



AGENDA

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

October 16, 2019
6:00 PM

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 October 2nd, 2019.

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 five (5) minutes.”

REPORTS AND REQUESTS:

NON-HEARING ITEMS:

2. Policy Discussion on Coachella 380 Project located at the Northeast Corner of Avenue 49 and Van Buren Street.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

3. Change of Zone (CZ 18-11), Conditional Use Permits (CUP 310 and 311), Variance (VAR 18-09), Architectural Review (AR 18-09) and Environmental Assessment (EA 18-05) recommending the adoption of a Mitigated Negative Declaration, to allow the phased development of the Coachella Travel Centre project including a 3,800 sq. ft. convenience store with service station, 1,200 sq. ft. drive-thru restaurant, 5,555 sq. ft. restaurant, 2,677 sq. ft. car wash tunnel, 4,754 sq. ft. truck washing facility, and 11, 259 sq. ft 4-story hotel with related infrastructure on 14.1 acres of vacant land located on the south side of Avenue 50 between the Whitewater Channel and the State Route 86 Expressway in Coachella, California. Alex Mucino, Applicant.
4. Coachella Smoke Retail Cannabis Microbusiness

 - a. Change of Zone 18-02 to add the RC (Retail Cannabis) overlay zone to the existing C-G (General Commercial) zone for the proposed retail cannabis microbusiness at the northwest corner of Grapefruit Boulevard and 7th Street.
 - b. Conditional Use Permit (CUP 298) to convert an existing commercial tenant space into a retail cannabis microbusiness to include: 400 square feet of retail cannabis showroom display; 265 square feet for cannabis distribution and manufacturing uses; and 455 square feet for an indoor cannabis lounge that includes on-site consumption of cannabis products at 85-995 Grapefruit Boulevard, Suite #1, Coachella, California.

INFORMATIONAL:

ADJOURNMENT:

*ⁱ Any writing or documents pertaining to an **open session** item provided to a majority of the Planning Commission less than 72 hours prior to the meeting, shall be made available for public inspection at the first counter of City of Coachella Permit Center located at 53-990 Enterprise Way, Coachella, California during normal business hours.*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



Minutes
OF A REGULAR MEETING
OF THE
PLANNING COMMISSION OF THE CITY OF COACHELLA
October 02, 2019
6:00 PM

1. CALL TO ORDER: - 6:05

The Regular Meeting of the Planning Commission of the City of Coachella was called to order at 6:05 in the Coachella Permit Center at City Hall by Vice Chair Javier Soliz.

2. PLEDGE OF ALLEGIANCE:

The pledge of allegiance was led by Miguel Navarrete.

3. ROLL CALL:

Present: Commissioner Gonzalez, Commissioner Navarrete, Vice Chair Virgen, Chair Soliz, Alternate Commissioner Leal.

Absent: Commissioner Huazano.

4. 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.”

5. APPROVAL OF THE MINUTES:

City of Coachella Planning Commission Meeting Minutes September 18th, 2019. Motion to approve Item 5 Minutes for the September 18th, 2019 Planning Commission Meeting.

Made by: Commissioner Gonzalez.
Seconded by: Commissioner Navarrete.
Approved: 4-0, by the following roll call vote:

AYES: Chair Soliz, Vice Chair Virgen, Commissioner Navarrete, Commissioner Gonzalez and Alternate Chair Leal.

NOES: None.
ABSTAIN: None.
ABSENT: Commissioner Huazano.

6. WRITTEN COMMUNICATIONS:

2 Letters regarding Zona Central Item 10.b. one from Agua Caliente Band of Cahuilla Indians dated October 2nd. The other letter is from Twenty-Nine Palms Band of Mission Indians.

7. **PUBLIC COMMENTS:**

“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 five (5) minutes.”

None.

8. **REPORTS AND REQUESTS:**

Director will provide development status and building reports for next meeting.

9. **NON-HEARING ITEMS:**

None.

10. **PUBLIC HEARING CALENDAR (QUASI JUDICIAL)**

a. Coachella Travel Centre

Change of Zone (CZ 18-11), Conditional Use Permits (CUP 310 and 311), Variance (VAR 18-09), Architectural Review (AR 18-09) and Environmental Assessment (EA 18-05) recommending the adoption of a Mitigated Negative Declaration, to allow the phased development of the Coachella Travel Centre project including a 3,800 sq. ft. convenience store with service station, 1,200 sq. ft. drive-thru restaurant, 5,555 sq. ft. restaurant, 2,677 sq. ft. car wash tunnel, 4,754 sq. ft. truck washing facility, and 11, 259 sq. ft. 4-story hotel with related infrastructure on 14.1 acres of vacant land located on the south side of Avenue 50 between the Whitewater Channel and the State Route 86 Expressway in Coachella, California. Alex Mucino, Applicant.

Chair Soliz opened the Public Hearing for Item 10.a. at 6:42 p.m.

Public Comment: Alex Mucino- Applicant.
Jay Nelson- Architect.
Mike Leifer- Attorney.

Chair Soliz closed the Public Hearing for Item 10.a. at 7:02 p.m.

Public Comment: Jay Nelson- Architect.
Tom Dodson- CEQA Consultant
Kaitlyn Dodson- CEQA Consultant

Motion: To continue item 10.a. for two weeks to the October 16, 2019 Planning Commission meeting, Item includes Change of Zone (CZ 18-11), Conditional Use Permits (CUP 310 and 311), Variance (VAR 18-09), Architectural Review (AR 18-09) and Environmental Assessment (EA 18-05) recommending the adoption of a Mitigated Negative Declaration, to allow the phased development of the Coachella Travel Centre project including a 3,800 sq. ft. convenience store with service station, 1,200 sq. ft. drive-thru restaurant, 5,555 sq. ft. restaurant, 2,677 sq. ft. car wash tunnel, 4,754 sq. ft. truck washing facility, and 11, 259 sq. ft. 4-story hotel with related infrastructure on 14.1 acres of vacant land located on the south side of Avenue 50 between the Whitewater Channel and the State Route 86 Expressway in Coachella, California. Alex Mucino, Applicant.

Made by: Commissioner Gonzalez.
Seconded by: Commissioner Navarrete.
Approved: 5-0, by the following roll call vote:

AYES: Chair Soliz, Vice Chair Virgen, Commissioner Navarrete, Commissioner Gonzalez and Alternate Chair Leal.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Huazano.

b. Zona Central - Downtown Expansion

Change of Zone (CZ 18-10) and Environmental Assessment (EA 18-04) to adopt a Negative Declaration pursuant to CEQA Guidelines, to allow for rezoning of property consistent with the City of Coachella General Plan 2035 from M-S (Manufacturing Service) and R-S (Single Family Residential) to MS-IP (Manufacturing Service - Industrial Park); C-N (Neighborhood Commercial); CN-PD (Neighborhood Commercial Planned Development); R-M (Residential, Multi-Family); O-S (Open Space); and OS-PF (Open Space Public Facilities) on approximately 206 acres of partially developed land within Subarea 6 - Downtown Expansion District, located south of Avenue 50, west of Tyler Street, and ¼ mile north of Avenue 52. City-Initiated. Peter Rabbit Farms, Inc., Property Owner.

Chair Soliz opened the Public Hearing for Item 10.b. at 7:42 p.m.

Public Comment: Property Owner-Peter Rabbit Farms, Inc.

Chair Soliz closed the Public Hearing for Item 10.b. at 7:47 p.m.

Motion: To recommend to City Council approval of Item 10.b. Change of Zone (CZ 18-10) and Environmental Assessment (EA 18-04) to adopt a Negative Declaration pursuant to CEQA Guidelines, to allow for rezoning of property consistent with the City of Coachella General Plan 2035 from M-S (Manufacturing Service) and R-S (Single Family Residential) to MS-IP (Manufacturing Service - Industrial Park); C-N (Neighborhood Commercial); CN-PD (Neighborhood Commercial Planned Development); R-M (Residential, Multi-Family); O-S (Open Space); and OS-PF (Open Space Public Facilities) on approximately 206 acres of partially developed land within Subarea 6 – Downtown Expansion District, located south of Avenue 50, west of Tyler Street, and ¼ mile north of Avenue 52. City-Initiated. Peter Rabbit Farms, Inc., Property Owner.

Made by: Commissioner Gonzalez.
Seconded by: Commissioner Navarrete.
Approved: 5-0, by the following roll call vote:

AYES: Chair Soliz, Vice Chair Virgen, Commissioner Navarrete, Commissioner Gonzalez and Alternate Chair Leal.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Huazano.

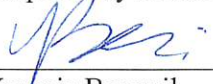
11. INFORMATIONAL

Tacos Tequila Event upcoming in the City of Coachella.

12. ADJOURNMENT:

Meeting Adjourned at 7:49 p.m. by Chair Soliz.

Respectfully Submitted,



Yesenia Becerril
Planning Secretary

ⁱ Any writing or documents pertaining to an open session item provided to a majority of the Planning Commission less than 72 hours prior to the meeting, shall be made available for public inspection at the front counter of at the City of Coachella at 53990 Enterprise Way, Coachella, CA during normal business hours.

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



STAFF REPORT
10/16/2019

TO: Planning Commission Chair and Commissioners

FROM: Luis Lopez, Development Services Director

SUBJECT: Policy Discussion on Coachella 380 Project located at the Northeast Corner of Avenue 49 and Van Buren Street.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission review the attached exhibits and provide staff with direction regarding the proposed project.

BACKGROUND:

The Rancho Las Flores community located on the north side of Avenue 49, east of Van Buren Street, had a second phase of construction that was never completed. It is located on the 30 acres at the northeast corner of Avenue 49 and Van Buren Street. This property was foreclosed upon by the noteholder, Glenroy Coachella, LLC who is the developer of the Glenroy Resort and who in 2007 sold the City the 29 acres of land where the existing Rancho Las Flores Park is located.

On May 10, 2012 the City Council approved General Plan Amendment 10-01 and Change of Zone 10-02 to allow for a 380-unit multifamily residential apartments project on 30 acres of vacant land located at the northeast corner of Avenue 49 and Van Buren Street. The developer was Glenroy Coachella, LLC and they had attempted to get public funding for an affordable housing development. However, the developer was unable to secure funding for the project.

On October 8, 2014, the City Council approved Tentative Tract Map No.36757 which approved a 124-lot single family residential subdivision on the project site, similar in design to the original community. At that time, the City Council had concerns with the current RM (Multifamily Residential) zoning because of the potential impacts on utility infrastructure, and impacts to the public school enrollments. Glenroy sold the land to a new entity who has been unable to secure a builder for the single family residential project, and the tentative map will expire as of this week.

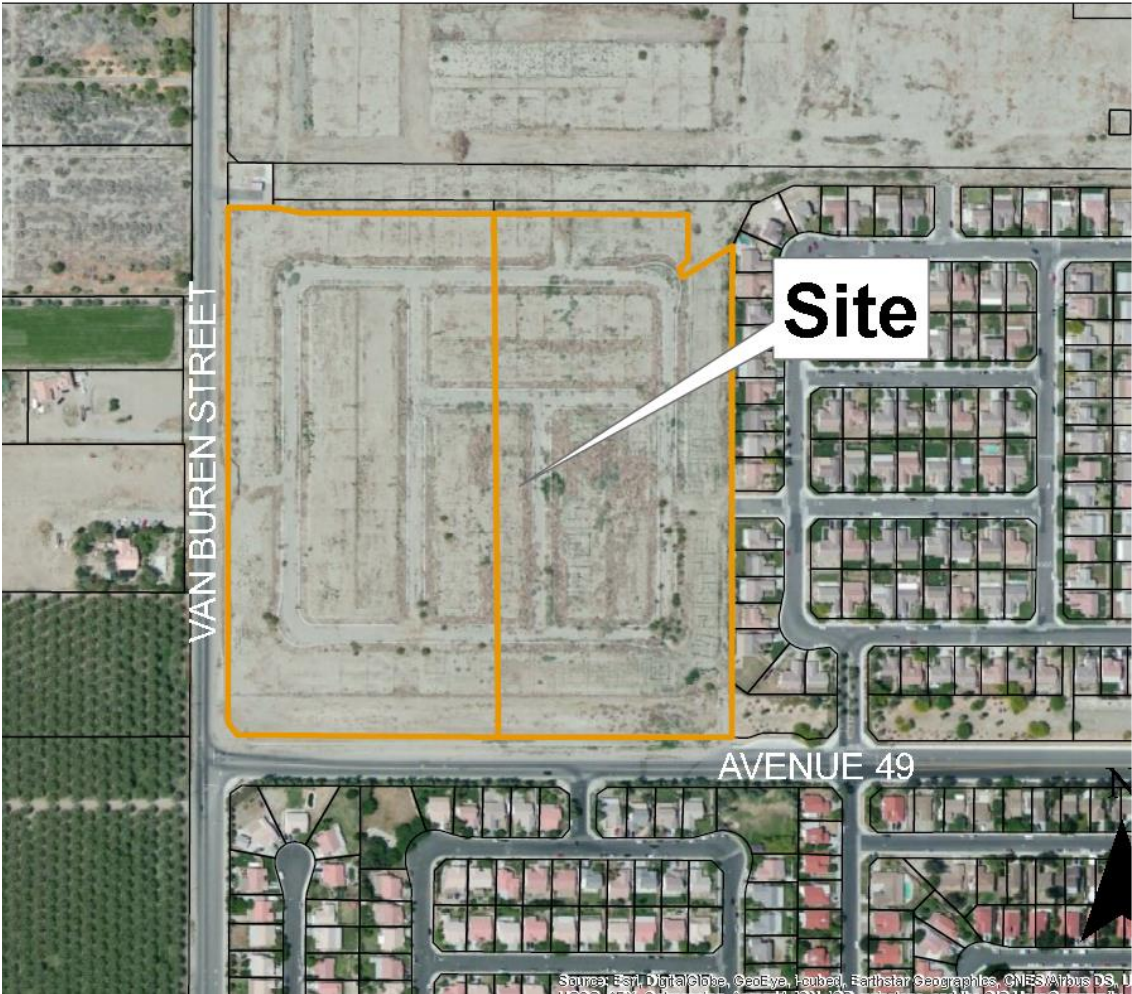
Additionally, on April 22, 2015 the City Council adopted the General Plan 2035 Comprehensive Update and designated the site as “Urban Neighborhood” which calls for very-high density residential ranging from 20 to 38 dwelling units per acre, with an average of 30 units per acre for new projects.

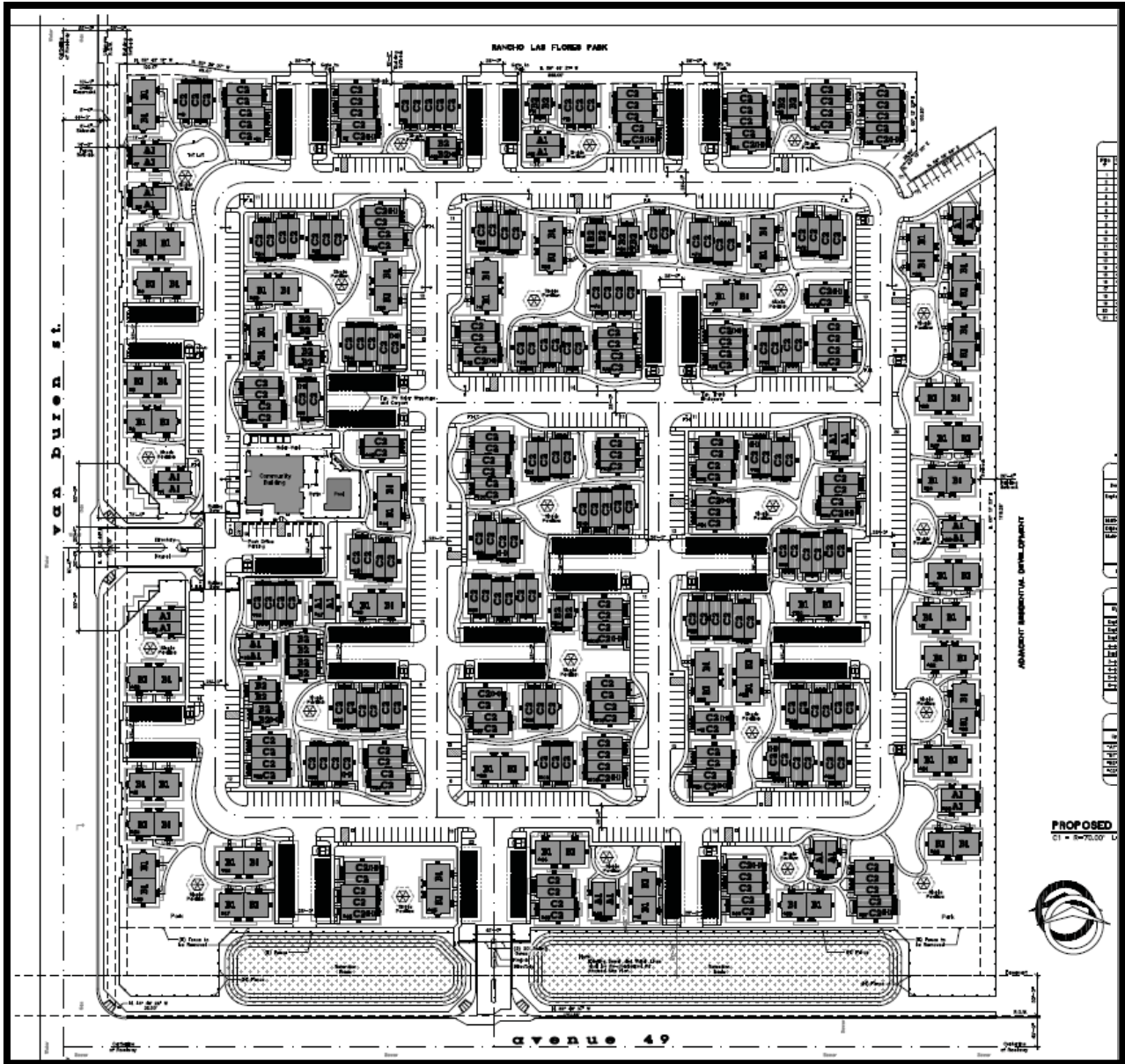
DISCUSSION/ANALYSIS:

On August 29, 2019 the applicant and engineer-of-record, Kurt Saxon, met with City staff and the developer to discuss the Coachella 380 Project on the subject site. This is a reactivation of the 2012 multifamily residential project which has a density of 12.6 dwelling units per acre. This density falls short of the General Plan’s intended “average density” of 30 units per acre for new developments in this land use category. Staff needs direction from the Planning Commission on whether the density and/or the current street configurations are in substantial compliance with the vision set forth in the General Plan for this vicinity.

