



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

REGULAR MEETING OF THE CITY OF COACHELLA PLANNING COMMISSION MARCH 17TH, 2021

March 17, 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

OR IPHONE ONE-TAP :

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:

1. Planning Commission Minutes 02.17.2021
2. Planning Commission Minutes 01.20.2021

WRITTEN COMMUNICATIONS:

PUBLIC COMMENTS (NON-AGENDA ITEMS):

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

REPORTS AND REQUESTS:

NON-HEARING ITEMS:

3. Review of Public Art – Harvest Mural Frame in City Library
4. Request for 12-month Time Extension for Conditional Use Permits (CUP 299 and CUP 300) to allow a 1,839 square foot retail cannabis business and a 1,432 square foot bar/pub with on-site alcohol sales at 1694 6th Street.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

5. Coachella Greenery Project

a) Conditional Use Permit 334 proposes to establish an 1100 square foot cannabis dispensary within units 1 and 3 of the existing industrial building located at 84-801 Avenue 48.

b) Conditional Use Permit 293, (Modification), proposes to modify the phasing plan in order to convert what was approved as an interim facility into an 1100 square foot retail cannabis business and in the

future remove the existing building that will contain the dispensary and relocate the dispensary within Phase 1 of the cannabis cultivation project that was previously approved as part of CUP No. 293.

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



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MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

February 17, 2021
6:00 PM

1. 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:

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/88900660100?pwd=c1UwVjB0SVpkK3NtWWNqNEFac214Zz09>

Passcode: 674336

Or iPhone one-tap :

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

CALL TO ORDER:

The Regular Meeting of the Planning Commission of the City of Coachella was called to order at 6:08 p.m. virtually by Chair Soliz.

PLEDGE OF ALLEGIANCE:

The pledge of allegiance was foregone by Chair Soliz.

ROLL CALL:

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

Absent: None.

At 6:14pm Chair Soliz asked Vice Chair Virgen to lead the meeting and stepped down from his appointment.

Commission welcomed Frank Figueroa to the planning commission as a new commissioner.

Vice Chair Virgen continued to lead the meeting from this point forward.

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.”

No changes per Luis Lopez.

APPROVAL OF THE MINUTES:

1. Planning Commission Minutes January 20th, 2021.

Motion to Approve of the Minutes for the January 20th Planning Commission Meeting

Made by: Commissioner Navarrete.

Seconded by: Commissioner Gonzalez.

Motion passes by the following vote:

AYES: Commissioner Gonzalez, Commissioner Huazano, Commissioner Navarrete, Vice Chair Virgen, Chair Soliz.

NOES: None.

ABSTAIN: None.

ABSENT: None.

WRITTEN COMMUNICATIONS:

Bill Sanchez, applicant for one of the items will speak about written communication during the appropriate time per Luis Lopez.

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.”

None.

REPORTS AND REQUESTS:

- Request for an engagement plan for the housing element requested by Commissioner Huazano.
- Discussion regarding focus meetings with the community, website surveys, steering committee formation all items which can/ will be presented to council and then brought back to planning commission per Luis Lopez. Planning commissioners may attend said meetings currently forecasted to be virtual given current pandemic.

NON-HEARING ITEMS:

2. Request for 12-month Time Extension for Conditional Use Permit No. 303 and Architectural Review 18-11 to allow a-new 2,100 square foot retail cannabis business as part of a new 6,900 square foot multi-tenant commercial center located at the northwest corner of Grapefruit Boulevard and 9th Street. *Coachella Green Haus, Applicant.*

-Coachella Greenhaus slide show presented by Luis Lopez, Director of Development Services.

- Luis Lopez advised grading for future construction began week of the 9th of February.

-Commissioner Gonzalez advised the City needed to consider this allowance of a time extension and advised there was already one abandoned hotel project in the city.

- Luis Lopez advised that City Council did approve a 6 month time extension.

- Applicant Bill Sanchez that council did include a sunset clause in their approval of the time extension.

Motion to Approve Item 2. Request for 12-month Time Extension for Conditional Use Permit No. 303 and Architectural Review 18-11 to allow a-new 2,100 square foot retail cannabis business as part of a new 6,900 square foot multi-tenant commercial center located at the northwest corner of Grapefruit Boulevard and 9th Street. *Coachella Green Haus, Applicant.*

Made by: Commissioner Gonzalez.

Seconded by: Commissioner Navarrete.

Motion passes by the following vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

3. Review of Public Art - Desert Tree Sculpture Installation at 810 Vine Street.

Presentation slide show by Gabriel Martin, Economic Development Director.

- Vice Chair Virgen asked about the application process that took place for the art pieces being presented at this meeting.

- Applicant Jimmy-Guadalupe Meza spoke about piece and artist.

- Commissioner Gonzalez recommended adding lights.

- Luis Lopez spoke about Art in Public Places.

Motion to Approve Item 3. Review of Public Art - Desert Tree Sculpture Installation at 810 Vine Street.

Made by: Commissioner Gonzalez.

Seconded by: Commissioner Figueroa.

Motion passes by the following vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

4. 3-D Wall Art Mural Installation at 810 Vine Street.

Presentation slide show by Gabriel Martin, Economic Development Director.

Discussion about artist and the art installation.

Motion to Approve Item 4. Review of Public Art - 3-D Wall Art Mural Installation at 810 Vine Street.

Made by: Commissioner Huazano.

Seconded by: Commissioner Gonzalez.

Motion passes by the following vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

5. Mujeres Murals Art Exhibition Installation at 1515 6th Street.

Presentation slide show by Gabriel Martin, Economic Development Director.

Discussion with artist Clarissa Cervantes about the art piece and the type of work being done in the Valley, new installation to go in front of what is now the office for Alianza (Non-profit).

Commissioner Huazano asked if it would be a conflict for her to vote on this item. Attorney at this virtual meeting, Bob Hargreaves advised no.

Motion to Approve Item 5. Mujeres Murals Art Exhibition Installation at 1515 6th Street. With the added recommendation of allocating \$1000 not \$500 to this project.

Made by: Commissioner Gonzalez.

Seconded by: Commissioner Figueroa.

Motion passes by the following vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

6. Angel of The Valley Art Mural Installation.

Presentation slide show by Gabriel Martin, Economic Development Director.
This piece shall be protected with anti-graffiti protectant per Mr. Martin.

Public Comment made by Jimmy Meza during this item to advise more funds needed touchups pending for Item 3. Tree sculpture.

Vice Chair Virgen advised all to continue with item 6. And then could address Item 3. Again.

Motion to Approve Item 6. Angel of The Valley Art Mural Installation.

Made by: Commissioner Figueroa.

Seconded by: Commissioner Vice Chair Virgen.

Motion passes by the following vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

None.

INFORMATIONAL:

Study Session last wed. on additional dwelling units, Luis Lopez advised there was not enough time to go through ADU presentation as LLMD presentation took up most the time. Will be rescheduled for a later date.

There will be 2 planning commission meetings in March.

ADJOURNMENT:

Meeting adjourned at 7:23 p.m. by Vice Chair Virgen.

Respectfully Submitted,

Yesenia Becerril

Yesenia Becerril
Planning Secretary

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MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

January 20, 2021
6:00 PM

1. 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.

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.

amended 01/20/2021 <https://youtu.be/OA1WsURsMnQ>

CALL TO ORDER:

The Regular Meeting of the Planning Commission of the City of Coachella was called to order at 6:04 p.m. virtually by Vice Chair Virgen.

PLEDGE OF ALLEGIANCE:

Lead by Yesenia Becerril.

ROLL CALL:

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

APPROVAL OF AGENDA:

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Item 4. As published on the original agenda was already included in item 2. Therefore, item 4. was removed from the agenda to avoid redundancy per Luis Lopez.

APPROVAL OF THE MINUTES:

1. PC Meeting Minutes for December 16th, 2020.

Motion to approve item 1. PC Meeting Minutes for the December 16th, 2020 meeting.

Made by: Commissioner Gonzalez.

Seconded by: Commissioner Navarrete.

Motion passes by the following vote:

AYES: Commissioner Gonzalez, Commissioner Huazano, Commissioner Navarrete, Vice Chair Virgen, Alternate commissioner Leal

NOES: None.

ABSTAIN: None.

ABSENT: Chair Soliz.

WRITTEN COMMUNICATIONS:

None.

PUBLIC COMMENTS (NON-AGENDA ITEMS):

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

None.

REPORTS AND REQUESTS:

Update on the 6th cycle housing element.

NON-HEARING ITEMS:

2. Discussion of the 6th Cycle Housing Element Update to the City’s General Plan and presentation of work to date, including the mandatory 5th Cycle Re-zoning efforts.

Update on the 6th Cycle Housing Element was provided at this time.

Presentation made by Luis Lopez.

No Motion was made as this is a long-term policy and the presentation was for information and discussion only.

Comment made by resident/customer- Pedro Padilla.

3. Request for 12-month Time Extension for Conditional Use Permit No. 303 and Architectural Review 18-11 to allow a-new 2,100 square foot retail cannabis business as part of a new 6,900 square foot multi-tenant commercial center located at the northwest corner of Grapefruit Boulevard and 9th Street. *Coachella Green Haus, Applicant.*

Motion to approve non-hearing item 3.

Request for 12-month Time Extension for Conditional Use Permit No. 303 and Architectural Review 18-11 to allow a-new 2,100 square foot retail cannabis business as part of a new 6,900 square foot multi-tenant commercial center located at the northwest corner of Grapefruit Boulevard and 9th Street. *Coachella Green Haus, Applicant.* PC Meeting Minute Approvals for September 2nd, 2020, October 7th, 2020 and November 18th, 2020.

Comments made by:
Pedro Padilla, Applicant.
Bill Sanchez, Applicant.

Motion to continue this item to the February 17th, 2021 City of Coachella Planning Commission Meeting.

Made by: Commissioner Gonzalez.

Seconded by: Commissioner Navarrete.

Motion passes by the following vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Chair Soliz.

4. Update on the Coachella 6th Cycle Housing Element efforts.

This item was added in redundancy and was taken off the agenda as noted above under “Approval of Agenda:”

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

None.

INFORMATIONAL:

Announcement for new assistant director position.

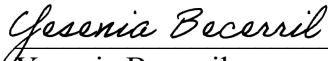
CHOC housing project new Bagdad St. update.

Cannabis Social Equity Program update.

ADJOURNMENT:

Meeting adjourned at 7:16 p.m. motioned by Commissioner Gonzalez and seconded by Vice Chair Virgen.

Respectfully Submitted,



Yesenia Becerril
Planning Secretary

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THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



STAFF REPORT
3/17/2021

TO: Planning Commission Chair and Commissioners

FROM: Luis Lopez, Development Services Director

SUBJECT: Review of Public Art – Harvest Mural Frame in City Library

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission authorize the City Manager to accept the donation of the “Coachella Valley Harvest Mural” painting to be installed in the City Library located at 1544 6th Street.

BACKGROUND:

Section 2.68.020(A) of the Coachella Municipal Code designates the Planning Commission as the City’s “Public Arts Commission” for purposes of reviewing requests for public art, as they relate to use of the City’s development impact fees (fund) for art in public places. In February 2021 the City Council created a new “Culture and Arts Commission” that will take the place of the Planning Commission for reviewing public art. Ordinance No. 1172 which amends Section 2.68.020(A) became effective on March 10, 2021 and the City Council will be appointing the members of the Culture and Arts Commission in April 2021. As such, this will be the last public art review to be bought before the Planning Commission.

DISCUSSION/ANALYSIS:

The City’s Public Works Director was recently contacted by Mr. Billy Steinberg, a well-known grape grower and published songwriter, whose family owned the David Freedman Company in Thermal, California for many years. The Coachella Valley grape harvest scene mural (“Harvest Mural”) belongs to Mr. Steinberg. It was painted in 1979 and resided in the entryway of the family’s David Freedman Company headquarters in Thermal. His father, Lionel Steinberg, signed the first Collective Bargaining Agreement with Cesar Chavez in 1970, and Billy worked with his father for fifteen years, from 1973-1988, in addition to pursuing his musical career.

