO PLACE DECIMAL ±  
 THREE PLACE DECIMAL ±  
 INTERPRET GEOMETRIC TOLERANCE PER  
 MATERIAL  
 FINISH:

**MicroCool**  
 Thousand Palms CA USA  
 +1-760-322-1111  
 info@microcool.com  
 www.microcool.com

DATE	BY	DESCRIPTION

REVISIONS

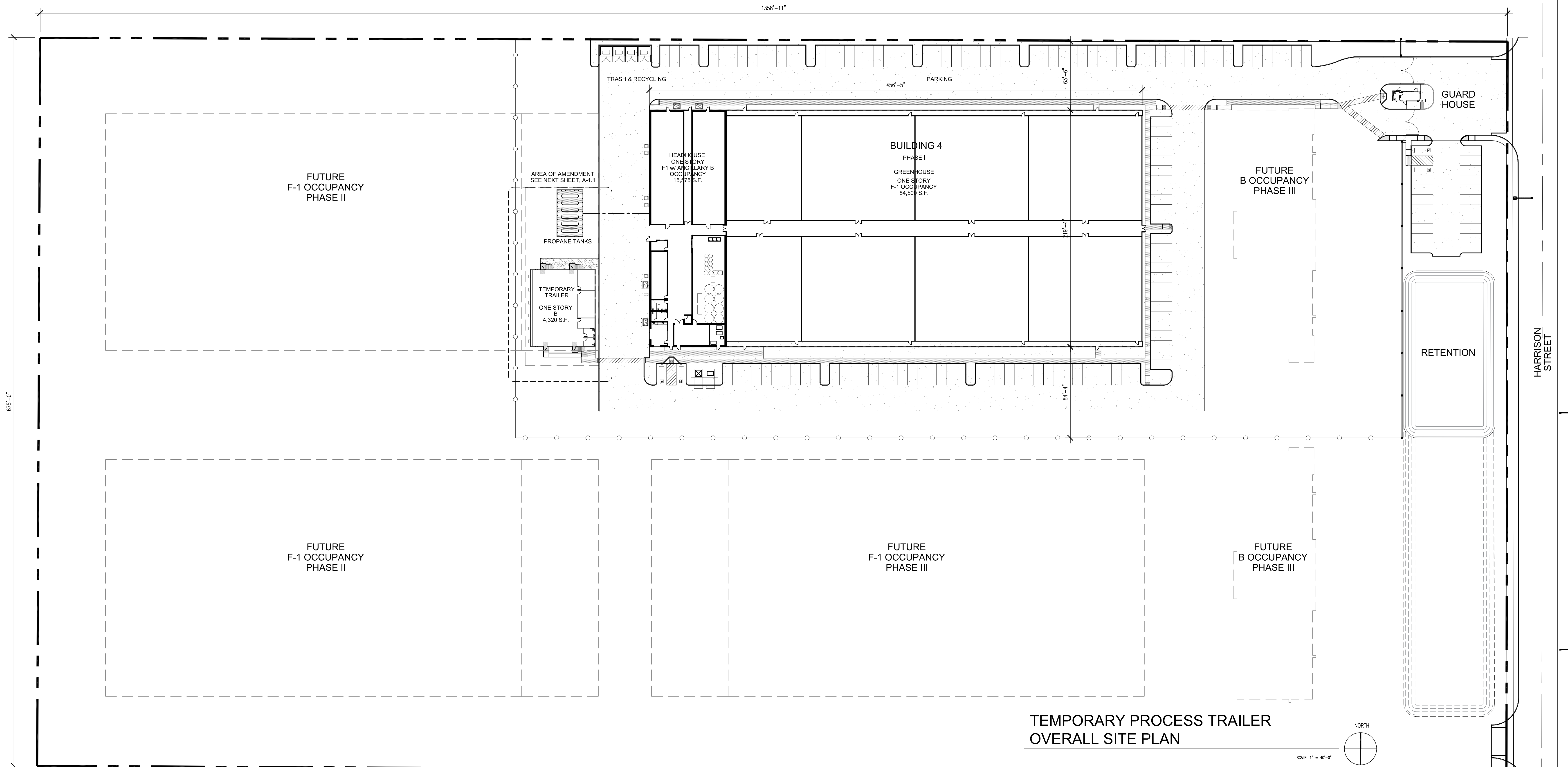
**UNAUTHORIZED CHANGES & USES:**  
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DRAWN: --	SCALE: NTS
DESIGNED: --	JOB NUMBER: ----
CHECKED: --	DATE: --/--/2021

**21254-C**  
 NextG3N Coachella  
 Humidity Control  
**FOG SYSTEM LAYOUT**

1  
OF 1 SHEETS

REVISION #



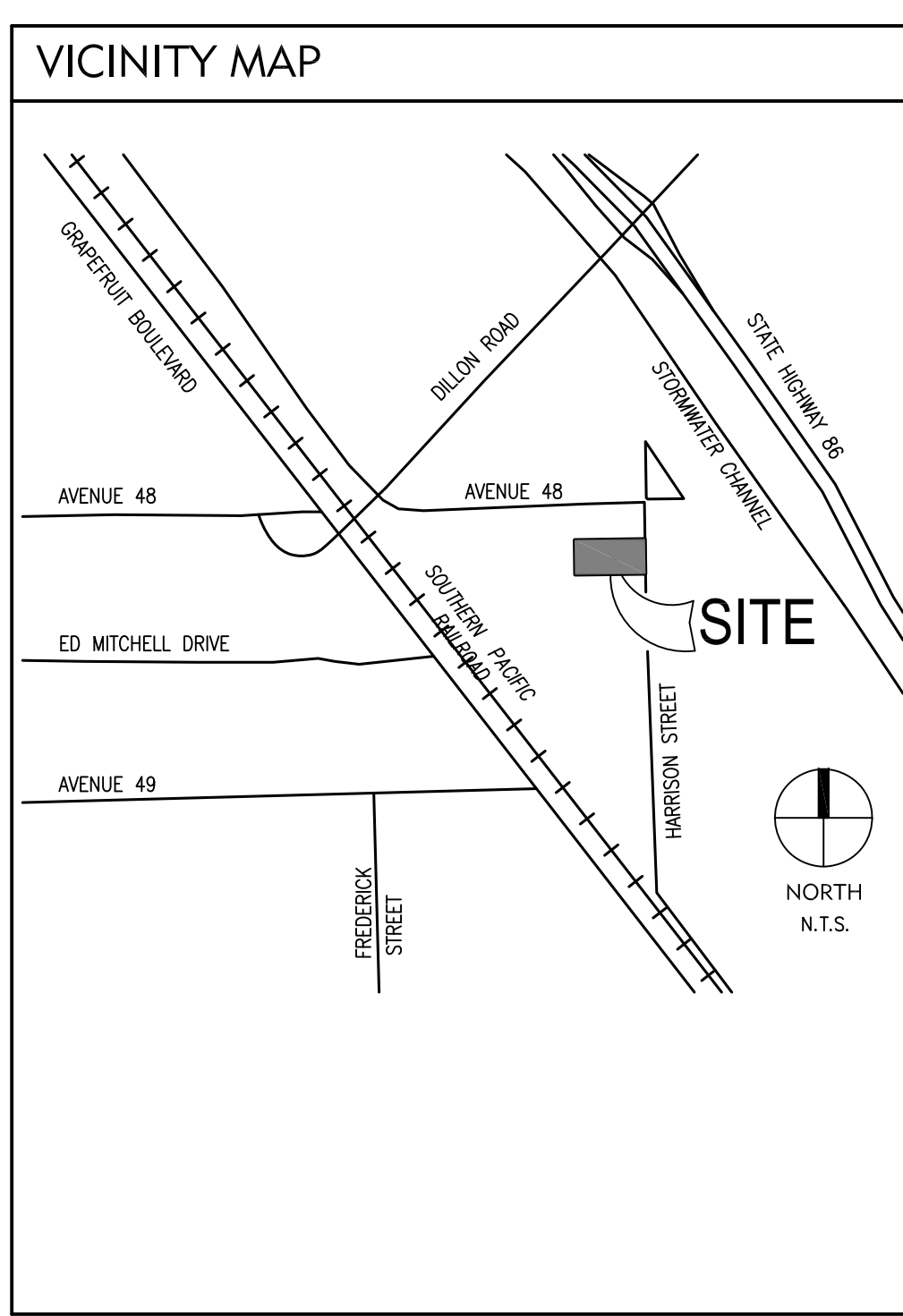
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 3479 Kurtz St.  
 San Diego, CA 92110  
 619-298-9111  
 mgsharon.com

74020 Alessandro Dr. Suite F  
 Palm Desert, CA 92260  
 mgsharon.com

**Desert Rock Development**  
**COACHELLA RESEARCH PARK #2 PHASE 1**  
**48451 Harrison Street**  
**Coachella, California**

TEMPORARY PROCESS TRAILER  
 OVERALL SITE PLAN



**PROJECT DIRECTORY**

**OWNER:**  
 DESERT ROCK DEVELOPMENT  
 72100 MAGNESA FALLS DRIVE, STE. 2  
 RANCHO MIRAGE, CA 92270  
 PHONE: (760) 837-1880 O  
 PHONE: (760) 465-5308 C  
 E-MAIL: bill@desertrockdev.com  
 CONTACT: BILL SANCHEZ

**ARCHITECT:**  
 McGEE SHARON ARCHITECTS  
 3479 KURTZ STREET  
 SAN DIEGO, CA 92110  
 PHONE: (619) 299-9111  
 E-MAIL: wsharon@mcgeesharon.com  
 CONTACT: BILL SHARON, ARCHITECT

**CONTRACTOR:**  
 CAPITAL BUILDING SERVICES  
 72100 MAGNESA FALLS, STE. 2  
 RANCHO MIRAGE, CA 92270  
 PHONE: (760) 776-3800  
 E-MAIL: bill@buildwithcapital.com  
 CONTACT: BILL SANCHEZ, GENERAL CONTRACTOR

**PERMIT NO.**

**BUILDING 4:**  
 COACHELLA: BL 2022-02-15612  
 RVCFD: FPCBP1900221

**GUARDHOUSE:**  
 COACHELLA: BL 2022-02-15611  
 RVCFD: FPCBP2100600

**SHEET INDEX**

AS-1.0 OVERALL SITE PLAN AND GENERAL NOTES  
 AS-1.1 SITE PLAN  
 A-1.0 ENLARGED PLAN- TRAILER AND PROPANE FARM

**GOVERNING CODES**

2019 CALIFORNIA BUILDING CODE  
 2019 CALIFORNIA ELECTRICAL CODE  
 2019 CALIFORNIA MECHANICAL CODE  
 2019 CALIFORNIA PLUMBING CODE  
 2019 CALIFORNIA FIRE CODE  
 2019 CALIFORNIA ENERGY CODE  
 2019 CALIFORNIA GREEN BUILDING CODE

**PROJECT DATA**

**JOB ADDRESS:**  
 84811 AVENUE 48  
 COACHELLA, CA 92236

**ASSESSORS PARCEL NUMBER:**  
 603-232-023

**LEGAL DESCRIPTION:**  
 (603-232-023)  
 PARCEL 4 AS SHOWN BY PARCEL MAP No. 24 IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 39, PAGE 97 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**SITE AREA:**  
 APPROX. 11,275 S.F.