Site Planning:

The subject site was previously graded for streets, rough pads, and retention basin including the installation of curb and gutter, perimeter fencing and sewer lines. Accordingly, the Coachella 380 project will use the existing street configuration of the original project, as shown on the aerial photograph and site plan below.





The site plan above was presented during Pre-Application Review maintains the existing street grading configuration, but would add a new community entrance on Avenue 49 as encouraged by the General Plan mobility element. This is substantially similar to the 2012 multifamily residential project, which proposed to convert the streets into private drives with 90-degree parking and carports along the street edges. The dwelling units in 2012 were “modular” buildings” and this project proposes wood/frame and metal roof, with stucco exterior walls construction. The units would be subdivided as “condominiums” and offered as market-rate

owner-occupied dwelling units for sale. The housing types consist of one and two-story dwellings in a “townhouse” style wherein there are no stacked units. Additionally, staff recommended a re-design of the main entry on Van Buren Street, due to the short queue space for vehicles and to improve the public/private access areas on this busy street. Because the 2012 project had a comprehensive Mitigated Negative Declaration prepared, staff believes the current project could proceed to Architectural Review in a streamlined manner, provided the Commission believes that the project design and density is substantially in compliance with the General Plan 2035 policies.

Economic Development Considerations:

The City’s Economic Development Manager who works in the City Manager’s office has indicated support for the project, due to the permitting and impact fee considerations of a new development. Similarly, the developer has indicated they are interested in pursuing an economic incentive package to defer fees for the project, and defer off-site improvements in exchange for the benefits of the development.

The development would enhance the City’s property tax base, and would increase the available workforce and resort housing opportunities for the current and future residents of the City of Coachella. There are some challenges associated with removal and replacement of existing infrastructure that was previously installed, in that removing the perimeter fencing or the existing street configuration would result in a significant financial burden for the project. These are some of the justifications for the requested economic incentive agreement being contemplated by the developer.

Architectural Theming:

The Coachella 380 Project would be subject to Architectural Review by the Planning Commission, and City Council would review the project as part of the Tentative Tract Map request for condominium purposes. The exhibits below are preliminary artistic renderings of the housing unit types including a one-story unit and two-story units. Additionally, the applicant has shown two renderings of the proposed Clubhouse and public parking areas.







The developer has indicated that they want to use a standing-seam metal roof to mimic the Glenroy Resort architecture. Staff has recommended a different color scheme with earth-tone or gray roof and trim colors to be in keeping with the surroundings. The units all provide private

open space patios and front entry/porch elements. Similarly, the exterior architecture blends a variety of building materials including textured stucco, stone veneer, and metal cladding for a contemporary craftsman inspiration.

GENERAL PLAN CONSISTENCY:

As part of the Pre-Application Review of the Coachella 380 project, staff noted that the proposed project is designated as Urban Neighborhood under the City's General Plan 2035 Land Use and Community Character Element. The "Urban Neighborhood" allows a high-intensity, walkable, transit-ready neighborhood with a variety of types of housing, but predominantly intended for multi-family of various types to be located in close proximity to high quantities of commercial, civic, and recreational uses. The larger vicinity of the site includes the Glenroy Resort and Rancho Las Flores Park to the north, the Coachella Village Apartments to the northwest, and Neighborhood Center (mixed use) designations on the west side of Van Buren Street. Therefore, the City's long-range vision for the buildout of this area includes high-density residential with neighborhood commercial uses. Van Buren Street is a transit corridor and is expected to grow its employment opportunities in the coming years.

If the Commission believes that the project as proposed requires a General Plan Amendment to reduce the density to 13 dwelling units per acre, this has implications for the City's Housing Element. During the City's Update to the Housing Element, which included 5th cycle Regional Housing Needs Allocation (RHNA) this property was identified as an opportunity site for very high density residential. Therefore, staff believes that the expired Single Family Residential tract map did not comply with the City's goals and policies. The Coachella 380 project is a reasonable attempt to create the envisioned community character, while utilizing the existing infrastructure that was left in place from over 20 years ago, but falls short of the 30 dwelling units per acre density. Therefore, staff would prepare to update the Housing Element in the upcoming 6th Cycle which commences in 2022 to make up the difference in zoning capacity left from this project, in order to build very high-density residential developments.

CONCLUSIONS AND RECOMMENDATIONS:

The change from 124 single family residential units to 380 townhouse units is a step in the right direction, but is not wholly consistent with the density range for the Urban Neighborhood land use classification. Staff recommends that the Planning Commission consider the information contained herein and the testimony at the public hearing, to make a finding of substantial conformity with the General Plan land use and community character element in light of the project's history and unique circumstances, and direct staff to update the Housing Element in the 6th Cycle update to reconcile the potential loss in density zoning capacity to accommodate the proposed project due to its economic and secondary benefits for the City of Coachella.



**STAFF REPORT
10/16/2019**

TO: Planning Commission Chair and Commissioners

FROM: Luis Lopez, Development Services Director

SUBJECT: Change of Zone (CZ 18-11), Conditional Use Permits (CUP 310 and 311), Variance (VAR 18-09), Architectural Review (AR 18-09) and Environmental Assessment (EA 18-05) recommending the adoption of a Mitigated Negative Declaration, to allow the phased development of the Coachella Travel Centre project including a 3,800 sq. ft. convenience store with service station, 1,200 sq. ft. drive-thru restaurant, 5,555 sq. ft. restaurant, 2,677 sq. ft. car wash tunnel, 4,754 sq. ft. truck washing facility, and 11, 259 sq .ft 4-story hotel with related infrastructure on 14.1 acres of vacant land located on the south side of Avenue 50 between the Whitewater Channel and the State Route 86 Expressway in Coachella, California. Alex Mucino, Applicant.

BACKGROUND:

This case item was continued from the October 2, 2019 Planning Commission meeting due to expressed concerns regarding the environmental review documents, and their relationship to the new Cal-Trans Interchange on the 86-S Expressway.

UPDATE:

At the time that this staff report was written, staff had consulted with the Project CEQA consultant and with the City Attorney on compiling the necessary information and exhibits to bring this item back for Planning Commission deliberations/recommendations to City Council. The CEQA consultant had prepared preliminary exhibits showing the new bridge over the Whitewater Channel and the realignment of Avenue 50 and Tyler Street for the future interchange over the 86-S Expressway, and was in discussions with the City Attorney on preparation of an errata to the CEQA documents.

However, additional time is needed in order to finalize the exhibits and explanation of how the projects are interrelated, finalize the CEQA errata sheets, and get City Attorney review, and compile all of this into the agenda packet with the revised findings and resolution action items. Therefore, staff recommends that the Planning Commission continue this item to the November 6, 2019 Planning Commission meeting.



STAFF REPORT
10/16/2019

TO: Planning Commission Chair and Commissioners

FROM: Luis Lopez, Development Services Director

SUBJECT: Coachella Smoke Retail Cannabis Microbusiness

- a. Change of Zone 18-02 to add the RC (Retail Cannabis) overlay zone to the existing C-G (General Commercial) zone for the proposed retail cannabis microbusiness at the northwest corner of Grapefruit Boulevard and 7th Street.
- b. Conditional Use Permit (CUP 298) to convert an existing commercial tenant space into a retail cannabis microbusiness to include: 400 square feet of retail cannabis showroom display; 265 square feet for cannabis distribution and manufacturing uses; and 455 square feet for an indoor cannabis lounge that includes on-site consumption of cannabis products at 85-995 Grapefruit Boulevard, Suite #1, Coachella, California.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt the following resolutions for the Coachella Smoke retail cannabis microbusiness, CUP 298 and CZ 18-02.

- 1) Resolution No. 2019-25 recommending to the City Council approval of Conditional Use Permit No. 298 to convert an existing commercial tenant space into a retail cannabis microbusiness that includes: 400 square feet of retail cannabis showroom display; 265 square feet for cannabis distribution and manufacturing uses; and 455 square feet for an indoor cannabis lounge that includes on-site consumption of cannabis products
- 2) Resolution No. 2019-26 recommending to the City Council approval of Change of Zone No. 18-02 that proposes to add the RC (Retail Cannabis) overlay zone to the existing C-G (General Commercial) zone.

BACKGROUND:

The above referenced applications are proposed in an existing commercial building at the NW corner of Grapefruit Blvd and 7th Street as illustrated on the following aerial photograph:



The photograph below is looking at the existing building from Grapefruit Blvd. The cannabis microbusiness will be on the left side of the building and the existing Coachella Bar is located on the right side. There is no interior or exterior access between the two uses.



The photograph below is looking at the side of the building from 7th Street. Note that the door on the left side of the building is used for deliveries for the proposed retail microbusiness.



History of the Existing Building

According to information obtained from Riverside County, the lot was recorded on June 1, 1902 and the building was constructed in 1912. It is one of the oldest buildings in Coachella and based on the photograph below was once a drug store, while the site of Coachella Bar at one time was a bank.



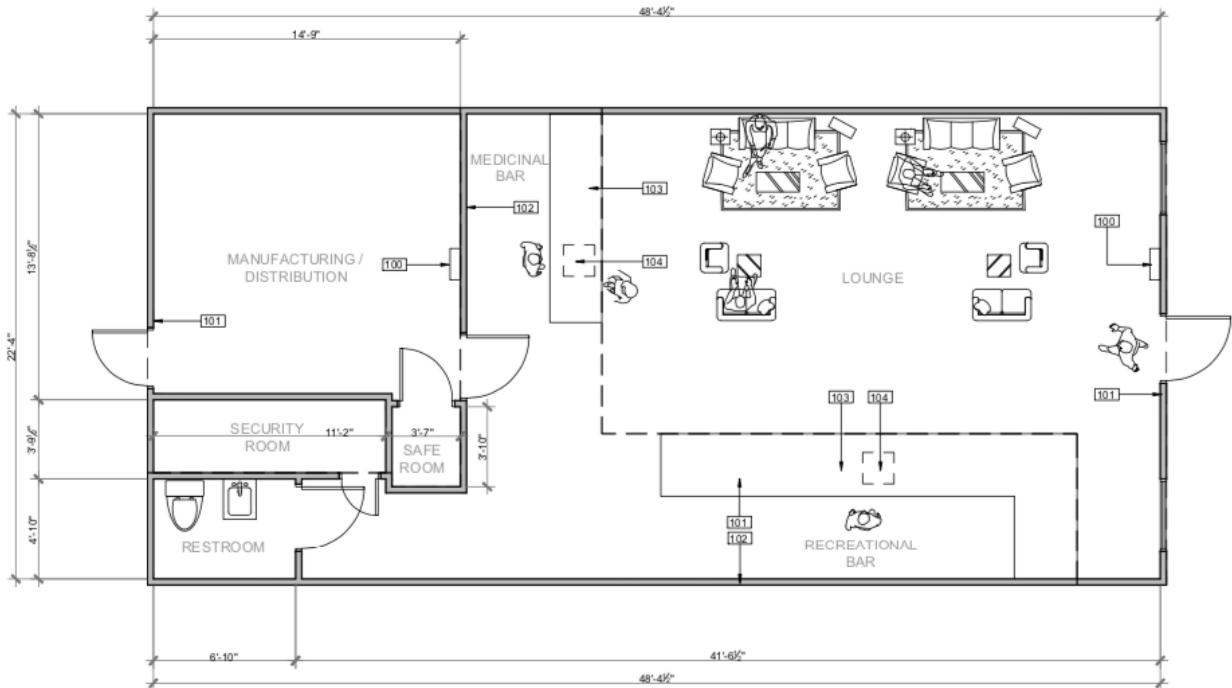
Staff has reviewed the building permits that have been issued for the property (see attachment 4) The first record of a building permit was issued on September 10, 1970 to the El Charrito Café for a plastic sign. On June 9, 1976 a permit was issued for a reroof for the Las Flores Restaurant. Based on the permit history, it appears that Las Flores Restaurant operated in the building until January 2015 when it was shut down by the Riverside County Health Department for health code violations because it did not meet the minimum “C” rating.

Additional building permits were issued in December 2017 for the wall sign that exists on the front of the building. No building permits have been issued since December 2017.

Overview of the Coachella Smoke Microbusiness (CUP 298)

The project proposes a retail cannabis microbusiness consisting of the following uses as shown on the floor plan below:

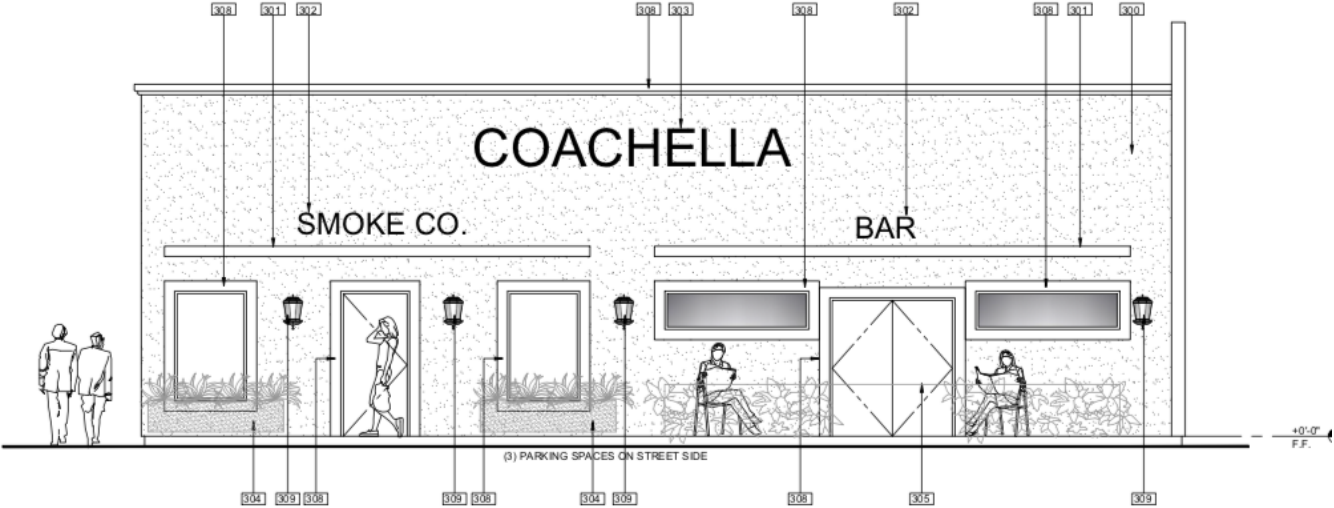
- . Approximately 400 square feet of retail cannabis showroom display
- . Approximately 265 square feet for distribution and manufacturing that includes packaging and labeling. No extraction is proposed and no chemicals will be used.
- . Approximately 455 square feet as an indoor cannabis lounge that includes on-site consumption of cannabis products.



SQUARE FOOTAGE	
RETAIL	401 S.F.
LOUNGE	455 S.F.
SUPPORT	264 S.F.
TOTAL	1,120 S.F.