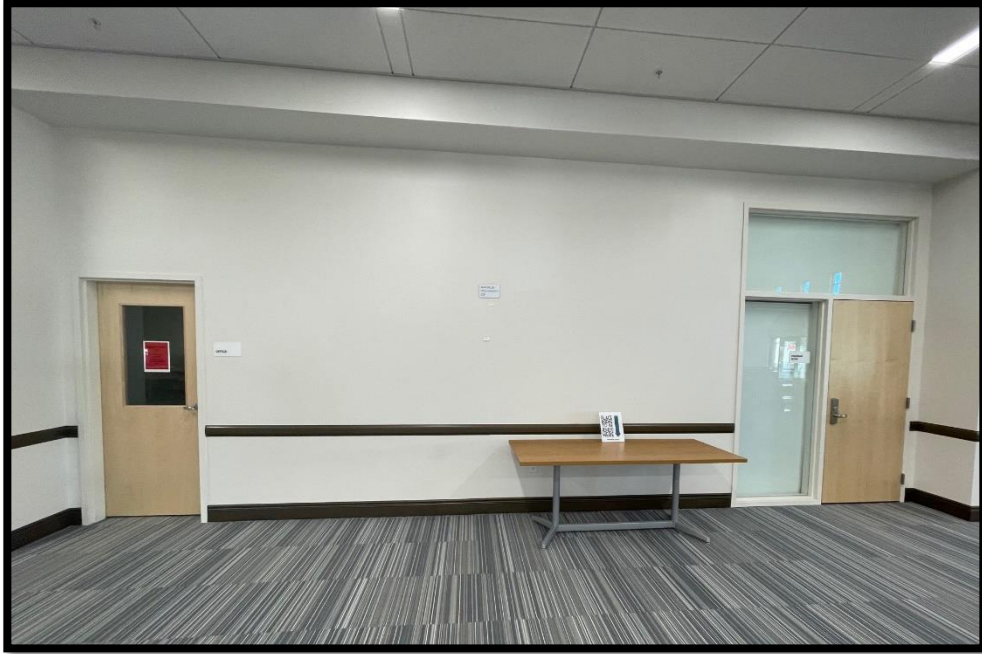
Mr. Steinberg would like to donate the two-piece large painting that depicts farmworkers during a Coachella Valley grape harvest. The frame is currently located in Mr. Steinberg’s Santa Monica office and there is a tentative agreement to allow the frame to be donated to the City for installation inside the City Library located at 1544 6th Street. Two picture images of the current conditions of

the “Harvest Mural” painting are shown in the attachment to this staff report, and in the images below.



The mural was originally painted as one piece of canvas and measures approximately 7 feet by 14 feet. When it was relocated from the Thermal headquarters, it had to be cut into two pieces and stretched so that it could be hung. Currently the mural exists as two large oil paintings that should be hung side by side.

The mural will be placed inside the City Library, on the black wall that is located between the Cesar Chavez collection and manager’s office, as shown below.



Because time is of the essence, staff is requesting that the Planning Commission, acting as the prior City's Arts Commission, review the photographs in the attachment to this staff report and consider approving the "Harvest Mural" frame painting to be relocated to the City Library located at 1544 6th Street, or to provide staff direction regarding this gift.

Since the painting will be donated to the City, there are no fiscal impacts associated with the procurement of this art installation, except for nominal costs associated with the long-term care and maintenance of the mural. Staff recommends that the Planning Commission authorize the City Manager to accept the gifted mural from Mr. Billy Steinberg.

Billy Steinberg's Coachella Valley Harvest Mural

Item 3.





STAFF REPORT
3/17/2021

TO: Planning Commission Chair and Commissioners

FROM: Luis Lopez, Development Services Director

SUBJECT: Request for 12-month Time Extension for Conditional Use Permits (CUP 299 and CUP 300) to allow a 1,839 square foot retail cannabis business and a 1,432 square foot bar/pub with on-site alcohol sales at 1694 6th Street.

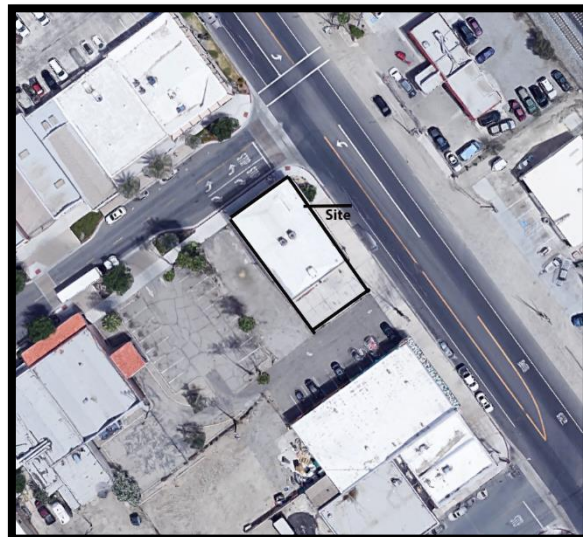
STAFF RECOMMENDATION:

Staff recommends that the Planning Commission consider the information provided in this staff report and any additional testimony during the March 17, 2021 meeting, and approve the time extension request.

BACKGROUND:

On May 8, 2019 the City Council took final actions approving the HOTN Cannabis Dispensary and Pub project to allow a new retail cannabis business and a secondary business (bar/pub) with alcohol sales as part of a remodel to an abandoned building located at 1694 6th Street.

The CUP applications, and a change of zone action, approved the project on a 5,000 square foot (50 ft. x 100 ft.) lot that has a vacant 2-story commercial building at the SW corner of Grapefruit Blvd and 6th Street (1694 Sixth Street) as illustrated on the following aerial photograph:

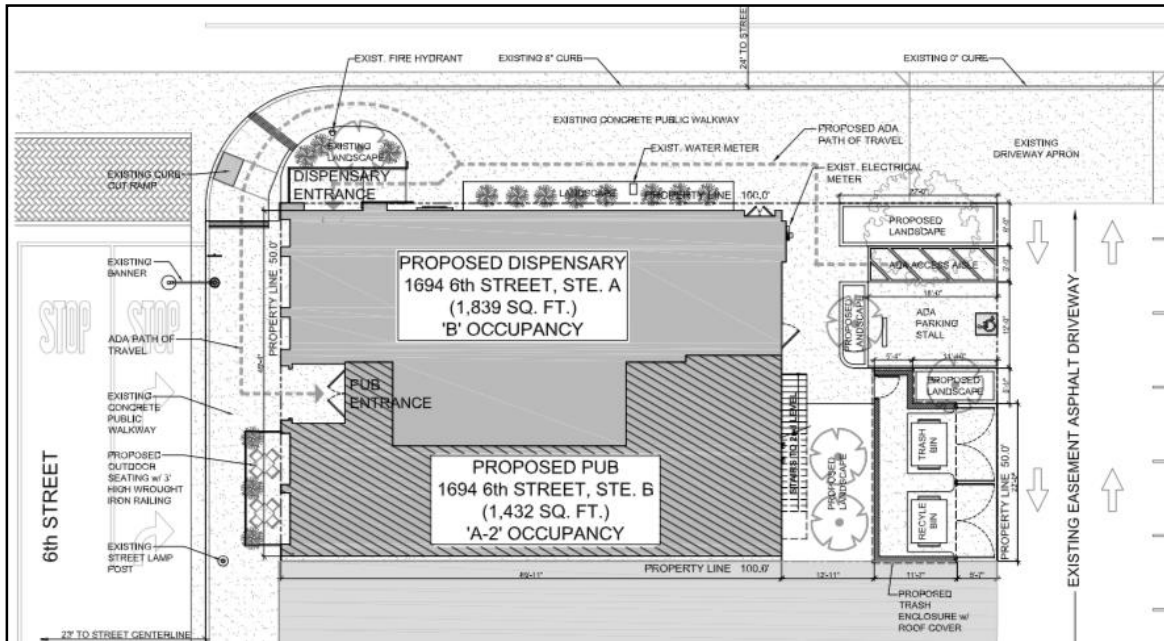


The photographs below depict the vacant building as it existed in early 2019. The project was approved to have two separate business suites, with the dispensary on the east half with a single new entrance on Grapefruit Boulevard, and the tap-room/pub entrance would use the existing front door on 6th Street.

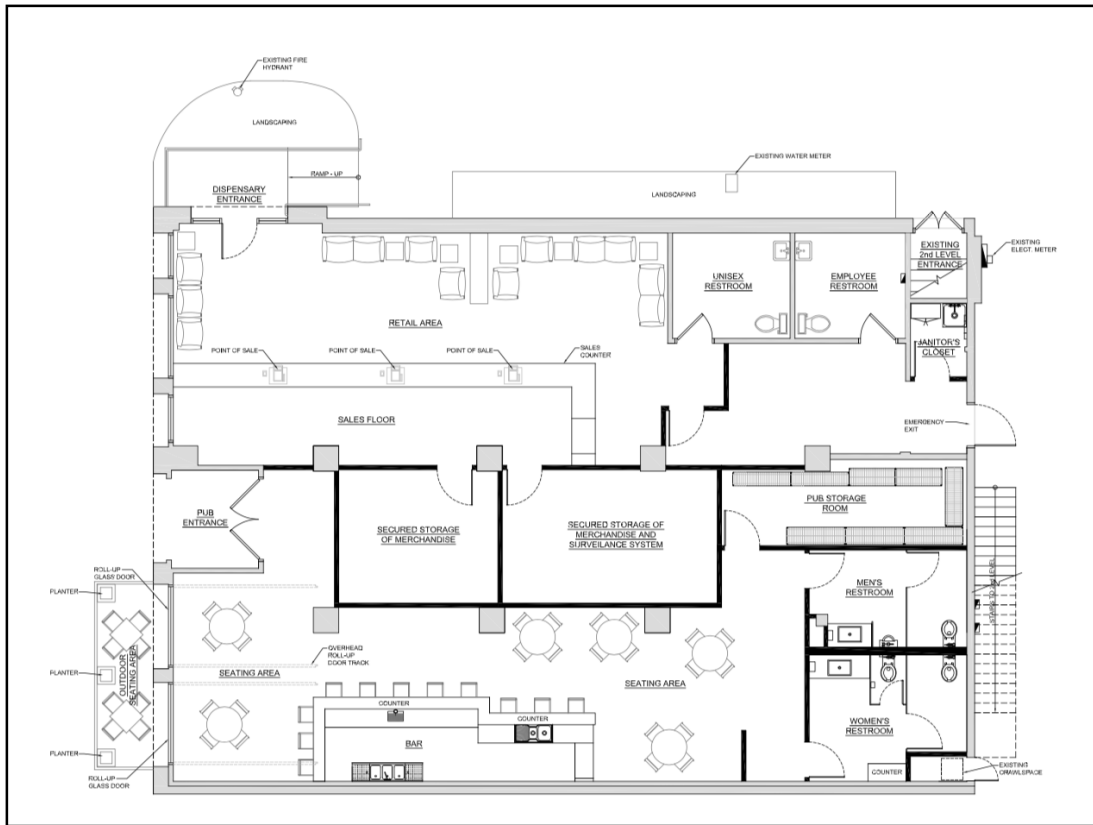


DISCUSSION/ANALYSIS:

Since the approval of the project by the City Council in May 2019, the owners submitted plans for a “partial demolition” of the existing building in order to investigate the structural integrity of the building. The subject building was historically an “unreinforced masonry” building that was retrofitted for seismic safety in 2011. Additionally, the owners changed their business plans to expand the floor area of both business and occupy the second floor of the building and to add a roof-top deck for the secondary business. The approved plans submitted by HOTN (Healing of the Nation) are shown below:

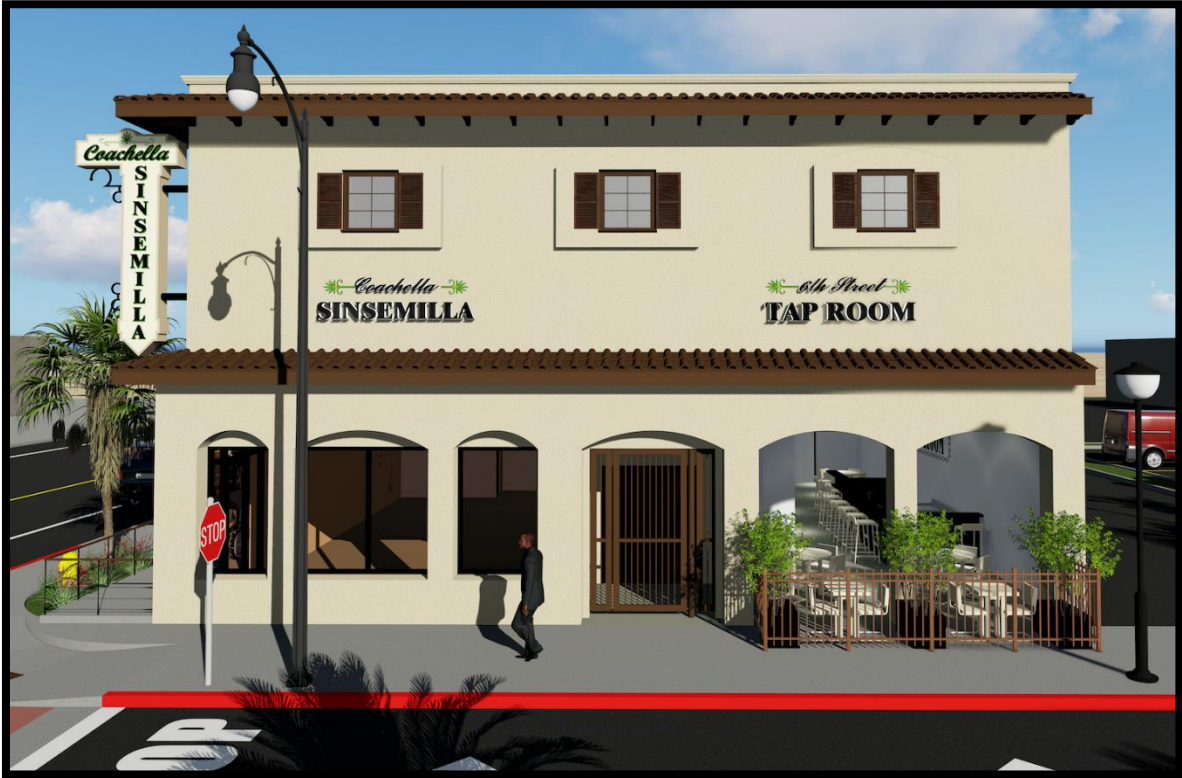


Approved Site Plan



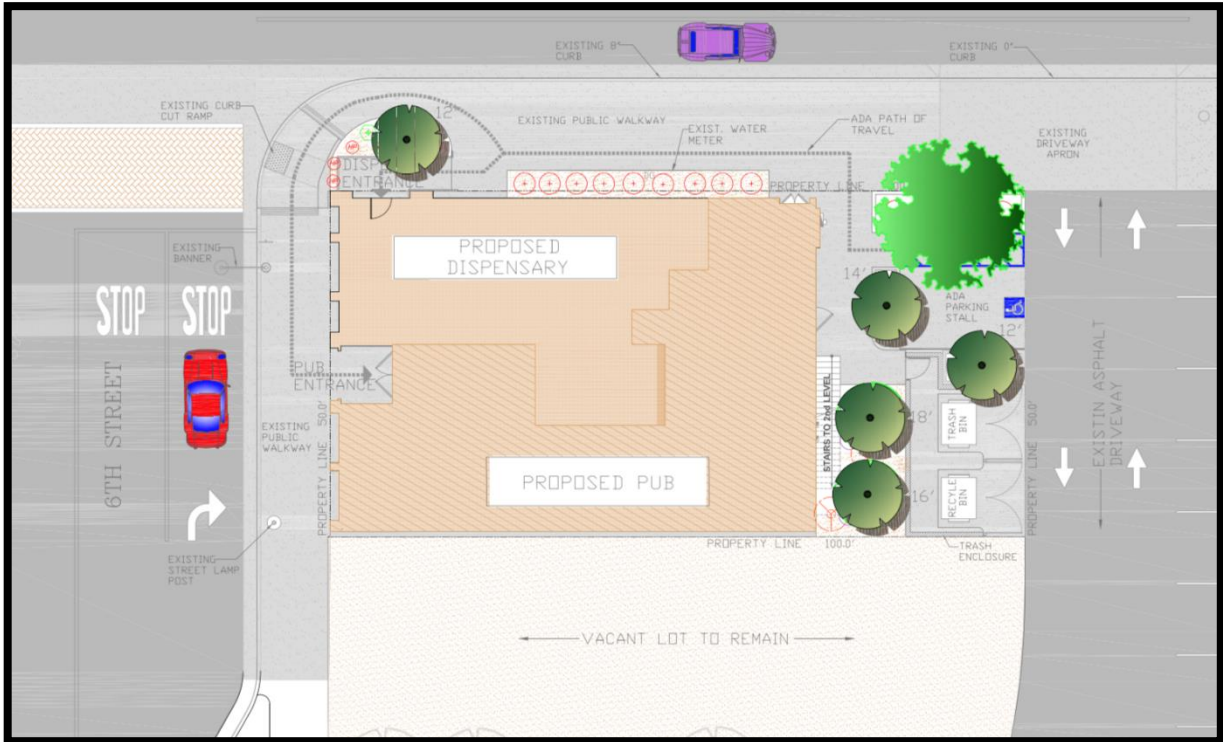
Approved Floor Plan

As shown on the above exhibits, the building's exterior was to be modified to create a dispensary entrance off Grapefruit Boulevard. Additional landscaped planters along Grapefruit Blvd and at the rear of the building were proposed, along with the construction of an ADA parking space and covered trash bins at the rear of the property. Enhancements to the front of the building include new faux windows, a smooth plaster finish, and new signage and lighting were all requirements of the project as conditioned by the Commission and City Council. The exhibits of the prior-approved storefronts (artist renderings of architectural treatments) are shown in the images below:





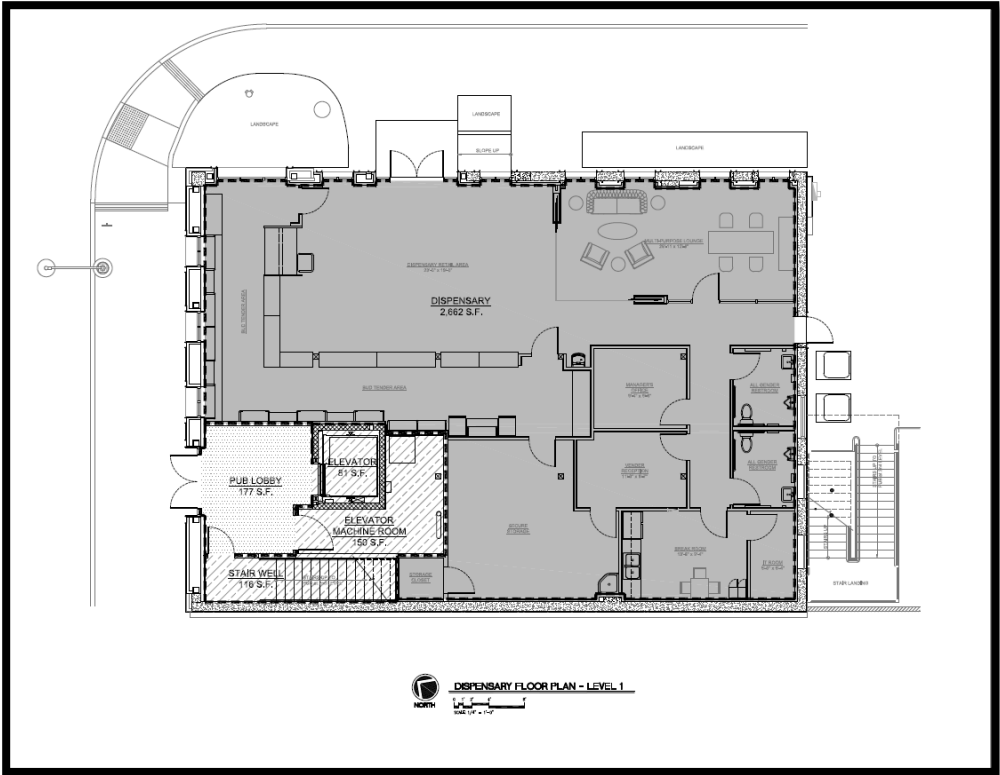
New landscaping would be installed at the rear of the building and a new planter will be installed on the east side of the building along Grapefruit Blvd. as illustrated on the following exhibit.

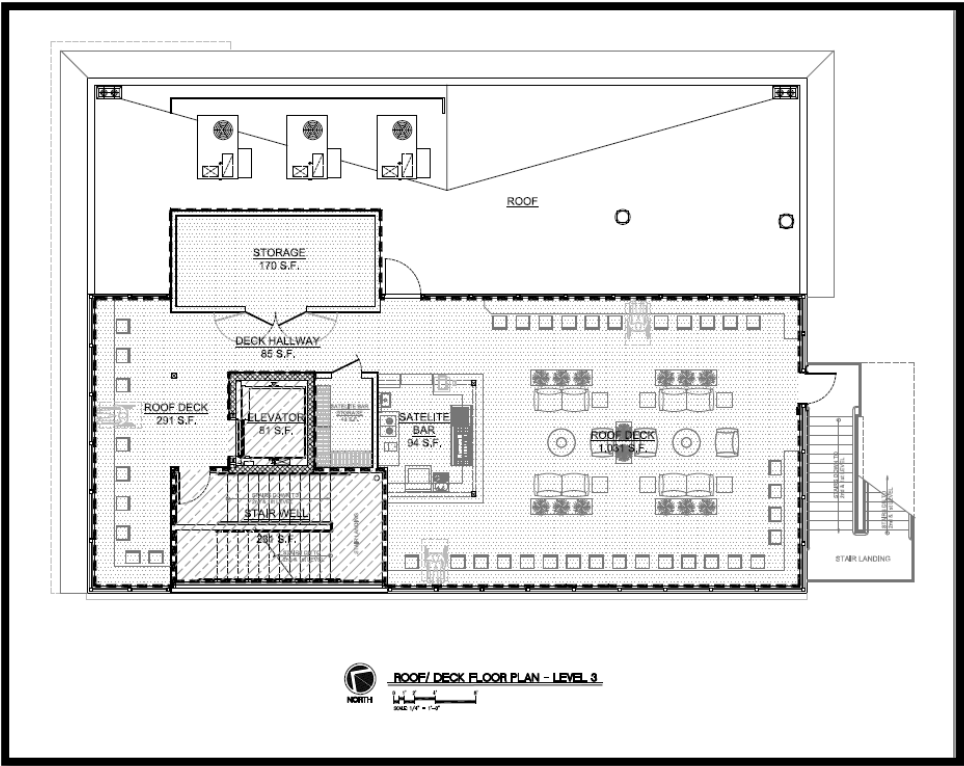
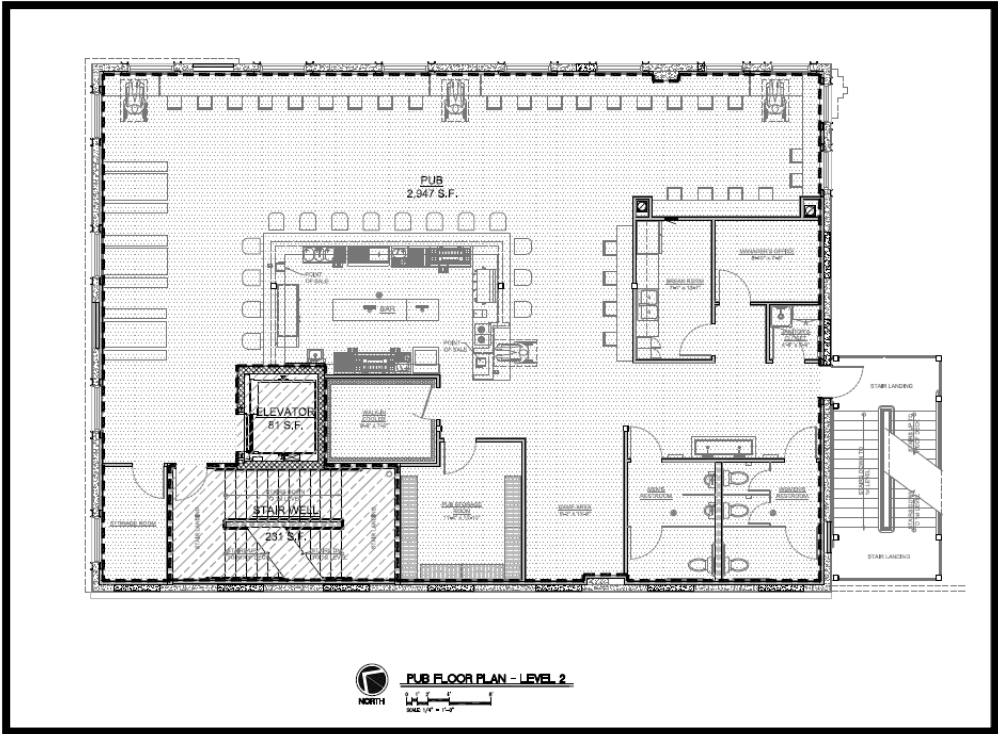


