



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

AGENDA

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

April 07, 2021
6:00 PM

PURSUANT TO EXECUTIVE ORDER N-29-20, THIS MEETING WILL BE CONDUCTED BY TELECONFERENCE AND THERE WILL BE NO IN-PERSON PUBLIC ACCESS TO THE MEETING LOCATION.

YOU MAY SUBMIT YOUR PUBLIC COMMENTS TO THE PLANNING COMMISSION ELECTRONICALLY. MATERIAL MAY BE EMAILED TO **LLOPEZ@COACHELLA.ORG**, **JCARRILLO@COACHELLA.ORG**, **YBECERRIL@COACHELLA.ORG**.

TRANSMITTAL PRIOR TO THE START OF THE MEETING IS REQUIRED. ANY CORRESPONDENCE RECEIVED DURING OR AFTER THE MEETING WILL BE DISTRIBUTED TO THE PLANNING COMMISSION AND RETAINED FOR THE OFFICIAL RECORD.

YOU MAY PROVIDE TELEPHONIC COMMENTS BY CALLING THE PLANNING DEPARTMENT AT (760)-398-3102 **NO LATER THAN 4:00 P.M.** THE DAY OF THIS MEETING TO BE ADDED TO THE PUBLIC COMMENT QUEUE. AT THE APPROPRIATE TIME, YOU WILL BE CALLED SO THAT YOU MAY PROVIDE YOUR PUBLIC TESTIMONY TO THE PLANNING COMMISSION.

THE PUBLIC SHALL HAVE ACCESS TO WATCH THE MEETING LIVE USING FOLLOWING ZOOM WEBINAR LINK:

PLEASE CLICK THE LINK BELOW TO JOIN THE WEBINAR:

[HTTPS://US02WEB.ZOOM.US/J/88900660100?pwd=C1UwVjB0SVpkK3NtWWNQNEFAC214Zz09](https://us02web.zoom.us/j/88900660100?pwd=C1UwVjB0SVpkK3NtWWNQNEFAC214Zz09)

PASSCODE: 674336

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US: +16699006833,,88900660100#,,, *674336# OR +12532158782,,88900660100#,,, *674336#

WEBINAR ID: 889 0066 0100

PASSCODE: 674336

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:

WRITTEN COMMUNICATIONS:

PUBLIC COMMENTS (NON-AGENDA ITEMS):

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

REPORTS AND REQUESTS:

UPDATE ON COACHELLA HOUSING ELEMENT UPDATE – PUBLIC OUTREACH STRATEGY

NON-HEARING ITEMS:

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

1. Pueblo Cannabis Project

- a) Conditional Use Permit 336 proposes to convert an existing 3,400 square foot commercial building into a 1,500 square foot retail cannabis microbusiness and 1,900 square foot coffee shop with art gallery. The project entails façade renovations and a new parking lot and landscaping, with outdoor patio improvements on property located at 85-591 Grapefruit Boulevard.

- b) Change of Zone No. 20-08 proposes to add the Retail Cannabis Overlay zone (RC) to the existing M-S (Manufacturing Service) Zone on a 13,000 square foot developed parcel located at the northwest corner of 3rd Street and Grapefruit Boulevard.

INFORMATIONAL:

ADJOURNMENT:

*Complete Agenda Packets are available for public inspection in the
Planning Department at 53-990 Enterprise Way, Coachella, California, and on the*

City's website www.coachella.org.

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



STAFF REPORT
4/7/2021

TO: Planning Commission

FROM: Luis Lopez, Development Services Director

SUBJECT: Pueblo Cannabis Project

SPECIFICS:

- a) Conditional Use Permit 336 proposes to convert an existing 3,400 square foot commercial building into a 1,500 square foot retail cannabis microbusiness and 1,900 square foot coffee shop with art gallery. The project entails façade renovations and a new parking lot and landscaping, with outdoor patio improvements on property located at 85-591 Grapefruit Boulevard.
- b) Change of Zone No. 20-08 proposes to add the Retail Cannabis Overlay zone (RC) to the existing M-S (Manufacturing Service) Zone on a 13,000 square foot developed parcel located at the northwest corner of 3rd Street and Grapefruit Boulevard.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt the following resolution for the Pueblo Cannabis Project:

- 1) Resolution No. PC 2021-03 recommending to the City Council approval of Conditional Use Permit (CUP 336) and Change of Zone (CZ 20-08) to convert an existing 3,400 square foot commercial building into a 1,500 square foot retail cannabis microbusiness and 1,900 square foot coffee shop with art gallery. The project entails façade renovations and a new parking lot and landscaping, with outdoor patio improvements on property located at 85-591 Grapefruit Boulevard. Change of Zone (CZ 20-08) proposes to add the Retail Cannabis Overlay zone (RC) to the existing M-S (Manufacturing Service) Zone on a 13,000 square foot developed parcel located at the northwest corner of 3rd Street and Grapefruit Boulevard.

EXECUTIVE SUMMARY:

The Pueblo Cannabis Project is proposing to convert the existing building located at 85-591 Grapefruit Blvd into Pueblo Cannabis, a proposed 1,500 square foot indoor retail cannabis microbusiness. Pueblo Coffee will be the secondary on-site business and will utilize 1,900 square feet of indoor space and outdoor seating. The secondary uses will include temporary

art exhibitions, outdoor art installations, mural projects and special events. A proposed General Store will be the art component of Pueblo Coffee and will utilize over 1,500 square feet of indoor space and 2,000 square feet of outdoor patio area. The project entails improvements to both the interior of the building and exterior of the site. Improvements to indoor structural, electrical, plumbing and HVAC systems are proposed as part of the Project. Exterior improvements include a new parking lot, new and upgraded landscaping along with building façade enhancements and patio area improvements.

Change of Zone No. 20-08 proposes to add the Retail Cannabis Overlay zone (RC) to the existing M-S (Manufacturing Service) Zone on the project site.

BACKGROUND:

The above referenced applications are proposed on a 13,000 square foot lot that was recorded in November 1908, located at the northwest corner of 3rd Street and Grapefruit Blvd (known as 85-591 Grapefruit Boulevard). The aerial photograph below illustrates the subject site for the conditional use permit and change of zone applications. According to Riverside County Assessor records, the existing building was constructed around 1935.



The photographs below were taken in November 2018. The first photograph illustrates the exterior elevation of the existing building from Grapefruit Boulevard as it looked in November 2018. The existing garage door along Grapefruit Boulevard would be sealed as part of the project, to accommodate a sales show room for the dispensary.



The photograph below shows the exterior elevation of the building along the Third Street frontage as it looked in November, 2018.



The photograph below illustrates the rear yard and side yard frontage along Third Street and the alley adjacent to the rear yard of the lot as it looked in November 2018. The garage door along 3rd Street would remain to create a public entrance for the art gallery.



The photograph below was taken from the alley at the rear of the subject site and shows the location of the proposed café outdoor seating area and sculpture garden.



Building Permit/Business License History of the Project Site

According to records from the County Assessor, the existing building was constructed in 1935. The earliest building permit on record with the City is dated March 8, 1963 for an electric permit for 100 amps. At that time, the building was used as an auto repair garage. In August 1971, a building permit was issued to Chief Sign Crafts for alterations and to refurbish the building. An