As seen from the exhibit below, the Applicant is proposing the following modifications to the outside of the building:

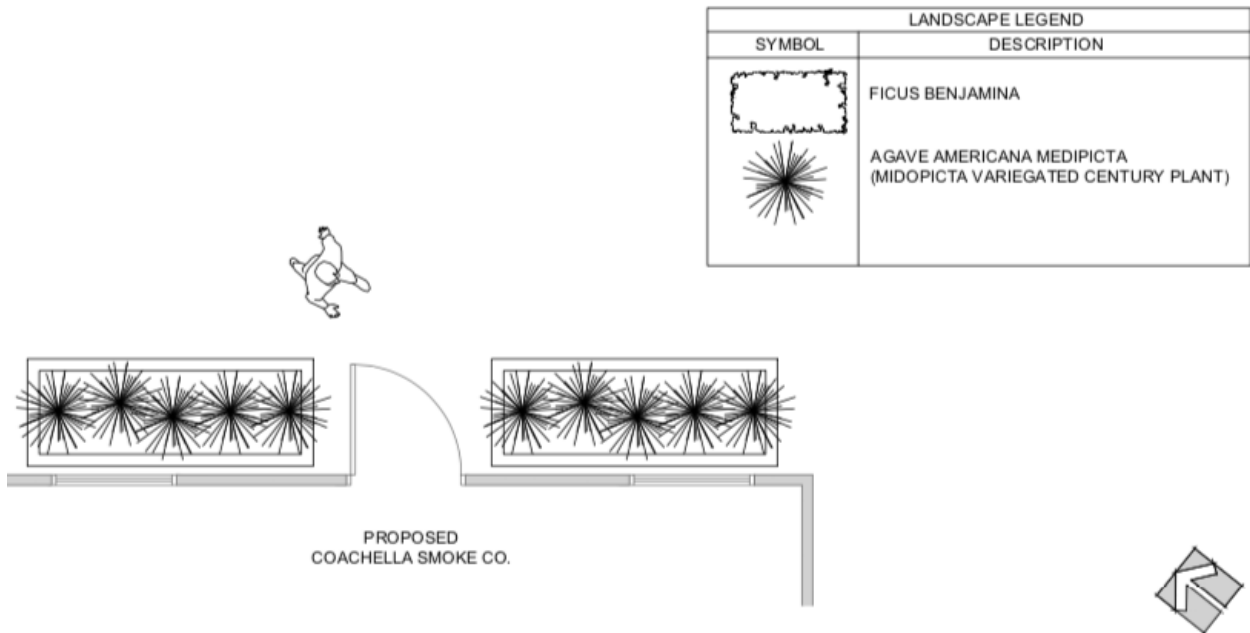
- New light beige smooth plaster on the front and south side of the building
- New windows and front door
- New awnings, new brown trim, signage and lighting
- Removal of the existing bars on the windows and doors
- New public art as illuminated “City Sign” on the south side of the building as illustrated on the exhibit below.
- Removal of existing attached wall sign that is perpendicular to the building
- Lowering of existing railing in front of Coachella Bar business
- New raised planters under the two windows



KEYNOTES

- [300] 7/8" 3 COAT STUCCO - SMOOTH FINISH
- [301] NEW METAL AWNING
- [302] NEW SIGN
- [303] EXISTING SIGN
- [304] NEW PLANTER
- [305] EXISTING RAILING
- [306] MURAL APPROVAL IN PROCESS
- [307] PARKING ON STREETSIDE
- [308] NEW FOAM TRIM
- [309] NEW DECORATIVE EXTERIOR LIGHT FIXTURE

The new raised landscaped planters proposed at the front of the building are illustrated on the following exhibit.



Proposed 5' x 36' ft. public art illuminated City Sign on 7th Street building wall



Proposed Awnings

The Applicant is proposing awnings over the two front windows as illustrated below:



DISCUSSION/ANALYSIS:

Environmental Setting:

The site is designated as being within the Downtown Center on the 2035 Coachella General Plan as illustrated on the exhibit to the right.



The project site is zoned General Commercial (C-G) as illustrated on the exhibit to the left. Surrounding properties to the north, south and west are zoned C-G (General Commercial), while land to the east across Grapefruit Blvd is zoned M-S, Manufacturing Service.

Surrounding land uses to the north, south, east and west of the site consist of commercial land uses. The Union Pacific Railroad right-of-way is on the east side of Grapefruit Boulevard.

Consistency with the Coachella General Plan

The proposed project is within the “Downtown Center” land use designation of the General Plan 2035 Land Use Element which encourages very high-density residential uses mixed with commercial uses on the ground floor, in an urban environment. The project is consistent with the development intensity permitted by the Downtown Center land use category as the property is

largely covered with commercial buildings and is oriented towards the pedestrian/sidewalk environment.

Consistency with the (C-G) General Commercial Zone

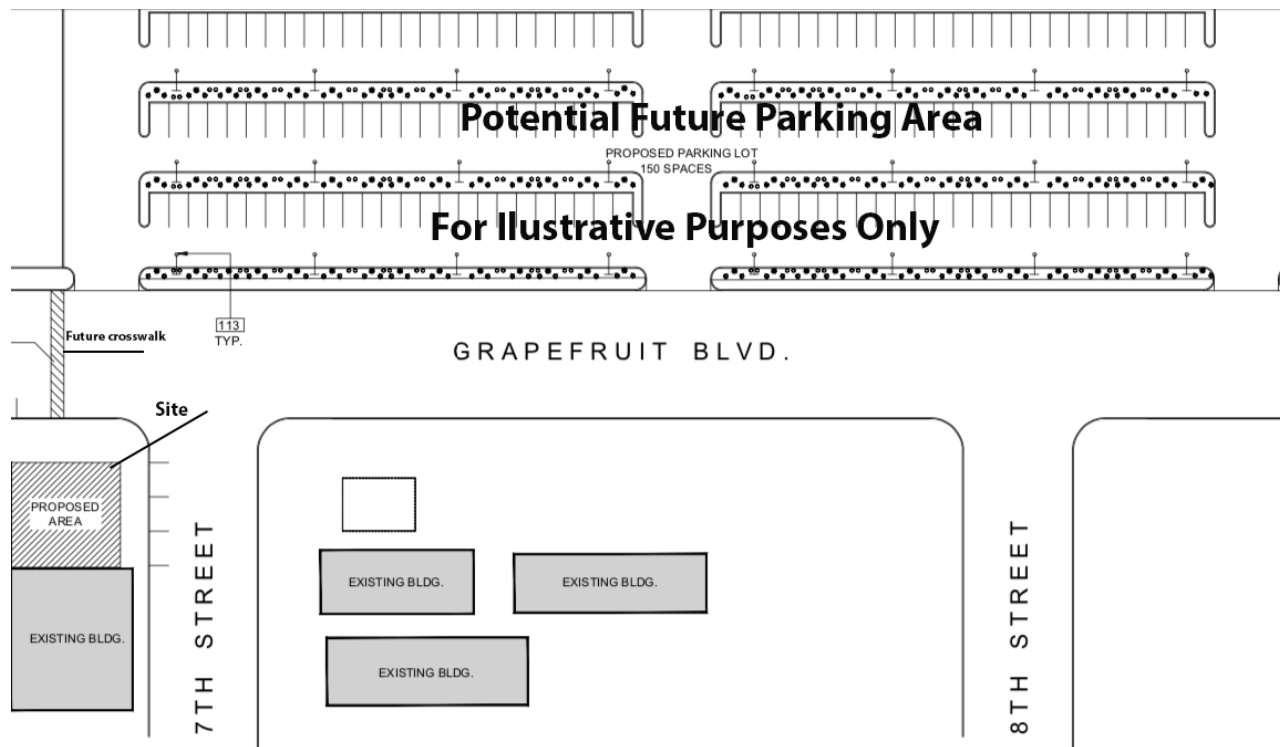
The parcel in question was created in 1902 within the jurisdiction of Riverside County, 44 years before the City incorporated in December 1946. The existing building proposed for the cannabis microbusiness measures 22 feet wide and is 41 feet long with a total square footage of 931 square feet.

As stated previously, the building was constructed in 1912, before the current development standards of the General Commercial (C-G) zone were enacted by the City of Coachella.

Because the building was constructed before the General Commercial (C-G) zoning standards were established within the City of Coachella, it does not meet the current standards for minimum lot width, minimum side yard setback, nor does the project meet the requirement for a 15 foot front yard setback, as the building was constructed on the front and side yard property lines.

Consistency with Section 17.54.010 Parking and Landscaping Requirements

The total square footage of the proposed microbusiness is 1120 square feet. Based on the Municipal Code, a total of 4.5 spaces would be required. As mentioned earlier in the staff report, the building was constructed in 1912 and does not include any off-street parking. The Applicant has a signed lease with UP Railroad for property located across Grapefruit Blvd, which at one time was proposed for parking for the Coachella Smoke Project. However, the City has concerns with parking at this location because future patrons would be required to cross Grapefruit Blvd. at an un-signalized intersection. An illustration of the proposed parking area is provided below for illustrative purposes only:



The Planning Department has retained a consultant that is currently conducting a block by block assessment of downtown parking needs based on current land uses and build out anticipated by the General Plan as well as the Pueblo Viejo Plan. This study will lead to overall parking recommendations for the downtown area. As stated previously, based on the size of this lot and the size of the existing building, it would be impossible for any proposed retail use to provide the required number of parking spaces.

Section J of Section 17.54.010 specifies the landscaping requirements for projects within the City. Because the lot was created and the building constructed before these standards were in existence it is impossible for the proposed project to meet the requirements of this section. Section J4 of Section 17.54.010 requires that internal landscaping equal a minimum 5% of the parking areas. Since no off-street parking is proposed, the project cannot meet this requirement.

The Applicant is proposing raised planters at the front of the building. The project is within the Urban Greening Corridor that will be constructed along Grapefruit Blvd as illustrated on the exhibit below that will add greenery to Grapefruit Blvd.



The Planning Department considers the existing building a non-conforming use and as such, the Director has the discretion of allowing the proposed uses to proceed without adherence to the above reference specific zoning standards.

Furthermore, the existing building will be brought up to all current building codes prior to the issuance of a certificate of occupancy.

Consistency with Section 17.47: RC Retail Cannabis Overlay Zone

The proposed project is within Sub-Zone 1 as identified within Chapter 17.47 of the Municipal Code. The project meets the property development standards as identified in Section 17.47.060, A-E as outlined below, except for Standard F1 and F2 regarding adherence to on and off-site parking:

17.47.060 - Property development standards.

- A. Project Area/Lot/Building Height Requirements. Except as specified in the applicable development agreement, CUP or regulatory permit, the project area, lot size, lot coverage and building height requirements of the underlying zone shall apply.
- B. No Drive-Thru Retail Cannabis Facilities. No retail cannabis business within the RC Overlay Zone shall operate "drive-thru", "drive up", "window service" or similar facilities whereby a customer can order, purchase and receive retail cannabis without leaving his or her vehicle.

- C. No Non-Storefront Retailers. No retail cannabis business within the RC overlay zone shall be operated as "non-storefront" or "delivery only". Delivery may only be approved as ancillary to the operation of a permitted cannabis retail business which is physically located within the RC overlay zone and which primarily provides cannabis to customers on the premises.
- D. Distance Restrictions. No retail cannabis business within the RC overlay zone shall be located within two hundred fifty (250) feet of any public or private school (K-12), day care center or youth center. The distance shall be measured from the nearest point between any part of the building containing the retail cannabis business to any lot line of the other use. For purposes of this paragraph, the following definitions shall apply:
1. "Day care center" means any child day care facility other than a family day care home, and includes infant centers, preschools, extended day care facilities and school age child care centers.
 2. "Youth center" means any public or private facility that is primarily used to house recreational or social activities for minors, including, but not limited to, private youth membership organizations or clubs, social service teenage club facilities, video arcades, or similar amusement park facilities.
- E. Location of Customer Entrance. No retail cannabis business shall have a customer entrance that is adjacent to or directly across the street from a residentially zoned lot.
- F. On-Street/Off-Street Parking and Loading.
1. Off-Street Parking and Loading. Off-street parking and loading facilities for a retail cannabis business shall be provided in accordance with the provisions of Section 17.54.010-C (1) of this title.
 2. On-Street Parking and Loading. On-street parking or loading shall be prohibited for a retail cannabis business.

The proposed conditional use permit meets all the above development standards except for Standard F1 and F2-On-Street parking. A discussion on overall downtown parking is discussed previously in the staff report.

ENVIRONMENTAL REVIEW:

The City has determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (C) that exempts the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure.

CORRESPONDENCE:

The City has not received any correspondence for the proposed project

ALTERNATIVES:

- 1) Approve Conditional Use Permit No. 298 and Change of Zone No. 18-02 with the findings and conditions as recommended by the Planning Commission and Staff.
- 2) Deny Conditional Use Permit No. 298 and Change of Zone 18-02.
- 3) Continue these items and provide staff and the applicant with direction.

RECOMMENDED ACTION:

It is staff’s recommendation that the Planning Commission open the public hearing and allow input from all proponents and opponents of the proposed project. Because the proposed Project is in conformance with the City’s General Plan and the proposed use would be consistent with the Municipal Code and compatible with the surrounding uses in the area, it is staff’s recommendation that the proposed project be approved by taking the following actions:

- 1. Motion to adopt Resolution No. PC 2019-24 recommending to the City Council approval of Conditional Use Permit No. 298 with the findings and attached conditions of approval
- 2. Motion to adopt Resolution PC 2019-25 recommending to the City Council approval of Change of Zone 18-03 with the attached findings.

Attachments:

- Attachment No. 1: Resolution No. PC 2019-24 for CUP 298
- Attachment No. 2: Resolution No. PC 2019-25 for CZ 18-02
- Attachment No. 3: Exhibit A: Conditions of Approval for CUP 298
- Attachment No. 4: Historical Building Permits

RESOLUTION NO. PC2019-25

A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL APPROVAL OF CHANGE OF ZONE 18-02 THAT PROPOSES TO ADD THE PROVISIONS OF THE RETAIL CANNABIS OVERLAY ZONE (RC) TO THE EXISTING GENERAL COMMERCIAL ZONE (C-G) ZONE ON PROPERTY LOCATED AT THE NORTHWEST CORNER OF GRAPEFRUIT BLVD. AND 7TH STREET. NICK MEZA, COACHELLA SMOKE, APPLICANT.

WHEREAS, Nick Meza (on behalf of Coachella Smoke) filed an application for Change of Zone 18-02 on property located at the northwest corner of Grapefruit Blvd and 7th Street, and attendant applications Conditional Use Permit 298 Assessor’s Parcel No 778-100-013 (“Project”); and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing on Change of Zone 18-02 and CUP 298 on October 16, 2019 at the Coachella Permit Center, 53-990 Enterprise Way, Coachella, California; and,

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

WHEREAS, the Project is permitted pursuant to Chapter 17.47 of the Coachella Municipal Code, and the attendant applications for a Conditional Use Permit 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 Project is exempt from the provisions of the California Environmental Quality Act, as amended; and,

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Coachella, California does hereby recommend to the City Council approval of Change of Zone 18-02 subject to the findings listed below and the attached Conditions of

Approval for the Coachella Smoke Microbusiness (contained in “Exhibit A” for CUP 298 and made a part herein).

Findings for Change of Zone 18-02:

1. The Project is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has a Downtown Center land use designation that allows for the proposed development. The proposed change of zone is in keeping with the policies of the Downtown Center 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 site plan proposes a cannabis microbusiness. The Project complies with applicable C-G (General Commercial) and Section 17.47.020 property development 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 proposed change of zone is compatible with existing surrounding land uses that include commercial 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 propose a cannabis microbusiness that is permitted in the C-G (General Commercial) zone pursuant to an approved Conditional Use Permit. Surrounding properties to the project site include commercial land uses. As such, the Project will be in keeping with the scale, massing, and aesthetic appeal of the existing area and future development.
5. The Project is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303 (C) that exempts the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure.

PASSED APPROVED and ADOPTED this 16th day of October 2019.

Javier Soliz, Chairperson
Coachella Planning Commission

ATTEST:

Yesenia Becerril
Planning Commission Secretary

APPROVED AS TO FORM:

Carlos Campos
City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC-2019-25, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 16th day of October 2019, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Yesenia Bercerril
Planning Commission Secretary

RESOLUTION NO. PC2019-24

A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION RECOMMENDING APPROVAL TO THE CITY COUNCIL OF CONDITIONAL USE PERMIT NO. CUP 298 TO CONVERT AN EXISTING COMMERCIAL TENANT SPACE INTO A RETAIL CANNABIS MICROBUSINESS. THE PROJECT PROPOSES APPROXIMATELY 400 SQUARE FEET OF RETAIL CANNABIS SHOWROOM DISPLAY, 265 SQUARE FEET FOR CANNABIS DISTRIBUTION AND MANUFACTURING USES, AND 455 SQUARE FEET FOR AN INDOOR CANNABIS LOUNGE THAT INCLUDES ON-SITE CONSUMPTION OF CANNABIS PRODUCTS IN THE C-G (GENERAL COMMERCIAL ZONE) LOCATED AT 85-995 GRAPEFRUIT BOULEVARD, SUITE #1 (NORTHWEST CORNER OF GRAPEFRUIT BLVD AND 7TH STREET); NICHOLAS MEZA, APPLICANT.

WHEREAS, Nicholas Meza (on behalf of Coachella Smoke Company) filed an application for Change of Zone 18-02 and Conditional Use Permit No. 298 to convert an existing commercial tenant space into a retail cannabis microbusiness; and,

WHEREAS, the project proposes approximately 400 square feet of retail cannabis showroom display, 265 square feet for cannabis distribution and manufacturing uses, and 455 square feet for an indoor cannabis lounge that includes on-site consumption of cannabis products on a parcel located at the northwest corner of Grapefruit Blvd. and 7th Street, Assessor’s Parcel No. 778-100-013 (“Project”); and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing on CUP No. 298 on October 16, 2019 at the Coachella Permit Center, 53-990 Enterprise Way, Coachella, California; and,

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

WHEREAS, the Project is permitted pursuant to Chapter 17.38 of the Coachella Municipal Code, and the attendant applications for Conditional Use Permits and a Change of Zone 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 project is exempt from the California Environmental Quality Act, as amended; and,

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Coachella, California does hereby recommend to the City Council approval of Conditional Use Permit No. 298, subject to the findings listed below and the attached Conditions of Approval for the Coachella Smoke Microbusiness (contained in “Exhibit A” and made a part herein).

Findings for Conditional Use Permit No. 298

1. The Project is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has a Downtown Center land use designation that allows for the proposed development. The proposed uses on the site are in keeping with the policies of the Downtown Center land use classification and the Project is internally consistent with other General Plan policies 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 site plans proposes a cannabis microbusiness including an indoor cannabis lounge where cannabis products will be sold and consumed. The Project complies with applicable CG-CO (General Commercial-Cannabis Overlay) 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 Downtown Center land use designation of the City’s general plan. This category provides for a broad spectrum of commercial and residential land uses. The proposed uses are compatible with existing adjacent land uses.
4. The City has determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (C) that exempts the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure.