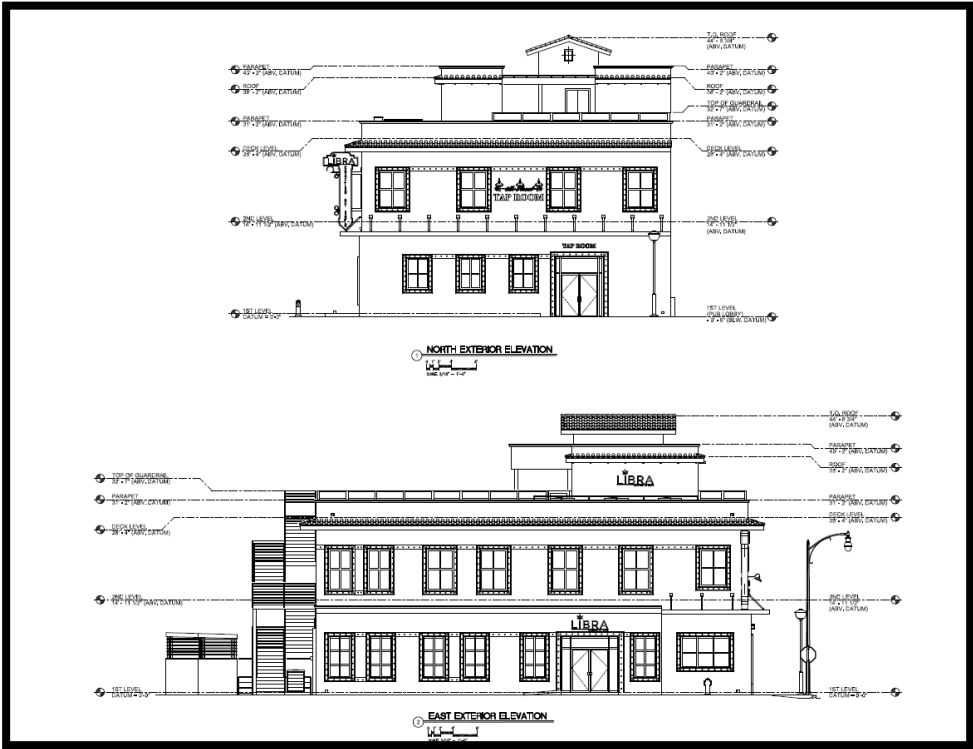
Project Updates/ Revised Plans:

Since the approval of the project by the City Council in May 2019, the owners reconsidered the scope of work for the project and decided to make business changes to create more of a “destination/attraction” for the City by using the 2nd floor for the pub with more windows, and creating a 3rd floor deck for the pub. The dispensary would have a corresponding larger floor area by occupying more of the ground floor space. These contemplated changes to the building’s design have significant implications for the structural design of the remodel. Additionally, the owners have re-branded the business to “Libra – Crafted By HOTN” for the dispensary.

The owners then submitted plans and obtained building permits for a “partial demolition” of the existing building in order to do additional engineering investigative work for the structural integrity of the building. The subject building was historically an “unreinforced masonry” building that was retrofitted in 2011. Due to the anticipated major renovations, the project is subject to meeting the 2019 CA Building Codes, and there were structural elements of the building that had to be re-designed. The images below show the latest floor plans, exterior architectural elevations, and artist renderings of the new exterior design, signage and the rooftop deck for the project. The construction drawings for this ambitious vision for the business are currently being finalized by the owner’s design professionals.













Request for Time Extension:

The applicant submitted a letter dated March 3, 2021 (attached) requesting a 12-month retro-active time extension for CUP 299 and CUP 300 which authorized the retail cannabis business, and the bar/pub use. The justification for the delays were explained in the staff report above, in more detail. Staff had previously vested the CUP when the project obtained building permits, but those permits expired and there is no sign of opening the businesses any time soon.

The Planning Commission has discretion to approve time extension requests for approved CUP's where there is a justification for the delay in construction activity, and where the project continues to be in keeping with City policies and the public interest. Recently, the City Council directed staff to take a hardline approach with the Round #1 Retail Cannabis applicants that have not diligently pursued construction, or licensing of the approved dispensary. The compelling reason for this involves the City's loss of retail cannabis tax based due to the failure of the owners to execute the project.

CONCLUSIONS AND RECOMMENDATIONS:

Based on the information provided in this staff report, the "Libra Dispensary and Tap Room Pub" project has been re-designed into an exciting project for the Pueblo Viejo district. At the same time, the design/structural challenges has resulted in significant delays for obtaining building

permits and a State cannabis retail license to start generating revenue for the City. Staff is familiar with the history of this building and its Building Code compliance challenges. Staff believes that the owners have acted in good faith in moving the project forward, and have had justified delays in light of the unusual conditions of the building, especially in light of the remodeling plans to use the upper floor and roof deck of the structure. Since the building is an important gateway into the Downtown area and the creation of a destination/attraction is important for meeting the City's economic development goals, staff is recommending approval of the requested time extension for CUP 299 and CUP 300.

Attachment: Applicant's Letter



March 3, 2021

Luis Lopez

City of Coachella

Development Services Director

53990 Enterprise Way

Coachella, CA 92236

Dear Luis,

This letter is to respectfully request that the City of Coachella grant us a 12-month retroactive time extension for the Approved Retail Cannabis Dispensary (Resolution No. 2019-18, CUP 299) and Bar/Pub (Resolution No. 2019-19, CUP 300) previously approved on May 8, 2019.

Delays have been primarily due to structural issues relating to the building's age, the extent of proposed structural modifications, and the current building code. Hidden and covered remodels have also added to the complexity of the structural design.


Due to the lack of existing structural plans, our structural engineer and the city's plan checker (Willdan Engineering) went back and forth numerous times during a three months process to agree on solutions for the proposed exterior modifications. The extent of our proposed renovations prohibited the 2019 Existing Building Code from being applicable. Therefore we had to go by the 2019 Building Code, which requires reinforcements for vertical and lateral movement in each opening. To achieve this, we were required to frame all openings with iron c-channels.

Willdan Engineering finally approved our final plans on August 10, 2020. Once the demolition process started, we encountered on several occasions unforeseen hidden structural issues. One major problem was that existing floor supports were inadequate per the 2019 Building Code and needed upgrades and covered openings that we discovered after design completion. These issues have caused significant cost and time overruns to construct per the approved plans. Therefore we are now revising the plans to replace the existing floor construction with a concrete floor and adjusting the exterior window openings to accommodate the existing ones. Please see attached revised Rendering Images, Floor Plans, and Exterior Elevations.

We would also like to take this opportunity to request a change of the business plan name from "Ordonez Management Company" to "Libra Shops, LLC." This business entity change is primarily for state law changes and, therefore, corporate changes we've had to make since the original application was filled.

Your approval of this extension and entity change request is greatly appreciated.

Sincerely,



John Greenwood

Libra Shops, LLC



John Greenwood

CFO

Ph: 858-602-5473

Email: john@librashop.com



STAFF REPORT
3/17/2021

TO: Planning Commission

FROM: Luis Lopez, Development Services Director

SUBJECT: Coachella Greenery Project

SPECIFICS:

- a) Conditional Use Permit 334 proposes to establish an 1100 square foot cannabis dispensary within units 1 and 3 of the existing industrial building located at 84-801 Avenue 48.
- b) Conditional Use Permit 293, (Modification), proposes to modify the phasing plan in order to convert what was approved as an interim facility into an 1100 square foot retail cannabis business and in the future remove the existing building that will contain the dispensary and relocate the dispensary within Phase 1 of the cannabis cultivation project that was previously approved as part of CUP No. 293.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt the following resolution for the Coachella Greenery Project:

- 1) Resolution No. PC 2021-01 approving Conditional Use Permit No. 334 that proposes to establish an 1100 square foot cannabis dispensary within units 1 and 3 of the existing industrial building located at 84-801 Avenue 48 and approving CUP 293 (Modification) that proposes to modify the phasing plan in order to convert what was approved as an interim facility into an 1100 square foot retail cannabis business and in the future remove the existing building that will contain the dispensary and relocate the dispensary within Phase 1 of the cannabis cultivation project that was previously approved as part of CUP No. 293.

EXECUTIVE SUMMARY:

The Coachella Greenery Project is proposing to establish an 1100 square foot cannabis dispensary for an interim period within units 1 and 3 of the existing industrial building located at 84-801 Avenue 48. Also proposed is a modification to CUP 293, (Cann Tech) that was approved by the Planning Commission in November 2017. The modification to CUP 293 proposes to convert what was approved as an interim facility into an 1100 square foot retail cannabis business and in the

future remove the existing building that will contain the dispensary and relocate the dispensary into the office building within Phase 1 of the cannabis cultivation project that was previously approved as part of CUP No. 293.

BACKGROUND:

This case was continued from the March 3, 2021 Planning Commission meeting. The above referenced applications are proposed on a 3.12-acre site located at 84-801 Avenue 48. The aerial photograph below illustrates the subject site for the conditional use permit application.

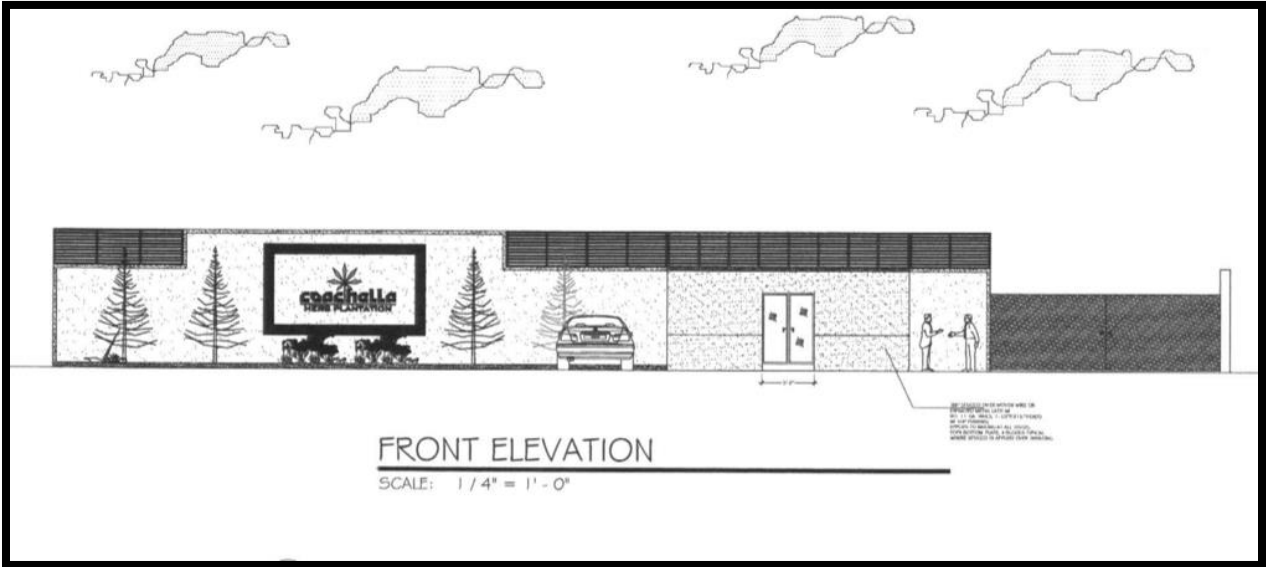


The photograph below is looking at the site from Avenue 48. As shown on the photograph, the site contains three structures consisting of a stucco building in front closest to Avenue 48 and two metal buildings located behind the front structure.