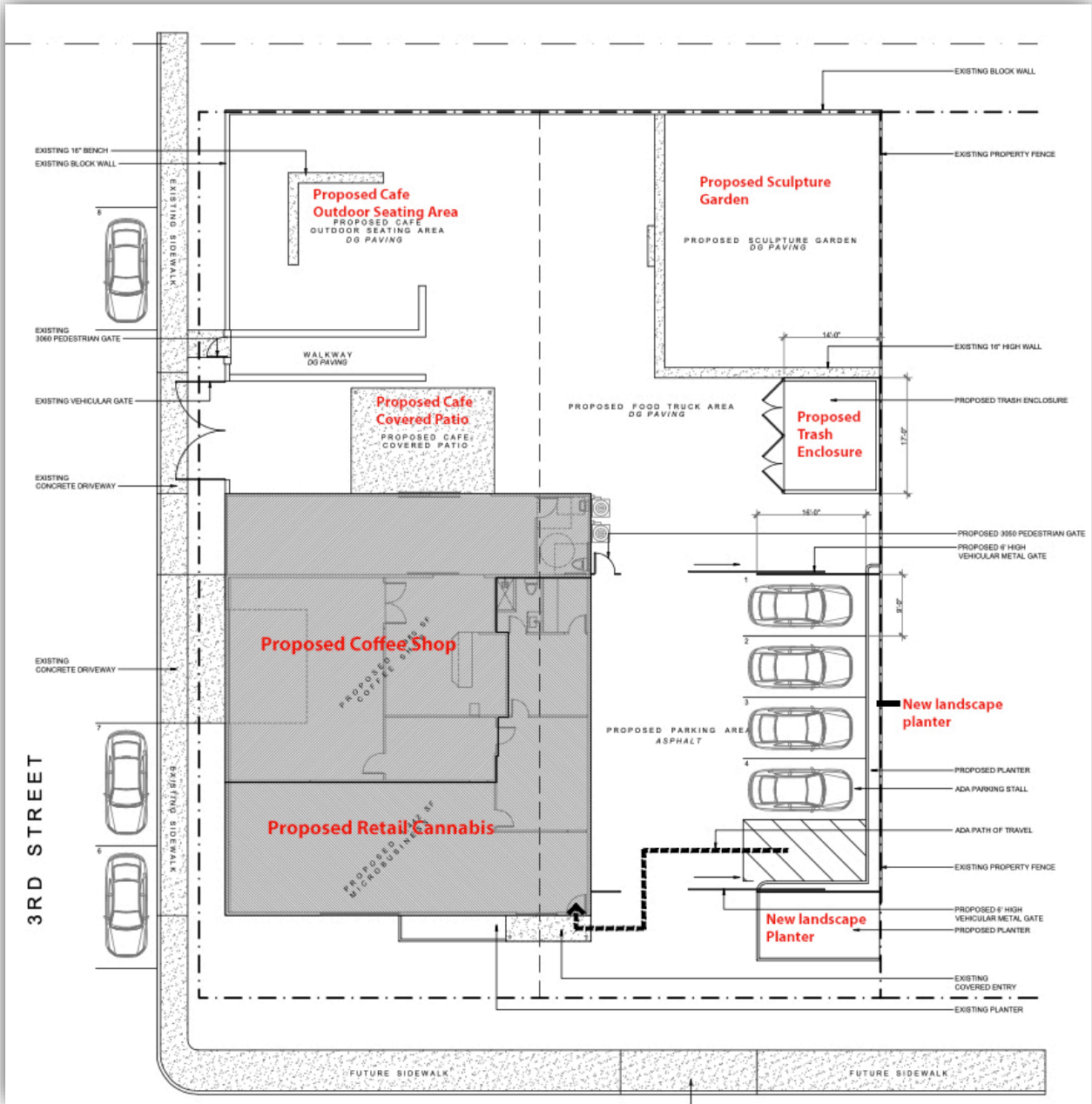
additional building permit was issued in August 1971 for an on-site wall sign. In June, 1999, a building permit was issued to install a gas line. In May 2001, a building permit was issued to reroof a 2700 square foot commercial building. No additional building permits have been issued since May, 2001. A search of business licenses issued for 85-591 Grapefruit Blvd found that the only business license issued for the property was in 2015 for an Art Studio. That business license has not been renewed nor have any other business licenses been issued since that date.

Overview of the Pueblo Cannabis Project (CUP 336) and Change of Zone 20-08

The Pueblo Cannabis project is proposing to convert the existing building located at 85-591 Grapefruit Blvd into a new 1,500 square foot retail cannabis microbusiness. Additionally, a 1,900 square foot coffee shop with art gallery are proposed in a separate tenant suite within the same building. Outdoor uses include seating/lounging areas and outdoor art installations, murals and special events. Improvements to indoor structural, electrical, plumbing and HVAC systems are proposed as part of the Project. Exterior improvements include a new parking lot, new and upgraded landscaping along with building façade and patio area improvements.

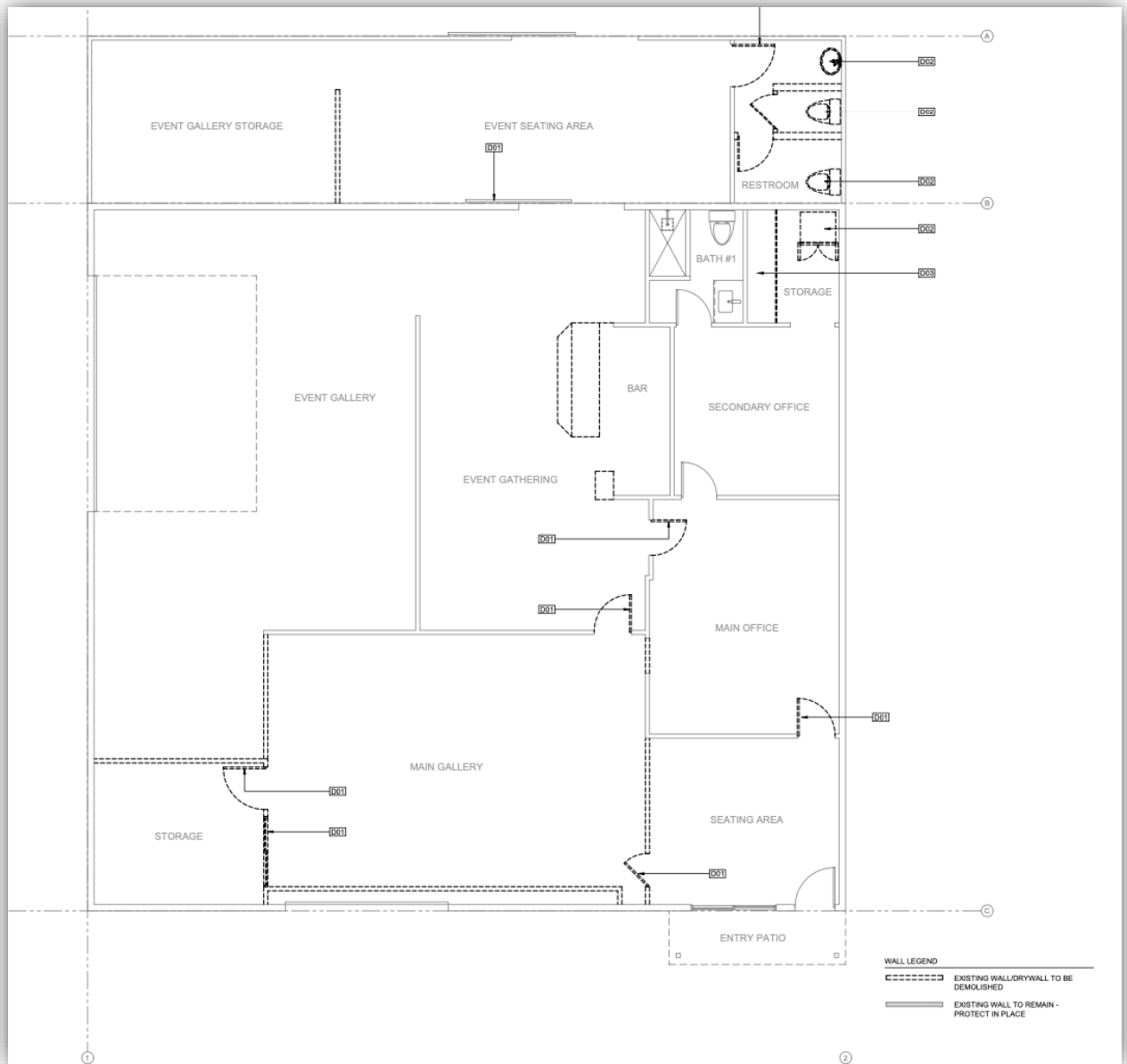
Change of Zone No. 20-08 proposes to add the Retail Cannabis Overlay zone (RC) to the existing M-S (Manufacturing Service) Zone on the project site.