PASSED APPROVED and ADOPTED this 16th day of October 2019.

Javier Soliz, Chairperson
Coachella Planning Commission

ATTEST:

Yesenia Becerril
Planning Commission Secretary

APPROVED AS TO FORM:

Carlos Campos
City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC2019-24, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 16th day of October 2019, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Yesenia Becerril
Planning Commission Secretary

“EXHIBIT A”**CONDITIONS OF APPROVAL FOR THE COACHELLA SMOKE RETAIL
MICROBUSINESS (CUP 298).****General Conditions**

1. Conditional Use Permit No. 298 is contingent upon City Council approval of the attendant Change of Zone 18-02 application. Conditional Use Permit No. 298 hereby approves the establishment of a retail cannabis microbusiness including approximately 400 square feet of retail cannabis showroom display, 265 square feet for cannabis distribution and manufacturing and 455 square feet as an indoor cannabis lounge including on-site consumption of cannabis products at 83-995 Grapefruit Blvd, Suite #1. The applicant shall secure building permits for tenant improvements for new cannabis microbusiness through the City’s Building Division and the Riverside County Fire Marshal’s office prior to the commencement of business activities. Hours of operation for the microbusiness business may be from 10:00 am to 10:00 pm daily, unless otherwise restricted by the State of California. The owner shall procure a City Cannabis Regulatory Permit and a State License prior to commencement of business activities.
2. Conditional Use Permit No. 298 shall be valid for 12 months from the effective date of said City Council approvals unless the applicant requests an extension of time and granted by the Planning Commission. Issuance of building permits and establishment of the retail cannabis uses will vest the Conditional Use Permit.
3. The construction of all new structures shall be in conformance with construction drawings and landscaping plans designed in accordance with the Coachella Smoke Microbusiness and the conditions of approval imposed below:
 - a. All exterior building materials and colors shall substantially match the exhibits submitted with the Coachella Smoke Development applications.
 - b. All fencing or garden walls shall be subject to issuance of a separate building permit by the City Building Division.
 - c. 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.
 - d. All masonry/wrought iron perimeter walls and garden walls shall be consistent with the submitted plans, subject to review by the Development Services Director, and subject to the City’s Building Codes.

4. All plans, as shown, are considered “conceptual,” subject to revisions as called out by the conditions of this resolution. The plans shall not be stamp-approved until all conditions requesting revisions have been satisfied during the building plan check process. Any substantial changes to the plans, including changes shown on future building permit plans deemed by Staff to not be within substantial conformance with this approval, will require an amendment to the approval of the conditional use permits, 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 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.

8. Prior to the issuance of building permits, grading or construction, the following mitigation measures shall be implemented:
 - a) In the event any onsite structures are demolished, 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) In the event any onsite structures are demolished, 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 material 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) 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.
- i) 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 buildings shall be permitted prior to written approval by the Fire Department.

Engineering – Grading and Drainage:

- 9. Site access improvements shall be in conformance with the requirements of Title 24 of the California Administrative Code. This shall include access ramps for off-site and on-site streets as required.
- 10. If the applicant is planning to build a wall, separate permits shall be required for wall construction. The maximum height of any wall shall be limited to six (6) feet as measured from an average of the ground elevations on either side.

Engineering – Street Improvements:

- 11. Applicant shall construct all off-site and on-site improvements including street pavement, curb, gutter, sidewalk, street trees, perimeter walls, perimeter landscaping and irrigation, storm drain, street lights, and any other incidental works necessary to complete the

improvements. Driveways shall conform to City of Coachella standards for commercial driveways with a minimum width of 24.00 feet and curbed radius entrances.

12. Applicant shall obtain an encroachment permit for any improvements constructed within public right-of-way including alleys.

Engineering-Sewer and Water Improvements

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

Engineering – General:

15. Applicant shall take into consideration City’s project titled “Grapefruit Boulevard Urban Greening & Connectivity Project” and match improvements proposed for Grapefruit Blvd. Engineering department will provide direction on this matter.
16. The developer shall submit a Fugitive Dust Control and Erosion Control plan in accordance with Guidelines set forth by CMC and SCAQMD to maintain wind and drainage erosion and dust control for all areas disturbed by grading. Exact method(s) of such control shall be subject to review and approval by the City Engineer. No sediment is to leave the site. Additional securities, in bond form, in amount of \$2,000.00 per acre of gross area, and a one time cash deposit of \$2,000.00 are required to insure compliance with this requirement. No work may be started on or off site unless the PM-10 plan has been approved, the original plans, and executed dust control agreement, are filed in the engineering department at the City of Coachella.
17. 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.
18. 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 plancheck 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.

Engineering – Completion:

19. “As-built” plans shall be submitted to and approved by the City Engineer prior to acceptance of the improvements by the City. All off-site and on-site improvements shall be completed to the City Engineer prior to acceptance of improvements for maintenance by the City.

20. Prior to issuance to of certificate of occupancy, all public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be completed to the satisfaction of the City Engineer

Environmental Compliance:

21. The applicant shall comply with the following items prior to issuance of building permits:
- a) Verify that asbestos has been mitigated and submit disposal and closure plan
 - b) Submit detailed plumbing and mechanical plans
 - c) Facility required to submit a source control survey;
 - d) Backflow devices; will require Reduced Pressure Principle Device (RP) within 12 inches of water service installed to protect water supply from contamination or pollution; 1
 - e) Install separate AMI metering system for each building;
 - f) Install separate AMI water service meter for irrigation system;
 - g) The project must 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 microspray systems;
22. Prior to the issuance of a building permit, the applicant shall pay all Development Fees to the City; including outside agency fees such as sewer water and utilities. Copies of receipts shall be provided to the Development Services Department prior to permit issuance.
23. The applicant shall be responsible for paying all applicable development and processing (plan check, inspection, etc.) fees associated with this project.
24. The applicant shall pay all required water connection fees.

Coachella Valley Unified School District

25. The Coachella Valley Unified School District is authorized by the State Legislature to levy developer fee on commercial development. The Applicant or successor in interest shall pay fees in effect at the time of building permit issuance. The fees collected will be used to assist in the housing of students within the District.

26. The applicant shall replace the existing windows and doors and add awnings above the windows, on the Grapefruit Boulevard frontage subject to review by the Development Services Director.

27. The owner/operator of the retail cannabis microbusiness shall assign an employee of the retail cannabis microbusiness to act as parking monitor to direct vehicles to parking spaces during business hours to improve traffic safety.

28. The applicant shall obtain separate sign permits for all wall signs. All signs may be channel lettering or logo signs with “halo” lighting and reduced illumination or backlit with gooseneck lamps.

BUILDING PERMIT No. 1723

CITY OF COACHELLA, CALIFORNIA

Phone (714) 398-0161

PARCEL NO. 765-271-019

OWNER El Charrito Cafe, 85-995 Hwy 111 at 7th Street, Coachella, Calif.

CONTRACTOR National Neon (Lastco Corp.) 1114 No. Orange Grove, Los Angeles, CA

JOB ADDRESS 85-995 Hwy 111 at 7th Street

LOT BLK 28 TRACT

ARCHITECT

ENGINEER

PURPOSE OF PERMIT Install 5'x6' Doubleface 111. Plasticsign

PLAN CK YES SPECIAL INSP -

AIR COND - PLUMB - ELECT YES

LOT SIZE - BLDG. SIZE -

VALUATION \$1,000.00 FOOTAGE 60 Sq. Ft.

OCCUPANCY GROUP J USE ZONE C2

TYPE CONSTR. - FIRE ZONE 3

SETBACK: FRONT - REAR - SIDE -

CURBING IN TYPE V. CEMENT -

DATE REC. 9-10-70 DATE APP. 9-10-70

APPROVED BY [Signature]

SPECIAL NOTES

OWNER-BUILDER CONTRACTOR

I certify that in the performance of the work for which this permit is issued I shall not employ any person in violation of the workmen's compensation laws of California.

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State laws applicable.

Signature [Signature]
 FEES: PLAN CK 85.75 BUILDING 87.50
 TOTAL OF ALL FEES 173.25

NOTICE TO CONTRACTORS & SUB-CONTRACTORS

Final inspection of this job may be withheld until all contractors or sub-contractors having performed work under the above building permit have signed this card below as having valid Coachella business licenses.

- GRADING _____
- SEWERS _____
- FRAMING _____
- ROOFING _____
- PLUMBING _____
- LATHING _____
- FLOORING _____
- TILES _____
- PAVING _____
- PAINTING _____
- OTHER 1625-ER
- CEMENT _____
- MASONRY _____
- ELECTRIC _____
- HEATING _____

- PLASTERING _____
- CABINETS _____
- GLAZING _____
- SHEET METAL _____
- INSULATION _____
- OTHER _____

INSPECTION RECORD

EXCAVATION & SETBACKS:
 Pour no concrete until signed here. INT. DATE

SETBACKS _____
 FOOTINGS _____
 FORMS OR STEEL _____

CONCRETE SLAB FLOOR:
 Do not pour until signed

ELECTRIC Gnrwk. _____
 PLUMBING Gnrwk. _____
 SLAB HEIGHT _____
 ELECT GROUND _____
 CRUSHED ROCK _____

ROUGH INSPECTIONS:
 Cover no work until signed

ELECTRIC _____
 PLUMBING _____
 T & P VALVE _____
 GAS LINES _____
 A/C & HEATING _____
 ATTIC ACCESS _____
 ATTIC VENTS _____
 GARAGE VENTS _____
 FRAMING _____
 ROOF NAILING _____
 OTHER: _____

SPECIAL INSPECTION:
 Cover no work until signed

INSULATION _____

LATH & PLASTER:
 Cover no work until signed

EXT LATH _____
 INT LATH _____
 SHOWER BACKING _____
 CORNER BEAD _____
 VENEER ANCHORS _____

FINISH INSPECTION:
 Do not occupy until signed

ELECTRICAL _____
 PLUMBING _____
 GAS _____
 A/C & HEATING _____
 BUILDING _____
 SEWAGE _____
 CURBING _____
 PARKING _____
 DOOR CLOSER _____
 T & P VALVE _____
 OTHER: _____

AIR CONDITIONING PERMIT

AMOUNT	CLASSIFICATION	FEE
	PERMIT	ITEM 4.
	APPLIANCES	
	AIR DUCTS	
	VENTS	
	VENT DUCTS	
	COMPRESSORS	
	COILS	
	TOWERS	
	COOLERS	
	PRE-COOLERS	
	SPECIAL INSP	
	OTHER:	
TOTAL FEE		

Special Notes:

ELECTRICAL PERMIT

AMOUNT	CLASSIFICATION	FEE
1	PERMIT	5 00
	SERVICE	
	ONE CENT RATE	
	1/2 CENT RATE	
	FIXTURES	
	GENERATORS	
1	APPLIANCES	2 00
	MISC.	
	MOTORS	
	OUTLETS	
	SIGNS	
	CONSTR. POLE	
	TRANSFORMERS	
	ANNUAL PERMIT	
	SPECIAL INSP.	
	OTHER:	
TOTAL FEE		5 00

Special Notes:

PLUMBING PERMIT

AMOUNT	CLASSIFICATION	FEE
	PERMIT	
	FIXTURES	
	SEWER	
	PRIVATE SEWER	
	WATER HEATER	
	GAS PIPING	
	WATER PIPING	
	DRAINAGE	
	SPRINKLERS	
	OTHER:	
TOTAL FEE		

Special Notes:

1723

BUILDING PERMIT

CITY OF COACHELLA, CALIFORNIA

Phone (714) 398-6131 No. 3325

OWNER Lester Cox 765-271-019

(Ina Flores)

CONTRACTOR Custom Roofing Co.
78-950 Darby Rd., Indio, Calif.

JOB ADDRESS 85-995 Orange Ave

LOT BLK TRACT

ARCHITECT

ENGINEER

PURPOSE OF PERMIT Reroof

PLAN CK. _____ SPECIAL INSP. _____
AIR COND. _____ PLUMB. _____ ELECT. _____

LOT SIZE _____ BLDG. SIZE _____
VALUATION \$600.00 FOOTAGE _____

OCCUPANCY GROUP _____ USE ZONE _____

TYPE CONSTR. _____ FIRE ZONE _____

SETBACK-FRONT _____ REAR _____ SIDE _____

CURBING _____ TYPE V CEMENT _____

DATE REC. _____ DATE APP. 6-9-76

APPROVED BY H. Tashiro by ea

SPECIAL NOTES:

OWNER-BUILDER CONTRACTOR

I certify that in the performance of the work for which this permit is issued I shall not employ any person in violation of the workmen's compensation laws of California.

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State laws applicable.

Permit expires Oct. 8, 1976

Signed: _____
FEES: PLAN CK _____ BUILDING \$6.00
TOTAL OF ALL FEES \$6.00

NOTICE TO CONTRACTORS & SUB-CONTRACTORS

Final inspection of this job may be withheld until all contractors or sub-contractors having performed work under the above building permit have signed this card below as having valid Coachella business licenses.

- GRADING _____
- SEWERS _____
- FRAMING _____
- ROOFING _____
- PLUMBING _____
- LATHING _____
- FLOORING _____
- TILES _____
- PAVING _____
- PAINTING _____
- OTHER _____
- CEMENT _____
- MASONRY _____
- ELECTRIC _____
- HEATING 3325

- PLASTERING _____
- CABINETS _____
- GLAZING _____
- SHEET METAL _____
- INSULATION _____
- OTHER: _____

INSPECTION RECORD

EXCAVATION & SETBACKS:

Pour no concrete until signed here.

signed here.	INT.	DATE

SETBACKS _____
FOOTINGS _____
FORMS OR STEEL _____

CONCRETE SLAB FLOOR:

Do not pour until signed

ELECTRIC Gnrwk		
PLUMBING Gnrwk		
SLAB HEIGHT		
ELECT GROUND		
CRUSHED ROCK		

ROUGH INSPECTIONS:

Cover no work until signed

ELECTRIC		
PLUMBING		
T & P VALVE		
GAS LINES		
A/C & HEATING		
ATTIC ACCESS		
ATTIC VENTS		
GARAGE VENTS		
FRAMING		
ROOF NAILING		
OTHER:		

SPECIAL INSPECTION:

Cover no work until signed

INSULATION		
LATH & PLASTER:		
Cover no work until signed		
EXT LATH		
INT LATH		
SHOWER BACKING		
CORNER BEAD		
VENEER ANCHORS		

FINISH INSPECTION:

Do not occupy until signed

ELECTRICAL		
PLUMBING		
GAS <u>6/9/76</u>		
A/C & HEATING		
BUILDING <u>final</u>		
SEWAGE <u>AK</u>		
CURBING		
PARKING		
DOOR CLOSER		
T & P VALVE		
OTHER:		

AIR CONDITIONING PERMIT

AMOUNT	CLASSIFICATION	ITEM 4.	E
	PERMIT		
	APPLIANCES		
	AIR DUCTS		
	VENTS		
	VENT DUCTS		
	COMPRESSORS		
	COILS		
	TOWERS		
	COOLERS		
	PRE-COOLERS		
	SPECIAL INSP		
	OTHER:		
TOTAL FEE			

Special Notes:

ELECTRICAL PERMIT

AMOUNT	CLASSIFICATION	FEE
	PERMIT	
	SERVICE	
	ONE CENT RATE	
	1/2 CENT RATE	
	FIXTURES	
	GENERATORS	
	APPLIANCES	
	MISC.	
	MOTORS	
	OUTLETS	
	SIGNS	
	CONSTR POLE	
	TRANSFORMERS	
	ANNUAL PERMIT	
	SPECIAL INSP.	
	OTHER:	
TOTAL FEE		

Special Notes:

PLUMBING PERMIT

AMOUNT	CLASSIFICATION	FEE
	PERMIT	
	FIXTURES	
	SEWER	
	PRIVATE SEWER	
	WATER HEATER	
	GAS PIPING	
	WATER PIPING	
	DRAINAGE	
	SPRINKLERS	
	OTHER:	
TOTAL FEE		

Special Notes:

Owner Elva Gonzales Address 52-296 Oasis Palm Ave
 Job Address 85-995 Grapefruit Blvd Tract _____ Lot _____
 Description of Work 6' x 5' business sign for Las Flores Restaurant
(Approved by Planning Commission)
 SPECIAL CONDITIONS Insure proper-mounting
 Contractor Owner-Builder State Lic. No. _____ City Lic. No. _____
 Address _____ Phone 398-0888
 Workers Compensation Insurer _____ Address _____
 Compensation Insurance Exemption On File. Construction Lender _____

Date March 8 1983
 FIRE ZONE _____ USE ZONE _____
 OCCUPANCY _____ CONST. TYPE _____
 SQ. FT. _____ GARAGE _____
 COUNTY ASSESSOR'S NUMBER
765-271-019

PLUMBING AND/OR MECHANICAL			ELECTRICAL			BUILDING, SIGN AND/OR GRADING	
Contractor			Contractor			Est. Cost of Bldg. <u>\$475.00</u>	
QTY.	ITEM	AMOUNT	QTY.	ITEM	AMOUNT	DESCRIPTION	AMOUNT
	Permit			Permit		Building Permit Fee	10 00
	Plumbing Fixtures			Service Amp.		Sign Permit Fee	
	Sewer Connection			Fixtures		Grading Permit Fee	
	Water System			Outlets & Switches		Plan Check Fee <u>83-041</u>	6 50
	Gas System			New Building		OTHER	
				Temporary Power			
				One Cent Rate			
				1/2 Cent Rate			
	Total Plumbing						
	Mechanical Permit						
	Heating Unit					New Construction Tax	
	Airconditioning Unit						
	Range Hood						
	Total Mechanical						
	TOTAL			TOTAL ELECT.		TOTAL FEES PAYABLE	16 50

CERTIFICATION APPEARING ON APPLICATIONS

I have carefully examined the above completed "Application and Permit," and do hereby certify that all information hereon is true and correct, and I further certify and agree, if a permit is issued to comply with all City, County and State laws governing building construction, whether specified herein or not; and I hereby agree to save, indemnify and keep harmless the City of Coachella against liabilities, judgments, costs and expenses which may in any way accrue against said City in consequence of the granting of this permit.