Building Permit History of the Project Site

According to building permit records, ABC Auto Salvage and Towing was first established on the property in 1974. Various automotive salvage and repair services continued on the site for the next 40 years. Several building permits were issued for electrical, plumbing and mechanical improvements throughout the 1980's and 1990's and 2000's. In 2013, Architectural Review 13-05 was approved along with the issuance of a building permit to Marcelos Auto Shop to replace an existing warehouse with a new 2400 square foot metal warehouse. In 2018, a building permit was issued for facade renovation, the addition of a handicap ramp and new entry doors as illustrated in the exhibit below:

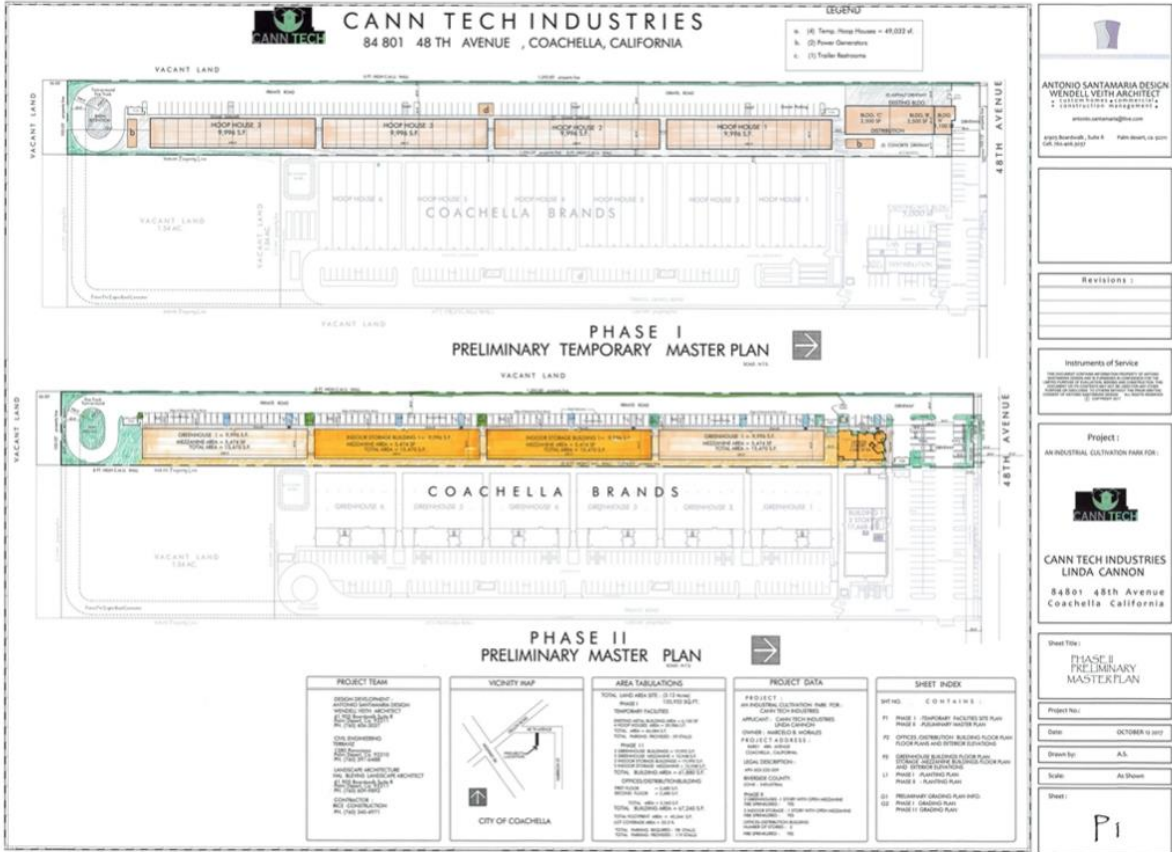


The existing building, which is vacant, but currently licensed to operate the “Coachella Herb Plantation” cannabis cultivation and distribution businesses, is consistent with the facade improvements that were approved in 2018.



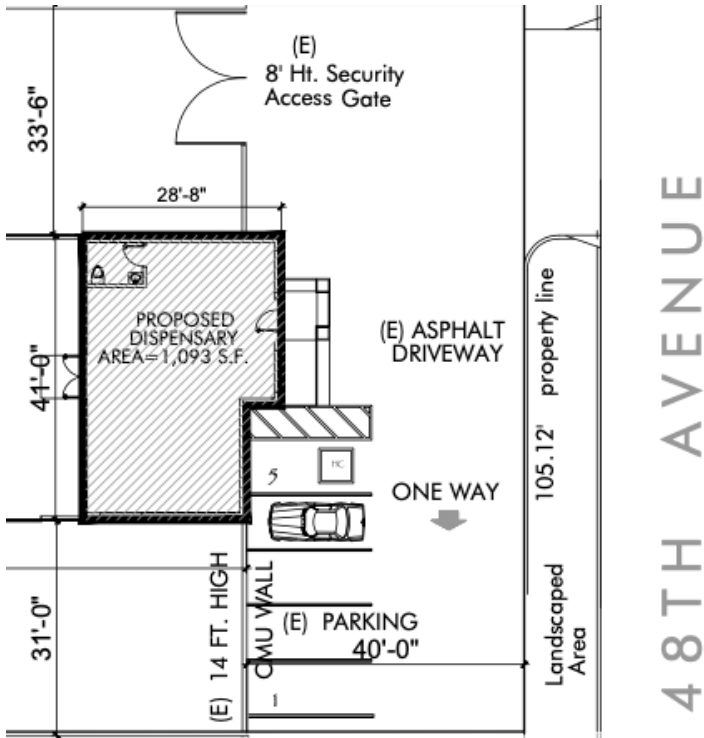
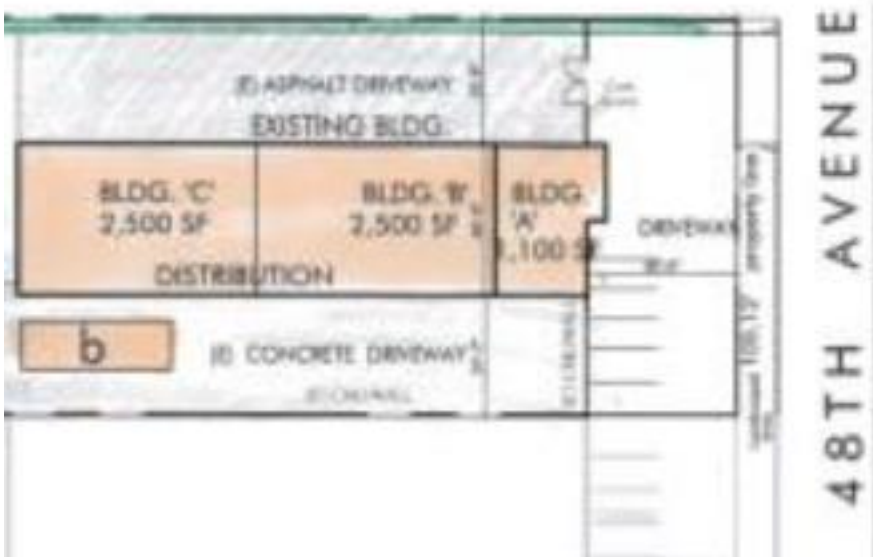
Overview of Approved CUP 293 and Architectural Review 17-14

The Planning Commission approved CUP 293 and AR 17-14 on November 28, 2017. Those approvals included the phased construction of a new 67,420 square foot commercial cannabis cultivation facility within a proposed multi-tenant industrial park. The project also included an interim use facility with a nursery business incubator. An exhibit of the approved site plan for CUP 293 and proposed architectural elevations are illustrated on the exhibits below:



Overview of the Coachella Greenery Project (CUP 334) and CUP 293 (Modification)

The Coachella Greenery project proposes to establish an 1100 square foot interim retail cannabis business within the existing industrial building “A” as shown on the exhibit below:

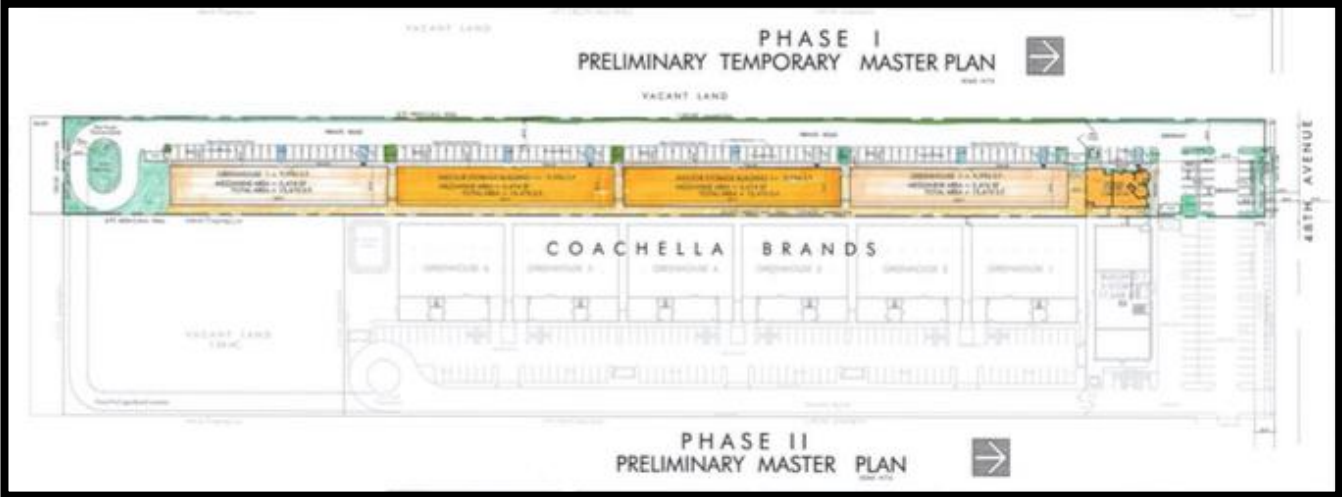


The proposed exterior elevation of the interim dispensary use is illustrated below.



Upon the demolition of the three existing buildings, a new retail cannabis dispensary will be constructed on the first floor of the proposed office building facing Avenue 48. At build out, the project will consist of the following:

- a) One- two story office/distribution/laboratory building that total 5,360 square feet that includes 24 parking spaces in front of the gated entry to the rear portion of the site.
- b) Four industrial greenhouse structures with mezzanines constructed of metal paneling and parapet roof structures totaling 15,470 square feet each that includes 95 parking spaces. An exhibit of the proposed Coachella Greenery CUP 334 and modified CUP 293 is illustrated below:



The proposed elevations for the Coachella Greenery project remain the same as those that were approved for CUP 293 and AR 17-14. A few examples of the proposed elevations are included below:



DISCUSSION/ANALYSIS:

Environmental Setting:

The site is designated Industrial District on the 2035 Coachella General Plan as illustrated on the exhibit below:



The project site is zoned Wrecking Yard (M-W) as illustrated on the exhibit below. Surrounding properties to the south are zoned M-S (Manufacturing Service) and to the east and west are zoned M-W (Wrecking Yard). Properties to the north across Avenue 48 are located on Tribal land within the City of Indio and are zoned for industrial uses.



Surrounding land uses to the north, south, east and west of the site consist of scattered vacant and industrial land uses.

Consistency with the Coachella General Plan

The proposed project is within the Industrial District land use designation of the General Plan 2035 Land Use Element. The project is consistent with the development intensity permitted by the Industrial District land use category.

Consistency with the (M-W) Wrecking Yard Zone

The project is consistent with the development standards of the M-W, Wrecking Yard Zone.

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.

Landscaping

The project proposes new landscape planters in the parking lot fronting Avenue 48 and new planter along the eastern and western property lines. Additional landscaped planters will be constructed in the parking areas adjacent to the proposed parking areas along the four structures that are proposed behind the new two-story office building. The exhibit below provides a conceptual view of the proposed project landscaping.



ENVIRONMENTAL REVIEW:

The City has determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to a Class 32 (Infill) Exemption.

CORRESPONDENCE

Please see Attachment 4 for correspondence received on this project.

CONCLUSIONS AND RECOMMENDATION(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 2021-01 approving Conditional Use Permit No. 334 and Conditional Use Permit 293 (Modification) with the findings and attached conditions of approval.

Attachments: Resolution No. PC 2021-01 for CUP 334 and CUP 293 (Modification)
Exhibit A: Conditions of Approval for CUP 293 (Modification), CUP 334 and AR 17-14
Historical Building Permits
Correspondence

RESOLUTION NO. PC 2021-01

A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT NO. CUP 293 (MODIFICATION) TO MODIFY THE PHASING PLAN IN ORDER TO CONVERT WHAT WAS APPROVED AS AN INTERIM FACILITY INTO AN 1100 SQUARE FOOT RETAIL CANNABIS BUSINESS AND IN THE FUTURE REMOVE THE EXISTING BUILDING THAT WILL CONTAIN THE INTERIM DISPENSARY AND RELOCATE THE DISPENSARY WITHIN PHASE 1 OF THE CANNABIS CULTIVATION PROJECT THAT WAS PREVIOUSLY APPROVED AS PART OF CUP NO. 293 AND APPROVING CUP 334 TO ESTABLISH AN INTERIM 1100 SQUARE FOOT CANNABIS DISPENSARY WITHIN UNITS 1 AND 3 OF THE EXISTING INDUSTRIAL BUILDING LOCATED AT 84-801 AVENUE 48; LOCATED IN THE M-W (WRECKING YARD ZONE); COACHELLA GREENERY, APPLICANT.

WHEREAS, Diana Palacios (on behalf of Coachella Greenery) filed an application for Conditional Use Permit 334 to establish an 1100 square foot interim cannabis dispensary within units 1 and 3 of the existing industrial building located at 84-801 Avenue 48 and to modify Conditional Use Permit 293 to modify the phasing plan in order to convert what was approved as an interim facility into an 1100 square foot retail cannabis business and in the future remove the existing building that will contain the dispensary and relocate the dispensary within Phase 1 of the cannabis cultivation project that was previously approved as part of CUP No. 293; Assessor's Parcel No's. 603-232-025 and 603-232-027; and,

WHEREAS, Conditional Use Permit 293 and AR 17-14 were previously approved by the Planning Commission on November 28, 2017 pursuant to a Planning Commission Minute Action Item; and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing on CUP No. 334 and CUP 293 (Modification) on March 3, 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 Permits 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 hereby approves Conditional Use Permit No. 334 and Conditional Use Permit 293 (Modification), subject to the findings listed below and the attached Conditions of Approval for the Coachella Greenery Project (CUP 334) and Cann Tech Cannabis Cultivation Facility (CUP 293 Modification) (contained in “Exhibit A” and made a part herein).