**ZONING:**  
 I-1 (LIGHT INDUSTRIAL DISTRICT)

**PROPOSED USE:**  
 OFFICE

**OCCUPANCY/LOAD:**  
 "B" OCCUPANCY; 14 OCCUPANTS

**CONSTRUCTION TYPE:**  
 PRE-MANUFACTURED

**SCOPE OF WORK**

INSTALLATION OF PRE-MANUFACTURED TRAILER FOR TEMPORARY OFFICE USE AND ASSOCIATED UTILITY HOOK-UPS; SITE IMPROVEMENTS NECESSARY FOR ACCESSIBLE ACCESS TO AND FROM THE MAIN BUILDING AND PARKING; AND THE INSTALLATION OF PROPANE TANKS ON CONCRETE BASE, ALONG WITH ASSOCIATED UNDERGROUND PIPING TO PROVIDE PROPANE DELIVERY TO ADJACENT GREENHOUSES

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Drawing Date 08/22/2022  
 Scale AS NOTED  
 Job # 6562  
 Revisions  
 SITE UPDATE 08/22/22

Sheet Number  
**AS-1.0**

**OVERALL SITE PLAN**

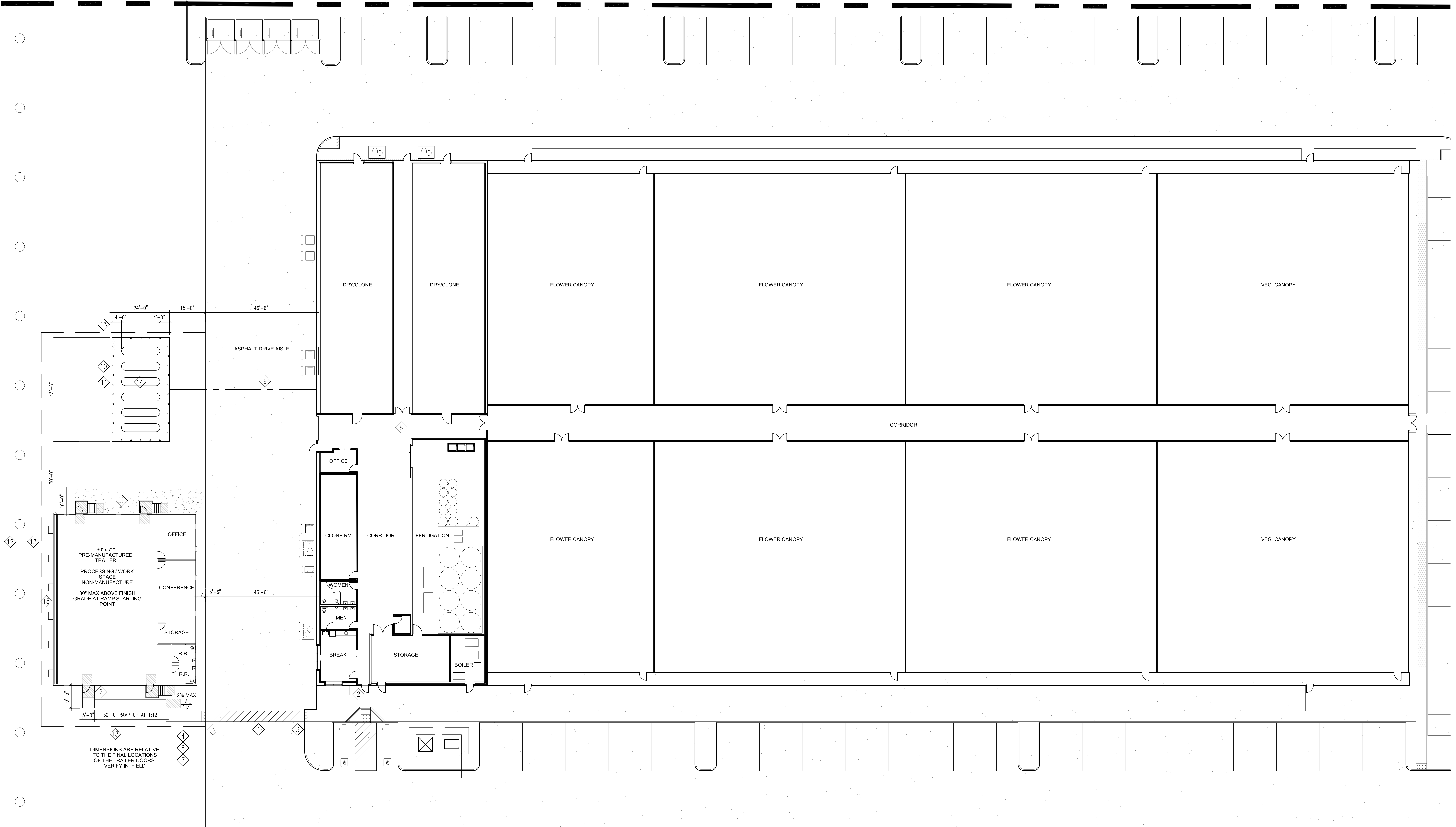


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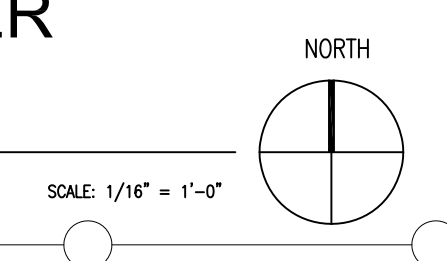
74020 Alessandro Dr., Suite F  
Palm Desert, CA 92260  
mgshar@sharon.com

3479 Kurtz St.  
San Diego, CA 92110  
619-298-9111

Desert Rock Development  
COACHELLA RESEARCH PARK #2 PHASE 1  
48451 Harrison Street  
Coachella, California



TEMPORARY PROCESSING TRAILER  
SITE PLAN



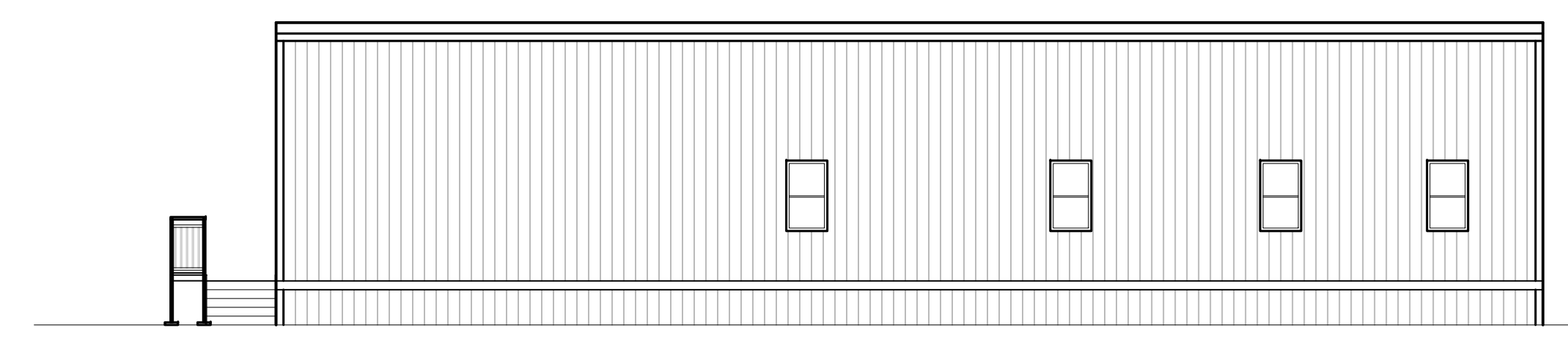
DIMENSIONS ARE RELATIVE TO THE FINAL LOCATIONS OF THE TRAILER DOORS. VERIFY IN FIELD

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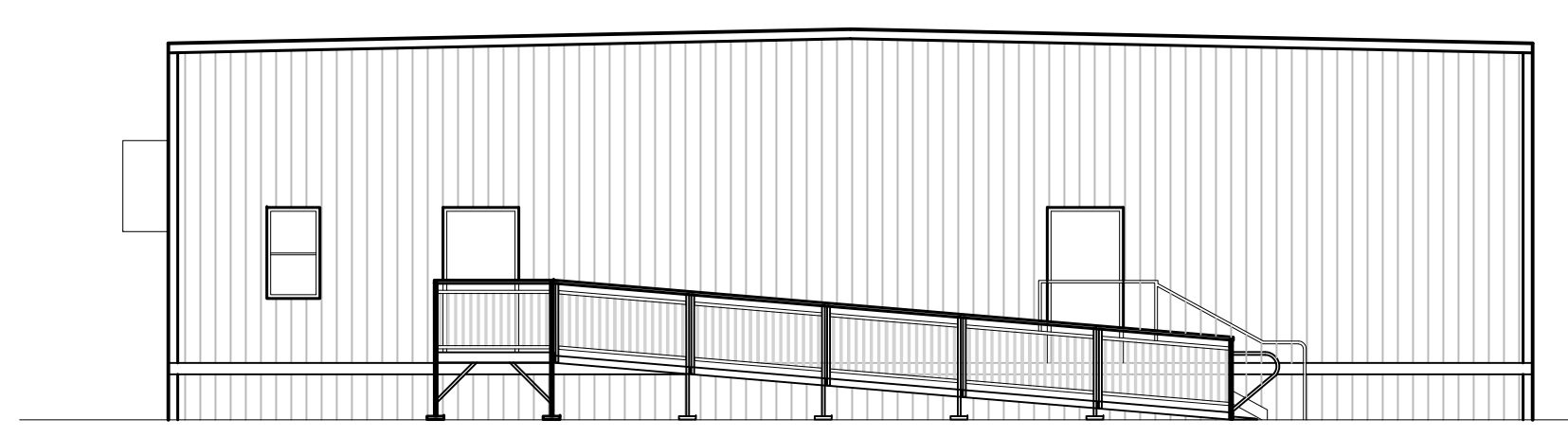
Drawing Date 08/22/2022  
Scale AS NOTED  
Job # 6562  
Revisions  
SITE UPDATE 08/22/22

Sheet Number  
**AS-1.1**  
PHASE 1 SITE PLAN

KEYNOTES	
①	ACCESSIBLE PATH OF TRAVEL
②	ACCESSIBLE BUILDING ENTRANCE
③	DETECTABLE WARNING STRIP (TRUNCATED DOMES)
④	2 1/2" HIGH STRENGTH CONCRETE SIDEWALK
⑤	GRAVEL WALKING BASE
⑥	36" LONG x WIDTH OF STAIR CLEAR LANDING AT STAIRS
⑦	72" LONG x WIDTH OF RAMP CLEAR LANDING AT RAMPS
⑧	PERMITTED GREENHOUSE AND HEADHOUSE BUILDING
⑨	2 1/2" UNDERGROUND PROPANE GAS LINE TO HOOKUP AT EXISTING BUILDING
⑩	CONCRETE BASE
⑪	GROUT FILLED METAL BOLLARDS AT 4'-0" O.C.
⑫	EXISTING FENCE
⑬	APPROX. AREA OF WORK
⑭	1000 GAL. PROPANE TANKS
⑮	A.C. UNITS ATTACHED TO TRAILER



EAST ELEVATION



SOUTH ELEVATION

KEYNOTES

- 1 ACCESSIBLE PATH OF TRAVEL
- 2 ACCESSIBLE BUILDING ENTRANCE
- 3 DETECTABLE WARNING STRIP (TRUNCATED DOMES)
- 4 2 1/2" HIGH STRENGTH CONCRETE SIDEWALK
- 5 GRAVEL WALKING BASE
- 6 36" LONG x WIDTH OF STAIR CLEAR LANDING
- 7 72" LONG x WIDTH OF RAMP CLEAR LANDING
- 8 EXISTING BUILDING
- 9 2 1/2" UNDERGROUND PROPANE GAS LINE TO HOOKUP AT EXISTING BUILDING
- 10 CONCRETE BASE
- 11 GROUT FILLED METAL BOLLARDS AT 4'-0" O.C.
- 12 EXISTING FENCE
- 13 APPROX. AREA OF WORK
- 14 1000 GAL. PROPANE TANKS
- 15 A.C. UNITS ATTACHED TO TRAILER

**McGEE SHARON ARCHITECTS**  
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3479 Kurtz St.  
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**Desert Rock Development**  
**COACHELLA RESEARCH PARK #2 PHASE 1**  
 48451 Harrison Street  
 Coachella, California

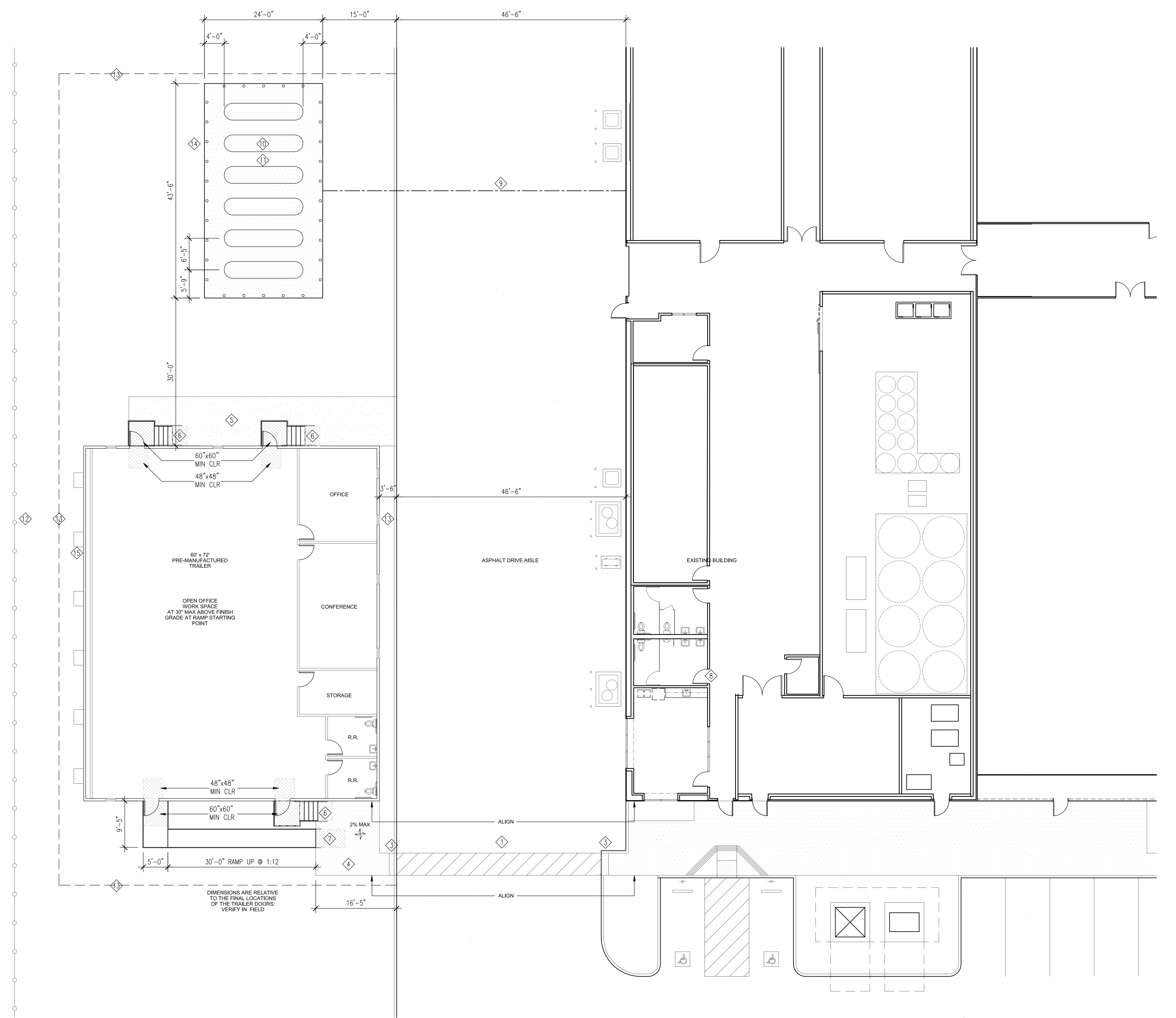
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Drawing Date 08/22/2022  
 Scale AS NOTED  
 Job # 6562  
 Revisions