Johnnie Gonzalez
 Applicant's Signature

OWNER CONTRACTOR AGENT

The issuance of this permit is based upon plans and specifications filed with the City of Coachella and shall not prevent the building official from thereafter requiring the correction of errors in said plans and specifications. Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void, if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days.

Ricardo Sanchez
 Building

Planning

Owner Freddy Gonzalez Address 85-995 Grapefruit Blvd. Coachella,

CA Date April 24, 19 84

Job Address 85-995 Grapefruit Blvd. Coachella, CA Tract _____ Lot _____

Description of Work REPLACE SWAMP COOLER, NEW METAL RACK BOLTED TO WALL ABOUT 7' FEET IN HEIGHT

FIRE ZONE _____ USE ZONE _____

OCCUPANCY _____ CONST. TYPE _____

SPECIAL CONDITIONS PLEASE CALL ONE DAY IN ADVANCE FOR INSPECTIONS-THANK YOU

SQ. FT. _____ GARAGE _____

Contractor Owner/Builder State Lic. No. _____ City Lic. No. _____

COUNTY ASSESSOR'S NUMBER _____

Address _____ Phone 398-0888

Workers Compensation Insurer _____ Address _____

Compensation Insurance Exemption On File Construction Lender _____

PLUMBING AND/OR MECHANICAL			ELECTRICAL			BUILDING, SIGN AND/OR GRADING	
Contractor			Contractor			Est. Cost of Bldg.	
QTY.	ITEM	AMOUNT	QTY.	ITEM	AMOUNT	DESCRIPTION	AMOUNT
	Permit			Permit		Building Permit Fee	
	Plumbing Fixtures			Service Amp.		Sign Permit Fee	
	Sewer Connection			Fixtures		Grading Permit Fee	
	Water System			Outlets & Switches		Plan Check Fee	
	Gas System			New Building		OTHER	
				Temporary Power			
				One Cent Rate			
				1/2 Cent Rate			
	Total Plumbing						
1	Mechanical Permit	4 00					
	Heating Unit					New Construction Tax	
	Airconditioning Unit						
	Range Hood						
1	Swamp Cooler	3 00					
	Total Mechanical						
	TOTAL	7 00		TOTAL ELECT.			
						TOTAL FEES PAYABLE	7 00

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CERTIFICATION APPEARING ON APPLICATIONS

I have carefully examined the above completed "Application and Permit," and do hereby certify that all information hereon is true and correct, and I further certify and agree, if a permit is issued to comply with all City, County and State laws governing building construction, whether specified herein or not; and I hereby agree to save, indemnify and keep harmless the City of Coachella against liabilities, judgments, costs and expenses which may in any way accrue against said City in consequence of the granting of this permit.

Freddy Gonzalez
Applicant's Signature

OWNER CONTRACTOR AGENT

Tony Butcher
Building 1/rom Planning

City of Coachella

1515 Sixth Street Coachella, California 92236 Phone: 398-6131

APPLICATION AND PERMIT REC# 1110

No 0254

Owner Freddy Gonzalez Address 85-995 Grapefruit Blvd. Coachella, CA

Date April 24, 19 86

Job Address 85-995 Grapefruit Blvd. Coachella, CA Tract _____ Lot _____

Description of Work REPLACE SWAMP COOLER, NEW METAL RACK BOLTED TO WALL ABOUT 7' FEET IN HEIGHT

FIRE ZONE _____ USE ZONE _____

OCCUPANCY _____ CONST. TYPE _____

SQ. FT. _____ GARAGE _____

COUNTY ASSESSOR'S NUMBER _____

SPECIAL CONDITIONS PLEASE CALL ONE DAY IN ADVANCE FOR INSPECTIONS-THANK YOU

Contractor Owner/Builder State Lic. No. _____ City Lic. No. _____

Address _____ Phone 398-0888

Workers Compensation Insurer _____ Address _____

Compensation Insurance Exemption On File Construction Lender _____

BUILDING	APPROVAL	INSPECTOR
	Date	
Set Backs		
Foundations		
Frame		
Insulation		
Dry Wall		
Lath		
Roof Nailing		
Bond Beam		
Final	<u>6-5-74</u>	<u>Ruis</u>

PLUMBING	APPROVAL	INSPECTOR
	Date	
Rough		
Wet Test		
Sewer		
Piping		
Pressure		
Gas		
Service		

ELECTRIC	APPROVAL	INSPECTOR
	Date	
Rough		
Grounding		
Outlets		
Fixtures		
Service		
Sub Feed		

NOTICE
 Inspections will be made by appointment when each phase is ready for inspection. This permit will become null and void if construction work is not started within 180 days from date of permit, or if the same period lapses between inspections.
 Work that is concealed or completed without inspection may be rejected.
 Any deviation from approved plans must be authorized IN WRITING.

NOTICE TO CONTRACTORS
 Final Inspections and Certificate of Completion or Occupancy must be obtained before occupying or using a building.

TACK THIS CARD IN CONSPICUOUS PLACE ON BUILDING.
CALL FOR INSPECTION (24 HOURS IN ADVANCE) — Phone: 398-6131

City of Coachella

1515 Sixth Street Coachella, California 92236 Phone: 398-3002

APPLICATION AND PERMIT

No 0076

Las Flores

Owner Mr. Frederico Or Elva Gonzales Address 85-995 Grapefruit Blvd.

Job Address Corner of 7th and Hwy 111 Tract _____ Lot _____

Description of Work Change old service panel with new service panel

Date Feb. 24, 1986

FIRE ZONE _____ USE ZONE _____

OCCUPANCY _____ CONST. TYPE _____

SQ. FT. _____ GARAGE _____

COUNTY ASSESSOR'S NUMBER

765-270-019

SPECIAL CONDITIONS _____

Contractor Owner/Builder State Lic. No. _____ City Lic. No. _____

Address _____ Phone 398-0888

Workers Compensation Insurer _____ Address _____

Compensation Insurance Exemption On File Construction Lender _____

PLUMBING AND/OR MECHANICAL			ELECTRICAL			BUILDING, SIGN AND/OR GRADING		
Contractor			Contractor			Est. Cost of Bldg.		
QTY.	ITEM	AMOUNT	QTY.	ITEM	AMOUNT	DESCRIPTION	AMOUNT	
	Permit		1	Permit	8 00	Building Permit Fee		
	Plumbing Fixtures		1	Service Amp.	5 00	Sign Permit Fee		
	Sewer Connection			Fixtures		Grading Permit Fee		
	Water System			Outlets & Switches		Plan Check Fee		
	Gas System			New Building		OTHER		
				Temporary Power		Electrical	13	00
				One Cent Rate				
				½ Cent Rate				
	Total Plumbing							
	Mechanical Permit					New Construction Tax		
	Heating Unit							
	Airconditioning Unit							
	Range Hood							
						TOTAL FEES PAYABLE	13	00
	Total Mechanical							
	TOTAL			TOTAL ELECT.	13 00			

The issuance of this permit is based upon plans and specifications filed with the City of Coachella and shall not prevent the building official from thereafter requiring the correction of errors in said plans and specifications. Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void, if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days.

CERTIFICATION APPEARING ON APPLICATIONS
 I have carefully examined the above completed "Application and Permit," and do hereby certify that all information hereon is true and correct, and I further certify and agree, if a permit is issued to comply with all City, County and State laws governing building construction, whether specified herein or not; and I hereby agree to save, indemnify and keep harmless the City of Coachella against liabilities, judgments, costs and expenses which may in any way accrue against said City in consequence of the granting of this permit.

Frederico B. Gonzales
 Applicant's Signature

OWNER CONTRACTOR AGENT

J.C. Hernandez
 Building Planning

City of Coachella

APPLICATION AND PERMIT

1515 Sixth Street Coachella, California 92236 Phone: 398-3002

N^o 0076

Owner Dr. Frederico Or Elva Gonzalez Address 6-295 Grapefruit Blvd.

Date Feb. 24, 1986

Job Address Corner of 7th and Hwy 111 Tract _____ Lot _____

Description of Work Change old service panel with new service panel

FIRE ZONE _____ USE ZONE _____

OCCUPANCY _____ CONST. TYPE _____

SQ. FT. _____ GARAGE _____

COUNTY ASSESSOR'S NUMBER

766-270-019

SPECIAL CONDITIONS

Contractor Basor/Red Idar State Lic. No. _____ City Lic. No. _____

Address _____ Phone 398-0888

Workers Compensation Insurer _____ Address _____

Compensation Insurance Exemption On File Construction Lender _____

BUILDING	APPROVAL	INSPECTOR
	Date	
Set Backs		
Foundations		
Frame		
Insulation		
Dry Wall		
Lath		
Roof Nailing		
Bond Beam		
Final	8-20-86	P.J.

PLUMBING	APPROVAL	INSPECTOR
	Date	
Rough		
Wet Test		
Sewer		
Piping		
Pressure		
Gas		
Service		

ELECTRIC	APPROVAL	INSPECTOR
	Date	
Rough		
Grounding		
Outlets		
Fixtures		
Service		
Sub Feed		

NOTICE

Inspections will be made by appointment when each phase is ready for inspection. This permit will become null and void if construction work is not started within 180 days from date of permit, or if the same period lapses between inspections. Work that is concealed or completed without inspection may be rejected. Any deviation from approved plans must be authorized IN WRITING.

NOTICE TO CONTRACTORS

Final Inspections and Certificate of Completion or Occupancy must be obtained before occupying or using a building.

CALL FOR INFORMATION (24 HOURS IN ADVANCE) - Phone: 398-3002

PERMIT NO. **02** ITEM 4.

Building Address: 85-995 Grapefruit Blvd.
Owner: Federico Gonzales
Mailing Address: 52-296 Oasis Palm
City: Coachella, CA Zip: 92236 Tel: 399-5080 / 398-0888
Contractor: Owner/Builder
Address: _____ City: _____ Zip: _____ Tel: _____
State Lic. & Classif.: _____ City Lic. #: _____
Arch. Engr. Designer: _____ Address: _____ Tel: _____
City: _____ Zip: _____ State Lic. #: _____

Use of Permit: Demolition Permit (Roof only)
Tract No. _____ Lot No. _____ APN _____
Setbacks: F _____ S _____ L _____ R _____ R _____
Statistical Code _____ Date: 4/16/91

CONSTRUCTION ESTIMATE			
1ST FL.	SQ. FT. @	\$	
2ND FL.	SQ. FT. @		
POR.	SQ. FT. @		
GAR.	SQ. FT. @		
CAR P.	SQ. FT. @		
WALL	SQ. FT. @		
	SQ. FT. @		
ESTIMATED CONSTRUCTION VALUATION			\$

NOTE: Not to be used as property tax valuation. Constr. Fee: 25.00

MECHANICAL FEES			
VENT SYSTEM	FAN	EVAP. COOL	HOOD
APPLIANCE			DRYER
FURNACE	UNIT	WALL	FLOOR SUSPENDED
AIR HANDLING UNIT			CFM
ABSORPTION SYSTEM			BTU
COMPRESSOR		HP	
HEATING SYSTEM	FORCED		GRAVITY
BOILER		BTU	
MAX. HEATER OUTPUT, BTU.			
ISSUANCE FEE			
			TOTAL MECH. FEE

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

SIGNATURE _____ DATE _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement, that he is licensed pursuant to Division 3 of the Business and Professions Code, or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).)

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon; and who does such work himself or through his employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ B. & P.C. for this reason _____

Date _____ Owner _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof. (Sec. 3800, Labor Code.)

Policy No. _____ Company _____
 Copy is filed with the city. Certified copy is hereby furnished.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) valuation or less.) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date _____ Owner _____
NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civil Code.)

Lender's Name _____
Lender's Address _____
This is a building permit when properly filled out, signed and validated, and is subject to expiration if work thereunder is suspended for 180 days.
I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter the above mentioned property for inspection purposes.
Signature of Applicant _____ Date _____
Mailing Address _____
City, State, Zip _____

NO.	ELECTRICAL FEES	NO.	PLUMBING FEES
UNITS			YARD SPKLR SYSTEM
			BAR SINK
			ROOF DRAINS
			DRAINAGE PIPING
			DRINKING FOUNTAIN
			URINAL
			WATER PIPING
			FLOOR DRAIN
			WATER SOFTENER
			WASHER (AUTO) (DISH)
			GARBAGE DISPOSAL
			LAUNDRY TRAY
			KITCHEN SINK
			WATER CLOSET
			LAVATORY
			SHOWER
			BATH TUB
			WATER HEATER
			SEWAGE DISPOSAL
			HOUSE SEWER
			GAS PIPING
			ISSUANCE FEE
PLAN CK. FEE	CONST. FEE	ELECT. FEE	S.M.
	25.00		MECH. FEE
			PLUM. FEE
			TOTAL FEES
			25.00

This permit becomes null and void if work is not commenced in 180 days or if work is abandoned for 180 days.
Issued by: *Pat Brennan* Date: 4/16/91

NO.	OPERATION	DATE	INSPECTOR
BUILDING APPROVALS			
1	Set Back		
2	Ftgs & Frms		
2A	Slab Grade		
3	Steel		
4	Grout Blocks		
5	Bond Beams		
6	Roof Deck		
7	Framing		
8	Vents		
9	Garage Fire Wall		
10	Fireplace <input type="checkbox"/> P.L. <input type="checkbox"/>		
10A	Fireplace <input type="checkbox"/> T.O. <input type="checkbox"/>		
11	Exterior Lath		
12	Internal Lath		
12A	Drywall		
13	Finish Grade		
	INSULATION	Thick	"R" Value
7A	Walls (Batts)		
12B	Ceiling (Batts)		
12C	Ceiling (Blown)		
14	Final		
PLUMBING APPROVALS			
15	Ground Plumb		
16	Water piping		
17	Rough Plumb		
18	Vents		
19	Sewage Disposal		
20	Sewer		
21	Water Heater		
22	Water Softener		
23	Water Service		
24	Gas Test		
25	Final		
ELECTRICAL APPROVALS			
26	Power Pole		
27	Conduit		
28	Service Entrance		
29	Wiring		
29A	Grounding Wire		
29B	Bonding		
30	Fixtures		
31	Service		
32	Final		

No.	OPERATION	DATE
MECHANICAL APPROVALS		
33	Ventilation System	
34	Plenums & Ducts	
35	Furnace Compart.	
36	Inlets & Outlets	
37	Combustion Air	
38	Compressor	
39	Appl. Clearance	
40	Fire Damper	
41	Smoke Detection Device	
42	Commercial Hood	
43	Final	

OP'N NO. **ADDITIONAL INFORMATION**

Demolition Completed
5-10-91
PR

SEWAGE SYSTEM SIZE & LOCATION

Tank	Pit	L. Line

REAR OF PROPERTY LINE

P/L

[Faded text area for property line details]

PERMIT NO
02 **ITEM 4.**

Las Flores Cafe

Building Address 85-995 Grapefruit Blvd.

Owner Federico & Elva Gonzalez

Mailing Address 52-296 Oasis Palms Ave.

City Coachella Zip 92236 Tel. (619) 398-0888

Contractor Owner/Builder

Address

City Zip Tel.

State Lic. & Classif. City Lic. #

Arch. Engr. Designer Address Tel.

City Zip State Lic. #

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

SIGNATURE DATE

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to Division 3 of the Business and Professions Code, or that he is exempt therefrom, and the basis for the alleged exemption: Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).)

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who does such work himself or through his employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. B. & PC. for this reason

Date *X* Owner *Federico B Gonzalez*

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof: (Sec. 3800, Labor Code.)

Policy No. Company

Copy is filed with the city. Certified copy is hereby furnished.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) valuation or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date Owner

NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provision or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civil Code.)

Lender's Name

Lender's Address

This is a building permit when properly filled out, signed and validated, and is subject to expiration if work thereunder is suspended for 180 days.

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter the above mentioned property for inspection purposes.

Signature of Applicant Date

Mailing Address

City, State, Zip

This permit becomes null and void if work is not commenced in 180 days or if work is a plan suspended for 180 days.