Findings for Conditional Use Permit No. 334 and Conditional Use Permit 293 (Modification)

1. The Conditional Use Permits are consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has an Industrial District land use designation that allows for the proposed development. The proposed uses on the site are in keeping with the policies of the Industrial District land use classification and the Project is internally consistent with other General Plan policies for this type of development.
2. The Projects are in compliance with the applicable land use regulations and development standards of the City’s Zoning Code. The site plan for CUP 334 proposes an interim cannabis dispensary within the existing building located at 84-801 Avenue 48 and Conditional Use Permit 293 (Modification) proposes the phased construction an 67,420 square foot commercial cannabis cultivation facility within a multi-tenant industrial park. The Projects comply with the applicable M-W (Wrecking Yard Zone) 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.
3. Every use, development of land and application of architectural guidelines and development standards shall be considered on the basis of the suitability of the site for a particular use or development intended, and the total development, including the prescribed development standards, shall be so arranged as to avoid traffic congestion, ensure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and shall be in accord with all elements of the general plan. The Project site is within the Industrial District land use designation of the City’s general plan. This category provides for a broad spectrum of industrial land uses. The proposed uses are compatible with existing adjacent land uses.
4. The City has determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 of the CEQA guidelines that provides for a Class 32 exemption. A Class 32 CEQA exemption exempts infill developments within City limits on a project site based on the following: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.(c) The project site has no value as

habitat for endangered, rare or threatened species.(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.(e) The site can be adequately served by all required utilities and public services. CUP 334 and CUP 293 (Modification) meet all five criteria required for a Class 32 CEQA exemption.

PASSED APPROVED and ADOPTED this 3rd day of March 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. PC-2021-01, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 3rd day of March 2021, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Yesenia Becerril
Planning Commission Secretary

EXHIBIT A

CONDITIONS OF APPROVAL FOR COACHELLA HERB PLANTATION CAMPUS CONDITIONAL USE PERMIT NO. 293 (MODIFICATION), COACHELLA GREENERY CONDITIONAL USE PERMIT 334 AND ARCHITECTURAL REVIEW NO. 17-14

CONDITIONS OF APPROVAL FOR CUP NO. 293 (Modification):

1. Conditional Use Permit No. 293 (Modification) is approved to allow a 67,240 cannabis cultivation facility on 3.2 acres of land. ~~including an interim use facility only.~~ and a cannabis dispensary/retail store within the first floor of the 5,360 square foot office/distribution/laboratory/dispensary building within phase 1 of the Conditional Use Permit.
2. The owner shall process a Lot Line Adjustment/Lot Merger to completion in order to create one 3.2-acre parcel prior to issuance of a building permit.
3. Prior to issuance of a building permit, the owner shall submit proof of a reciprocal access easement with the adjoining property owner to the east for shared access of parking areas and rear service driveways having emergency access over both lots.
4. Conditional Use Permit No. 293 shall be contingent upon Planning Commission approval of Architectural Review No. 17-14 for a 67,240 square foot multi-tenant industrial development on the subject site. The Conditional Use Permit shall be valid for 12 months from the effective date of said approvals unless an extension of time is requested by the applicant and granted by the Planning Commission. Issuance of building permits and pursuit of construction will vest the Conditional Use Permit
5. Pursuant to the Zoning Code, Regulatory Permits for each individual user of the facility must be issued by the Coachella City Manager prior to the initiation of individual operations within the facility.
6. All proposed “nursery incubator” greenhouses as part of Phase 1 shall be equipped with adequate carbon filtration systems that can recycle the atmospheric air inside the cultivation areas at a minimum rate of 100% every 5 hours during all hours of operation. The use of swamp coolers or other air conditioning systems shall not be vented directly to the exterior of the building without the use of a carbon filtration system.
7. The owner or successor in interest shall provide to the City of Coachella, the name and telephone number of a designated “Dust Control Agent” having the authority and responsibility for odor control for the Phase 1 temporary greenhouse campus on a 24-hour basis. The name of this person shall be included in the temporary PM-10 sign that is to be posted on the property as part of the issuance of any grading permits for the project and shall be provided to all future cannabis cultivation licensees.

8. Prior to the issuance of a Cannabis Regulator Permit, the owner or successor in interest shall require all cannabis cultivation licensees to sign a disclosure certificate acknowledging and accepting to comply with all directives of the Dust Control Agent during the Phase 1 cultivation and processing activities on the site. Said disclosure shall be prepared to the satisfaction of the City Attorney, and an executed copy of the certificate shall be submitted to the City of Coachella prior to the issuance of any Cannabis Regulatory Permit for each licensee.
9. ~~The interim use facility shall be limited to a maximum of 46,084 square feet during the time that the project is under construction. All cannabis regulatory permittees for the Interim Use Facility shall obtain a building permit and final inspections for the temporary “nursery incubator” premises wherein they make application establishing a bona-fide place of business that can be permitted and licensed. All cannabis licensee premises shall be subject to review and approval by the Building Official and the City’s Fire Marshal and shall require permits and inspections prior to occupancy. All interim use structures shall be removed from the site no more than 12 months from the opening date of the first interim use facility operations.~~
10. Pursuant to the City’s General Plan, and because the project site is considered to be highly sensitive for containing prehistoric archaeological deposits in subsurface contexts, a qualified Archaeological and Native American monitor shall be present during all ground disturbing activities within the project site. The owner or successor in interest shall hire a tribal grading monitor in coordination with the 29 Palms Band of Mission Indians and shall submit proof of procurement of the tribal monitor prior to the issuance of a grading permit, unless an alternative agreement is reached between the owner and the tribal government staff.

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT 334:

1. Conditional Use Permit No. 334 is approved to allow an 1100 square foot retail cannabis dispensary within units 1 and 3 of the existing industrial building for an interim period of up to 48 months or prior to the construction of Phase 1 of CUP 293, whichever is sooner. Upon completion of Phase 1 of CUP 293, the dispensary will be relocated within the first floor of the office building as approved within CUP 293 (Modification) and AR 17-14. Hours of operation for the interim facility shall be from 9am to 10pm unless superseded by State Law.
2. All cannabis regulatory permittees for the Interim Use Facility shall obtain a building permit and final inspections for the interim facility wherein they make application establishing a bona-fide place of business that can be permitted and licensed. All cannabis licensee premises shall be subject to review and approval by the Building Official and the City’s Fire Marshal and shall require permits and inspections prior to occupancy. All interim use structures shall be removed from the site no more than 48 months from the opening date of the first interim use facility operations or prior to

construction of Phase 1 within CUP 293, whichever is sooner.

3. Architectural enhancements to the existing building and parking lot improvements including landscaping shall be completed prior to the issuance of occupancy permits for the interim use.
4. Detailed plumbing plans shall be submitted for water and sewer-upon availability, facility will be required to connect to sewer.
5. Until sewer availability, all wastewater will be contained within a sealed tank and hauled offsite as found in WDID No. 7_33CC405783 for Herb Plantations Notice of Applicability.
6. Facility must present current manifest records from authorized waster hauler of waste.

CONDITIONS OF APPROVAL FOR ARCHITECTURAL REVIEW NO. 17-14:

1. Architectural Review No. 17-14 shall be valid for 12 months from the effective date of said Planning Commission approvals unless an extension of time is requested by the applicant and granted by the Planning Commission. Issuance of building permits and pursuit of construction will vest the Architectural Review.
2. The construction of all new structures shall be in conformance with construction drawings and landscaping plans designed in accordance with plans submitted with this application and condition of approval imposed below:
 - a) ~~Except for the “Interim Use Facility”~~, Greenhouse structures shall not be allowed and exterior building walls shall include continuous parapet walls that screen the roof structures from view to the street. All exterior building materials and colors shall substantially match the colors of the front 2-story office building.
 - b) All fencing or garden walls shall be subject to issuance of a separate building permit by the City Building Division. The existing masonry walls shall be painted to complement the building colors as part of Phase 1.
 - c) All parking lot lighting for the Project shall match the lighting fixture standards of the adjoining “Coachella Brands” site, as approved by the Development Services Director.
 - d) All masonry perimeter walls and garden walls shall be decorative masonry with decorative cap subject to review by the Development Services Director, and subject to the City’s Building Codes.
3. All plans, as shown, are considered “conceptual,” subject to revisions as called out by the conditions of this resolution. The plans shall not be stamp-approved until all conditions requesting revisions have been satisfied during the building plan check

process. Any substantial changes to the plans, including changes shown on future building permit plans deemed by Staff to not be within substantial conformance with this approval, will require an amendment to the approval of Architectural Review No. 17-14, including architectural features, materials, and site layout.

4. A preliminary geological and soils engineering investigation shall be conducted by a registered soils engineer, and a report submitted for review with the precise grading plan and shall include pavement recommendations. The report recommendations shall be incorporated into the precise grading plan design prior to plan approval. The soils engineer and/or the engineering geologist shall certify to the adequacy of the grading plan.
5. A precise grading/improvement plan, prepared by a California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits
6. Drainage Report, prepared by California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. The report shall contain a Hydrology Map showing on-site and off-site tributary drainage areas and shall be prepared in accordance with the requirements of the Riverside County Flood Control District. Adequate provisions shall be made to accept and conduct the existing tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. If the design of the project includes a retention basin, it shall be sized to contain the runoff resulting from a 10-year storm event and the runoff from a 100-year storm event shall be contained within basin with shallow ponding (3.5' max.). The basin shall be designed to evacuate a 10-year storm event within 72 hours. The size of the retention basin(s) shall be determined by the hydrology report and be approved by the City Engineer. Retention basin shall be provided with a minimum of 2.00 feet sandy soil if determined to contain silt or clay materials. Maximum allowable percolation rate for design shall be 10 gal./s.f./day unless otherwise approved by the City Engineer. A percolation test for this site is required to be submitted. A combination drywell vertical drain field shall be constructed at all points where runoff enters the retention basin. Drywell & vertical drain field design shall be based on soils borings made at the proposed drywell locations after the retention basins have been rough graded. Minimum depth shall be 45-feet. A log that includes sieve analysis for each strata of the borings shall be submitted to the City Engineer for confirmation of depth of the vertical drain fields. Underground retention under the proposed parking area will be considered as an alternative to surface retention subject to the approval of the City Engineer. 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.
7. The applicant shall obtain approval of site access and circulation from the Riverside County Fire Marshall.

8. Street improvement plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check prior to issuance of encroachment permits. All street improvements including street lights shall be designed and constructed in conformance with City Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 percent.
9. 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. Driveways shall conform to City of Coachella standards for commercial driveways with a minimum width of 24.00 feet and curbed radius entrances.
10. The applicant shall obtain an encroachment permit for any improvements constructed within public right-of-way including alleys.
11. The owner or successor in interest shall connect all new buildings to the City's water and sewer main lines with new meters and shall pay all applicable water and sewer impact fees. Sewer and Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.
12. The applicant shall construct all off-site and on-site water improvements and any other incidental works necessary to complete the improvements. Size and location of sewer and water improvements shall be approved by the City Engineer.
13. Prior to issuance of any encroachment permits by the City of Coachella, the applicant shall resolve CVWD issues related to existing tile drains or irrigation mains located within the project boundary or along the streets adjacent to the property. If necessary tile drains and irrigation lines shall be relocated and easement documents prepared for the new location of any such lines. Plans for the tile drain or irrigation relocation shall be submitted to CVWD for approval and a copy of the plans shall be submitted to the City for evaluation regarding possible conflict with City facilities. The applicant shall submit to the City approved copies of any such relocation plans.
14. The applicant shall provide necessary utility easement for IID and underground overhead distribution lines. Applicant shall submit to the City a letter from IID that satisfy this requirement.
15. 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.