SITE UPDATE 8/22/22

Sheet Number  
**A-1.0**

**TEMP. TRAILER & PROPANE - PLAN**



**TEMPORARY PROCESSING TRAILER  
 ENLARGED PLAN**

NORTH  
 SCALE: 1/8" = 1'-0"

**RESOLUTION NO. 2019-02**

**A RESOLUTION OF THE CITY OF COACHELLA CITY COUNCIL APPROVING ARCHITECTURAL REVIEW (AR 17-04) MODIFICATION AND CONDITIONAL USE PERMIT (CUP 280) MODIFICATION NO. 1 TO ALLOW THE DEVELOPMENT OF A CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A FIVE HUNDRED TWENTY THOUSAND, FIVE HUNDRED FIVE THOUSAND SQUARE FOOT COMMERCIAL CANNABIS CULTIVATION, MANUFACTURING AND DISTRIBUTION FACILITY, INCLUDING COMMON PARKING AND LANDSCAPING, ON A TOTAL OF 20 ACRES OF LAND IN THE MANUFACTURING WRECKING YARD (M-W) ZONE LOCATED AT 48-451 HARRISON STREET, DESERT ROCK DEVELOPMENT LLC APPLICANT.**

**WHEREAS**, Desert Rock Development LLC filed applications for Architectural Review No. 17-04, modification, and attendant applications for Conditional Use Permit 280, Modification No. 1, Variance 18-05 and a Development Agreement to allow a 505,520 square foot commercial cannabis cultivation, manufacturing and distribution facility that proposes 2- three story buildings and 4 greenhouse structures that will be constructed on a total of 20 acres of land. Architectural Review 17-04 is proposed for the 4 greenhouse structures and 2, 3 story buildings located at 48-451 Harrison Street, Assessor’s Parcel No. 603-110-001 (“Project”); and,

**WHEREAS**, the Planning Commission conducted a duly noticed public hearing on Architectural Review No. 17-04 modification, Conditional Use Permit 280, Modification No. 1, Variance 18-05 and the Development Agreement on November 28, 2018 in the Council Chambers, 1515 Sixth Street, Coachella, California; and,

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

**WHEREAS**, the Project is permitted pursuant to Chapter 17.38 of the Coachella Municipal Code, and the attendant applications for a Conditional Use Permit, Architectural Review, Variance and Development Agreement to allow the Project; and,

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

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

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

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

**WHEREAS**, an Addendum to the Mitigated Negative Declaration was prepared and considered for the proposal pursuant to the California Environmental Quality Act, as amended; and,

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

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Coachella, California does hereby approve Architectural Review 17-04 modification and Conditional Use Permit No. 280, Modification No. 1, subject to the findings listed below and the attached Conditions of Approval for the Desert Rock 2 Commercial Cannabis Project (contained in “Exhibit A” and made a part herein).

**Findings for Architectural Review #17-04 Modification and Conditional Use Permit #280, Modification No. 1:**

1. The Project is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has an Industrial District land use designation that allows for the proposed development. The proposed uses on the site are in keeping with the policies of the Industrial District land use classification and the Project is internally consistent with other General Plan policies for this type of development.

2. The Project is in compliance with the applicable land use regulations and development standards of the City’s Zoning Code. The Project complies with applicable M-W (Wrecking Yard) zoning standards as proposed.


3. Every use, development of land and application of architectural guidelines and development standards shall be considered on the basis of the suitability of the site for a particular use or development intended, and the total development, including the prescribed development standards, shall be so arranged as to avoid traffic congestion, ensure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and shall be in accord with all elements of the general plan. The Project site is within the Industrial District land use designation of the City’s General Plan. This category provides for a broad spectrum of industrial land uses. The proposed uses are compatible with existing adjacent uses that include similar industrial land uses.

4. The Project will be compatible with neighboring properties with respect to land development patterns and application of architectural treatments. The plans submitted for this Project proposes a total of two three-story buildings and four greenhouse structures that propose 505,520 square feet for commercial cannabis cultivation, manufacturing and distribution facilities. Surrounding properties to the north, east and west contain similar M-W zoning on which several commercial cannabis projects have been approved and are in various stages of construction. An industrial park development has been approved on property immediately south


of the subject site. As such, the Project will be in keeping with the scale, massing, and aesthetic appeal of the existing area and future development. The buildings will be set back from property lines and street frontages to mitigate the impacts upon loss of sunlight to neighboring lots.

5. An Addendum to the Initial Environmental Study was prepared for this Project, pursuant to the California Environmental Quality Act Guidelines (CEQA Guidelines) and mitigation measures have been recommended in order to reduce the environmental effects of the project to a level of less than significant. The Project will not have any significant adverse effects on the environment.

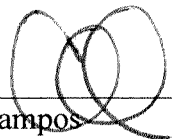
**PASSED, APPROVED and ADOPTED** this 13<sup>th</sup> day of February, 2019.

  
\_\_\_\_\_  
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. 2019-02 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 13<sup>th</sup> day of February, 2019 by the following vote of Council:

AYES: Councilmember Bautista, Councilmember Beaman Jacinto, Councilmember Gonzalez, Mayor Pro Tem Martinez, and Mayor Hernandez.

NOES: None.

ABSENT: None.

ABSTAIN: None.

  
\_\_\_\_\_  
Andrea J. Carranza, MMC  
Deputy City Clerk

**“EXHIBIT A”**

**CONDITIONS OF APPROVAL FOR THE DESERT ROCK NO. 2  
DEVELOPMENT INCLUDING CONDITIONAL USE PERMIT (CUP 280),  
MODIFICATION NO. 1, ARCHITECTURAL REVIEW (AR 17-04)  
MODIFICATION AND TENTATIVE PARCEL MAP NO. 37266**

**General Conditions:**

1. Conditional Use Permit No. 280, Modification No. 1 hereby approves the development of a commercial cannabis cultivation complex as shown on the submitted plans totaling 505,520 square feet and common parking and security fencing. Prior to the issuance of building permits, the applicant or successor in interest shall execute the Development Agreement with the City of Coachella that has been prepared for the Desert Rock 2 Project.
2. Architectural Review (AR 17-04) Modification and Conditional Use Permit (CUP 280), Modification No. 1, shall be valid for 12 months from the effective date of said City Council approvals unless an extension of time is requested by the applicant and granted by the Planning Commission. Issuance of building permits and pursuit of construction will vest the Architectural Review and Conditional Use Permit.
3. The construction of all new structures shall be in conformance with construction drawings and landscaping plans designed in accordance for the Desert Rock No. 2 Project as modified and conditions of approval imposed below:
  - a. All exterior building materials and colors shall substantially match the exhibits submitted with the Desert Rock No. 2 Development applications as modified.
  - b. Conditional Use Permit No. 280 hereby approves the development of a commercial cannabis cultivation complex as shown on the submitted plans totaling 505,520 square feet and common parking, landscaping and security fencing.
  - c. Pursuant to Ordinance 1109, a Regulatory Permit must be issued by the Coachella City Manager prior to the issuance of a business license.
  - d. All fencing or garden walls shall be subject to issuance of a separate building permit by the City Building Division.
  - e. All parking lot lighting for the Project shall be consistent with the architectural design exhibits of the Project, as approved by the Development Services Director.
  - f. All masonry perimeter walls and garden walls shall be decorative masonry with decorative cap subject to review by the Development Services Director, and subject to the City’s Building Codes.

- g The applicant shall add a row of shade trees along the southern and western property boundaries to screen the buildings from view to the surrounding streets.
4. All plans, as shown, are considered “conceptual,” subject to revisions as called out by the conditions of this resolution. The plans shall not be stamp-approved until all conditions requesting revisions have been satisfied during the building plan check process. Any substantial changes to the plans, including changes shown on future building permit plans deemed by Staff to not be within substantial conformance with this approval, will require an amendment to the approval of Architectural Review No. 17-04, including architectural features, materials, and site layout.
  5. The project shall comply with all applicable codes, laws and regulations, regardless of whether they are listed in these conditions. This includes conformance with the requirements of the adopted U.B.C., U.P.C., U.M.C., N.E.C., including all requirements of the South Coast Air Quality Management District, the Riverside County Fire Department and any requirements by any other agency having jurisdiction on the project.
  6. The applicant shall defend, indemnify and hold harmless the City of Coachella, its officials, officers, employees, and agents from and against any claim, action, or proceeding against the City, its officials, officers, employees or agents to attack, set aside, void or annul any project approval or condition of approval of the city concerning this project, including but not limited to any approval or condition of approval or mitigation measure imposed by the City Council or Planning Commission. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officials, officers, employees and agents in the defense of the matter. The applicant shall execute an indemnification agreement, in a form acceptable to the City Attorney, within five days of the effective date of this approval.
  7. All plan submittals are the responsibility of the developer; this includes plan submittals to the City of Coachella, the Riverside County Fire Department or to other agencies for whom plan review and approval is required.

**Mitigation Measures – Air Quality:**

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

**Mitigation Measures – Hazards and Hazardous Materials:**

9. Prior to any land disturbance, including grading or construction, the following mitigation measures shall be implemented:



- a) Prior to demolition, an asbestos inspection of onsite structures shall be conducted by a qualified professional in accordance with currently accepted methods and protocols. The inspection shall include, but not be limited to visual inspection, sampling, and laboratory analysis for the presence of asbestos products, including asbestos-containing material (ACM) and asbestos-containing construction material (ACCM). Polarized Light Microscopy and other methods consistent with the US EOA 600 method shall be applied to this investigation. A comprehensive report that documents methods, findings, and appropriate mitigation measures and/or recommendations shall be provided to the City.
- b) Prior to demolition, a lead-based paint inspection of onsite structures shall be conducted by a qualified professional in accordance with currently accepted methods and protocols. Inspections shall be carried out in accordance with US Department of Housing and Urban Development (HUD) guidelines, as well as OSHA Lead Exposure in Construction, Code of Federal Regulations, Title 29, Section 1926. The inspection shall include, but not be limited to visual inspection, sampling, and analysis of materials suspected of containing lead paint or other lead-based materials and coatings. A comprehensive report that documents methods, findings, and appropriate mitigation measures and/or recommendations shall be provided to the City.
- c) Prior to the start of any activity that might disturb materials potentially containing asbestos, lead, and/or other hazardous or potentially hazardous materials, a qualified and licensed contractor shall be hired to complete necessary abatement procedures. All demolition and other project related actions that might potentially disturb hazardous materials shall be performed by properly trained and qualified personnel. Remediation actions are expected to include but will not be limited to the following:
1. *Each part of the building from which asbestos is being removed shall, as appropriate, be sealed off in order to prevent contamination of the other area. Methods of area containment may include polyethylene film, duct tape, negative air pressure machines and other appropriate means depending on the type of asbestos materials encountered.*
  2. *Specially designed vacuum cleaners that are designed for asbestos containment (class H) can be safely used when cleaning up during and after asbestos removal.*
  3. *Removed asbestos and materials with embedded or coated with asbestos shall, as appropriate, be double wrapped in plastic and driven to a landfill.*
- d) If surficial or buried materials within the project site are found to contain potentially hazardous materials (such as: asbestos-containing material, lead-based paint, and mercury or PCB-containing material) such materials shall be removed properly prior to any further site disturbance in the affected area, and disposed of at appropriate landfills or recycled, in accordance with the regulatory guidance provided in California Code of Regulation (CCR) and following the requirements of the Universal Waste Rule (40 CFR part 9).