Issued by *Federico Gonzalez* Date *5/31*

Use of Permit
Up-grading of Beer Bar

Tract No. Lot No. APN

Setbacks Statistical Code Date 5/3/91

CONSTRUCTION ESTIMATE			
1ST FL.	SQ. FT. @	\$	
2ND FL.	SQ. FT. @		
POR.	SQ. FT. @		
GAR.	SQ. FT. @		
CAR P.	SQ. FT. @		
WALL	SQ. FT. @		
ESTIMATED CONSTRUCTION VALUATION		\$15,000	00

NOTE: Not to be used as property tax valuation
Constr. Fee 162.00

MECHANICAL FEES				
VENT SYSTEM	FAN	EVAP. COOL	HOOD	
APPLIANCE			DRYER	
FURNACE	UNIT	WALL	FLOOR	SUSPENDED
AIR HANDLING UNIT				CFM
ABSORPTION SYSTEM				B.T.U.
COMPRESSOR		HP		
HEATING SYSTEM	FORCED	GRAVITY		
BOILER		B.T.U.		
MAX. HEATER OUTPUT, B.T.U.				
ISSUANCE FEE				
TOTAL MECH. FEE				

ELECTRICAL FEES		PLUMBING FEES	
NO.	UNITS	NO.	UNITS
			YARD SPKLR SYSTEM
	MOBILEHOME SVC.		BAR SINK
5	POWER OUTLET	3	75
11	Light Fixtures	8	25
			ROOF DRAINS
			DRAINAGE PIPING
			DRINKING FOUNTAIN
			URINAL
			WATER PIPING
			FLOOR DRAIN
			WATER SOFTENER
	SIGN		WASHER (AUTO) (DISH)
			GARBAGE DISPOSAL
			LAUNDRY TRAY
			KITCHEN SINK
	TEMP USE PERMIT SVC		WATER CLOSET
	POLE, TEMP/PERM		LAVATORY
	AMPERES SERV ENT		SHOWER
	SQ. FT. @ c		BATH TUB
	SQ. FT. @ c		WATER HEATER
	SQ. FT. RESID @ 1/4c		SEWAGE DISPOSAL
	SQ. FT. GAR @ 1/4c		HOUSE SEWER
			GAS PIPING
1	ISSUANCE FEE	4	50
PLAN/CHK FEE	CONST. FEE	ELECT. FEE	S.M.I.
	162.00	16.50	
TOTAL FEES			
178.50			

NO.	OPERATION	DATE	INSPECTOR
BUILDING APPROVALS			
1	Set Back		
2	Ftgs & Frms		
2A	Slab Grade		
3	Steel		
4	Grout Blocks		
5	Bond Beams		
6	Roof Deck + Trusses	5-13-91	Desrosiers
7	Framing wall only	5-8-91	Desrosiers
8	Vents		
9	Garage Fire Wall		
10	Fireplace PL <input type="checkbox"/>		
10A	Fireplace TO <input type="checkbox"/>		
11	Exterior Lath		
12	Internal Lath		
12A	Drywall		
13	Finish Grade		
	INSULATION: Thick	"R" Value	
7A	Walls (Batts)		
12B	Ceiling (Batts)		
12C	Ceiling (Blown)		
14	Final	9-30-91	Desrosiers
PLUMBING APPROVALS			
15	Ground Plumb		
16	Water piping	5-29-91	Desrosiers
17	Rough Plumb	5-29-91	Desrosiers
18	Vents		
19	Sewage Disposal		
20	Sewer		
21	Water Heater		
22	Water Softener		
23	Water Service		
24	Gas Test		
25	Final	9-30-91	Desrosiers
ELECTRICAL APPROVALS			
26	Power Pole		
27	Conduit		
28	Service Entrance		
29	Wiring	5-29-91	Desrosiers
29A	Grounding Wire		
29B	Bonding		
30	Fixtures		
31	Service		
32	Final	9-30-91	Desrosiers

No.	OPERATION	DATE	INSPECTOR
MECHANICAL APPROVALS			
33	Ventilation System		
34	Plenums & Ducts	6-25-91	Desrosiers
35	Furnace Compartment		
36	Inlets & Outlets		
37	Combustion Air		
38	Compressor		
39	Appl. Clearance		
40	Fire Damper		
41	Smoke Detection Device		
42	Commercial Hood		
43	Final		

OP'N NO. **ADDITIONAL INFORMATION**

SEWAGE SYSTEM SIZE & LOCATION

Tank Pit L Line

REAR OF PROPERTY LINE

P/L

Building Address 85-995 Grapefruit Blvd.
Owner Federico Gonzales

Mailing Address 52-296 Oasis Palms
City Coachella, CA **Zip** 92236 **Tel.** 398-0888

Contractor Owner/Builder
Address
City **Zip** **Tel.**

State Lic. & Classif. **City Lic. #**

Arch. Engr., Designer
Address **Tel.**

City **Zip** **State Lic. #**

Use of Permit
New Roof - Restaurant Area
and wall (interior)

Tract No. **Lot No.** **APN**

Setbacks F S L R R **Statistical Code** **Date** 5/24/91

CONSTRUCTION ESTIMATE			
1ST FL.	SQ. FT. @		\$
2ND FL.	SQ. FT. @		
POR.	SQ. FT. @		
GAR.	SQ. FT. @		
CAR P.	SQ. FT. @		
WALL	SQ. FT. @		
ESTIMATED CONSTRUCTION VALUATION			\$ 3,000.00
NOTE: Not to be used as property tax valuation			Constr. Fee 54.00

MECHANICAL FEES			
VENT SYSTEM	FAN	EVAP. COOL	HOOD
APPLIANCE			DRYER
FURNACE	UNIT	WALL	FLOOR .SUSPENDED
AIR HANDLING UNIT			CFM
ABSORPTION SYSTEM			B.T.U.
COMPRESSOR		HP	
HEATING SYSTEM	FORCED		GRAVITY
BOILER			B.T.U.
MAX. HEATER OUTPUT, B.T.U.			
ISSUANCE FEE			
TOTAL MECH. FEE			

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

SIGNATURE _____ DATE _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to Division 3 of the Business and Professions Code, or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).)

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who does such work himself or through his employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ B. & PC. for this reason _____

X Date 5-24-91 Owner Federico Gonzales

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof. (Sec. 3800, Labor Code.)

Policy No. _____ Company _____
 Copy is filed with the city. Certified copy is hereby furnished.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) valuation or less.)
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date _____ Owner _____
NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provision or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civil Code.)

Lender's Name _____
Lender's Address _____
This is a building permit when properly filled out, signed and validated, and is subject to expiration if work thereunder is suspended for 180 days.
I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter the above mentioned property for inspection purposes.
Signature of Applicant _____ **Date** _____
Mailing Address _____
City, State, Zip _____


ELECTRICAL FEES		PLUMBING FEES	
NO.	UNITS	NO.	UNITS
			YARD SPKLR SYSTEM
	MOBILEHOME SVC.		BAR SINK
	POWER OUTLET		ROOF DRAINS
			DRAINAGE PIPING
			DRINKING FOUNTAIN
			URINAL
			WATER PIPING
			FLOOR DRAIN
			WATER SOFTENER
	SIGN		WASHER (AUTO) (DISH)
			GARBAGE DISPOSAL
			LAUNDRY TRAY
			KITCHEN SINK
	TEMP USE PERMIT SVC		WATER CLOSET
	POLE, TEMP/PERM		LAVATORY
	AMPERES SERV ENT.		SHOWER
	SQ. FT. @ c		BATH TUB
	SQ. FT. @ c		WATER HEATER
	SQ. FT. RESID @ 1/4c		SEWAGE DISPSAL
	SQ. FT. GAR. @ 1/4c		HOUSE SEWER
			GAS PIPING
	ISSUANCE FEE		ISSUANCE FEE
PLAN CK. FEE	CONST. FEE	ELECT. FEE	S.M.I.
		MECH FEE	PLUM FEE
TOTAL FEES		54.00	

This permit becomes null and void if work is not commenced in 180 days or if work is suspended for 180 days.
Issued by *Pat Gonzalez* Date 5/24/91

NO.	OPERATION	DATE	INSPECTOR
BUILDING APPROVALS			
1	Set Back		
2	Ftgs & Frms		
2A	Slab Grade		
3	Steel		
4	Grout Blocks		
5	Bond Beams		
6	Roof Deck		
7	Framing	6-25-91	DiMarco
8	Vents		
9	Garage Fire Wall		
10	Fireplace PL <input type="checkbox"/>		
10A	Fireplace TO <input type="checkbox"/>		
11	Exterior Lath		
12	Internal Lath		
12A	Drywall		
13	Finish Grade		
	INSULATION	Thick.	R-Value
7A	Walls (Batts)		
12B	Ceiling (Batts)		
12C	Ceiling (Blown)		
14	Final	9-30-91	DiMarco
PLUMBING APPROVALS			
15	Ground Plumb		
16	Water piping		
17	Rough Plumb		
18	Vents		
19	Sewage Disposal		
20	Sewer		
21	Water Heater		
22	Water Softener		
23	Water Service		
24	Gas Test	7-19-91	DiMarco
25	Final	9-30-91	DiMarco
ELECTRICAL APPROVALS			
26	Power Pole		
27	Conduit		
28	Service Entrance		
29	Wiring	6-25-91	DiMarco
29A	Grounding Wire		
29B	Bonding		
30	Fixtures	9-30-91	DiMarco
31	Service		
32	Final	9-30-91	DiMarco

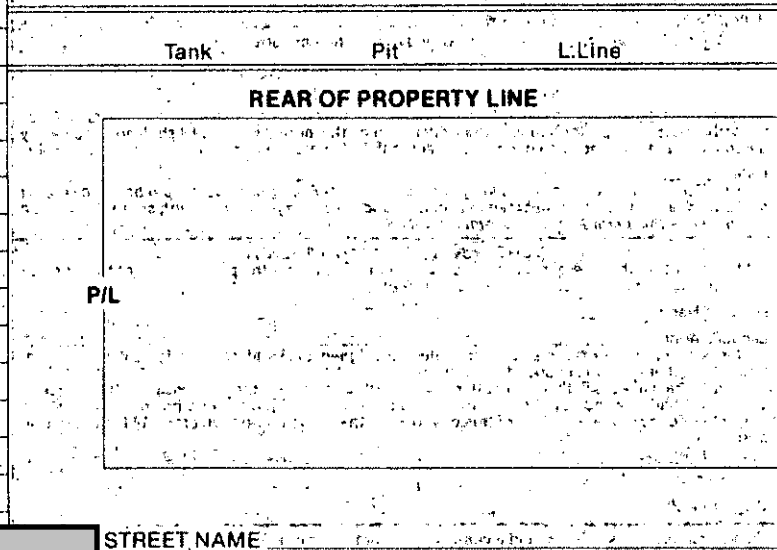
No.	OPERATION	DATE	
MECHANICAL APPROVALS			
33	Ventilation System		
34	Plenums & Ducts	7-8-91	Palomares
35	Furnace Compart.		
36	Inlets & Outlets		
37	Combustion Air		
38	Compressor		
39	Appl. Clearance		
40	Fire Damper		
41	Smoke Detection Device		
42	Commercial Hood	9-30-91	DiMarco
43	Final	9-30-91	DiMarco

ADDITIONAL INFORMATION

TRUSSES 6-25-91 

SEWAGE SYSTEM SIZE & LOCATION

Tank Pit L. Line



PERMIT NO. **02** ITEM 4.

Building Address 85-995 Grapefruit Blvd.
Owner Federico & Elva Gonzales
Mailing Address 52-296 Oasis Palms Ave.
City Coachella, CA **Zip** 92236 **Tel.** 398-0888 (Elva) 398-5525
Contractor Owner/Bldr.
Address Same
City **Zip** **Tel.**
State Lic. & Classif. **City Lic. #**
Arch. Engr., Designer
Address **Tel.**
City **Zip** **State Lic. #**

Use of Permit Plumbing Permit
Tract No. **Lot No.** **APN**
Setbacks **Statistical Code** **Date**
F S L R R

CONSTRUCTION ESTIMATE			
1ST FL.	SQ. FT. @	\$	
2ND FL.	SQ. FT. @		
POR.	SQ. FT. @		
GAR.	SQ. FT. @		
CAR P.	SQ. FT. @		
WALL	SQ. FT. @		
ESTIMATED CONSTRUCTION VALUATION		\$	

NOTE: Not to be used as property tax valuation
Constr. Fee

MECHANICAL FEES			
VENT SYSTEM	FAN	EVAP. COOL	HOOD
APPLIANCE			DRYER
FURNACE	UNIT	WALL	FLOOR
			SUSPENDED
AIR HANDLING UNIT			CFM
ABSORPTION SYSTEM			BT.U.
COMPRESSOR		HP	
HEATING SYSTEM	FORCED	GRAVITY	
BOILER		BT.U.	
MAX. HEATER OUTPUT, BT.U.			
ISSUANCE FEE			
			TOTAL MECH. FEE

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

SIGNATURE _____ DATE _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to Division 3 of the Business and Professions Code, or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).)

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who does such work himself or through his employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ B. & P.C. for this reason _____

Date _____ Owner Federico & Elva Gonzales

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof. (Sec. 3800, Labor Code.)

Policy No. _____ Company _____
 Copy is filed with the city. Certified copy is hereby furnished.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) valuation or less.) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date _____ Owner _____
NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provision or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civil Code.)

Lender's Name _____
Lender's Address _____
This is a building permit when properly filled out, signed and validated, and is subject to expiration if work thereunder is suspended for 180 days.
I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter the above mentioned property for inspection purposes.
Signature of Applicant _____ Date _____
Mailing Address _____
City, State, Zip _____

NO.	ELECTRICAL FEES	NO.	PLUMBING FEES
UNITS			
			YARD SPKLR SYSTEM
	MOBILEHOME SVC.	1	BAR SINK 6.00
	POWER OUTLET		ROOF DRAINS
			DRAINAGE PIPING
			DRINKING FOUNTAIN
			URINAL
		1	WATER PIPING 3.00
		2	FLOOR DRAIN SINK 6.00
			WATER SOFTENER
	SIGN		WASHER (AUTO) (DISH)
			GARBAGE DISPOSAL
			LAUNDRY TRAY
		1	KITCHEN SINK 6.00
	TEMP USE PERMIT SVC	4	WATER CLOSET 24.00
	POLE, TEMP/PERM	4	LAVATORY 24.00
	AMPERES SERV ENT		SHOWER
	SQ. FT. @ c		BATH TUB
	SQ. FT. @ c		WATER HEATER
	SQ. FT. RESID @ 1/4c		SEWAGE DISPSAL
	SQ. FT. GAR. @ 1/4c		HOUSE SEWER
			GAS PIPING
	ISSUANCE FEE	1	ISSUANCE FEE 15.00
PLAN CK? FEE	CONST. FEE	ELECT. FEE	S.M.I.
			MECH FEE
			PLUM FEE
			90.00

This permit becomes null and void if work is not commenced in 180 days or if work is abandoned for 180 days.
Issued by P.E. [Signature] Date 6-27

Page 57 TOTAL FEES 90.00

NO.	OPERATION	DATE	INSPECTOR	No.	OPERATION	DATE	INSPECTOR
BUILDING APPROVALS				MECHANICAL APPROVALS			
1	Set Back			33	Ventilation System		
2	Ftgs & Frms			34	Plenums & Ducts		
2A	Slab Grade			35	Furnace Compartment		
3	Steel			36	Inlets & Outlets		
4	Grout Blocks			37	Combustion Air		
5	Bond Beams			38	Compressor		
6	Roof Deck			39	Appl. Clearance		
7	Framing			40	Fire Damper		
8	Vents			41	Smoke Detection Device		
9	Garage Fire Wall			42	Commercial Hood		
10	Fireplace PL <input type="checkbox"/>			43	Final		
10A	Fireplace T.O. <input type="checkbox"/>			ADDITIONAL INFORMATION			
11	Exterior Lath						
12	Internal Lath						
12A	Drywall						
13	Finish Grade						
INSULATION		Thick	"R" Value				
7A	Walls (Batts)						
12B	Ceiling (Batts)						
12C	Ceiling (Blown)						
14	Final						
PLUMBING APPROVALS							
15	Ground Plumb						
16	Water piping	6-25-91	<i>Removal</i>				
17	Rough Plumb	6-25-91	<i>Removal</i>				
18	Vents						
19	Sewage Disposal						
20	Sewer						
21	Water Heater						
22	Water Softener						
23	Water Service						
24	Gas Test						
25	Final	9-30-91	<i>Removal</i>				
SEWAGE SYSTEM SIZE & LOCATION							
Tank		Pit	L. Line				
ELECTRICAL APPROVALS							
26	Power Pole						
27	Conduit						
28	Service Entrance						
29	Wiring						
29A	Grounding Wire						
29B	Bonding						
30	Fixtures						
31	Service						
32	Final						
REAR OF PROPERTY LINE							
<div style="border: 1px solid black; padding: 5px;"> <p>PL</p> </div>							

CITY OF COACHELLA
1515 Sixth Street
Coachella, CA 92236

Application for Building Permit

PERMIT NO.
02 ITEM 4.