16. 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.
17. 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.
18. "As-built" plans shall be submitted to and approved by the City Engineer. Prior to acceptance of the improvements by the City, such plans, once approved, shall be given to the city on compact disk in AutoCad format. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City.
19. 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. An engineering final inspection will be required.
20. Fire Department emergency vehicle apparatus access road location san design shall be in accordance with the CA Fire Code, and related standards. All portions of structures shall be within 150 feet of the approved 24-foot wide fire lane or municipal street.
21. Fire Department water systems for fire protection shall be in accordance with the CA Fire Code and related standards. Plans must be submitted to the Fire Marshal's Office for review and approval prior to building permit issuance.
22. The proposed project must show a water system capable of delivering a fire flow of at least 1750 gallons per minute for a 3-hour duration at 20 psi residual operating pressure.
23. The required water system, including fire hydrants, shall be installed and accepted by the Coachella Water Authority prior to any combustible building material being placed on the site. Two sets of water plans must be submitted to the Fire Marshal's office for review and approval, showing compliance with fire hydrant locations per Coachella Municipal Codes and related Fire Codes. Hydrants shall be located on the site and at the street spaced 350 to 500 feet apart, depending on City standards.
24. The applicant shall submit water and sewer plans for approval from Utilities General Manager for review and approval and shall connect to City public sewer and water

systems.

25. The project will require a Water Quality Management Plan (WQMP) meets Priority Project criteria of greater than 25 parking spaces. The facility will be required to submit a source control survey; may require grease interceptor if edibles are proposed. The applicant shall submit detailed plumbing and mechanical plans.
26. The applicant shall install an Above Ground “Double Check Detector Assembly” DCDA for fire system to protect water supply from contamination or pollution.
27. Backflow devices will be required to have Reduced Pressure Principle Device (RP) within 12 inches of water service installed to protect water supply from contamination or pollution.
28. The applicant shall install separate AMI metering system for each building, and shall install separate AMI metering system for irrigation system.
29. 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 micro-spray systems.
30. All wall signs shall consist of channel lettering. The applicant shall submit a sign program for the industrial center prior to the issuance of any sign permits.
31. The applicant shall submit landscaping and irrigation plans for review by the Development Services Director. The use of 36-inch box Acacia tress shall be used in the parking lot, and for the Ficus hedge planter areas.
32. A sign program shall be submitted for review by the Planning Commission as a non-hearing item.



Item 5.

CITY HALL
1515 SIXTH STREET
COACHELLA, CALIFORNIA 92236
TELEPHONE (714) 398-6131

March 14, 1974

TO WHOM IT MAY CONCERN:

This letter is to certify that the wrecking yard nearing completion by Beryl D. Hartgraves conforms with all rules and regulations of the City of Coachella. The property is properly zoned and in conformance with the General Plan of the City of Coachella.

An occupancy permit will be issued for the wrecking yard upon obtaining of the proper State permits and clean-up of remaining details.

Sincerely,

Ben M. McMakin,
City Manager

BMM:lf



Item 5.

CITY HALL

1515 SIXTH STREET

COACHELLA, CALIFORNIA 92236

TELEPHONE (714) 398-6131

Phone: 398.6146

April 5, 1974

Beryl Hartgraves
49-305 Hwy 74 #23
Palm Desert, California 92260

Dear Mr. Hartgraves:

The City Council has instructed us to enforce the Junk and Salvage Yard Ordinance, Sections 17-17 to 17-28 in the Coachella Municipal Code, and other applicable city ordinance as they apply to the appropriate businesses. I have attached a copy of the Junk and Salvage Yard Ordinance for your information.

In order to facilitate an equitable enforcement of the ordinances you are required to submit a plot plan and time table indicating what improvements you plan on doing to bring your facility into compliance with the law. The plot plan and time table are required by April 30, 1974.

The Planning Commission will be reviewing these plans and time tables when they review your Conditional Use Permit. They will also be interested in how you plan to provide adequate water flow for fire protection purposes and street improvements including curbs and gutters.

Your plans and time table shall be submitted by April 30, 1974. If you have any questions please contact either myself or the Building Director, Joe Palomino.

Sincerely,

Ben M. McMakin,
City Manager

BMM:lf



AUTO SALVAGE & TOWING

Phone
398-6146

84-801 AVENUE 48 • COACHELLA, CALIFORNIA 92236

RECEIVED

APR 29 1974

APR 27, 1974

City of Coachella
1515 Sixth Street
Coachella, Calif. 92236

CITY OF COACHELLA
BLDG. DEPT.
BY _____

Dear Sir:

In response to your letter of April 5th as to making my facility in compliance with the Junk and Salvage Yard Ordinance.

As for installing curb and gutter for the City, I would be pleased if this could be set aside for sometime as the water is by far more important for fire protection and also domestic water.

We are planning to put two modular homes in the rear of our property as soon as possible, but without water it is impossible. As soon as we complete this we plan to enclose the rear fence on our property.

I am just getting started in my business and have tried in every way to comply with City Ordinance. I feel that at present time the need for water is much more important than curb and gutter. I must protect my investment from fire. We do hope this will be granted to us.

Yours truly,

Beryl Hartgraves
ABC Auto Salvage & Towing
Beryl Hartgraves

cc City Manager, Ben Mc Makin
cc City Mayor, Manuel Rios
cc Building Director, Joseph Palamino

COACHELLA



FIRE PROTECTION DISTRICT

Item 5.

1515 SIXTH STREET • COACHELLA, CALIFORNIA 92236

TELEPHONES
BUSINESS: 398-0982
EMERGENCY: 398-2000

January 2, 1974

TO: CITY MANAGER
FROM: FIRE CHIEF
SUBJECT: MH ZONE - Harrison Street and Avenue 48

RECEIVED
JAN 2 1973

CITY OF COACHELLA
BLDG. DEPT.
BY: *lg*

The above mentioned area does not have a public water system for fire protection. This of course represents a problem for our fire suppression force.

We are presently working with two property owners, who have private pumps, and the Coachella Valley Water District on the mechanics of obtaining water for fire protection purposes from these sources.

The above method of obtaining water, although useful, would not give us the adequacy or reliability of a public water system.

We are hereby recommending that all conditional use permits issued in that area carry an agreement by the property owner to share in the cost of a public water system when said system is installed by the city.

In addition, a private pump shall be provided by the property owner; said pump to be fitted with fire department connections for fire fighting purposes.

Respectfully submitted,

R. N. Cabriales,
FIRE CHIEF

RNC/bb

XC: Building Dept,
Engineering Dept.

C.A.B.C.
Dismantling
yard?

603-232-067-60

Doesn't require parcel to the
advantage of owner to survey and
record.

Item 5.

Harry L. Zimmerman
W. J. Zingg
48055 Highway 111
Coachella, CA 92236

December 18, 1973

City of Coachella
1515 Sixth
Coachella, CA 92236

Attention: Engineering Department

Re: Lot "F" as shown by Map of Subdivision of Section 31, Township 5
South, Range 8 East, San Bernardino Base and Meridian, on file
in Book 5, Page 126 of Maps, Records of Riverside County, California.

Please be advised that the above property will be surveyed by K. W. L.
Associates of Palm Desert and the Parcel Map will be filed just as
soon as possible. We will secure and pay for the above services.

Harry L. Zimmerman
Harry L. Zimmerman, Owner

W. J. Zingg
W. J. Zingg, Owner

cc: City of Coachella Planning Commission
Harry L. Zimmerman
W. J. Zingg
Beryl Hartgraves

Harry L. Zimmerman
W. J. Zingg
48055 Highway 111
Coachella, CA 92236

December 18, 1973

City of Coachella
1515 Sixth
Coachella, CA 92236

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Harry L. Zimmerman, Owner

W. J. Zingg, Owner

cc: City of Coachella Planning Commission
Harry L. Zimmerman
W. J. Zingg
Beryl Hartgraves



Administration.....	398-3502	Fire.....	398-8895
Building.....	398-3002	Recreation.....	398-1124
City Clerk.....	398-3403	Planning.....	398-3102
Code Enforcement..	398-3002	Police.....	398-0101
Community Dev.....	398-3202	Public Works.....	398-4202
Engineering.....	398-5744	Sanitary.....	398-1102
Finance.....	398-2702		

January 26, 1989

Auto Parts and Salvage
84801 1/2 Avenue 48,
Coachella, CA 92236

Gentlemen:

In January, 1987, the Coachella City Council adopted a new and updated General Plan for the City. In the last two years, the City has been bringing its Zoning Map into conformance with its New General Plan. The New General Plan designates the area of the dismantling yards as "light industrial." This is the last area considered for "conformance re-zoning."

The new zoning that would be considered for the dismantling yard area is M-S (Manufacturing Service). This would, in effect, make the area "non-conforming."

There is some support for retaining the M-W (Manufacturing Auto Wrecking) Zone. The City would like to see the businesses in this area conform to the requirements of the M-W Zone.

Your help is needed. We would like you to please consider addressing the following zoning code violations that have been identified at your property:

No improvements necessary. Keep up the good work!

We will be contacting you about your progress, keeping you informed about the status of the re-zoning.

If you have any questions, please feel free to call 398-3202.

Sincerely,

Dan Fissori
Director of Community Development
and Redevelopment

DF/am



J.F. Davidson Associates, Inc.

ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE

March 17, 1988

Mr. Charles J. Haver
City Engineer
City of Coachella
1515 Sixth Street
Coachella, CA 92236

RE: Auto Parts and Salvage - 84-801 Ave. 48 Coachella, CA 92236
Pad Certification

Dear Mr. Haver:

Please be advised that the building pad on the above referenced project has been rough graded substantially in conformance with the grading plan prepared by this office dated 12/17/87, approved 2/09/88 (J.F.D. w.o. 8710096).

Sincerely,

Dave Weddle
L.S. 5570
J.F. Davidson Assoc., Inc.

DW:sh

DAILY FIELD REPORT

No: Item 5.

Job Name: <i>DATE Land (AUTO PARTS ENLARGE)</i>	Project No.: <i>586164602</i>	Date: <i>3-9-88</i>
Location: <i>CONCHOLCA</i>	Weather: <i>SUNNY - WARM</i>	Day: <i>Wens</i>
Contractor: <i>SAN 5</i>	Foreman:	

Field Technician: <i>MARC KORSTAD</i>	Miles:	Hours: <i>2.5</i>
---------------------------------------	--------	-------------------

Equipment Working:	Inspection / Testing of <i>FG/CF</i>
--------------------	---

Test No.	Test Location	Elevation or Depth	Soil Type	Optimum Moisture	Field Moisture	Maximum Density	Field Density	Rel. Comp.
<i>5</i>	<i>S.W. PAD AREA</i>	<i>FG.</i>	<i>A</i>	<i>7.5</i>	<i>6.2</i>	<i>130.6</i>	<i>121.8</i>	<i>93</i>
<i>6</i>	<i>S.E. " "</i>	↓	↓	↓	<i>6.7</i>	↓	<i>120.7</i>	<i>92</i>
<i>7</i>	<i>N.E. " "</i>	↓	↓	↓	<i>8.1</i>	↓	<i>121.8</i>	<i>93</i>
<i>8</i>	<i>N.W. " "</i>	↓	↓	↓	<i>6.9</i>	↓	<i>122.8</i>	<i>94</i>
<i>9</i>	<i>Center " "</i>	↓	↓	↓	<i>8.6</i>	↓	<i>121.0</i>	<i>93</i>

Summary of Operations: *ARRIVED TO SITE THIS AM & TASK FIVE FINISH*

GRADE TESTS IN THE PAD AREA OF SITE - ALL TESTS ABOVE 90% REQUIRED COMPRESSION - MIC

Supervisor: <i>P.H.</i>	Engineer:	Geologist:
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Todays Yardage:	Yardage to Date:
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LEIGHTON and ASSOCIATES

17975 Sky Park Circle, Suite E, Irvine, California 92714 Tel: (714) 556-1421 556-1422

DAILY FIELD REPORT

No: Item 5.

Job Name: DATLAND - COACHELLA Project No.: 586 1646 02 Date: 12-9-87
 Location: 435th St. Dillon Weather: Sunny & Warm Day: Wens
 Contractor: Datland Foreman: [Signature]

Field Technician: MARC KOSTAD Miles: Hours: 3.0

Equipment Working: [Signature] AUTO PARTS | SALUNGE Inspection / Testing of FG

Test No.	Test Location	Elevation or Depth	Soil Type	Optimum Moisture	Field Moisture	Maximum Density	Field Density	Rel. Comp.	
1	NW. Pad	<u>EC 51.50 FLS.</u>	<u>A</u>	<u>9.3</u>	<u>5.2</u>	<u>126.0</u>	<u>120.4</u>	<u>96</u>	
2	NE Pad	↓	↓	↓	<u>6.3</u>	↓	<u>118.0</u>	<u>94</u>	
3	E Pad	↓	↓	↓	<u>12.1</u>	↓	<u>118.5</u>	<u>94</u>	
4	W. Pad	↓	↓	↓	<u>7.8</u>	↓	<u>118.2</u>	<u>94</u>	
5	SW. Pad	↓	↓	↓	<u>6.3</u>	↓	<u>123.0</u>	<u>98</u>	
6	SE. Pad	↓	↓	↓	<u>8.4</u>	↓	<u>116.5</u>	<u>92</u>	
					<u>z →</u>				
					⑤	④	①	15	
					⑥	③	②	10	

Summary of Operations: Installed and tested 6th and 7th test pits
Tests in the NE corner of site. All tests were fine.
After and during 9:30 PM construction I checked the pit data and
1 Marc Kostad
Leighton + Assoc

Supervisor: P.H. Engineer: Geologist:

Today's Yardage: Yardage to Date:



LEIGHTON and ASSOCIATES

17975 Sky Park Circle, Suite E, Irvine, California 92714 Tel: (714) 556-1421 556-1422

BUILDING PERMIT No. 2616

CITY OF COACHELLA, CALIFORNIA

Phone (714) 398-0161 x 398-6131
603-232-009

OWNER Beryl Hartgraves (714) 398-3951

49-305 Hwy 74, Palm Desert #23, Calif.