The proposed site plan for the Pueblo Cannabis Project is illustrated below:

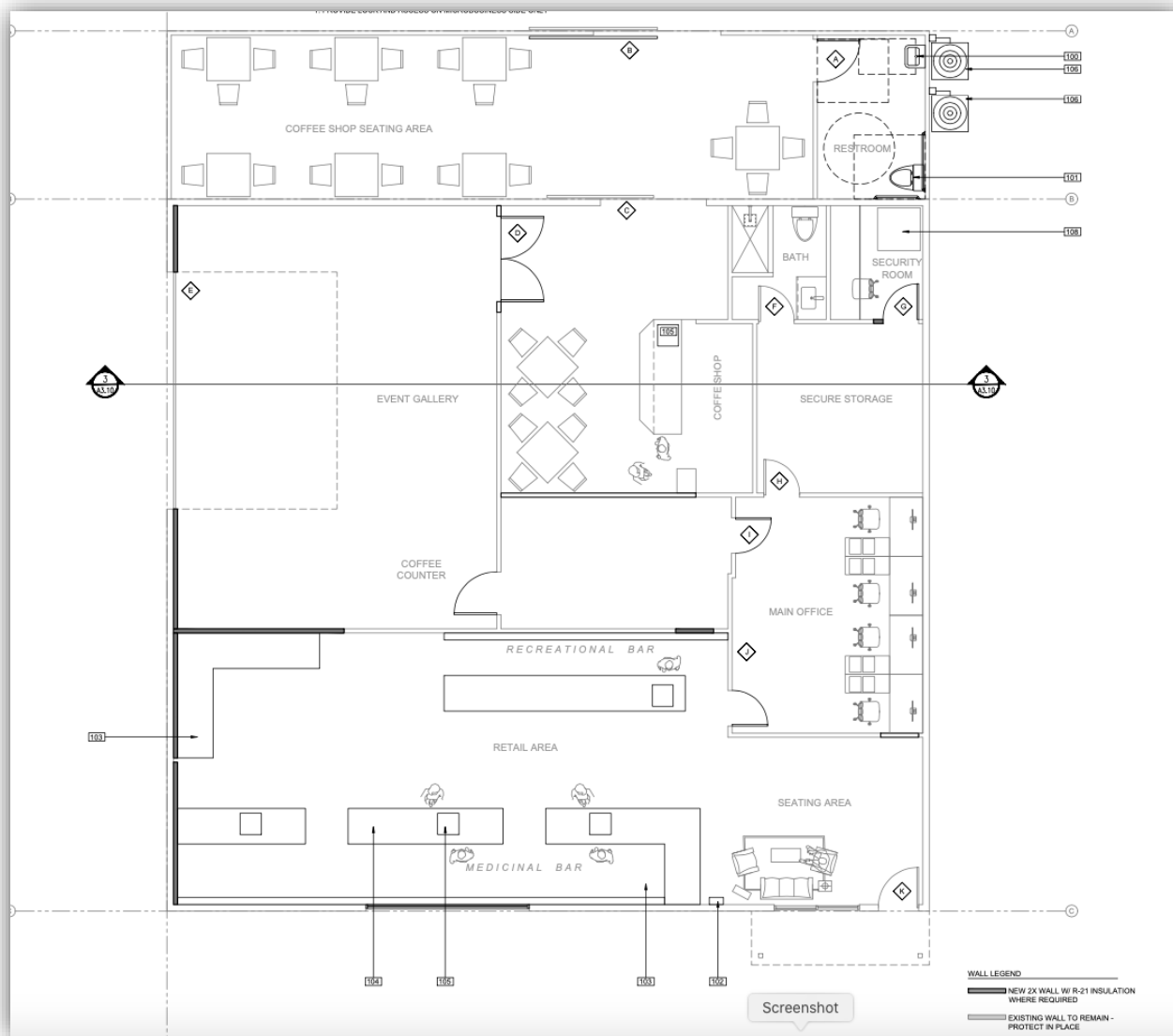


As can be seen from the above exhibit, the site plan proposes the retail cannabis business at the front of the building with direct access off the front door facing Grapefruit Boulevard. The proposed coffee shop is located at the rear of the building. Outside improvements include the construction of a covered patio, outdoor seating area for the proposed café, a sculpture garden, a new four-space parking lot and trash enclosure located along the northern property line.

The floor plan of the existing building is illustrated below, and represents the current use of the building as an art studio and gallery.



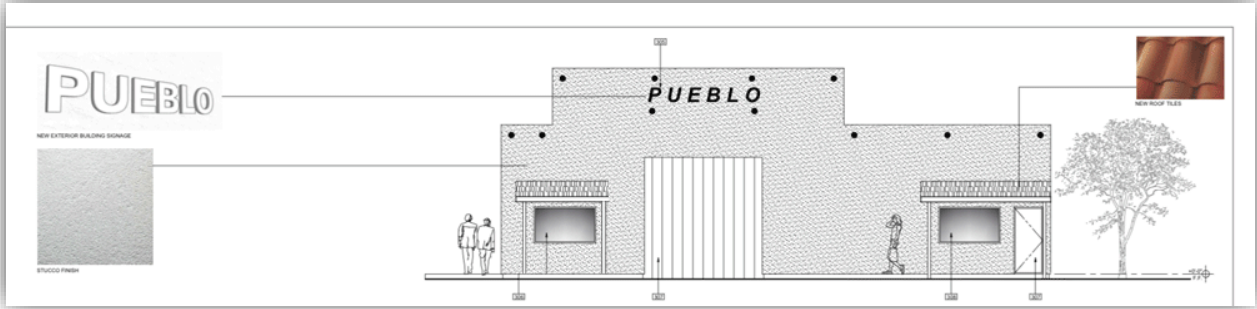
The proposed floor plan for the retail cannabis business, coffee shop, event gallery and outdoor seating area is shown on the exhibit below.



Perspectives of the interior and exterior of the building are presented in the two artist renderings below.

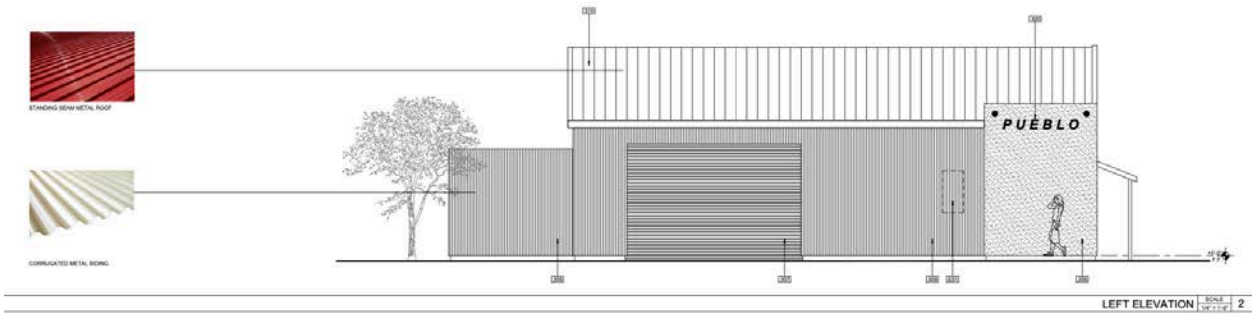


The proposed building elevations for the Pueblo Cannabis Project are illustrated below:

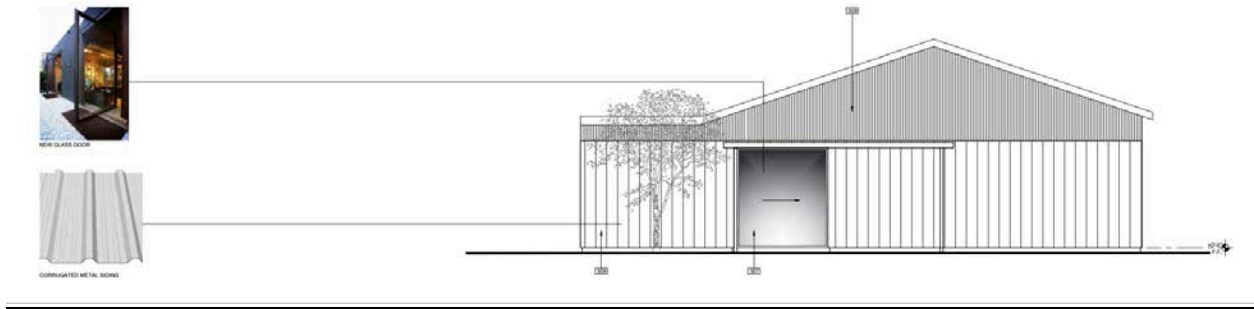


The front elevation shown above will be enhanced with a new stucco finish along with a new tile roof over the existing awning. An additional awning along with a faux window will be added to the left of the existing roll up garage door. The garage door is currently sealed and will remain only as an architectural feature to create a sales area for the dispensary behind the door. A new wall sign will be placed in the center of the building over the existing garage door as illustrated on the exhibit above.