Building Address: 85-995 Hwy. 111
 Owner: Federico-Elva Gonzalez
 Mailing Address: Same - Las Flores Restaurant
 City: Coachella, CA Zip: 92236 Tel: 398-0888
 Contractor: Owner/Bldr.
 State Lic. & Classif.: City Lic. #
 Arch. Engr. Designer: City Lic. #
 Address: Tel.
 City: Zip: State Lic. #

Use of Permit: Permit Renewal (Sign)
 Tract No. Lot No. APN
 Setbacks: F S L R R
 Statistical Code Date: 8/29/91

CONSTRUCTION ESTIMATE			
1ST FL.	SQ. FT. @	\$	
2ND FL.	SQ. FT. @		
POR.	SQ. FT. @		
GAR.	SQ. FT. @		
CAR P.	SQ. FT. @		
WALL	SQ. FT. @		
	SQ. FT. @		
ESTIMATED CONSTRUCTION VALUATION		\$	

NOTE: Not to be used as property tax valuation. Constr. Fee

MECHANICAL FEES			
VENT SYSTEM	FAN	EVAP. COOL	HOOD
APPLIANCE			DRYER
FURNACE	UNIT	WALL	FLOOR SUSPENDED
AIR HANDLING UNIT			CFM
ABSORPTION SYSTEM			BTU
COMPRESSOR		HP	
HEATING SYSTEM	FORCED		GRAVITY
BOILER			BTU
MAX. HEATER OUTPUT, BTU.			
ISSUANCE FEE			
TOTAL MECH. FEE			

LICENSED CONTRACTOR'S DECLARATION
 I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 SIGNATURE DATE

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 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who does such work himself or through his employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)
 I am exempt under Sec. B. & P.C. for this reason

Date: 8/29/91 Owner: *Fred Gonzalez*

WORKERS' COMPENSATION DECLARATION
 I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof. (Sec. 3800, Labor Code.)
 Policy No. Company
 Copy is filed with the city. Certified copy is hereby furnished.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE
 (This section need not be completed if the permit is for one hundred dollars (\$100) valuation or less.)
 I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.
 Date: Owner:
 NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.


CONSTRUCTION LENDING AGENCY
 I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civil Code.)
 Lender's Name:
 Lender's Address:
 This is a building permit when properly filled out, signed and validated, and is subject to expiration if work thereunder is suspended for 180 days.
 I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter the above mentioned property for inspection purposes.
 Signature of Applicant: Date:
 Mailing Address:
 City, State, Zip:

ELECTRICAL FEES		PLUMBING FEES	
NO.		NO.	
UNITS			YARD SPKLR SYSTEM
			BAR SINK
1	POWER OUTLET	75	ROOF DRAINS
			DRAINAGE PIPING
			DRINKING FOUNTAIN
			URINAL
			WATER PIPING
			FLOOR DRAIN
			WATER SOFTENER
	SIGN		WASHER (AUTO) (DISH)
			GARBAGE DISPOSAL
			LAUNDRY TRAY
			KITCHEN SINK
	TEMP USE PERMIT SVC		WATER CLOSET
	POLE, TEM/PERM		LAVATORY
	AMPERES SERV ENT		SHOWER
	SQ. FT. @ c		BATH TUB
	SQ. FT. @ c		WATER HEATER
	SQ. FT. RESID @ 1/4c		SEWAGE DISPOSAL
	SQ. FT. GAR. @ 1/4c		HOUSE SEWER
			GAS PIPING
	ISSUANCE FEE		ISSUANCE FEE
PLAN/CK FEE	CONST. FEE	ELECT. FEE	S.M.I.
		10.00	MECH. FEE PLUM. FEE

This permit becomes null and void if work is not commenced in 180 days or if work is suspended for 180 days.
 Issued by: *Pat Morales* Date: 8/2

Page 59 TOTAL FEES 10.00

NO.	OPERATION	DATE	INSPECTOR
BUILDING APPROVALS			
1	Set Back		
2	Figs & Frms		
2A	Slab Grade		
3	Steel		
4	Grout Blocks		
5	Bond Beams		
6	Roof Deck		
7	Framing		
8	Vents		
9	Garage Fire Wall		
10	Fireplace PL <input type="checkbox"/>		
10A	Fireplace TO <input type="checkbox"/>		
11	Exterior Lath		
12	Internal Lath		
12A	Drywall		
13	Finish Grade		
	INSULATION	Thick	R Value
7A	Walls (Batts)		
12B	Ceiling (Batts)		
12C	Ceiling (Blown)		
14	Final		
PLUMBING APPROVALS			
15	Ground Plumb		
16	Water piping		
17	Rough Plumb		
18	Vents		
19	Sewage Disposal		
20	Sewer		
21	Water Heater		
22	Water Softener		
23	Water Service		
24	Gas Test		
25	Final		
ELECTRICAL APPROVALS			
26	Power Pole		
27	Conduit		
28	Service Entrance		
29	Wiring		
29A	Grounding Wire		
29B	Bonding		
30	Fixtures		
31	Service		
32	Final		

No.	OPERATION	DATE
MECHANICAL APPROVALS		
33	Ventilation System	
34	Plenums & Ducts	
35	Furnace Compart	
36	Inlets & Outlets	
37	Combustion Air	
38	Compressor	
39	Appl. Clearance	
40	Fire Damper	
41	Smoke Detection Device	
42	Commercial Hood	
43	Final	
OPN NO.	ADDITIONAL INFORMATION	
	<p><i>final on sign 9-30-86</i> </p>	
SEWAGE SYSTEM SIZE & LOCATION		
	Tank	Pit
		L. Line
REAR OF PROPERTY LINE		
<div style="border: 1px solid black; padding: 5px;"> <p>P/L</p> </div>		
STREET NAME		

APPLICATION AND PERMIT

City of Coachella

1515 Sixth Street

Coachella, California 92236

Phone: (760) 398-3002

4338

Owner Federico Gonzalez Address 85-995 Grapefruit Blvd., Coachella, CA.

Job Address same as above Tract _____ Lot _____

Description of Work Install 100 amp. electrical main panel

Date Dec. 18 20 00

FIRE ZONE _____ USE ZONE _____

OCCUPANCY _____ CONST. TYPE _____

SQ. FT. _____ GARAGE _____

COUNTY ASSESSOR'S NUMBER _____

SPECIAL CONDITIONS

Contractor Jesus R. Osuna State Lic.No. 393139 City Lic. No. 002743

Address 85-495 Araby Ave., Coachella Phone _____

Workers Compensation Insurer _____ Address _____

Compensation Insurance Exemption On File Construction Lender _____

PLUMBING AND/OR MECHANICAL				ELECTRICAL				BUILDING, SIGN AND/OR GRADING			
Contractor				Contractor				Est. Cost of Bldg.			
QTY.	ITEM.	AMOUNT		QTY.	ITEM.	AMOUNT		DESCRIPTION		AMOUNT	
	Permit			1	Permit	23	50	Building Permit Fee			
	Plumbing Fixtures			1	Service Amp. 100 amp.	30	50	Sign Permit Fee			
	Sewer Connection				Fixtures			Grading Permit Fee			
	Water System				Outlets & Switches			Plan Check Fee			
	Gas System				New Building			OTHER			
					Temporary Power			Electrical permit			54 00
					One Cent Rate						
					½ Cent Rate						
	Total Plumbing										
	Mechanical Permit							New Construction Tax			
	Heating Unit										
	Air Conditioning Unit										
	Range Hood							TOTAL FEES PAYABLE			54 00
	Total Mechanical										
	TOTAL				TOTAL ELECT.	54	00				

The issuance of this permit is based upon plans and specifications filed with the City of Coachella and shall not prevent the building official from thereafter requiring the correction of errors in said plans and specifications. Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void, if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days.

CERTIFICATION APPEARING ON APPLICATIONS
 I have carefully examined the above completed "Application and Permit" and do hereby certify that all information hereon is true and correct, and I further certify and agree, if a permit is issued to comply with all City, County and State laws governing building construction, whether specified herein or not, and I hereby agree to save, indemnify and keep harmless the City of Coachella against liabilities, judgments, costs and expenses which may in any way accrue against said City in consequence of the granting of this permit.

Jesus Osuna
 Applicant's Signature

OWNER CONTRACTOR AGENT

Jesus Osuna
 Building Mo Planning

APPLICATION AND PERMIT

City of Coachella

1515 Sixth Street

Coachella, California 92236

Phone: (760) 398-3002

4338

Owner Federico Gonzalez Address 85-995 Grapefruit Blvd., Coachella, CA.

Job Address same as above Tract _____ Lot _____

Description of Work install 100 amp. electrical main panel

Date Dec. 18 20 00

FIRE ZONE _____ USE ZONE _____

OCCUPANCY _____ CONST. TYPE _____

SQ. FT. _____ GARAGE _____

COUNTY ASSESSOR'S NUMBER _____

SPECIAL CONDITIONS _____

Contractor Jesus R. Ojuna State Lic. No. 393139 City Lic. No. 002743

Address 85-495 Araby Ave., Coachella Phone _____

Workers Compensation Insurer _____ Address _____

Compensation Insurance Exemption On File

Construction Lender _____

SITE	DATE	INSPECTOR
Toilet Facility		
Construction Trailer		
BUILDING		
Fndn: Locatn, Forms		
Set Back, Grade		
Reinforcement		
Uler Ground		
Slab: Grade, Rein.		
Bond Beam & Grout		
POUR NO CONCRETE UNTIL SIGNED ABOVE		
Roof Deck/Trusses		
Pre-Wrap		
Frame: Fire stops		
Shear Bracing, Bolts		
Hold Downs		
Insulation		
Lath: Int		
Dry Wall		
Lath; Ext.		

MECHANICAL	DATE	INSPECTOR
FAU, AC, Boiler, WH		
Comb. Air & Venting		
Circ. Air ducts, Etc.		
Location Clearance, Access		
Duct Insulation		
Fireplace Installation		
PLUMBING		
Under Slab Work		
Rough Plumbing		
Rough Gas Piping		
Wel Test		
Bldg. Sewer		
Septic Sys, Drain Field		
Gas Line Test		
Grease Trap		
Gas Release		

ELECTRICAL	DATE	INSPECTOR
Temp. Power		
Under Slab Work		
Rough Conduit		
Rough Wiring	<u>12/28/00</u>	<u>[Signature]</u>
Grounding		
Service		
Electric Release	<u>12/28/00</u>	<u>[Signature]</u>
FINAL APPROVALS		
Plumbing Fixtures		
Mechanical		
Gas Piping		
Electrical, Smoke Det.		
Disabled Access		
ENERGY		
Insulation Cert. (Res)		
Installation Cert. (Res)		
Glazing		

OCCUP APPROVALS
Planning Division
Date:
By:
Engineering Division
Date:
By:
Fire Prevention
Date:
By:
Water Division
Date:
By:
Sanitation Division
Date:
By:
Building Department
Date:
By:

NOTICE TO CONTRACTORS

Final Inspections and Certificate of Completion or Occupancy must be obtained before occupying or using a building.

TACK THIS CARD IN CONSPICUOUS PLACE ON BUILDING.
CALL FOR INSPECTION (24 HOURS IN ADVANCE)- Phone: 398-3002

**CITY OF COACHELLA
BUILDING PERMIT
COMMUNITY & DEVELOPMENT SERVICES**



DATE: 08/24/2005
 PERMIT NO: EL-2005-08-00052 ITEM 4.
 USE ZONE:
 OCCUPANCY: CONSTR TYPE: SQ FT:

Inspection Request Require 24 Hour Notice
 (760) 398-3002

Project Address:	85995 GRAPEFRUIT BLV COACHELLA CA 92236	Project Valuation: \$ 0.00	
		PARCEL #: 765271019	
		LOT #: 9	
		TRACT #: 0.00	
Applicant's Name:	FEDERICO GONZALEZ		
Owner's Name:	FEDERICO GONZALEZ		
Owner's Address:	52296 OASIS PALMS AVE COACHELLA CA 92236	Phone: (760) 398-0888	
		Fax:	
Contractor's Name:		Phone:	
Contractor's Address:		Fax:	
		Business Lic:	
		State Licence:	
Contact Person:		Contact Phone:	
Project Name:			
Permit Type:	ELECTRICAL PERMIT		
Description of Work:	INSTALL 100 AMP SERVICE ELECTRICAL PANEL (COMMERCIAL BUILDING)		
Condition:			

FEE(S):			
ELECTRICAL SERVICE AMP	\$30.50	ELECTRICAL PERMIT FEE	\$23.50

TOTAL FEES: \$ 54.00

CERTIFICATION APPEARING ON APPLICATIONS

I have carefully examined the above completed "Application and Permit" and do hereby certify that all information hereon is true and correct, and I further certify and agree, if a permit is issued, to comply with all City, County, and State laws governing building construction, whether specified herein or not, and I hereby agree to save, indemnify and keep harmless the City of Coachella against liabilities, judgments, costs and expenses which may in any way accrue against said City in consequence of the granted of this permit.

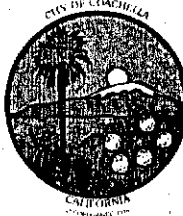
The issuance of this permit is based upon plans and specifications filed with the City of Coachella and shall not prevent the building official from thereafter requiring the correction of errors in said plans and specifications.

Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void, if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is

[Handwritten Signature]
 (Applicant Signature)

[Handwritten Signature]
 Building
 Planning

**CITY OF COACHELLA
BUILDING PERMIT
COMMUNITY & DEVELOPMENT SERVICES**



DATE: 12/14/2005
 PERMIT NO: PL-2005-12-00022 ITEM 4.
 USE ZONE:
 OCCUPANCY: CONSTR TYPE: SQ FT:

Inspection Request Require 24 Hour Notice
 (760) 398-3002

Project Address: Applicant's Name: Owner's Name: Owner's Address: Contractor's Name: Contractor's Address: Contact Person: Project Name: Permit Type: Description of Work: Condition:	85995 GRAPEFRUIT BLV COACHELLA CA 92236 FEDERICO GONZALEZ FEDERICO GONZALEZ 52296 OASIS PALMS AVE COACHELLA CA 92236 B.L. WILSON BACKHOE SERVICE PO BOX 1687 INDIO CA 92202 BRICE WILSON PLUMBING PERMIT PLUMBING PERMIT FOR GREASE INTERCEPTER	Project Valuation: \$ 0.00 PARCEL #: 765271019 LOT #: 9 TRACT #: 0.00 Phone: (760) 398-0888 Fax: Phone: (760) 347-6946 Fax: Business Lic: State Licence: AC34529319 Contact Phone: (760) 347-6946
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

FEE(S):
 PLUMBING PERMIT FEE \$23.50 PLUMBING INDUST WATER IN \$19.90

TOTAL FEES: \$ 43.40

CERTIFICATION APPEARING ON APPLICATIONS

I have carefully examined the above completed "Application and Permit" and do hereby certify that all information hereon is true and correct, and I further certify and agree, if a permit is issued, to comply with all City, County, and State laws governing building construction, whether specified herein or not, and I hereby agree to save, indemnify and keep harmless the City of Coachella against liabilities, judgments, costs and expenses which may in any way accrue against said City in consequence of the granted of this permit.

The issuance of this permit is based upon plans and specifications filed with the City of Coachella and shall not prevent the building official from thereafter requiring the correction of errors in said plans and specifications.

Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void, if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is

Brice L Wilson

 (Applicant Signature)
Brice L Wilson

[Signature]

 Building
 Planning

CITY OF COACHELLA, CA

1515 SOUTH STREET

COACHELLA, CALIFORNIA 92316

TELEPHONE (619) 392-3000

ITEM 4.

Applicant B.L. Wilson Backhoe Sk
 Mailing Address P.O. Box 1687
 Building Address _____
 Owner Bruce L Wilson
 Mailing Address _____
 City _____ Zip _____ Tel _____
 Contractor _____
 Mailing Address _____
 City _____ Zip _____ Tel _____
 State Lic. & Classif _____ City _____ Lic. # _____
 Arch. Eng. Designer _____
 Address _____ Tel _____
 City _____ Zip _____ State _____ Lic. # _____

sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

I am exempt under Sec. _____, B.&P.C. for this reason _____

Date _____ Owner _____
WORKER'S COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____ Policy Number _____
(This section need not be completed if the permit is for one hundred dollars (\$100) or less).

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date 12/14/05 Applicant Bruce L Wilson

WARNING: FAILURE TO SECURE WORKERS COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000) IN ADDITION TO THE COST OF COMPENSATION DAMAGES AS PROVIDED FOR IN SECTION 5706 OF THE LABOR CODE, INTEREST, AND ATTORNEYS FEES.

CONSTRUCTION LENDING AGENCY
I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. CL.)