- e) During project construction and implementation, the handling, storage, transport, and disposal of all chemicals, including herbicides and pesticides, runoff, hazardous materials and waste used on, or at, the project site, shall be in accordance with applicable local, state, and federal regulations.
- f) Vapor Encroachment Screening shall be conducted in accordance with the ASTM Standard E2600-10 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions to identify the likelihood of migrating vapors to encroach on the subject property, thereby creating a Vapor Encroachment Condition (VEC). A complete report of findings and recommended mitigation measures, if any, shall be provided to the City prior to the issuance of building permits.
- g) A vapor intrusion risk evaluation shall be conducted in accordance with most recent version of the CalEPA Department of Toxic Substances Control's "Final Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air" to identify the likelihood of vapor intrusion into future buildings and potential impacts on indoor air quality. A complete report of findings and recommended mitigation measures, if any, shall be provided to the City prior to the issuance of grading and building permits.
- h) Butane extraction in both the interim and the permanent facilities shall be subject to the following requirements:
  - i. The City shall engage, at the applicant's expense, a qualified engineer or certified industrial hygienist to review and certify the plans for all components of the butane extraction process, including storage areas and quantities of butane to be stored, electrical systems, extraction machinery, gas monitoring equipment, extraction room ventilation, fire suppression systems and fireproofing of equipment and structures, consistent with current building, fire and electrical codes specific to this process. No building permits shall be issued, and no occupancy of the interim buildings permitted prior to written certification by the engineer.
  - ii. The applicant shall provide the City with copies of permits required by the South Coast Air Quality Management District, or a written confirmation that no permits are necessary.
  - iii. The applicant shall satisfy all requirements of the Fire Department relating to construction, operation, and emergency response. No building permits shall be issued, and no occupancy of the interim buildings shall be permitted prior to written approval by the Fire Department.

**Mitigation Measures – Cultural Resources:**

10. Approved Native American monitor(s) from the Agua Caliente Band of Cahuilla Indians and Twenty-Nine Palms Band of Mission Indian shall be present during any ground disturbing activities. Should human remains be uncovered, the Riverside County Coroner's Office shall be immediately contacted and all work halted until final disposition by the Coroner. Health Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made necessary findings as to the origin and disposition pursuant to Public Resources Code Section 5097.98. Shall the remains be determined to be of Native American descent, the Native American Heritage Commission shall be consulted to determine the appropriate disposition of said remains.
11. If the coroner determines that the remains are not recent and may be Native American, in accordance with Public Resource Code 5097.94, the coroner will notify the Native American Heritage Commission (NAHC) within 24 hours of the find. The NAHC will then determine the Most Likely Descendant (MLD). The City will work with the designated MLD to determine the final disposition of the human remains.

**Mitigation Measures – Traffic and Transportation:**

12. The applicant shall pay applicable City of Coachella Development Impact Fees (DIF) and County of Riverside Transportation Uniform Mitigation Fees (TUMF) in effect at that time.
13. Five (5) sets of copies of check prints. The applicant shall pay all necessary plan check, permit, and inspection fees. Fees will be determined when plans are submitted to the City Engineering Department for plan check.
14. The applicant shall pay plan check fees of \$750.00 per sheet of improvement plans, and \$350.00 for PM 10 plan.

**Engineering-Final Map**

15. The Final Map shall comply with the Subdivision Map Act and City of Coachella Subdivision Ordinance.
16. All public streets shall be dedicated to The City of Coachella.
17. Prior to submittal of the final map to the City Council for approval, the applicant shall post securities (Bonds) to guarantee the installation of required improvements and a Subdivision Improvement Agreement shall be submitted to Engineering Division for City Engineer and City Attorney approval.
18. Prior to approval of the Final Map, the applicant shall resolve CVWD issues related to existing tile drains or irrigation mains located within the tract boundary or along the streets adjacent to the tract. If necessary, tile drains and irrigation lines shall be relocated and

easement documents prepared for the new location of any such lines. The easement shall be shown on the final map. Plans for the tile drain or irrigation relocation shall be submitted to CVWD for approval and a copy of the plans shall be submitted to the City for evaluation regarding possible conflict with City facilities. The applicant shall submit to the City approved copies of any such relocation plans.

**Engineering – Grading and Drainage:**

19. A precise grading/improvement plan, prepared by a California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
20. A Drainage Report, prepared by California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. The report shall contain a Hydrology Map showing on-site and off-site tributary drainage areas and shall be prepared in accordance with the requirements of the Riverside County Flood Control District. Adequate provisions shall be made to accept and conduct the existing tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. If the design of the project includes a retention basin, it shall be sized to contain the runoff resulting from a 10-year storm event and the runoff from a 100-year storm event shall be contained within basin with shallow ponding (3.5' max.). The basin shall be designed to evacuate a 10-year storm event within 72 hours. The size of the retention basin(s) shall be determined by the hydrology report and be approved by the City Engineer. Retention basin shall be provided with a minimum of 2.00 feet sandy soil if determined to contain silt or clay materials. Maximum allowable percolation rate for design shall be 10 gal./s.f./day unless otherwise approved by the City Engineer. A percolation test for this site is required to be submitted. A combination drywell vertical drain field shall be constructed at all points where runoff enters the retention basin. Drywell & vertical drain field design shall be based on soils borings made at the proposed drywell locations after the retention basins have been rough graded. Minimum depth shall be 45-feet. A log that includes sieve analysis for each strata of the borings shall be submitted to the City Engineer for confirmation of depth of the vertical drain fields. Underground retention under the proposed parking area will be considered as an alternative to surface retention subject to the approval of the City Engineer.
21. Site access improvements shall be in conformance with the requirements of Title 24 of the California Administrative Code. This shall include access ramps for off-site and on-site streets as required.
22. Applicant shall obtain approval of site access and circulation from Fire Marshall.
23. If applicant is planning to build a wall, separate permits shall be required for wall construction. The maximum height of any wall shall be limited to nine (9) feet as measured from an average of the ground elevations on either side.

**Engineering – Street Improvements:**

24. Street improvement plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check prior to issuance of encroachment permits. All street improvements including streetlights shall be designed and constructed in conformance with City Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 percent.
25. Applicant shall construct all off-site and on-site improvements including street pavement, curb, gutter, sidewalk, street trees, perimeter walls, perimeter landscaping and irrigation, storm drain, street lights, and any other incidental works necessary to complete the improvements. Driveways shall conform to City of Coachella standard for commercial driveways with a minimum width of 24.00 feet and curbed radius entrances.
26. Harrison Street is classified as a local industrial street with a right-of-way of 74 feet per the City of Coachella General Plan 2035. Applicant shall verify and dedicate land if necessary to comply with this requirement.
27. Water and Sewer connection and capacity fees must be paid in the Building Division prior to construction.
28. Applicant shall obtain an encroachment permit for any improvements constructed within public right-of-way including alleys.

**Engineering-Sewer and Water Improvements**

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

**Engineering – General:**

30. Prior to approval, the applicant shall resolve CVWD issues related to existing tile drains or irrigation mains located within the project boundary or along the streets adjacent to the property. If necessary tile drains and irrigation lines shall be relocated, and easement document prepared for the new location of any such lines. Plans for the tile drain or irrigation relocation shall be submitted to the City for evaluation regarding possible conflict with City facilities. The applicant shall submit to the City approved copies of any relocation plans. If the above referenced CVWD facilities do not need to be relocated as part of the project, they can remain as easements provided approved by CVWD.
31. The developer shall submit a Fugitive Dust Control and Erosion Control plan in accordance with Guidelines set forth by CMC and SCAQMD to maintain wind and drainage erosion and dust control for all areas disturbed by grading. Exact method(s) of such control shall be subject to review and approval by the City Engineer. No sediment is

to leave the site. Additional securities in amount of \$2,000 per acre of gross area, and a one-time cash deposit of \$2,000.00 are required to insure compliance with this requirement. No work may be started on or off site unless the PM-10 plan has been approved and the original plans are in the engineering department at the City of Coachella.

32. The applicant shall provide necessary utility easements for IID and underground overhead distribution lines. Applicant shall submit to the City a letter from IID that satisfies this requirement.
33. The applicant shall pay all necessary plan check, permit and inspection fees. Fees will be determined when plans are submitted to the City Engineering Department for plan check.
34. Applicant shall comply with the valley wide NPDES permit requirements including but not limited to submittal of a preliminary WQMP for plan review accompanied by a \$3,000 plan check deposit and a Final WQMP for final approval including executed maintenance agreement. All unused plan check fees will be refunded to the applicant upon approval of the Final WQMP.

### **Completion**

35. "As-built" plans shall be submitted to and approved by the City Engineer. Prior to acceptance of the improvements by the City, such plans, once approved, shall be given to the city on compact disk in AutoCAD format. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City.
36. Prior to the issuance of a certificate of occupancy, all public improvements, including landscaping and lighting of retention basins, and landscaped areas along the exterior streets, shall be completed to the satisfaction of the City Engineer. An engineering final inspection is required.

### **Development Services – Landscaping:**

37. Final landscaping and irrigation plans shall be submitted to the Development Services Department for review and approval. Said plans shall conform to the landscaping plan submitted as part of the subject Architectural Review, and as conditioned herein.
38. Prior to the issuance of building permits, the applicant shall submit detailed landscaping and irrigation plans for review and approval by the City's Engineering Department and Development Services Department.
39. Landscaping and irrigation shall be provided in accordance with Section 17.54.010(J) of the Municipal Code and in accordance with the State Model Water Efficient Landscape Ordinance (AB 1881). Water budget calculations, including the Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use (ETWU) shall be provided as part of the landscaping and irrigation plan.

40. The landscape plan shall provide for a minimum 5-gallon groundcover plants, 5-gallon shrubs, and 24-inch box trees. The plants and trees shall be irrigated with an automatic and durable drip irrigation system.
41. Landscaped areas shall be dressed with a minimum 2-inch layer of compacted and/or glue- bonded decomposed granite that cannot be wind driven. A weed barrier underlayment shall be placed under the decomposed granite.
42. Plant materials selection should be represented by symbols that show the plants at 75% of their mature size.
43. The applicant shall obtain written clearance from the County Agricultural Commissioner's Office regarding the type of landscaping to be planted. The clearance letter shall be included as a note on the landscape plans. The applicant shall utilize only plants that were listed on the landscape plan submitted to the Commissioner's office. Any substitutions must be approved by both the Commissioner's office as well as the City's Development Services Department.
44. Six-inch concrete bands shall be used as mow strip borders for planting areas where separating turf areas or synthetic turf areas.
45. All landscape planter beds in interior parking areas shall be not less than five (5) feet in width and bordered by a concrete curb not less than six (6) inches nor more than eight (8) inches in height adjacent to the parking surface.
46. All non-landscaped and undeveloped areas of the site shall be kept free of weeds and debris and shall be treated with a dust-preventative groundcoating.

**Development Services – Project Design:**

47. Prior to the issuance of building permits, all exterior architectural features and treatments shall be consistent with the submitted Architectural Review No. 17-05 construction plans and elevations, subject to review and approval.
48. All exposed metal flashing, downspouts, or utility cabinets shall be painted to match the building prior to final inspection.
49. Trash enclosures installed for the project shall be compatible architecturally with the building and include storage areas for recycling containers. The enclosure shall be constructed to Burrtec Waste Management Standards. Both Burrtec Waste Management and the City Engineer shall approve the location of the trash enclosure.
50. All roof mounted mechanical equipment, except solar panels, shall be view obscured by a parapet wall greater in height than the equipment installed. Ground mounted mechanical equipment shall be view obscured by landscaping or enclosure.

51. Outdoor storage areas shall be obscured from public view and specifically shall not be visible from Avenue 48 and Harrison Street.

**Riverside County Fire Department:**

52. The Fire Department requires the listed fire protection measures be provided in accordance with the City of Coachella Municipal Code and/or the Riverside County Fire Department Fire Protection Standards. Submittal to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required. Final conditions will be addressed when complete building plans are reviewed.

**Access**

53. Fire department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, City of Coachella Municipal Code, Riverside County Ordinance 787, and Riverside County Fire Department Standards.. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

**Water**

54. The Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

**Imperial Irrigation District:**

55. Any construction or operation on IID property or within its existing and proposed right-of-way or easements will require an encroachment permit, including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities (e.g. power lines).
56. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.

**Utilities:**

57. Water and sewer plans outside the buildings and interior plumbing or mechanical plans (i.e. floor drains and sinks, equipment which discharges to the sewer system, chemical storage and spill containment measures) shall be provided to the City Utilities Department for review and approval.
58. A Source Control "Short Form" (and the Source Control application if required) shall be completed and turned into Source Control (Utilities Department) by the applicant.
59. Based on findings of the Source Control application, all modifications shall be completed prior to issuance of a certificate of occupancy.