The south-facing elevation towards 3rd Street will retain the existing metal roof and corrugated metal siding. A new wall sign will be added to the side of the building as shown on the exhibit below.



As seen on the exhibit below, the rear elevation facing the alley will retain the existing metal roof and corrugated metal siding. A new door will be installed at the rear of the building to provide access from the coffee shop to the outside seating area.



DISCUSSION/ANALYSIS:

Environmental Setting:

The site is designated Downtown Center on the 2035 Coachella General Plan as illustrated on the exhibit below:



The project site is zoned Manufacturing Service (M-S) as illustrated on the exhibit below. Surrounding properties to the north, south and east are zoned M-S (Manufacturing Service) and properties to the west are zoned (R-S) Residential Single Family.



Surrounding land uses to the north consist of a single-family residence. The now closed Champion Seed Company is located across the street from the site at the southwest corner of Third and Grapefruit. Industrial uses are located on the east side of Grapefruit Blvd. across from the Project site and residential uses are located west of the Project site.

Consistency with the Coachella General Plan

The proposed project is within the Downtown Center Neighborhood land use designation along the west side of Grapefruit Boulevard, as part of the General Plan 2035 Land Use and Community Character Element. The project is consistent with the development intensity permitted by the Downtown Center land use category in that it encourage pedestrian friendly commercial storefront buildings in a mixed-use setting. The properties to the west of the site across the public alley are in the General Neighborhood land use designation which will continue to be a multifamily residential land use, adjacent to the mixed-use designation of the subject site.

Consistency with the (M-S) Manufacturing-Service

The project is consistent with the development standards of the M-S, Manufacturing Service Zone in that it allows retail cannabis uses subject to obtaining a conditional use permit. The ancillary uses of the coffee shop and retail art gallery, are permitted uses in the industrial zones.

Consistency with Chapter 17.84 (Retail Cannabis Businesses and Chapter 17.85 (Commercial Cannabis Activity)

The proposed project is consistent with the requirements of both Chapters 17.84 and Chapter 17.85 of the Coachella Municipal Code. There are no public schools or playgrounds, or youth centers within 250 feet of the subject site.

Consistency with Section 17.54.010: Parking Standards

Section 17.54.010 of the Municipal Code specifies the number of parking spaces required for a project in the Manufacturing Service (M-S) zone. The Project is proposing a 1500 square foot retail cannabis business and 2000 square foot coffee shop for a total of 3500 square feet. The M-S zone requires 1 parking space for each 400 square feet of retail space, or in this case 9 parking spaces. As illustrated on the site plan the Project is proposing 4 parking spaces. Based on the size of this lot and the size of the existing building, it would be impossible for the proposed project to provide the required number of parking spaces.

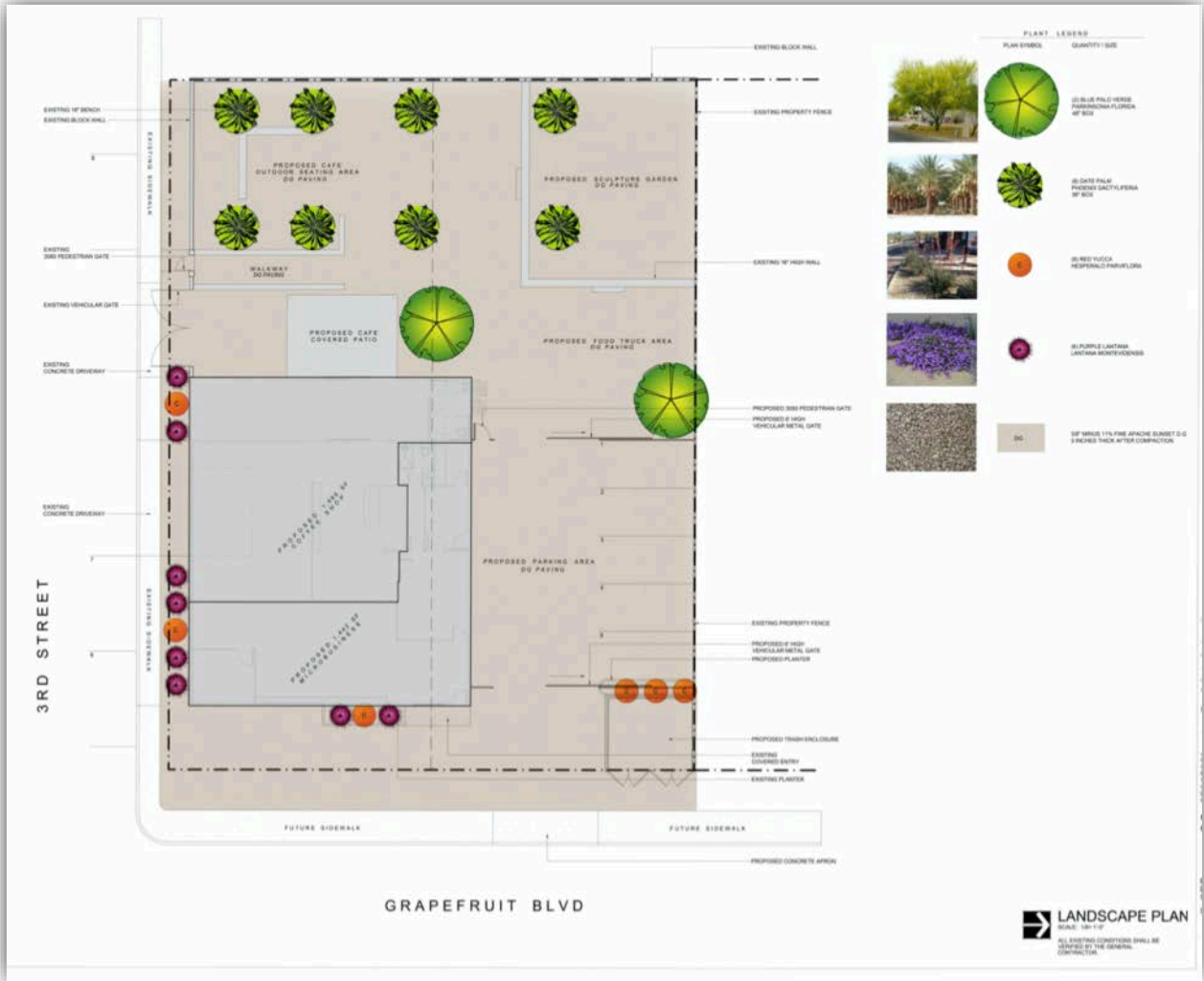
The Planning Department considers the existing building a non-conforming use and as such, the Director has the discretion of allowing the proposed uses to proceed without adherence to the above reference specific zoning standards.

Furthermore, Conditional Use Permit 336 will be in compliance with the standards of the Zoning Ordinance with respect to the MS-RC (Manufacturing Service-Retail Cannabis) including minimum lot size, minimum lot depth, and minimum lot width.

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

Project Landscaping

The project proposes new landscape planters adjacent to the parking lot along the northern property line, along Third Street and along Grapefruit Blvd as shown on the exhibit below. Staff has conditioned that the Applicant prepare and submit a detailed landscaping plan for review and approval prior to the issuance of building permits.



Grapefruit Blvd Urban Greening and Connectivity Project

The proposed project is adjacent to the Grapefruit Blvd Urban Greening and Connectivity Project that is now under construction from Leoco Lane to 9th Street. The Urban Greening Project will provide new street trees, shrubs/plants, new and connecting sidewalks, drinking fountains, bike lanes, a landscaped center median, street paving art and other amenities along Grapefruit Boulevard. The plans call for a landscaped parkway along the curblin frontage of the Pueblo Cannabis building and a new sidewalk. For purposes of coordinating the public street improvements for Pueblo Cannabis, staff has included a condition of approval requiring the owners to remove an existing drive approach nearest the street intersection. That drive approach originally served the garage door on Grapefruit Boulevard and should be replaced with new curb, gutter and landscaping improvements.