Lender's Name _____
Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

LICENSED CONTRACTORS DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provision of chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ Lic. # _____

Date 12/14/05 Contractor Bruce L Wilson
OWNER-BUILDER DECLARATION

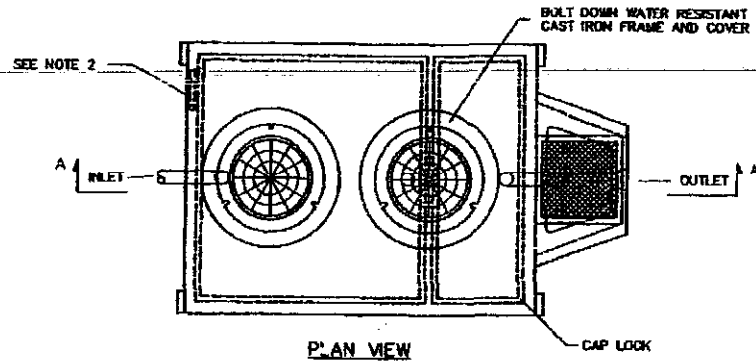
I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does work himself or herself or through his or her own employ

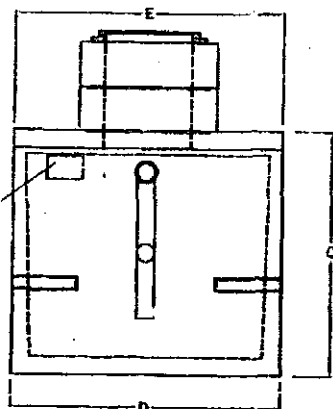
Date: 12/14/05

 TRANSACTION REPORT
 DEC-9-95 FRI 9:20

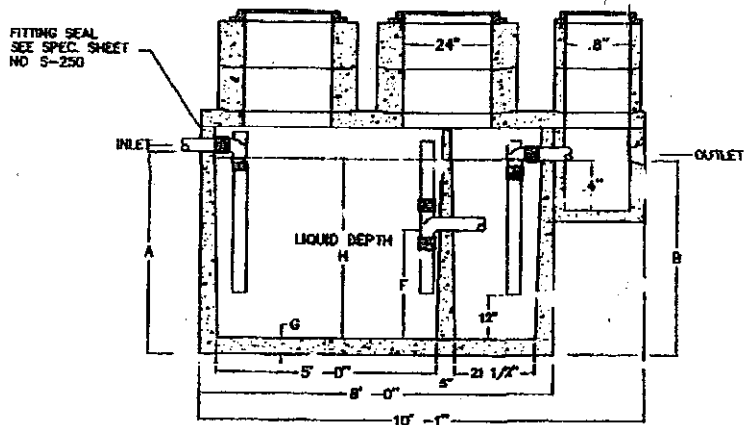
DATE START 9:27 310-465-0300
 SENDER
 RX TIME PAGE
 NOTE
 44"



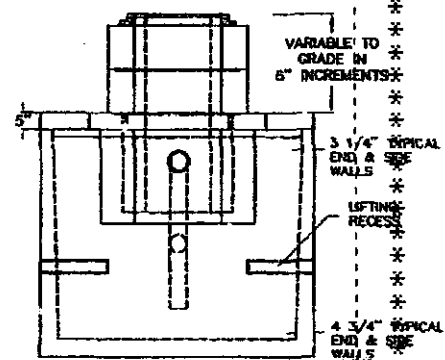
- NOTES:**
1. REFER TO SPECIFICATIONS SHEET NO. S-208
 2. REFER TO SPECIFICATIONS SHEET NO. S-282
 3. REFER TO SPECIFICATIONS SHEET NO. S-251



**INLET
END VIEW**



SECTION A - A



**OUTLET
END VIEW**

ALL DIMENSIONS IN INCHES								
	A	B	C	D	E	F	G	H
3	38	36	50	74	75	19 3/4	4 1/2	31 1/2
10	48	46	60	74	75	24 3/4	4 1/2	41 1/2
10	57	55	69	74	75	29 1/4	4 1/2	50 1/2
10	60 1/2	58 1/2	72 1/2	85	86	30 3/4	5	53 1/2

MODEL	EXCAVATION SPECIFICATIONS			
	G-750	G-1000	G-1200	G-1500
LENGTH	12'-0"	12'-0"	12'-0"	12'-0"
WIDTH	8'-0"	8'-0"	8'-0"	9'-0"
INLET	3'-2"	4'-0"	4'-9"	5'-1/2"
TANK HEIGHT	4'-2"	5'-0"	5'-9"	6'-1/2"

Page 66

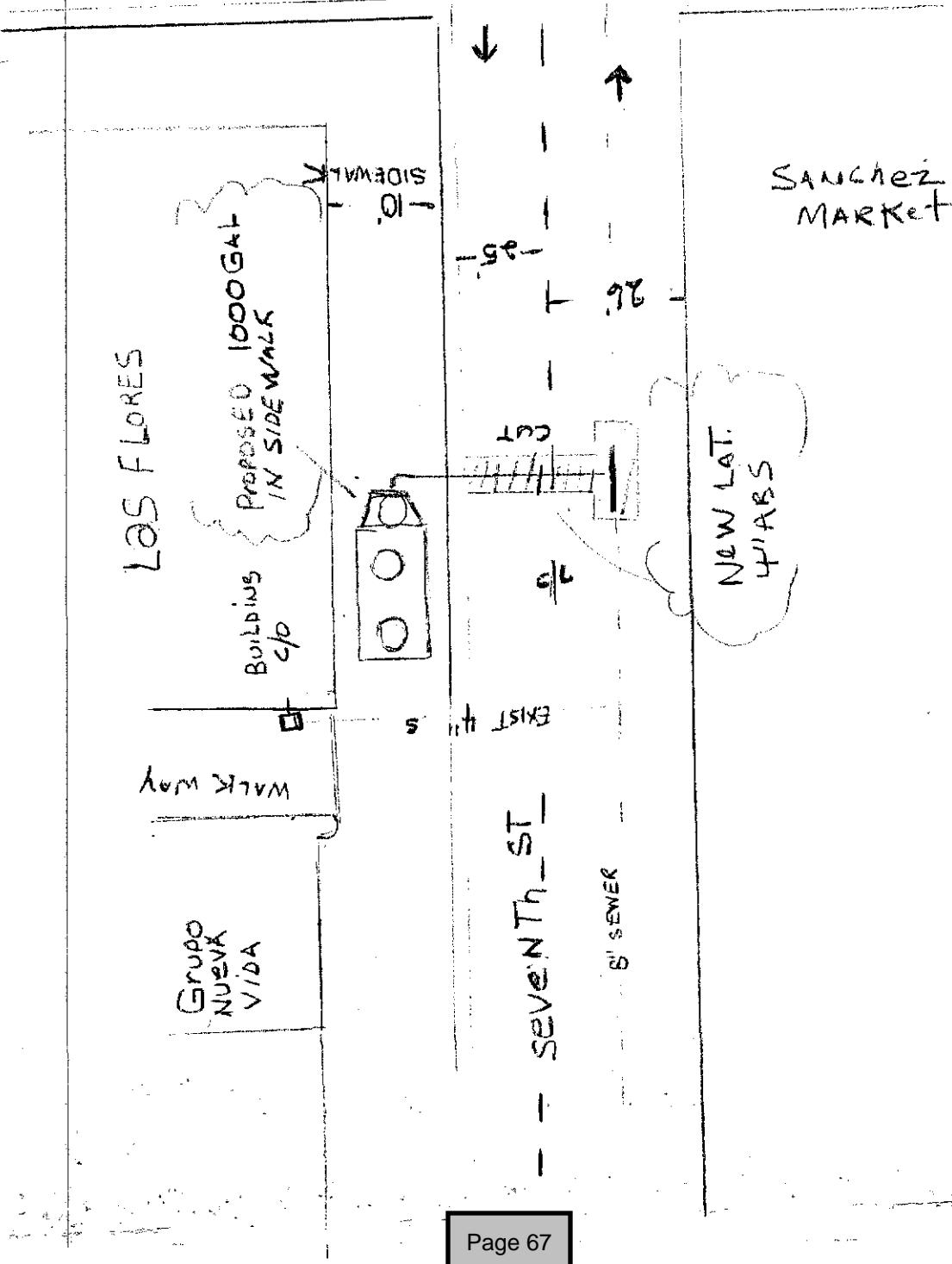
**GREASE INTERCEPTOR WITH SAMPLE BOX
 TWO MANHOLES EXTENDED TO GRADE
 DESIGNED FOR THREE FOOT OF EARTH COVER
 OR 360 POUNDS PER SQ. FOOT LOAD
 750 THRU 1500 GALLONS**

ProCast

P.O. BOX 602
 HIGHLAND, CA 92348
 909 793-7602 800 945-8265
 Fax: 909 793-1283

DATE: 9-1-99 DRAWN BY: B. BRAKE SCALE: 1" = 1' DWG. #: 1036

GRAPEFRUIT BLVD.



APPROVED

**CITY OF COACHELLA
BUILDING PERMIT
COMMUNITY & DEVELOPMENT SERVICES**



DATE: 12/20/2017
 PERMIT NO: BL-2017-11-12602
 USE ZONE:
 OCCUPANCY: CONSTR TYPE: SQ FT:

ITEM 4.

Inspection Request Require 24 Hour Notice
 (760) 398-3002

Project Address: 85995 GRAPEFRUIT BLV
 COACHELLA CA 92236

Project Valuation: \$ 2,500.00
 PARCEL #: 765271019
 LOT #: 9
 TRACT #: 0.00

Applicant's Name: SIGN-A-RAMA
 Owner's Name: NICK MEZA
 Owner's Address: 85995 GRAPEFRUIT BLV
 COACHELLA CA 92236

Phone:
 Fax:

Contractor's Name: SIGN*A*RAMA
 Contractor's Address: 41905 BOARDWALK
 STE U
 PALM DESERT CA 92261

Phone: (760) 776-9907
 Fax:
 Business Lic: B-1000061
 State Licence:

Contact Person: BILL SIGURDSEN

Contact Phone: (760) 776-9907

Project Name:
 Permit Type: SIGN PERMIT
 Description of Work: (1) ILLUMINATED LED SIGN 24"X249" "COACHELLA" OUTSIDE BUILDING.
 Condition:

FEE(S):

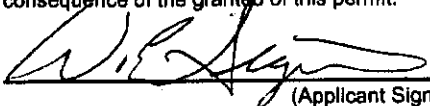
SIGN FEE	\$224.00	SIGN OUTLETS & SWITCHES	\$209.00	Senate Bill 1473	\$1.00
----------	----------	-------------------------	----------	------------------	--------

TOTAL FEES: \$ 434.00

CERTIFICATION APPEARING ON APPLICATIONS

I have carefully examined the above completed *Application and Permit* and do hereby certify that all information hereon is true and correct, and I further certify and agree, if a permit is issued, to comply with all City, County, and State laws governing building construction, whether specified herein or not, and I hereby agree to save, indemnify and keep harmless the City of Coachella against liabilities, judgments, costs and expenses which may in any way accrue against said City in consequence of the granted of this permit.

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 (Applicant Signature)


 Building



**CITY OF COACHELLA
BUILDING PERMIT
COMMUNITY & DEVELOPMENT SERVICES**

RECEIVED
NOV 28 2017
ITEM 4.

DATE:
PERMIT NO:
USE ZONE:
OCCUPANCY: CONSTR TYPE: SQ FT:

INSPECTION REQUEST REQUIRE 24 HOUR NOTICE
(760) 398-3002

Project Address: 85995 Grapefruit
Dirección del Proyecto:

Project Valuation: 2500
Evaluación del Proyecto:

PARCEL#

LOT#:

TRACT#:

Phone Number:

Numero de Telefono

Fax:

Fax:

Applicant's Name: Sign-A-Rama/Bill Sigurdson
Nombre del Solicitante:

Owner's Name: NIKIL MEZA

Nombre del Propietario:

Owner's Address: 85995 Grapefruit
Dirección del Propietario: Coachella, Ca.

Contractor's Name: SIGN-A-RAMA
Nombre del Contratista:

Contractor's Address: 41945 Boardwalk "L"
Dirección del Contratista: Palm Desert, Ca.

Phone Number:

Numero de Telefono:

Fax:

Fax:

Bus Lic/Licencia: 97005491

State Lic/Licencia del Estado: 830131

Contact Phone: 760-578-6315

Telefono de Contacto:

Contact Person: Bill Sigurdson
Persona de Contacto:

Project Name/ Nombre del Proyecto:

Permit Type/ Tipo de Permiso:

Description of Work/Descripción de los trabajos: 1 sign 24" x 249" - illuminated (LED)
Condition/Condición:

ELECTRICAL		MECHANICAL		PLUMBING	
# OF SVCS 600 V/UP TO 200 AMPS		# AC/BOILERS UP TO 100K BTU		# OF BACKFLOW DEVICES <=2"	
# OF SVCS 600 V/ OVER 200 AMPS		# A/C BROILERS 100K-500K BTU		# OF BACKFLOW DEVICES >=2"	
# OF SVCS 600 V/ OVER 1000 AMPS		# AC/BROILERS 500K BTU-1M BTU		# OF PLUMBING FIXTURES	
# OF TEMP. POWER SERVICES		# AC/BROILERS 1M BTU- 1.75M BTU		# OF PRIVATE SEWAGE DISPOSAL	
# OF SUB-POLES		# AC/BROILERS OVER 1.75M BTU		# OF SEPTIC TANKS	
# OF ELECT GENERATORS/RIDES		# OF A/C UNITS		# OF SEWER CONNECTIONS	
# OF BOOTH LIGHTING		# OF AIR HANDLERS < 10K CFM		# OF WATER SERVICE	
# OF FIXTURES FOR REPAIR/ALT		# OF AIR HANDLERS > 10K CFM		# OF WATER HEATERS	
# OF ELECTRICAL FIXTURES		# OF APPLIANCE VENTS		# OF GAS SYSTEMS	
# OF RESIDENTIAL APPLIANCES		# OF FURNACES UP TO 100K BTU		# OF VACUUM/BACKFLOW DEVICES	
# OF RECEPTACLES/SWITCHES/OUTLETS		# OF FURNACES OVER 100K BTU		# OF LAWN SPRINKLERS	
# OF POWER APPARATUS		# OF INCINERATORS- DOMESTIC		# SWIMMING POOL/PUBLIC POOL	
# OF PRIVATE SWIMMING POOL(S)		# OF EXHAUST FANS		# OF SWIMMING POOL/PUBLIC SPA	
		# COMM. RANGE HOODS		# OF SWIMMING POOL/PRIVATE POOL	
				# OF SWIMMING POOL/PRIVATE SPA	
				# OF INDUST WASTE INTERCEPTOR	

(Did not want to All out Title 24 Paperwork YB.

CERTIFICATION APPEARING ON APPLICATIONS have carefully examined the above completed "Application and Permit" and do hereby certify that all information herein is true and correct, and I further certify and agree, if a permit is issued, to comply with all City, County, and State laws governing building construction, whether specified herein or not, and I hereby agree to save, indemnify and keep harmless the City of Coachella against liabilities, judgments, costs and expenses which may in any way accrue against said City in consequence of the granting of this permit

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[Signature]
Applicant's Signature

[Signature] 12/20/17
Building
[Signature] 12/20/17
Planning

**CITY OF COACHELLA
BUILDING PERMIT
COMMUNITY & DEVELOPMENT SERVICES**

Inspection Request Require 24 Hour Notice
(760) 398-3002



DATE: 11/28/2017
PERMIT NO: **BL-2017-11-12602**
USE ZONE:
OCCUPANCY: CONSTR TYPE: SQ FT:

ITEM 4.

Project Address: 85995 GRAPEFRUIT BLV
COACHELLA CA 92236

Applicant's Name: SIGN*A*RAMA
Owner's Name: NICK MEZA
Owner's Address: 85995 GRAPEFRUIT BLV
COACHELLA CA 92236

Contractor's Name: SIGN*A*RAMA
Contractor's Address: 41905 BOARDWALK
STE U
PALM DESERT CA 92261
Contact Person: BILL SIGURDSEN

Project Name:
Permit Type: SIGN PERMIT
Description of Work: (1) ILLUMINATED LED SIGN 24*X249" "COACHELLA" OUTSIDE BUILDING. P/C AS OF 11/28/17.
Condition:

Project Valuation: \$ 2,500.00
PARCEL #: 765271019
LOT #: 9
TRACT #: 0.00
Phone:
Fax:
Phone: (760) 776-9907
Fax:
Business Lic: B-1000061
State Licence:
Contact Phone: (760) 776-9907

FEE(S):

TOTAL FEES: \$ 0.00

CERTIFICATION APPEARING ON APPLICATIONS

I have carefully examined the above completed "Application and Permit" and do hereby certify that all information hereon is true and correct, and I further certify and agree, if a permit is issued, to comply with all City, County, and State laws governing building construction, whether specified herein or not, and I hereby agree to save, indemnify and keep harmless the City of Coachella against liabilities, judgments, costs and expenses which may in any way accrue against said City in consequence of the granted of this permit.

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(Applicant Signature)

Building

Planning

BUILDING PERMIT NO. _____

CITY OF COACHELLA, CA
1515 SIXTH STREET
COACHELLA, CA. 92236 (760) 398-3002

Building Address: 85995 Grapefruit

Applicant: William Sigurdson

Mailing Address: 41945 Boardwalk

City: Palm Desert Zip: 92211 Tel: 760-578-6315

Owner: Nick Meza

Mailing Address: 85995 Grapefruit

City: Coachella Zip: 92236 Tel: 760-541-9034

Contractor: Sig-A-Rama

Mailing Address: 41945 Boardwalk

City: Palm Desert Zip: 92211 Tel: 760-578-6315

State Lic. & Class: 830131 City License #: 97005491

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provision of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class: _____ License #: _____

Date: _____ Contractor: _____

OWNER-BUILDER DECLARATION

I, hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason (Sec. 703.1.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt there from and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her

employees provided that such improvements are not intended or offered for sale. If, however, the building or **ITEM 4.** sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractor's to construct the project (Sec. 7044, Business and Professions Code: the Contractor's License Law does not apply to owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ B & P C for this reason _____

Date: _____ Owner: _____

WORKER'S COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier: _____ Policy # _____

(This section need not be completed if the permit is for one hundred dollars (\$100) or less).

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date: _____ Applicant: _____

WARNING: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars (\$100,000), in addition to the cost of compensation, damages as provide for in Section 3706 of the Labor Code, Interest, and Attorney's fees.

CONSTRUCTION LENDING AGENCY

I, hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097, Civ. C).

Lender's Name _____

Address: _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection

purposes.
Date: 7/20/17 Applicant Signature: [Signature]



ITEM 4.

City of Coachella
760.398.2702

3 Reg3
1735303-1 12/20/2017 BR3 T3
Wed Dec20,2017 02:18PM Trans#82-82
Name: SIGN-A-RAMA
Addr: 85995 GRAPEFRUIT BLV COACHELLA,C
82 \$434.00 BLDG PER - building permit
Customer #: 000632
* Permit #: BL-2017-11-12602
Amt: \$434.00
1 ITEM(S): TOTAL: \$434.00
Check (006455) PAID \$434.00

Thank You - Gracias por su pago
Duplicate