60. Adequate fire protection shall be included and the public water supply shall be protected with a DCDA or greater on all fire water lines to commercial/industrial facilities.
61. An RP shall be correctly installed within 12" of all water meters servicing domestic usage, landscape, commercial and/or industrial facilities.
62. All landscaping shall be on a separate water meter with an RP ensuring the establishment is not assessed sewer fees for water used on landscape.
63. All mechanical and plumbing plans shall be submitted to the Utilities Department for review to determine if pretreatment and/or a sample location is required.
64. All facilities and landscape plumbing which have water or wastewater (sewer) services shall obtain approval from the Environmental Compliance (Source Control), Water and Sanitary Sewer Divisions prior to receipt of the Certificate of Occupancy.
65. Fire hydrants must be at the end of each dead end for flushing.
66. RPZ Style Backflow devices shall be installed on commercial and landscape meters.
67. Above ground DCDA backflows must be installed for all fire line services.
68. Master-metered, radio-read water meters shall be utilized for the project.
69. Domestic and fire service backflow meter devices must be in utility right of way.

### **ENVIRONMENTAL COMPLIANCE**

70. The applicant shall submit water and sewer plans for approval from Utilities General Manager. The project shall be required to connect to City public sewer and water system by extending service mains as needed.
71. The project will require a Water Quality Management Plan (WQMP) >100,000 sq/ft.
72. The proposed facility will be required to submit a source control survey, and submit detailed plumbing and mechanical plans.
75. The applicant shall install an above ground "Double Check Detector Assembly" DCDA for fire system to protect water supply from contamination or pollution.
76. Backflow devices; will require Reduced Pressure Principle Device (RP) within 12 inches of water service installed to protect water supply from contamination or pollution.
77. The applicant shall install separate AMI metering system for each building, and install separate AMI metering system for the irrigation system.
79. The project shall implement the State's drought mandate which prohibits irrigation with potable water outside newly constructed homes and buildings that is not delivered by drip or micro-spray systems.

**Fees:**

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

**Coachella Valley Unified School District**

87. The Coachella Valley Unified School District is authorized by the State Legislature to levy a developer fee on commercial/industrial development. The fee has been established at \$.56 per square foot for all commercial/industrial construction. The fees collected will be used to assist in the housing of students within the Coachella Valley Unified School District. The fee will be required to be paid prior to the issuance of the building permit.

**Miscellaneous:**

88. Installation of sidewalks along Harrison Street may be satisfied by an improvement agreement subject to review and approval by the City Engineer.
89. Final design plans for proposed landscaping and fencing along the project street frontages shall be presented as an administrative item before the Planning Commission for final review and approval.
90. Tentative Parcel Map No. 37266 shall expire two years after the original City Council approval date, unless recorded or granted a time extension pursuant to Title 16 of the Coachella Municipal Code. The two-year time period shall be tolled during the pendency of any lawsuit that may be filed, challenging this Tentative Tract Map and/or the City's CEQA compliance.

91. The applicant or successor in interest shall provide a minimum of 25 feet from face of curb to any perimeter fencing or structure along Harrison Street for the purposes of accommodating a public utilities easement.
92. The subdivider or successor in interest shall submit Covenants, Conditions, and Restrictions (CC & R's) in a form acceptable to the City Attorney, for the proposed subdivision, prior to the recordation of any CC & R's on the subject property. The CC & R's shall be submitted for review by the Planning Director and City Engineering prior to the recordation of the final map. The applicant or successor in interest shall submit a deposit of \$1,000 to cover legal costs incurred by the City in its review of CC & R's and related documents prior to their recordation. The CC & R's shall include provisions to form a Property Owner Association for the maintenance of the following:
  - All interior and exterior common areas including driveways, gates, retention basins, perimeter walls, landscaping and irrigation.
  - Exterior landscape at gated entries and along the perimeter of the site's frontage along Harrison Street.
  - Graffiti abatement for the interior and exterior of the premises.
  - Maintenance and operations of the streetlights.
  - Maintenance of all perimeter walls and fencing.
93. The Property Owners Association created by the CC&R's shall comply with the City of Coachella Insurance requirements.
94. A minimum of two points of access on the north and south sides of the property, shall be provided during all phases of construction and during operation of the interim use facility. An all-weather surface road, installed to the satisfaction of the Riverside County Fire Marshal's office, shall be installed as part of the 1<sup>st</sup> phase of development connection to the northern entry drive into the project site.
95. The subdivider shall dedicate to the City of Coachella a public utilities easement along the southern boundary of TPM 37266, for the benefit of parcels to the west, as approved by the City Engineer.
96. Prior to issuance of building permits, the applicant shall submit mechanical engineering plans for the odor control mechanisms for review by a qualified third-party consultant, and to be presented as a non-hearing item to the Planning Commission.
97. Approval of Conditional Use Permit No. 280, Modification No. 1, shall be contingent upon the approval of Conditional Use Permit No. 265 (Modification) to establish reciprocal access and utility easements between the subject site and the property located at 84-811 Avenue 48.
98. The applicant shall agree to work with the City's Building Official to classify and pay appropriate development impact fees for the proposed greenhouse structures using a "warehouse" building occupancy under the City's adopted building codes.



**STAFF REPORT**  
**9/21/2022**

**TO:** Planning Commission Chair and Commissioners

**FROM:** Gabriel Perez, Development Services Director

**SUBJECT:** Freestanding Identification Sign – Eberhard Equipment

**SPECIFICS:** Architecture Review No. 22-06 Variance No. 22-03 for the proposed installation of a freestanding identification sign at 21 feet high for an existing agricultural equipment rental business located on a 3.86 acre site at 86100 Avenue 54 in the M-H (Heavy Industrial) zone. Eberhard Equipment No. 2 (Applicant)

**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission adopt Resolution No. PC 2022-21 denying Architecture Review No. 22-06 and Variance No. 22-03 pursuant to the findings contained in the resolution.

**BACKGROUND:**

On November 2020, Eberhard Equipment occupied the existing facility at 86100 Avenue 54. Eberhard Equipment provides service/parts and equipment rentals/sales of agricultural/farming equipment to municipalities, school districts, and independent contractors. Ken L. Eberhard founded the company in 1945. There are two locations within Southern California, the first location is at Santa Ana in operation for over 40 years and the second location is the subject property in the City of Coachella. The site was once the location of California Pools and Spas and the development was approved by the Planning Commission on October 17, 2001 as Architectural Review No. 01-14 with a monument sign at the corner of Tyler Street and Avenue 54.



**DISCUSSION/ANALYSIS:**

The applicant, Eberhard Equipment No. 2, has submitted a request for an Architecture Review for freestanding identification sign. The freestanding sign consist of a pylon sign at 21 feet in height located at the southern portion of the property along Avenue 54 as shown in the Figure 2 below.

**Figure 1: Proposed Sign Location at Subject Site.**

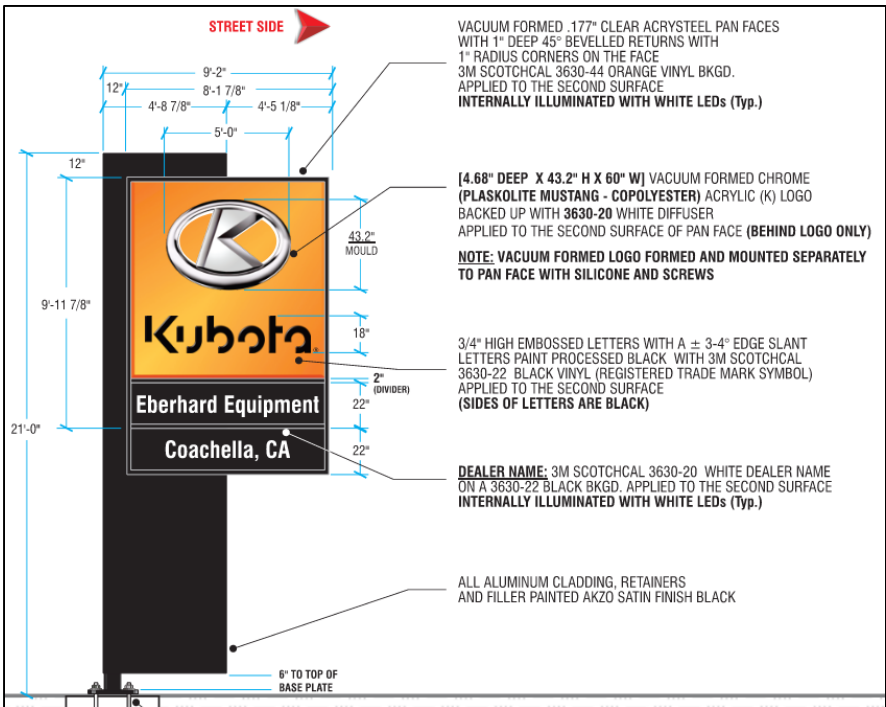


**Table 1 – Development/Operational Standards C.M.C. Chapter 17.56 - Signs**

	Zoning Ordinance	Proposed	Complies with Code
Location	Main Signs for Commercial and Industrial Centers (More Than One Acre)	M-H (Heavy Manufacturing) zone 1.36 acre parcel	Yes
Setbacks	Signs shall not extend beyond the property line	All the freestanding signs is within property line.	Yes
Utilization	Sign shall be used solely to identify the commercial or industrial center	The freestanding signs depicts the name of the development “Kubota – Eberhard Equipment”	Yes
Height	Signs shall not exceed a maximum height of six feet for monument sign or twenty-five (25) feet for a free-standing sign for businesses on more than two and one-half acres of land subject to architectural review and planning commission approval	The freestanding sign is at 21’ in height on a site that is 3.86 acres.	Yes
Sign Size	The allowable sign area shall be based on ten (10) square feet of sign per acre to a maximum area of seventy-five (75) square feet per face.	The 21’ freestanding sign has a total of ninety-six (96) square foot sign face.	No. 21 sq. ft. more than permitted

<p><b>Illumination</b></p>	<p>A sign is defined as any identification, illustration or device illuminated or non-illuminated, which is visible from any public place or is located on provide property and exposed to the public and which directs attention to a product, place, activity, person, institution, business or solicitation with exception of window display.</p>	<p>The 21' freestanding sign is internally illuminated.</p>	<p>Yes</p>
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**Figure 1: Sign Plan**



The proposed freestanding sign at 21' in height depicts the business name “Kubata,” “Eberhard Equipment,” and “Coachella, CA” with vacuum formed acrysteel pan faces internally illuminated with LED lighting. The “Kubata” name and “K” symbol are embossed letters on the pan faces. The Kubata portion of the sign is orange in color with black lettering. The remainder of the sign is colored black and lettering for the business and location are in white.

The proposed sign complies with all development standards for signs (C.M.C. Chapter 17.56 Signs) as identified in Table 1, except for sign face size. The applicant proposes a sign with a 96 sq. ft. sign face area and the Zoning Ordinance allows a maximum sign face area of 75 sq. ft, and therefore the sign cannot be approved without approval of a variance and making the variance findings. Staff cannot support the variance as there are no practical difficulties and unnecessary physical hardships; there is observed disparity of privilege to remedy, or the need to permit a use substantially inconsistent with the limitation upon other properties in the same

zone and vicinity. If the Planning Commission elected to support the sign, staff would recommend that all black portions of the sign face be masked to reduce glare.

**Environmental Setting:**

The subject site has an existing building with on-site improvements on a 3.86 site, consisting of a 1.35-acre parcel and a 2.51-acre parcel, and generally surrounded by industrial and agricultural uses, with adjoining zoning and land uses as follows:

North: Vacant Land (M-H) Heavy Industrial Zone

South: Avenue 54 and Vacant Agricultural Land (M-H) Heavy Industrial Zone

East: Industrial Building (M-H) Heavy Industrial Zone

West: Vacant Agricultural Land (M-S) Manufacturing Service Zone

**Site Plan / Parking and Circulation:**

The project site includes two adjoining parcels with a main entrance located on Avenue 54 with secondary access for stored vehicles and equipment on Tyler Street. The business currently displays/stores farming/agricultural vehicles on existing parking spaces located to the south and west of the building.

**CONSISTENCY WITH THE GENERAL PLAN:**

The proposed freestanding identification sign is intended to attract customers to the subject site business. The location of the proposed sign is within the General Plan Subarea 5 – Airport District, which includes a policy to “*Encourage the development of a variety of industrial and manufacturing uses within this subarea.*” The site is within the Industrial District land use designation of the General Plan. The proposed sign would be compatible with the vision and goals of the General Plan.

**ENVIRONMENTAL REVIEW:**

Staff has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as “Accessory Structures-On premise signs” CEQA Guidelines, Section 15311, Class 11).

**RECOMMENDATIONS:**

1. Staff is recommending that the Planning Commission adopt Resolution No. PC 2022-21, denying Architecture Review No. 22-06 with findings.
2. Deny the proposed project.
3. Continue this item and provide staff and the applicant with direction.