The photograph below shows the Urban Greening construction work that is in process as of April 1, 2021.



The landscaping plan shown below for the Urban Greening project in front of the subject site with a highlighted area where the existing drive approach will be removed.



ENVIRONMENTAL REVIEW:

The City has determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, (Class 1) Existing Facilities, of the CEQA guidelines that provides an exemption for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use including interior or exterior alterations involving such things as interior partitions, plumbing and electrical conveyances. CUP 336 and Change of Zone 20-08 meet the criteria for a Section 15301, Class 1 CEQA exemption.

CORRESPONDENCE

Please see attachments for correspondence received on this project.

ALTERNATIVES:

- 1) Approve Conditional Use Permit No. 336 and Change of Zone No. 20-08 with the findings and conditions as recommended by Staff.
- 2) Deny Conditional Use Permit No. 336 and Change of Zone No. 20-08.
- 3) Continue these items and provide staff and the applicant with direction.

RECOMMENDED ALTERNATIVE(S):

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 2021-03 recommending approval of the Pueblo Cannabis Project to the City Council for Conditional Use Permit No. 336 and Change of Zone No. 20-08 with the findings and attached conditions of approval.

Attachments: Resolution No. PC 2021-03 for CUP No. 336 and Change of Zone No. 20-08
 Exhibit A: Conditions of Approval for CUP 336
 Historical Building Permits
 Correspondence from IID, Riverside County Fire and Environmental Compliance

RESOLUTION NO. PC2021-03

A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION RECOMMENDING TO THE COACHELLA CITY COUNCIL APPROVAL OF CONDITIONAL USE PERMIT (CUP 336) AND CHANGE OF ZONE (CZ 20-08) TO CONVERT AN EXISTING 3,400 SQUARE FOOT COMMERCIAL BUILDING INTO A 1,500 SQUARE FOOT RETAIL CANNABIS BUSINESS AND 1,900 SQUARE FOOT COFFEE SHOP WITH ART GALLERY. THE PROJECT ENTAILS FAÇADE RENOVATIONS, AND NEW PARKING LOT AND LANDSCAPING, WITH OUTDOOR PATIO IMPROVEMENTS ON PROPERTY LOCATED AT 85-591 GRAPEFRUIT BOULEVARD. CHANGE OF ZONE (CZ 20-08) PROPOSES TO ADD THE RC (RETAIL CANNABIS OVERLAY) ZONE TO THE EXISTING M-S (MANUFACTURING SERVICE) ZONE ON A 13,000 SQUARE FOOT DEVELOPED PARCEL LOCATED AT THE NORTHWEST CORNER OF 3RD STREET AND GRAPEFRUIT BOULEVARD; PUEBLO CANNABIS, ARMANDO LERMA, APPLICANT.

WHEREAS Armando Lerma (on behalf of Pueblo Cannabis) filed an application for Conditional Use Permit (CUP 336) and Change of Zone (CZ 20-08) to allow a new retail cannabis business with coffee shop, on property located at 85-591 Grapefruit Boulevard (Assessor's Parcel No. 778-041-003); and,

WHEREAS the Planning Commission conducted a duly noticed public hearing on Conditional Use Permit (CUP 336) and Change of Zone (CZ 20-08) on April 7, 2021 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 Permit 336 and Change of Zone 20-08 to allow the Project; and,

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

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

WHEREAS the site for the proposed conditional 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 hereby recommends to the City Council approval of Conditional Use Permit (CUP 336) and Change of Zone (CZ 20-08) with the findings listed below and subject to the Conditions of Approval for the Pueblo Cannabis Project (CUP 336) contained in “Exhibit A” and made a part herein.

Findings for Conditional Use Permit No. 336 and Change of Zone 20-08

1. The Conditional Use Permit 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 commercial uses mixed with high-density residential uses. The proposed uses on the site are in keeping with the policies of the Downtown Center land use classification and the Project is internally consistent with other General Plan policies for this type of development. The Project is in compliance with the applicable land use regulations and development standards of the City’s Zoning Code. The site plan for CUP 336 proposes to convert the existing building into Pueblo Cannabis, a proposed 1,500 square foot indoor retail cannabis business. Pueblo Coffee will be the secondary on-site business and will utilize over 2,000 square feet of indoor and outdoor space and will be used for temporary art exhibitions, outdoor art installations, murals and special events. The proposed General Store will be the art component of Pueblo Coffee and will utilize over 1,500 square feet of indoor space and 2,000 square feet of outdoor patio area. The project entails improvements to both the interior of the building and exterior of the site. Improvements to indoor structural, electrical, plumbing and HVAC systems are proposed as part of the Project. Exterior improvements include a new parking lot, new and upgraded landscaping along with building façade and patio area improvements.

2. Change of Zone No. 20-08 proposes to add the Retail Cannabis Overlay zone (R-C) to the existing M-S (Manufacturing Service) Zone on the project site. The project site is located on approximately 13,000 square foot lot at 85-591 Grapefruit Blvd. The Projects comply with the applicable M-S (Manufacturing Service) zoning standards as proposed and with Chapter 17.84 and 17.85 of the Coachella Municipal Code regarding Retail Cannabis Businesses and Commercial Cannabis Activity. Change of Zone 20-08 proposes to add the Retail Cannabis Overlay Zone (R-C) on the property.

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 land uses. The proposed uses are compatible with existing adjacent and proposed 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 to convert the existing building into Pueblo Cannabis, a proposed 1,500 square foot indoor retail cannabis business. Pueblo Coffee will be the secondary on-site business and will utilize 1,900 square feet of indoor space plus outdoor seating, and will be used for temporary art exhibitions, outdoor art installations, mural projects, and special events. The project entails improvements to both the interior of the building and exterior of the site. Improvements to indoor structural, electrical, plumbing and HVAC systems are proposed as part of the Project. Exterior improvements include a new parking lot, new and upgraded landscaping along with building façade and patio area

improvements. The Change of Zone proposes to add the Retail Cannabis Overlay Zone (RC) to the property. The Project will be in keeping with the scale, massing, and aesthetic appeal of existing land uses and future development.

- 5. The City has determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301-(Class 1) Existing Facilities of the CEQA guidelines that provides an exemption for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use including interior or exterior alterations involving such things as interior partitions, plumbing and electrical conveyances. CUP 336 and Change of Zone 20-08 meet the criteria for a Section 1530-Class 1 CEQA exemption.

PASSED APPROVED and ADOPTED this 7th day of April 2021.

Stephanie Virgen, 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. PC2021-03, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 7th day of April 2021, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Yesenia Becerril
Planning Commission Secretary

“EXHIBIT A”
CONDITIONS OF APPROVAL FOR CUP 336
PUEBLO CANNABIS RETAIL CANNABIS MICROBUSINESS

General Conditions

1. Conditional Use Permit No. 336 is contingent upon City Council approval and adoption of the attendant Change of Zone 20-08 application. Conditional Use Permit No. 336 hereby approves a 1,500 square foot indoor retail cannabis microbusiness (Pueblo Cannabis) along with a secondary on-site business, Pueblo Coffee. Pueblo Coffee will utilize both indoor and outdoor space that will be used for temporary art exhibitions, outdoor art installations, murals and special events. Pueblo Cannabis and Pueblo Coffee are located at 85-591 Grapefruit Blvd.
2. The Applicant shall secure building permits for all tenant improvements for the businesses 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 retail cannabis microbusiness (CUP 336) shall be from 9:00 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.
3. Conditional Use Permit No. 336 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 diligent pursuit of construction will vest the Conditional Use Permit.
4. Construction plans for tenant improvements shall be in conformance with construction drawings and landscaping plans designed in accordance with the Pueblo Cannabis Retail Cannabis Business and the proposed Pueblo Coffee and the conditions of approval imposed below:
 - a. All exterior building materials and colors shall substantially match the exhibits submitted with the Pueblo Cannabis 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.

5. 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.
6. 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.
7. 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.
8. 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.
9. 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:

- 10. 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.
- 11. If the applicant is planning to build a wall(s), 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:

- 12. The 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. The main driveway along Grapefruit Boulevard serving the proposed parking lot shall be reconstructed to conform to City of Coachella standards for commercial driveways. The existing drive approach along Grapefruit Boulevard nearest the street intersection of 3rd Street shall be removed and replaced with curb, gutter and landscaping improvements to match the City's urban greening capital project improvements.