Attachments:

1. Resolution No. PC 2022-21
2. Vicinity Map
3. Sign Plan Exhibits - Eberhard Equipment



**RESOLUTION NO. PC2022-21**

**A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION DENYING ARCHITECTURAL REVIEW NO. 22-06 AND VARIANCE NO. 22-03 FOR THE PROPOSED INSTALLATION OF A FREESTANDING IDENTIFICATION SIGN AT 21 FEET HIGH AND A 96 SQUARE FOOT SIGN FACE FOR AN EXISTING AGRICULTURAL EQUIPMENT RENTAL BUSINESS LOCATED ON A 3.86 ACRE SITE AT 86100 AVENUE 54 IN THE M-H (HEAVY INDUSTRIAL) ZONE. EBERHARD EQUIPMENT NO. 2, APPLICANT.**

**WHEREAS** Joe Rodriguez, on behalf of Eberhard Equipment No. 2 filed an application for Architectural Review No. 22-06 and Variance No. 22-03 to freestanding identification sign at 21 feet high and 96 sq. ft. sign face area for an existing agricultural equipment rental business located on a 3.86 acre site at 86100 Avenue 54 (Assessor’s Parcel No. 763-141-009 and 763-141-007); and,

**WHEREAS** on October 7, 2001 the Planning Commission approved Architectural Review No. 01-14 to allow the construction of a 10,000 sq. ft. industrial building with offices, warehouse, and outdoor storage space with a corner monument sign located at 86100 Avenue 54 for California Pools; and,

**WHEREAS** on September 11, 2022, the Planning Commission of the City of Coachella published a public hearing notice and conducted a duly noticed public hearing on Architectural Review No. 22-06 and Variance No. 22-03 and considered the application as presented by the applicant, findings, conditions and staff recommendations; and

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

**WHEREAS** the proposal to allow the proposed freestanding sign would be inconsistent with the City of Coachella Zoning Ordinance with respect to total sign area as the proposed sign proposes a sign area of 96 sq. ft. which exceeds the 75 sq. ft. maximum size permitted in the Zoning Ordinance and the findings to support granting of the variance cannot be made; and,

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

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

**Section 1.** Incorporation of Recitals

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

**Section 2.** CEQA Findings

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Planning Commission, and the facts outlined below, the Planning Commission hereby finds and determines that the proposed project is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Class 11) “Accessory Structures” as the applicant proposes an on-premise sign which is consistent with the Class 11 exemption for construction, or placement of minor structures accessory to existing industrial facilities.

### **Section 3.** Variance Findings

With respect to Variance No. 22-02, the Planning Commission finds as follows for the proposed variance request:

1. That the strict application of the provisions of this chapter would not result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the chapter the Coachella Municipal Code as the subject site is located in the Heavy Industrial Zone that permits monument signs or freestanding signs consistent with the Coachella Zoning Ordinance. The subject site has direct street frontage on Avenue 54 and Tyler Street and a sign constructed for consistency with the City’s Sign ordinance would be visible to customers and would not pose a practical difficulty or unnecessary hardship.
2. That there are no special circumstances applicable to the subject property such as size, shape, topography, location or surroundings, that do not apply generally to other property in the same zone and vicinity. The Zoning Ordinance Chapter 17.56 allows for a sign face size based on ten (10) square feet of sign per acre to a maximum area of seventy-five (75) square feet per face for businesses with one more than two and one-half acres of land. The subject site is more than two and on-half acres and allows for the largest sign face of 75 square feet available to businesses citywide.
3. That such variance is unnecessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity as the previous business on the subject site utilized a monument sign on-site less than 6 feet in height. The applicant is able to propose a sign of up to 25’ in height with a 75 sq. ft. sign face area which is much larger than the originally approved sign for the subject site.
4. That the granting of such variance would be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located as it would establish a precedence for larger signs in the area when no practical difficulties or unique circumstances exist for this subject site.
5. That the granting of the variance will not adversely effect any element of the general plan. Though the general plan does not preclude a larger sign at this location, the Zoning Ordinance does not support such signs at the sign face size proposed.

### **Section 4.** Architectural Review Findings

With respect to Architectural Review No. 22-06, the Planning Commission finds as follows for the proposed freestanding sign request:

1. Compatibility with neighboring property. The proposed sign would not be compatible with signage for industrial properties in the vicinity and can be constructed to be compatible with the Zoning Ordinance.
2. The Zoning Ordinance development standards allows for a maximum sign area of 75 square feet considered suitable of industrial sites larger than 2 ½ acres and architectural review by the Planning Commission to determine suitability of the sign for the site. A variance for allow for the larger sign would result in a precedence where other industrial signs could be proposed at a similar size or larger beyond the size permitted in the Zoning Ordinance which would result in a negative aesthetic impact within the vicinity.
3. Though the proposed sign would not impact traffic congestion, the proposed sign would have an adverse effect on neighboring property as the proposed sign would have an appearance too large for the subject site and result in the potential increase in light glare.
4. That approval of the Architectural Review No. 22-06 will not adversely effect any element of the general plan. Though the general plan does not preclude a larger sign at this location, the Zoning Ordinance does not support such signs at the sign face size proposed.

**Section 5.** Planning Commission Denial

Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella Planning Commission denies Architectural Review No. 22-06 and Variance No. 22-03 for the Eberhard Equipment No. 2 freestanding sign project.

**PASSED APPROVED and ADOPTED** this 21<sup>th</sup> day of September 2022.

\_\_\_\_\_  
Stephanie Virgen, Chairperson  
Coachella Planning Commission

**ATTEST:**

\_\_\_\_\_  
Gabriel Perez  
Planning Commission Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Carlos Campos  
City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC2022-21, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 21<sup>th</sup> day of September 2022, by the following roll call vote:

AYES:

NOES:

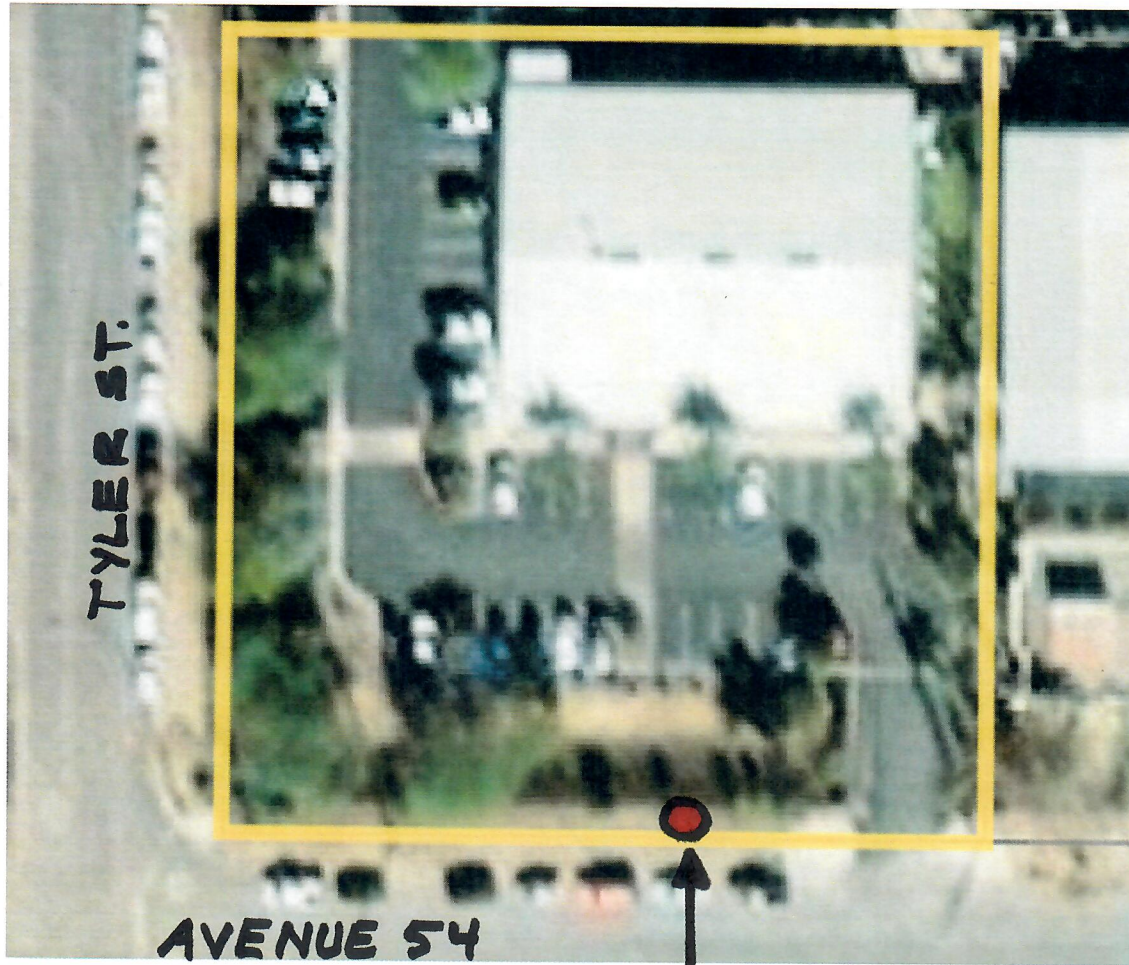
ABSENT:

ABSTAIN:

---

Gabriel Perez  
Planning Commission Secretary

NORTH



PROPOSED SIGN LOCATION



**Eberhard Equipment**  
86-100 Avenue 54  
Coachella, CA 92236  
(760) 398-4141  
(760) 398-6635 Fax  
joe@eberhardequipment.com  
www.eberhardequipment.com

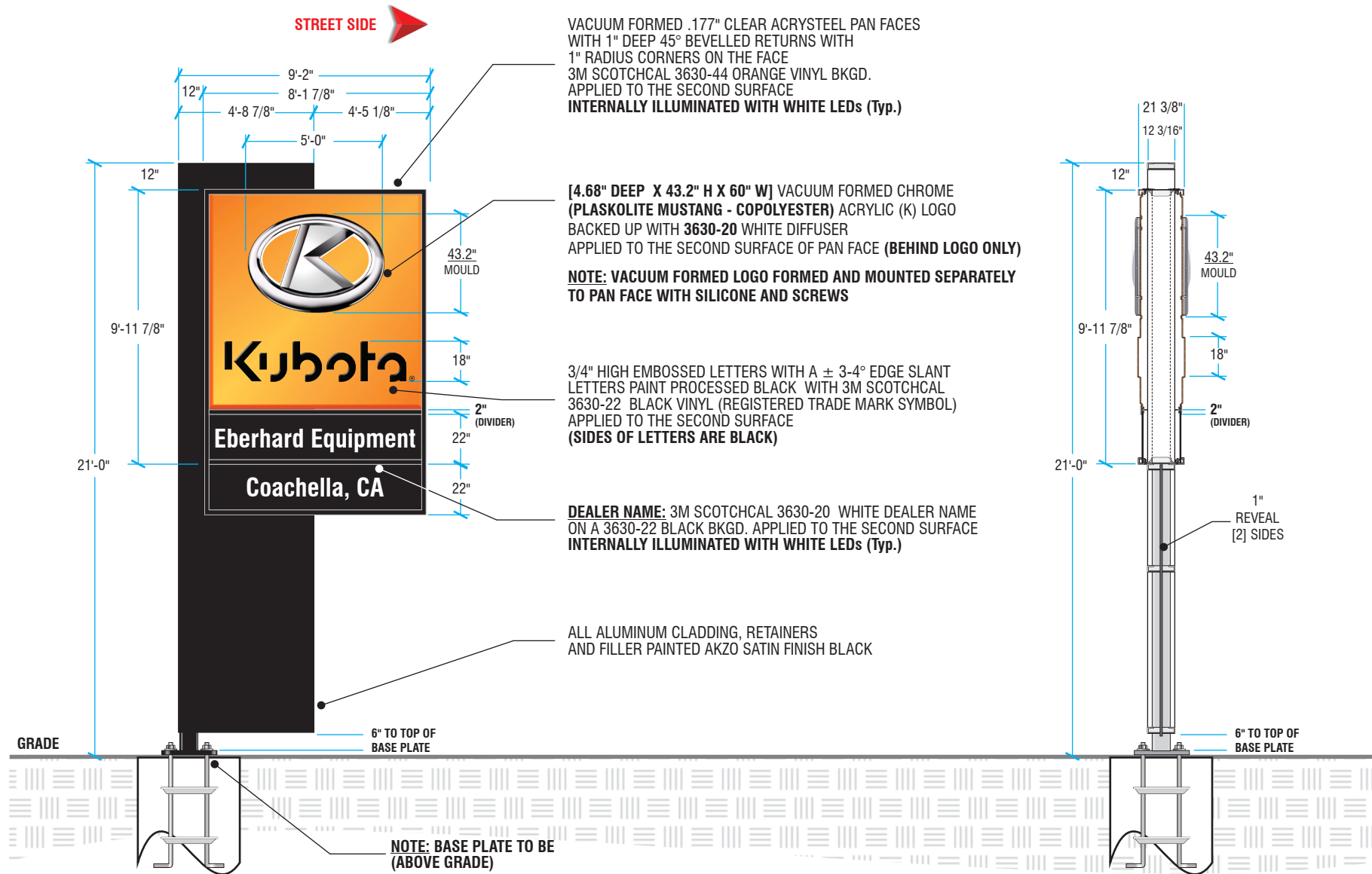
**Joe Rodriguez**  
OFFICE MANAGER



**NEW D/S VACUUM FORMED ILLUMINATED 21 Ft. PYLON SIGN**

KUB PYL-43938R0-1

Item 3.



CONCEPTUAL ARTWORK ONLY - NOT TO BE USED FOR PRODUCTION UNTIL APPROVED BY ENGINEERING

**TEKSIGN INC.**  
The name behind your name  
DESIGN • ENGINEERING • MANUFACTURING  
86 Plant Farm Blvd., Brantford, Ontario N3S 7W3

Customer:	<b>KUBOTA</b>	Drawing. No:	<b>49121</b>
Address:	Coachella, CA	Sheet:	<b>1</b>
Designer:	ELH	Scale:	<b>3/16" = 1'-0"</b>
Accnt. Rep:	Lia Salinitri	Date:	<b>OCT. 14/21</b>
<i>This drawing is the property of TEKSIGN, INC. and contains proprietary and confidential information which must not be duplicated, used or disclosed other than as expressly authorized by TEKSIGN, INC.</i>			

**REVISION / ECN:**

Approval:

Date:



**STAFF REPORT**  
**9/21/2022**

**TO:** Planning Commission

**FROM:** Gabriel Perez, Development Services Director

**SUBJECT:** Architecture Review No. 22-07 - Proposed construction of a 5,400 square feet industrial building for Jordan Central Implement Co., a retail farm equipment dealership providing sales, rental, service, replacement parts, with parking and site improvements located at the northwest corner of Avenue 54 and Polk Street in the M-H (Heavy Industrial) zone. Applicant: Chris Ellison. (Continuance Requested)

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**EXECUTIVE SUMMARY:**

Chris Ellison, the applicant, requests an Architecture Review approval a 5,400 square feet industrial building for Jordan Central Implement Co., a retail farm equipment dealership providing sales, rental, service, replacement parts, with parking and site improvements located at the northwest corner of Avenue 54 and Polk Street. The applicant requests to continue this item indefinitely in order to discuss Engineering and Planning draft conditions further with City staff.

**RECOMMENDED ACTION:**

Staff recommends the Planning Commission continue consideration Architectural Review No. 22-07 as City staff is still in communication with the applicant regarding the project design.

**Attachments:**

1. Applicant Continuance Request – September 14, 2022

**From:** [Iris Perez](#)  
**To:** [Gabriel Perez](#)  
**Subject:** Cancel Planning Commission Meeting Request  
**Date:** September 14 22 10:03:43 AM

---

Good morning Gabriel,

I would like to request indefinitely time to clear up things with the City of Coachella planning and engineering comments before going to a public hearing.

Regards,

**Iris A. Perez**  
**Design Manager**  
**Duggins Construction, Inc.**  
"Partners in Development"  
341 W. Crown Court  
Imperial, CA. 92251  
Tel: (760) 355-5600





**STAFF REPORT**  
**9/21/2022**

**TO:** Planning Commission Chair and Commissioners

**FROM:** Gabriel Perez, Development Services Director

**SUBJECT:** Zoning Ordinance Amendment No. 22-07 - Amending Subsections (A) and (C) of Section 17.32.020 of Title 17 (Zoning) of the Coachella Municipal Code Modifying Regulations For Heavy Industrial Uses Within the City’s M-H (Heavy Industrial) Zone. City-Initiated. (Continuance Requested)

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**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission continue consideration of Resolution No. PC2022-32, a resolution recommending that the City Council (Council) approve an ordinance amending Subsections (A) and (C) of Section 17.32.020 of Title 17 (Zoning) of the Coachella Municipal Code. City staff met with representatives Imperial Western Products (IWP) before publication of this report and they expressed concern about the proposed ordinance and how it could impact their existing business. IWP has an industrial facility for the production of biodiesel fuels at 86-600 Avenue 54 within the Heavy Industrial Zone. IWP representatives would like to discuss the proposed Zoning Ordinance amendments and potential changes that minimize impact to their business. The City of Coachella City Manager is preparing a support letter for IWP’s USDA grant application for a proposed expansion of their facility to include a biodiesel and electric fueling facility, with a potential commercial establishment.

**BACKGROUND:**

The Planning Commission reviewed a non-hearing item in 2018 for a heavy industrial use in the City that is subject only to an administrative review by the Director. These heavy industrial uses can have significant environmental effects that are not subject to further study because the underlying land uses are permitted “as of right” and the expansions to these uses do not necessarily result in increased floor area. Staff is recommending changes to the land use regulations of the M-H (Heavy Industrial) zone to require a conditional use permit review for these more intensive land uses. This could trigger an environmental assessment for expansions in floor area and expansions in footprint for new structures related to these uses.

The Planning Commission recommended approval of an ordinance (Zoning Ordinance Amendment No. 18-01) at the Planning Commission meeting of November 7, 2018 that addresses zoning ordinance changes to the M-H zone presented in this report. The 2018 ordinance also addressed modifications to the Municipal Code with respect to time extension requests for Architectural Review and Conditional Use Permits. Upon a review of the 2018-19 City Council

record by Planning staff, it was determined that the 2018 ordinance was never considered by the City Council and no final action taken regarding the ordinance. In 2021, the consideration of M-H use categories in the Zoning Ordinance were separated from the consideration of the Architectural Review and Conditional Use Permit time extension, since City staff believed that the Zoning Ordinance changes were unrelated. A zoning ordinance amendment was presented for Architectural Review and Conditional Use Permit time extensions to the Planning Commission for reconsideration and was adopted by the City Council as Ordinance No. 1190 on December 8, 2021.

## **DISCUSSION/ANALYSIS:**

### **Zone Text Amendment Overview**

The following paragraphs summarize the current and proposed language of Subsections (A) and (C) of Section 17.32.020, and Sections 17.72.010 and 17.74.050 of Title 17 of the Coachella Municipal Code.

Subsections (A) and (C) of Section 17.32.020 of Chapter 17.32 of Title 17 of the Coachella Municipal Code are hereby amended to read as follows (deleted text in ~~striketrough~~; added text in underlined text):

“17.32.020 - Permitted uses.

The following uses are permitted in the M-H zone, subject to all provisions of this chapter:

- A. Primary Uses.
  - 1. All uses permitted by Section 17.30.020 of the M-S zone except emergency shelters;
  - 2. Blacksmith shop;
  - 3. ~~Cotton gins, oil mills, vegetable oil plants;~~
  - 3.4. Exterminating or disinfecting service firm;
  - 4.5. Glass manufacture;
  - 5.6. Hemp products manufacture;
  - 7. ~~Heavy metals fabrication;~~
  - 8. ~~Oil cloth or linoleum manufacture;~~
  - 9. ~~Oil Paint, oil, shellac, turpentine, or varnish manufacture;~~
  - 6.10. Paper, pulp manufacture;
  - 7.11. Plastic manufacture;
  - 8.12. Planing mills;
  - 13. ~~Poultry dressing and packaging;~~
  - 9.14. Railroad yards, repair shops;

- 10.15. Salt works;
- 16. ~~Slaughterhouses;~~
- 17. ~~Soap manufacture;~~
- 11.18. Stone monument works; and
- 12.19. Wire and wire products manufacture.

....

C. Conditional Uses. The following uses, including expansions of floor area and expansions of footprint of existing structures for the following uses, may be permitted in the M-H zone subject to obtaining a conditional use permit pursuant to Chapter 17.74.

- 1. Acid manufacture
- ....
- 29. Cotton gins, oil mills, vegetable oil plants;
- 30. Heavy metals fabrication;
- 31. Oil cloth or linoleum manufacture;
- 32. Oil Paint, oil, shellac, turpentine, or varnish manufacture;
- 33. Poultry dressing and packaging;
- 34. Slaughterhouses;
- 35. Food Waste Processing and Manufacturing;
- 36. Soap manufacture;”

Subsection J(2) of Section 17.72.050 of Chapter 17.72 of Title 17 of the Coachella Municipal Code is hereby amended to read as follows (deleted text in ~~striketrough~~; added text in underlined text):

“17.74.050 - Post-determination procedures.

A. Intent and Purpose. To provide flexibility in the placement and interrelationship of structures and uses subject to architectural review; to provide for the implementation of sound site plan design concepts while maintaining the overall intensity of land use and density of population; to review the site plan of those uses which are not intrinsically objectionable to the predominant use category of the district, but which have inherent characteristics which, if not properly handled, have potentials for becoming detrimental to the health, safety, or general welfare of the public, or to neighboring land uses; to determine whether or not a proposed development will properly comply with the architectural guidelines of the city and the provisions and development standards required by this chapter or as prescribed by the planning director, or other authorized agent; to

improve the quality of development and to provide a mechanism whereby the city can insure well-designed development.

### **Environmental Review**

The Zone Ordinance Amendment No. 2022-07 is not subject to the California Environmental Quality Act (CEQA) because it does not qualify as a “project” under CEQA. The State CEQA Guidelines provide that “[a]n activity is not subject to CEQA if ... the activity is not a project as defined in Section 15378.” (State CEQA Guidelines, § 15060(c).) Here, Zone Text Amendment 2022-1132 does not qualify as a “project” as defined in State CEQA Guidelines section 15378 for at least two different reasons.

First, Section 15378 defines a project as an activity that “has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.” (State CEQA Guidelines, § 15378(a).) Here, Zone Ordinance Amendment No. 2022-07 will not result in any construction or development, and it will not have any effect that would physically change the environment. Accordingly, the Zone Ordinance Amendment No. 2022-07 is not a “project” subject to CEQA. (State CEQA Guidelines, § 15060(c).) Any future proposed uses within existing development in the M-H Zone would be subject to the requirements of the M-H Zone and those uses that require Conditional Use Permit would be subject to any review requirements under CEQA and supported by written findings. Any future development in the M-H Zone conjunction with planned uses are subject to review under CEQA regardless if uses are permitted by right or conditionally permitted. The City Council authority, pursuant to C.M.C. Section 17.02.030, is for the careful consideration to the suitability of each and every zone for the regulations applicable to it, and that these regulations are found to best serve the above purposes. The City Council further finds that the Zoning regulations are in the public interest, and that due and careful consideration has been given to the relationship between these regulations and the general plan of the City, and the established plans in the unincorporated area of the County of Riverside. The Planning Commission pursuant to C.M.C. Section 17.70.020 shall advise and recommend to the city council with respect jurisdiction over amendment to change the text of the Zoning ordinance.

Second, Section 15378 explicitly excludes from its definition of “project” the following: “organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment.” (State CEQA Guidelines, § 15378(b)(5).) The Zone Ordinance Amendment No. 2022-07 constitutes organizational or administrative activity that will not result in a physical change in the environment, and it therefore is not subject to CEQA. (*Ibid.*) The Zoning ordinance amendment would simply change existing allowable uses in the M-H Zone to either a category of permitted uses or conditionally permitted uses which is within the authority provided to the City Council and the Planning Commission to determine the suitability of each and every zone for the regulations applicable to it. All land uses in the M-H zone would continue to be allowable uses under this Zoning Ordinance Amendment and would not prohibit any uses, but would allow the Planning Commission and the City Council to make findings for uses that would be conditionally permitted and therefore provide sufficient and adequate safeguards and conditions

to ensure that the conditional use will be operated and maintained in a manner not detrimental to the public health, safety and welfare, or harmful to neighboring property and improvements as intended.

Even if Zone Ordinance Amendment No. 2022-07 is considered a “project” subject to CEQA, it is categorically exempt pursuant to State CEQA Guidelines Section 15320 (Class 20). Class 20 consists of “changes in the organization or reorganization of local governmental agencies where the changes do not change the geographical area in which previously existing powers are exercised. Examples include but are not limited to: (a) establishment of a subsidiary district; (b) consolidation of two or more districts having identical powers; and (c) merger with a city of a district lying entirely within the boundaries of the city.” Zone Text Amendment 2022-1132 is limited to amending Chapter 17.32 of Title 17 of the Coachella Municipal Code to clarify an existing administrative process used by the Planning Commission.

Further, the Zone Ordinance Amendment No. 2022-07 is exempt from CEQA under the “common sense exemption” set forth in State CEQA Guidelines section 15061(b)(3), which provides that an activity is not subject to CEQA “where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” Here, as noted above, the Zone Ordinance Amendment No. 2022-07 merely constitutes organizational or administrative activities that will not result in direct or indirect physical changes in the environment. The Zone Ordinance Amendment No. 2022-07 is thus not subject to CEQA. (State CEQA Guidelines, § 15061(b)(3).)

Staff recommends that the City Council direct staff to file a Notice of Exemption for this Ordinance with the County Clerk of the Riverside in accordance with State CEQA Guidelines.

**ALTERNATIVES:**

- 1) Adopt Resolution No. PC2022-32 recommending approval of an Ordinance as presented.
- 2) Adopt Resolution No. PC 2022-32 recommending approval of an Ordinance with amendments.
- 3) Recommend denial of the ordinance.
- 4) Continue this item and provide staff with direction.

**RECOMMENDED ALTERNATIVE(S):**

Staff recommends Alternative #4.