13. The applicant shall obtain an encroachment permit for any improvements constructed within public right-of-way including alleys.

Engineering-Sewer and Water Improvements

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

Engineering – General:

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. If applicable, Applicant shall comply with the valley wide NPDES permit requirements including but not limited to submittal of a Preliminary WQMP for plan review accompanied by a \$3,000 plan check deposit and a Final WQMP for final approval including executed maintenance agreement. All unused plan check fees will be refunded to the applicant upon approval of the Final WQMP.

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 basin, 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) Facility will be required to submit detailed plumbing plans for water and sewer
 - b) Facility will be required to verify required backflow device
 - c) Facility will be required to submit sizing criteria for a grease interceptor
 - d) Facility will be required to submit a wastewater survey for all food service establishments
 - e) All floor drains must have 3/8-inch strainers to prevent debris from entering sewer
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.
25. The Coachella 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 obtain separate sign permits for all proposed on-site signs, including all wall signs.
27. Prior to the issuance of building permits, detailed landscaping and irrigation plans shall be submitted for review and approval by the City Development Services Director.

BUILDING DEPARTMENT CITY OF COACHELLA

APPLICATION FOR PERMIT ELECTRIC

Item 1.

APPLICANT TO FILL IN BETWEEN HEAVY LINES

Building Address: 85591 Hwy 111 Coachella

Owner
 Name: Dwight R. Marshall
 Address: 85591 San world ave Coachella
 City: Coachella Tel. No. 761-71638

Electrician
 Name: _____
 Address: _____
 City: _____
 Tel. No. _____

Building Address: _____

Date Issued: 3-8-63

Ready First Insp.: _____

Group: _____

Zone: _____

Permit No.: **E 99**

I hereby acknowledge that I have read this application and state that the information I have provided is correct and agree to comply with all City Ordinances and State Laws regulating electrical wiring.

I hereby certify that I am properly registered and/or licensed as required by the City and State of California or that I am the legal owner of the residential property described hereon.

Signature of Permittee: Dwight R. Marshall

NUMBER AND TYPE OF OUTLETS

	Number	Each	Fee
Light Outlets	<u>12</u>		
Receptacles	<u>7</u>		
Switches	<u>6</u>		
Total Outlets	<u>25</u>	\$.10	\$ <u>2.50</u>
Electric Ranges		.50	
Electric Heaters		.50	
Fixtures		.10	
Miscellaneous			
Number of Light Circuits			
Number of Receptacle Circuits			

INSPECTION RECORD

3 Ph _____

1 Ph _____

U. G. Service: Conduit _____ Wire #12 110 V. 220 V.

O. H. Switch _____ Fuse _____ 440 V.

100 AMP

MOTORS

Number		H. P.	Horsepower		Fee Each
New	Mvd.		Over	Inc. 1/2 & Less	
			1/2	2	.50
			1	2	1.00
			5	15	1.50
			15	50	2.50
			50	200	5.00
			Over 200		10.00

1.00

M. G. Set/Freq. Changer—H. P. _____

Welders: AC-KVA _____

Generators—KW _____

Transformers—KVA _____

Temp. Motors (75% of Orig.) _____

Miscellaneous _____

SIGNS

No. _____ No. Lamps _____

No. _____ No. Trans _____

For Each Permit 75

Wiring	\$1.00
Fixtures	1.00
Supplementary	.50
Total Fee	Min. \$2.00 <u>4.25</u>

APPROVALS

	Date	Inspector
Conduit		<u>E. Boy</u>
Wiring		
Fixtures		
Power		
Utility Co. Notified		
Final		

**BUILDING DEPARTMENT
CITY OF COACHELLA**

765-252-003

**APPLICATION FOR
BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY**

Item 1.

APPLICANT TO FILL IN BETWEEN HEAVY LINES

Building Address: 853-91 Hwy 111 Coachella Calif.

Owner
 Name: Orval R. Marshall
 Address: 83-190 Palm and Olive Blvd
 City: Coachella Tel. No. 21-71638

Architect/Engineer
 Name: _____
 Address: _____
 City: _____
 State License No. _____ Tel. No. _____

Contractor
 Name: Samuel
 Address: _____
 City: _____
 State License No. _____ Tel. No. _____

Legal
 Lot No. 2710 Block 24
 Tract Coachella Land & Water Co

Description of Work

New	Add	Alter	Repair	Demolish
Use of Building <u>CARRE</u>				
Size Building		Height		
No. Rooms		No. Families		
No. Stories		Size of Lot		
No. Buildings Now on Lot		Use of Bldg. Now on Lot		

1. Type of Construction I II III IV V VI

2. Occupancy Group A B C D E F G H I J K
Division 1 2 3 4

3. Use Zone A B C D E F G H I J K L M
N O P Q R S T U V W X Y Z
1 2 3 4 5 6 7 8 9

4. Fire Zone 1 2 3 4

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 Workmen's Compensation Laws of California; or I certify that my Workmen's Compensation Insurer is _____ Policy No. _____ which expires _____

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 regulating building construction.

Authorized Agent: ORVAL R. MARSHALL
 Signature of Permittee: [Signature]

\$ Valuation 1,500.00

Building Address: _____

Receipt No.	Group	Plan Check No.	Permit No.
			<u>B 169</u>
Date Received	Zone	Type	Date Issued
			<u>3-8-63</u>

INSPECTION RECORD

Set Back _____

Excavation and Forms _____

Concrete _____

Reinforcing Steel _____

Bond Beam _____

Frame _____

Roofing _____

Room Ventilation _____

Kitchen Vent _____

Foundation Vent _____

Access Hole _____

Garage Fire Proofing _____

Fireplace _____

Water Closet _____

Water Heater _____

Sewage Disposal _____

Lathing _____

Plastering _____

Certificate of Occupancy _____

Correction Order Left _____

Stop Order Issued _____

Stop Order Released _____

SPECIAL INFORMATION

Plan Check Fee _____
 Permit Fee 10.00

BUILDING DEPARTMENT CITY OF COACHELLA

765-257-003

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Item 1.

APPLICANT TO FILL IN BETWEEN HEAVY LINES

Building Address 75591 HWY 111 COACHELLA CALIF

Owner
 Name ORVAL MARSHALL
 Address SAME
 City COACHELLA CALIF

Architect/Engineer
 Name _____
 Address _____
 City _____
 State License No. _____ Tel. No. _____

Contractor
 Name OWNER
 Address _____
 City _____
 State License No. _____ Tel. No. _____

Legal
 Lot No. 9 & 10 Block _____
 Tract COACHELLA LAND & WATER CO

Description of Work

New Add _____ Alter _____ Repair _____ Demolish _____

Use of Building SIGN 4.FTX 12.FT.

Size Building _____ Height _____
 No. Rooms _____ No. Families _____
 No. Stories _____ Size of Lot _____
 No. Buildings Now on Lot _____ Use of Bldg. Now on Lot _____

1. Type of Construction	I	II	III	IV	V	VI																				
2. Occupancy Group	A	B	C	D	E	F	G	H	I	J	K															
	Division	1	2	3	4																					
3. Use Zone	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z
4. Fire Zone	1	2	3	4																						

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 Workmen's Compensation Laws of California; or I certify that my Workmen's Compensation Insurer is _____ Policy No. _____ which expires _____

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 regulating building construction.