Attachments:

1. Resolution No. PC2022-32  
Exhibit A - Draft Ordinance

**RESOLUTION NO. PC2022-32**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL AMENDMENTS TO COACHELLA MUNICIPAL CODE CHAPTERS 17.32.020 OF TITLE 17 (ZONING) OF THE COACHELLA MUNICIPAL CODE TO REGULATE HEAVY INDUSTRIAL USES WITHIN THE CITY'S M-H (HEAVY INDUSTRIAL) ZONE. 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**, adoption and enforcement of comprehensive zoning regulations and business license regulations lies within the City's police power; and,

**WHEREAS**, the Coachella Zoning Ordinance currently allows heavy industrial uses in the M-H (Heavy Manufacturing) having community-wide impacts without any discretionary reviews and this has resulted in environmental effects to areas outside of the project boundaries of heavy industrial sites in the M-H zone, which is not in keeping with the City's General Plan goals and policies; and,

**WHEREAS**, the Planning Commission believes that the regulation of heavy industrial uses merit additional scrutiny and consideration by the Planning Commission in order to impose reasonable land use conditions of approval upon these uses, the City Council finds that this will provide the added scrutiny needed to address the negative impacts posed by these conditional uses; and,

**WHEREAS**, the Planning Commission conducted a properly noticed public hearing on September 21, 2022 at which members of the public were afforded an opportunity to comment upon this Ordinance, the recommendations of staff and public testimony; and,

**WHEREAS**, the proposed Ordinance would amend Title 17 (Zoning) of the Coachella Municipal Code to regulate heavy industrial uses within the M-H Heavy Industrial Zone; and,

**WHEREAS**, the subject Municipal Code Amendment is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2), 15060(c)(3), and 15061(b)(3). The activity is not subject to CEQA because it will not result in a direct or reasonably foreseeable indirect physical change in the environment; the activity is not a project as defined in Section 15378 of the California Public Resources Code, and the activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant impact on the environment. Where it can

be seen with certainty that there is no possibility that the activity may have a significant effect on the environment, the activity is not subject to CEQA; and,

**WHEREAS**, after said public hearing, the Planning Commission recommended that the City Council approve this Ordinance.

**NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:**

**SECTION 1. Incorporation of Recitals.** The Planning Commission 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 Resolution.

**SECTION 2. Recommendation to City Council.** Based on the entire record before the Planning Commission, all written and oral evidence presented to the Planning Commission, and the findings made in the staff report and this Resolution, the Planning Commission of the City of Coachella hereby recommends that the City Council adopt an Ordinance entitled: “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, AMENDING SUBSECTION (A) AND (C) OF SECTION 17.32.020 OF TITLE 17 (ZONING) OF THE COACHELLA MUNICIPAL CODE TO REGULATE HEAVY INDUSTRIAL USES WITHIN THE CITY’S M-H (HEAVY INDUSTRIAL) ZONE. CITY INITIATED.” which is attached hereto as Exhibit “A” incorporated herein by reference.

**SECTION 3. Findings.** The Planning Commission finds that the amendments to the Coachella Municipal Code proposed by the above referenced ordinance 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 which would be put at risk if heavy industrial activity lacks the proper local regulation and enforcement abilities.

The Planning Commission also finds that the proposed amendments to the Coachella Municipal Code would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that they will regulate M-H heavy industrial zone land use, by allowing uses as either permitted or conditionally permitted uses.

The Planning Commission also finds that the proposed amendments to the Coachella Municipal Code are internally consistent with other applicable provisions of this Zoning Code, in that heavy industrial activities would be subject to the specified M-H heavy industrial zoning.

**SECTION 4. CEQA.** The Planning Commission finds that this Resolution is not subject to the California Environmental Quality Act (“CEQA”) pursuant to Section 15060(c)(2) of the State’s CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3), as the action will not result in either a direct or reasonably foreseeable indirect physical change in the environment, and Section 15060(c)(3) of the CEQA Guidelines, as the action is not a project as defined in Section 15378 of the CEQA Guidelines, because it has no potential for resulting in physical change to the environment, directly or indirectly

because this Ordinance does not involve any commitment to a specific project which may result in potentially significant physical impact on the environment.

**SECTION 5. Certification.** The Secretary shall certify to the adoption of this Resolution.

**APPROVED AND ADOPTED** by the members of the City of Coachella Planning Commission on this 21<sup>st</sup> day of September, 2022.

\_\_\_\_\_  
Stephanie Virgen,  
Planning Commission Chair

ATTEST:

\_\_\_\_\_  
Gabriel Perez, Planning Commission Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Carlos Campos, City Attorney



I, Gabriel Perez, Planning Secretary, City of Coachella, California, certify that the foregoing Resolution was adopted by the Planning Commission at a regular meeting of the Planning Commission held on the 21<sup>st</sup> day of September, 2022, and was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Gabriel Perez  
Planning Commission Secretary

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, AMENDING SUBSECTION (A) AND (C) OF SECTION 17.32.020 OF TITLE 17 (ZONING) OF THE COACHELLA MUNICIPAL CODE TO REGULATE HEAVY INDUSTRIAL USES WITHIN THE CITY'S M-H (HEAVY INDUSTRIAL) ZONE. CITY INITIATED.**

WHEREAS, the Coachella Zoning Ordinance currently allows heavy industrial uses in the M-H (Heavy Manufacturing having community-wide impacts without any discretionary reviews and this has resulted in environmental effects to area outside of the project boundaries of heavy industrial sites in the M-H zone which is not in keeping with the City's General Plan goals and policies; and,

WHEREAS, the City Council believes that the regulation of heavy industrial uses merit additional scrutiny and consideration by the Planning Commission in order to impose reasonable land use conditions of approval upon these uses, the City Council finds that this will provide the added scrutiny needed to address the negative impacts posed by these conditional uses; and,

WHEREAS, the Planning Commission conducted a properly noticed public hearing on September 21, 2022 at which members of the public were afforded an opportunity to comment upon this Ordinance, the recommendations of staff and public testimony; and,

WHEREAS, after such hearing, the Planning Commission recommended by a \_\_\_\_\_ vote that the City Council approve this Ordinance; and,

WHEREAS, the City Council conducted a properly noticed public hearing on \_\_\_\_\_, 2022 at which members of the public were afforded an opportunity to comment on this Ordinance, the recommendations of staff and public testimony.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

**SECTION 1.** Subsections (A) and (C) of Section 17.32.020 of Chapter 17.32 of Title 17 of the Coachella Municipal Code are hereby amended to read as follows (deleted text in ~~striketrough~~; added text in underlined text):

“17.32.020 - Permitted uses.

The following uses are permitted in the M-H zone, subject to all provisions of this chapter:

A. Primary Uses.

1. All uses permitted by Section 17.30.020 of the M-S zone except emergency shelters:

2. Blacksmith shop:

3. ~~Cotton gins, oil mills, vegetable oil plants:~~

3.4. Exterminating or disinfecting service firm;

- 4.5. Glass manufacture;
- 5.6. Hemp products manufacture;
- 7. ~~Heavy metals fabrication;~~
- 8. ~~Oil cloth or linoleum manufacture;~~
- 9. ~~Oil Paint, oil, shellac, turpentine, or varnish manufacture;~~
- 6.10. Paper, pulp manufacture;
- 7.11. Plastic manufacture;
- 8.12. Planing mills;
- 13. ~~Poultry dressing and packaging;~~
- 9.14. Railroad yards, repair shops;
- 10.15. Salt works;
- 16. ~~Slaughterhouses;~~
- 17. ~~Soap manufacture;~~
- 11.18. Stone monument works; and
- 12.19. Wire and wire products manufacture.

....

C. Conditional Uses. The following uses, including expansions of floor area and expansions of footprint of existing structures for the following uses, may be permitted in the M-H zone subject to obtaining a conditional use permit pursuant to Chapter 17.74.

- 1. Acid manufacture

....

- 29. Cotton gins, oil mills, vegetable oil plants;
- 30. Heavy metals fabrication;
- 31. Oil cloth or linoleum manufacture;
- 32. Oil Paint, oil, shellac, turpentine, or varnish manufacture;
- 33. Poultry dressing and packaging;
- 34. Slaughterhouses;
- 35. Food Waste Processing and Manufacturing;

36. Soap manufacture; “

**SECTION 2.** Effective Date. This ordinance shall take effect thirty (30) days after its adoption.

**SECTION 3.** 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 unconstitutional, such decision shall not affect the validity of the remaining portion 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 be declared unconstitutional.

**SECTION 4.** Certification. The City Clerk shall certify the passage of this ordinance and shall cause the same to be entered in the book of original ordinances of said City; shall make a minute passage and adoption thereof in the records of the meeting at which time the same is passed and adopted; and shall, within fifteen (15) days after the passage and adoption thereof, cause the same to be published as required by law, in a local newspaper of general circulation and which is hereby designated for that purpose.

**SECTION 5.** CEQA. The City Council finds that this Ordinance is not subject to the California Environmental Quality Act (CEQA) because it does not qualify as a “project” under CEQA. The State CEQA Guidelines provide that “[a]n activity is not subject to CEQA if ... the activity is not a project as defined in Section 15378.” (State CEQA Guidelines, § 15060(c).) Here, Zone Text Amendment 2022-1132 does not qualify as a “project” as defined in State CEQA Guidelines section 15378 for at least two different reasons.

First, Section 15378 defines a project as an activity that “has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.” (State CEQA Guidelines, § 15378(a).) Here, Zone Ordinance Amendment No. 2022-07 will not result in any construction or development, and it will not have any effect that would physically change the environment. Accordingly, the Zone Ordinance Amendment No. 2022-07 is not a “project” subject to CEQA. (State CEQA Guidelines, § 15060(c).) Any future proposed uses within existing development in the M-H Zone would be subject to the requirements of the M-H Zone and those uses that require Conditional Use Permit would be subject to any review requirements under CEQA and supported by written findings. Any future development in the M-H Zone conjunction with planned uses are subject to review under CEQA regardless if uses are permitted by right or conditionally permitted. The City Council authority, pursuant to C.M.C. Section 17.02.030, is for the careful consideration to the suitability of each and every zone for the regulations applicable to it, and that these regulations are found to best serve the above purposes. The City Council further finds that the Zoning regulations are in the public interest, and that due and careful consideration has been given to the relationship between these regulations and the general plan of the City, and the established plans in the unincorporated area of the County of Riverside. The Planning Commission pursuant to C.M.C. Section 17.70.020 shall advise and recommend to the city council with respect jurisdiction over amendment to change the text of the Zoning ordinance.

Second, Section 15378 explicitly excludes from its definition of “project” the following: “organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment.” (State CEQA Guidelines, § 15378(b)(5).) The Zone Ordinance Amendment No. 2022-07 constitutes organizational or administrative activity that will not result in a physical change in the environment, and it therefore is not subject to CEQA. (Ibid.) The Zoning ordinance amendment would simply change existing allowable uses in the M-H Zone to either a category of permitted uses or conditionally permitted uses which is within the authority provided to the City Council and the Planning Commission to determine the suitability of each and every zone for the regulations applicable to it. All land uses in the M-H zone would continue to be allowable uses under this Zoning Ordinance Amendment and would not prohibit any uses, but would allow the Planning Commission and the City Council to make findings for uses that would be conditionally permitted and therefore provide sufficient and adequate safeguards and conditions to ensure that the conditional use will be operated and maintained in a manner not detrimental to the public health, safety and welfare, or harmful to neighboring property and improvements as intended.

Even if Zone Ordinance Amendment No. 2022-07 is considered a “project” subject to CEQA, it is categorically exempt pursuant to State CEQA Guidelines Section 15320 (Class 20). Class 20 consists of “changes in the organization or reorganization of local governmental agencies where the changes do not change the geographical area in which previously existing powers are exercised. Examples include but are not limited to: (a) establishment of a subsidiary district; (b) consolidation of two or more districts having identical powers; and (c) merger with a city of a district lying entirely within the boundaries of the city.” Zone Text Amendment 2022-1132 is limited to amending Chapter 17.32 of Title 17 of the Coachella Municipal Code to clarify an existing administrative process used by the Planning Commission.

Further, the Zone Ordinance Amendment No. 2022-07 is exempt from CEQA under the “common sense exemption” set forth in State CEQA Guidelines section 15061(b)(3), which provides that an activity is not subject to CEQA “where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” Here, as noted above, the Zone Ordinance Amendment No. 2022-07 merely constitutes organizational or administrative activities that will not result in direct or indirect physical changes in the environment. The Zone Ordinance Amendment No. 2022-07 is thus not subject to CEQA. (State CEQA Guidelines, § 15061(b)(3).)

**ORDINANCE PASSED AND APPROVED** on this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Steven Hernandez, Mayor

ATTEST:

\_\_\_\_\_  
Angela M. Zepeda, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Carlos Campos, City Attorney

I, Angela M. Zepeda, City Clerk, City of Coachella, California, certify that the foregoing Ordinance was adopted by the City Council at a regular meeting of the City Council held on the \_\_\_<sup>th</sup> of \_\_\_\_\_, 2022, and was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Angela M. Zepeda, City Clerk