Authorized Agent E/107

Signature of Permittee _____

\$ Valuation 200.00

Building Address	Receipt No.	Group	Plan Check No.	Permit No.
<u>75591 HWY 111 COACHELLA CALIF</u>				<u>B 234</u>
	Date Received	Zone	Type	Date Issued
	<u>7-9-63</u>			<u>JULY 9</u>

INSPECTION RECORD

Set Back _____
 Excavation and Forms _____
 Concrete _____
 Reinforcing Steel _____
 Bond Beam _____
 Frame _____
 Roofing _____
 Room Ventilation _____
 Kitchen Vent _____
 Foundation Vent _____
 Access Hole _____
 Garage Fire Proofing _____
 Fireplace _____
 Water Closet _____
 Water Heater _____
 Sewage Disposal _____
 Lathing _____
 Plastering _____
 Certificate of Occupancy _____
 Correction Order Left _____
 Stop Order Issued _____
 Stop Order Released _____

SPECIAL INFORMATION

Plan Check Fee _____
 Permit Fee 2.00

BUILDING PERMIT No. 1944

CITY OF COACHELLA, CALIFORNIA

Phone (714) 398-0161

Parcel No. 765-252-003

OWNER: **CHIEF SIGN CRAFTS**
85-591 Cantaloupe

CONTRACTOR: **Owner**

JOB ADDRESS: **85-591 Cantaloupe**

LOT: BLK TRACT: **Map of Coachella**

ARCHITECT:

ENGINEER:

PURPOSE OF PERMIT: **REFURBISH & ALTERATIONS**

PLAN CK: SPECIAL INSP: AIR COND **NO** PLUMB **NO** ELECT **NO**

LOT SIZE: BLDG. SIZE:

VALUATION: **\$1,000.00** FOOTAGE:

OCCUPANCY GROUP: **P-2** USE ZONE: **M-8**

TYPE CONSTR: **V** FIRE ZONE: **3**

SETBACK-FRONT REAR SIDE:

CURBING: **In** TYPE V CEMENT:

DATE REC: **6/30/71** DATE APP: **8/6/71**

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.

Signed: *[Signature]*

FEES: PLAN CK BUILDING

TOTAL OF ALL FEES: **\$10.00**

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

- 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:		

[Handwritten notes and signatures in the inspection record table]

AIR CONDITIONING PERMIT

AMOUNT	CLASSIFICATION	Item 1.
	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:

1944

HARD COPY MUST BE POSTED ON BUILDING SITE

BUILDING PERMIT No. 1952

CITY OF COACHELLA, CALIFORNIA

Phone (714) 398-0161
SEE PARCEL NO. 765-252-003
 OWNER **Chief Sign Crafts, 85-591**
Cantaloupe, Coachella, Calif. 92236
 CONTRACTOR **Owner**

JOB ADDRESS **85-591 Cantaloupe, Coachella**
 LOT - BLK - TRACT **Map of Coachella**
 ARCHITECT -
 ENGINEER -

PURPOSE OF PERMIT: **Onsite Wall Sign**

PLAN CK - SPECIAL INSP -
 AIR COND - PLUMB - ELECT -
 LOT SIZE - BLDG. SIZE -
 VALUATION **\$200.00** FOOTAGE **36 Sq. Ft.**
 OCCUPANCY GROUP **J** USE ZONEMS
 TYPE CONSTR. **V** FIRE ZONE **3**
 SETBACK-FRONT - REAR - SIDE -
 CURBING - TYPE V CEMENT -
 DATE REC. **8-23-71** DATE APP. **8-23-71**
 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.
 Signed *[Signature]*
 FEES: PLAN CK - BUILDING **\$5.00**
 TOTAL OF ALL FEES **\$5.00**

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 _____

INSPECTION RECORD

EXCAVATION & SETBACKS: Do not pour 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	Item 1.
	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:		

1952

HARD COPY MUST BE POSTED ON BUILDING SITE

APPLICATION AND PERMIT

City of Coachella

1515 Sixth Street

Coachella, California 92236

Phone: (760) 398-3002

356 Item 1.

Owner Dennis Boomer Address 85-591 Highway 111, Coachella, CA.

Job Address 85-591 Highway 111 Tract _____ Lot _____

Description of Work Install gas line.

SPECIAL CONDITIONS _____

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

Address _____ Phone 398-1755

Workers Compensation Insurer _____ Address _____

Compensation Insurance Exemption On File Construction Lender _____

Date June 9 19 99

FIRE ZONE _____ USE ZONE _____

OCCUPANCY _____ CONST. TYPE _____

SQ. FT. _____ GARAGE _____

COUNTY ASSESSOR'S NUMBER _____

PLUMBING AND/OR MECHANICAL				ELECTRICAL				BUILDING, SIGN AND/OR GRADING			
Contractor				Contractor				Est. Cost of Bldg.			
QTY.	ITEM	AMOUNT		QTY.	ITEM	AMOUNT		DESCRIPTION		AMOUNT	
1	Permit	22	00		Permit				Building Permit Fee		
	Plumbing Fixtures				Service Amp.				Sign Permit Fee		
	Sewer Connection				Fixtures				Grading Permit Fee		
	Water System				Outlets & Switches				Plan Check Fee		
1	Gas System	5	50		New Building				OTHER		
					Temporary Power				Plumbing permit	27	50
					One Cent Rate						
					½ Cent Rate						
	Total Plumbing	27	50						New Construction Tax		
	Mechanical Permit										
	Heating Unit										
	Air Conditioning Unit										
	Range Hood										
	Total Mechanical								TOTAL FEES PAYABLE	27	50
	TOTAL				TOTAL ELECT.						

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.

Dennis Boomer
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.

Patricia Stonedra
Building *md* Planning

City of Coachella

1515 Sixth Street

Coachella, California 92236

Phone: (760) 398-3002

351 Item 1.

Owner Dennis Boomer Address 85-591 Highway 111, Coachella, CA.

Job Address 85-591 Highway 111 Tract _____ Lot _____

Description of Work Install gas line.

Date June 9 19 99

FIRE ZONE _____ USE ZONE _____

OCCUPANCY _____ CONST. TYPE _____

SQ. FT. _____ GARAGE _____

COUNTY ASSESSOR'S NUMBER _____

SPECIAL CONDITIONS _____

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

Address _____ Phone _____

Workers Compensation Insurer _____ Address _____

Compensation Insurance Exemption On File

Construction Lender _____

SITE	DATE	INSPECTOR
Toilet Facility		
Construction Trailer		
BUILDING		
Fdn: 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, W/H		
Comb. Air & Venting		
Circ. Air ducts, Etc.		
Location Clearance, Access		
Duct Insulation		
Fireplace Installation		
PLUMBING		
Under Slab Work		
Rough Plumbing		
Rough Gas Piping	8/23/99	<i>[Signature]</i>
Wet Test		
Bldg. Sewer		
Septic Sys, Drain Field		
Gas Line Test	8/23/99	<i>[Signature]</i>
Grease Trap		
Gas Release	8/23/99	<i>[Signature]</i>

ELECTRICAL	DATE	INSPECTOR
Temp. Power		
Under Slab Work		
Rough Conduit		
Rough Wiring		
Grounding		
Service		
Electric Release		
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

APPLICATION AND PERMIT

City of Coachella

1515 Sixth Street

Coachella, California 92236

Phone: (760) 398-3002

4602 Item 1.

Owner Dennis Boomer Address _____

Job Address 85-591 Hwy 111 Coachella Tract _____ Lot _____

Description of Work Reroof 2,700 sq. ft. Commercial Building

SPECIAL CONDITIONS

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

Address _____ Phone 398-1755

Workers Compensation Insurer _____ Address _____

Compensation Insurance Exemption On File Construction Lender _____

Date May 14, 2001 ~~XX~~

FIRE ZONE _____ USE ZONE _____

OCCUPANCY _____ CONST. TYPE _____

SQ. FT. 2,700 GARAGE _____

COUNTY ASSESSOR'S NUMBER _____

PLUMBING AND/OR MECHANICAL				ELECTRICAL				BUILDING, SIGN AND/OR GRADING		
Contractor _____				Contractor _____				Est. Cost of Bldg. <u>\$4,050.00</u>		
QTY.	ITEM	AMOUNT		QTY.	ITEM	AMOUNT		DESCRIPTION	AMOUNT	
	Permit				Permit			Building Permit Fee	111	25
	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					
					½ Cent Rate					
	Total Plumbing									
	Mechanical Permit									
	Heating Unit									
	Air Conditioning Unit									
	Range Hood									
	Total Mechanical									
	TOTAL				TOTAL ELECT.				111	25

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.

Dennis Boomer
 Applicant's Signature

OWNER CONTRACTOR AGENT

P.E. Brewer
 Building

Plan

City of Coachella

1515 Sixth Street

Coachella, California 92236

Phone: (760) 398-3002

460 Item 1.

Owner Dennis Boomer Address _____

Job Address 85-591 Hwy 111 Coachella Tract _____ Lot _____

Description of Work Refoof 2,700 sq. ft. Commercial Building

Date May 14, 2001 ~~X~~

FIRE ZONE _____ USE ZONE _____

OCCUPANCY _____ CONST. TYPE _____

SQ. FT. 2,700 GARAGE _____

COUNTY ASSESSOR'S NUMBER _____

SPECIAL CONDITIONS

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

Address _____ Phone 398-1755

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, W/H		
Comb. Air & Venting		
Circ. Air ducts, Etc.		
Location Clearance, Access		
Duct Insulation		
Fireplace Installation		
PLUMBING		
Under Slab Work		
Rough Plumbing		
Rough Gas Piping		
Wet 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		
Grounding		
Service		
Electric Release		
FINAL APPROVALS		
Plumbing Fixtures		
Mechanical		
Gas Piping		
Electrical, Smoke Det.		
Disabled Access		
ENERGY		
Insulation Cert. (Res)		
Installation Cert. (Res)		
Glazing		
<i>Permit</i>	<i>6/14/01</i>	<i>[Signature]</i>

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

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



CAL FIRE – RIVERSIDE UNIT RIVERSIDE COUNTY FIRE DEPARTMENT

Item 1.

BILL WEISER - FIRE CHIEF

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

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AND THE CITIES OF:

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- CANYON LAKE
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- EASTVALE
- INDIAN WELLS
- INDIO
- JURUPA VALLEY
- LAKE ELSINORE
- LA QUINTA
- MENIFEE
- MORENO VALLEY
- NORCO
- PALM DESERT
- PERRIS
- RANCHO MIRAGE
- RUBIDOUX CSD
- SAN JACINTO
- TEMECULA
- WILDOMAR

BOARD OF SUPERVISORS:

- KEVIN JEFFRIES
DISTRICT 1
- KAREN SPIEGEL
DISTRICT 2
- CHARLES WASHINGTON
DISTRICT 3
- V. MANUEL PEREZ
DISTRICT 4
- JEFF HEWITT
DISTRICT 5

Planning Case Conditions

Date: 2/3/21

City Case Number: CUP 336

Project Name: Pueblo Cannabis

Planner: Luis Lopez, Development Services Director

Reviewed By: Chris Cox, Assistant Fire Marshal

Fire Department Permit Number: FPCUP2100001

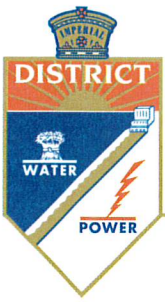
East Office of the Fire Marshal Responsibility

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

1. Construction Permits Fire Department Review: Submittal of construction plans to the Office of the Fire Marshal will be required. Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews these plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code, and related codes, which are in effect at the time of building plan submittal.
2. Addressing: All commercial buildings shall display street numbers in a prominent location on the address side and additional locations as required. Ref. CFC 505.1 and County of Riverside Office of the Fire Marshal Standard #07-01

These conditions are preliminary and further review will occur upon receipt of construction plans. Additional requirements may be required based upon the adopted codes at the time of submittal.

Should you have any questions, or if some items are unclear, please phone our office at 760-863-8886 and speak with Assistant Fire Marshal Chris Cox to assist you with these conditions.



IID

A century of service.

February 9, 2021

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

SUBJECT: Pueblo Cannabis Co. Project in Coachella, CA; CUP No. 336

Dear Mr. Lopez:

On January 19, 2021, the Imperial Irrigation District received from the City of Coachella Development Services Department, a request for agency comments on the preliminary design plans for the Pueblo Cannabis Co. project; Conditional Use Permit no. 336. The applicant, Armando Lerma, proposes to establish a 1,500 sq. ft. retail cannabis dispensary in an existing building on 0.30 acres of land located at the northwest corner of Grapefruit Boulevard and 3rd Street in Coachella, California (APN 778-041-003).

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

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

underground infrastructures should be verified and approved by an IID inspector prior to cable installation as per IID Developer's Guide (available at the district website <https://www.iid.com/home/showdocument?id=14229>).

4. IID Regulations governing line extensions can be found at:
No. 2 (<http://www.iid.com/home/showdocument?id=2540>),
No. 13 (<http://www.iid.com/home/showdocument?id=2553>),
No. 15 (<http://www.iid.com/home/showdocument?id=2555>),
No. 20 (<http://www.iid.com/home/showdocument?id=2560>) and
No. 23 (<https://www.iid.com/home/showdocument?id=17897>).
5. For additional information regarding electrical service for the project, the applicant should be advised to contact the IID Energy - La Quinta Division Customer Operations, 81-600 Avenue 58 La Quinta, CA 92253, at (760) 398-5841 and speak with the project development planner assigned to the area.
6. It is important to note that IID's policy is to extend its electrical facilities only to those developments that have obtained the approval of a city or county planning commission and such other governmental authority or decision-making body having jurisdiction over said developments.
7. The applicant will be required to provide rights-of-way and easements for any power line extensions and overhead or underground infrastructure needed to serve the project.
8. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at <https://www.iid.com/about-iid/departments-directory/real-estate>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.
9. Relocation of existing IID facilities to accommodate the project and/or to accommodate street widening improvements imposed by the City will be deemed project-driven and all costs, as well as securing of rights of way and easements for relocated facilities, shall be borne by the applicant.
10. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully mitigated. **Any mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.**

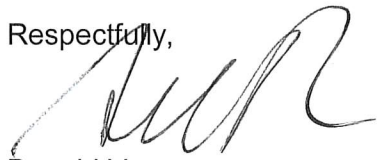
Luis Lopez
February 9, 2021
Page 3

11. Dividing a project into two or more pieces and evaluating each piece in a separate environmental document (Piecemealing or Segmenting), rather than evaluating the whole of the project in one environmental document, is explicitly forbidden by CEQA, because dividing a project into a number of pieces would allow a Lead Agency to minimize the apparent environmental impacts of a project by evaluating individual pieces separately, each of which may have a less-than-significant impact on the environment, but which together may result in a significant impact. Segmenting a project may also hinder developing comprehensive mitigation strategies. In general, if an activity or facility is necessary for the operation of a project, or necessary to achieve the project objectives, or a reasonably foreseeable consequence of approving the project, then it should be considered an integral project component that should be analyzed within the environmental analysis. The project description should include all project components, including those that will have to be approved by responsible agencies. The State CEQA Guidelines define a project under CEQA as “the whole of the action” that may result either directly or indirectly in physical changes to the environment. This broad definition is intended to provide the maximum protection of the environment. CEQA case law has established general principles on project segmentation for different project types. For a project requiring construction of offsite infrastructure, the offsite infrastructure must be included in the project description. *San Joaquin Raptor/Wildlife Rescue Center v. County of Stanislaus* (1994) 27 Cal.App. 4th 713.

12. Applicant should be advised that landscaping can be dangerous if items are planted too close to IID’s electrical equipment. In the event of an outage, or equipment failure, it is vital that IID personnel have immediate and safe access to its equipment to make the needed repairs. For public safety, and that of the electrical workers, it is important to adhere to standards that limit landscaping around electrical facilities. IID landscaping guidelines are available at <https://www.iid.com/energy/vegetation-management>.

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

Respectfully,



Donald Vargas
Compliance Administrator II

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

Request for Comments
CZ 20-08, & CUP 336
Pueblo Cannabis Co.

Environmental Compliance Comments:

This facility will be required to submit:

1. Submit detailed plumbing plans
2. Verify required backflow device
3. Submit the sizing criteria for a grease interceptor: online application can be found here: <https://coachella.seamlessdocs.com/f/Fs9RjX>
4. Submit a wastewater survey for coffee shop/and or microbusiness if food service establishment is proposed.- <https://coachella.seamlessdocs.com/f/WkkhIf>
5. All floor drains must 3/8” have strainers to prevent debris from entering sewer

Comments made by: **Berlinda Blackburn** Date: **01/25/2021**

Printed Name & Title: **Berlinda Blackburn//Environmental/Regulatory Program Manager**

Agency: **City of Coachella**

Telephone #: **760-501-8114**

Please return your comments to:
CITY OF COACHELLA
Attn: Luis Lopez, Development Services Director
Development Services Department
53-990 Enterprise Way
Coachella, CA 92236
(760) 398-3102x118