CONTRACTOR Bill Shadwick, 74-100 El Cortez

Palm Desert (Bus: Shalfont 346-3977) #1072

JOB ADDRESS 84-801 Avenue 48

LOT BLK TRACT

ARCHITECT Walling & McCallum Asso.

73-900 El Paseo, Suite 4, Palm Desert

ENGINEER

PURPOSE OF PERMIT Dismantling yard

Office

PLAN CR31 SPECIAL INSP

AIR COND yes PLUMB yes ELECT yes

LOT SIZE 323x1370 BLDG. SIZE 24x30

VALUATION \$12,384.00 FOOTAGE

OCCUPANCY GROUP F-2 USE ZONE M-E

TYPE CONSTR. V-N FIRE ZONE 2

SETBACK-FRONT REAR SIDE

CURBING required TYPE V CEMENT yes

DATE REC. 1-30-74 DATE APP

APPROVED BY Joe Palomino, ig

SPECIAL NOTES: STREET IMPROVEMENTS

REQUIRED BEFORE FINAL

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: Beryl Hartgraves

FEES: PLAN, CK. \$26.50 BUILDING \$53.00

TOTAL OF ALL FEES: \$116.90

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

INSPECTION RECORD

EXCAVATION & SETBACKS:		
Pour no concrete until signed here.		
INT.	DATE	
SETBACKS	<u>JCB</u>	<u>1-10-74</u>
FOOTINGS	<u>JCB</u>	<u>2-14-74</u>
FORMS OR STEEL	<u>JCB</u>	<u>2-16-74</u>
CONCRETE SLAB FLOOR:		
Do not pour until signed.		
ELECTRIC Gnrwk	<u>JCB</u>	<u>2-13-74</u>
PLUMBING Gnrwk	<u>JCB</u>	<u>2-13-74</u>
SLAB HEIGHT	<u>JCB</u>	<u>2-14-74</u>
ELECT. GROUND		
CRUSHED ROCK		

ROUGH INSPECTIONS:

Cover no work until signed.

ELECTRIC	<u>JCB</u>	<u>3/1/74</u>
PLUMBING	<u>JCB</u>	<u>3/1/74</u>
T & P VALVE		
GAS LINES		
A/C & HEATING		
ATTIC ACCESS		
ATTIC VENTS		
GARAGE VENTS		
FRAMING	<u>JCB</u>	<u>3/1/74</u>
ROOF NAILING	<u>JCB</u>	<u>3/1/74</u>
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	<u>with</u>	<u>OK</u>
BUILDING	<u>with</u>	<u>OK</u>
SEWAGE	<u>with</u>	<u>OK</u>
CURBING	<u>with</u>	<u>OK</u>
PARKING	<u>with</u>	<u>OK</u>
DOOR CLOSER	<u>with</u>	<u>OK</u>
T & P VALVE	<u>with</u>	<u>OK</u>
OTHER:		

Contractors number home (346-8995)

AIR CONDITIONING PERMIT

AMOUNT	CLASSIFICATION	Item 5.
	PERMIT	3.00
	APPLIANCES	6.00
	AIR DUCTS	
	VENTS	
	VENT DUCTS	
	COMPRESSORS	
	COILS	
	TOWERS	
	COOLERS	
	PRE-COOLERS	
	SPECIAL INSP	
	OTHER:	
TOTAL FEE		9.00

Special Notes:

ELECTRICAL PERMIT

AMOUNT	CLASSIFICATION	FEE
	PERMIT	3.00
	SERVICE	2.00
	3/100% CENT RATE	5.40
	1/2 CENT RATE	
	FIXTURES	
	GENERATORS	
	APPLIANCES	
	MISC.	
	MOTORS	
	OUTLETS	
	SIGNS	
	CONSTR. POLE	
	TRANSFORMERS	
	ANNUAL PERMIT	
	SPECIAL INSP	
	OTHER:	
TOTAL FEE		10.40

Special Notes:

PLUMBING PERMIT

AMOUNT	CLASSIFICATION	FEE
	PERMIT	2.00
	2 FIXTURES	3.00
	SEWER	
	PRIVATE SEWER	10.00
	WATER HEATER	
	20/4 GAS PIPING	1.50
	WATER PIPING	1.50
	DRAINAGE	
	SPRINKLERS	
	OTHER:	
TOTAL FEE		18.00

Special Notes:

BUILDING PERMIT No. 2617

CITY OF COACHELLA, CALIFORNIA

Phone (714) 398-0161 398-6131
603-232-009

OWNER Beryl Hartgraves
49-305 Hwy 74, Palm Desert #23, Calif.

CONTRACTOR Bill Shadwick, 74-100 El Cortez
Res: 346-8995 Bus: Chalfon 346-3977 #1672

JOB ADDRESS 84-801 Avenue 48

LOT BLK TRACT

ARCHITECT Walling & McCallum Assoc.
73-900 El Paseo, Suite 34, Palm Desert

ENGINEER _____

PURPOSE OF PERMIT
2,000 ln. ft. red wood fence

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

LOT SIZE _____ BLDG. SIZE _____

VALUATION 9,000.00 FOOTAGE _____

OCCUPANCY GROUP _____ USE ZONE _____

TYPE CONSTR. _____ FIRE ZONE _____

SETBACK-FRONT _____ REAR _____ SIDE _____

CURBING required TYPE V-CEMENT _____

DATE REC: 1-31-74 DATE APP. 1-31-74

APPROVED BY: Joe Palomino, lg

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: Beryl Hartgraves
FEES: PLAN CK _____ BUILDING \$41.00
TOTAL OF ALL FEES _____

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 2517

- 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 _____

SEAS 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	
	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: _____

Item 5.

BUILDING PERMIT No. 2700

CITY OF COACHELLA, CALIFORNIA

Phone: (714) 398-0111 398-6131

603-232-009

OWNER Beryl Hartgraves

49-305 Hwy 74, Palm Desert, Calif.

CONTRACTOR Bailey and Sons

JOB ADDRESS 84-801 Avenue 48

LOT BLK TRACT

ARCHITECT

ENGINEER Walter H. Preston C. E. 7195

PURPOSE OF PERMIT storage

PLAN CK 250 SPECIAL INSP

AIR COND PLUMB yes ELECT yes

LOT SIZE BLDG. SIZE 2,460 sq. ft.

VALUATION 810,500 FOOTAGE

OCCUPANCY GROUP 0 USE ZONE H-II

TYPE CONSTR V FIRE ZONE 2

SETBACK FRONT REAR SIDE

CURBING required TYPE V. CEMENT yes

DATE REC 5-15-74 DATE APP 4-29-74

APPROVED BY Joe Palomino

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:

FEES: PLAN CK 23.50 BUILDING 47.00

TOTAL OF ALL FEES \$90.80

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
- MENT
- MASONRY
- ELECTRIC
- HEATING 2700
- PLASTERING
- CABINETS
- GLAZING
- SHEET METAL
- INSULATION
- OTHER:

INSPECTION RECORD

EXCAVATION & SETBACKS:
Do not pour concrete until signed here.

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 5.
	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	3.00
	ONE CENT RATE	
	1/2 CENT RATE	12.50
	FIXTURES	
	GENERATORS	
	APPLIANCES	
	MISC.	
	MOTORS	
	OUTLETS	
	SIGNS	
	CONSTR POLE	
	TRANSFORMERS	
	ANNUAL PERMIT	
	SPECIAL INSP	
	OTHER:	15.50
	TOTAL FEE	

Special Notes:

PLUMBING PERMIT

AMOUNT	CLASSIFICATION	FEE
	PERMIT	2.00
	FIXTURES	
	SEWER	
	PRIVATE SEWER	
	WATER HEATER	
	GAS PIPING	1.50
	WATER PIPING	1.50
	DRAINAGE	
	SPRINKLERS	
	OTHER:	
	TOTAL FEE	5.00

Special Notes:

HAD COPY MUST BE POSTED ON BUILDING SITE

City of Coachella

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

APPLICATION AND PERMIT

No 1142 Item 5

Owner Auto Parts and Salvage Address 3121 W. Coast Hwy. NR. 92283
 Job Address 84-801 Avenue 48 Tract _____ Lot _____
 Description of Work Warehouse
 SPECIAL CONDITIONS Separate permits for Electrical, and Mechanical, & Plumbing
 Contractor _____ State Lic. No. _____ City Lic. No. _____
 Address _____ Phone 345-4700
 Workers Compensation Insurer _____ Address _____
 Compensation Insurance Exemption On File Construction Lender _____

Date Feb 4 19 88
 FIRE ZONE 4 USE ZONE _____
 OCCUPANCY B-2 CONST. TYPE VN
 SO. FT. 5000 GARAGE 0
 COUNTY ASSESSOR'S NUMBER
603-231-000

PLUMBING AND/OR MECHANICAL			ELECTRICAL			BUILDING, SIGN AND/OR GRADING		
Contractor			Contractor			Est. Cost of Bldg. <u>\$100,000.00</u>		
QTY.	ITEM	AMOUNT	QTY.	ITEM	AMOUNT	DESCRIPTION	AMOUNT	
	Permit			Permit		Building Permit Fee	<u>639.50</u>	<u>639.50</u>
	Plumbing Fixtures			Service Amp.		Sign Permit Fee		
	Sewer Connection			Fixtures		Grading Permit Fee		
	Water System			Outlets & Switches		Plan-Check Fee <u># 88-001 415.68</u>	<u>415.68</u>	<u>415.68</u>
	Gas System			New Building		OTHER		
				Temporary Power				
				One Cent Rate		Water Connection Fee		<u>1,500.00</u>
				1/2 Cent Rate		Water Meter has been paid for		
	Total Plumbing					New Construction Tax <u>1%</u>	<u>1,000.00</u>	<u>1,000.00</u>
	Mechanical Permit							
	Heating Unit							
	Airconditioning Unit					TOTAL FEES PAYABLE	<u>3,555.18</u>	<u>3,555.18</u>
	Range Hood							
	Total Mechanical							
	TOTAL			TOTAL ELECT.				

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.

[Signature]
 Applicant's Signature

OWNER CONTRACTOR AGENT

[Signature]
 Building

Planning

City of Coachella

APPLICATION AND PERMIT

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

Nº 1142

Owner Auto Parts and Salvage Address 3121 N. Coast Hwy. HB. 92283

Job Address 84-801 Avenida 48 Tract _____ Lot _____

Description of Work Warehouse

SPECIAL CONDITIONS Separate permits for Electrical, and Mechanical, & Plumbing.

Contractor _____ State Lic. No. _____ City Lic. No. _____

Address _____ Phone 345-4700

Workers Compensation Insurer _____ Address _____

Compensation Insurance Exemption On File Construction Lender _____

Date Feb. 4, 19 88

FIRE ZONE 4 USE ZONE _____

OCCUPANCY B-2 CONST. TYPE VII

SQ. FT. 5000 GARAGE 0

COUNTY ASSESSOR'S NUMBER
603-231-009

BUILDING	APPROVAL	INSPECTOR
	Date	
Set Backs		
Foundations		<i>E. Martinez</i>
Steel Frame	<i>7/12/88</i>	<i>Truuda</i>
Insulation		
Dry Wall		
Lath		
Roof Nailing		
Bond Beam		
Final	<i>7/12/88</i>	<i>Truuda</i>

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: 398-3002

APPLICATION AND PERMIT

City of Coachella

1515 Sixth Street

Coachella, California 92236

Phone: (619) 398-3002

2773

Item 5.

Owner Teresa Hernandez Address 84-801 Ave. 48, Coachella
 Job Address 84-801 Ave. 48 Tract _____ Lot _____
 Description of Work Install 4' x 6' plywood sign

Date 2/11 19 97
 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. 398-8840
 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		
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		

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:

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

APPROVED

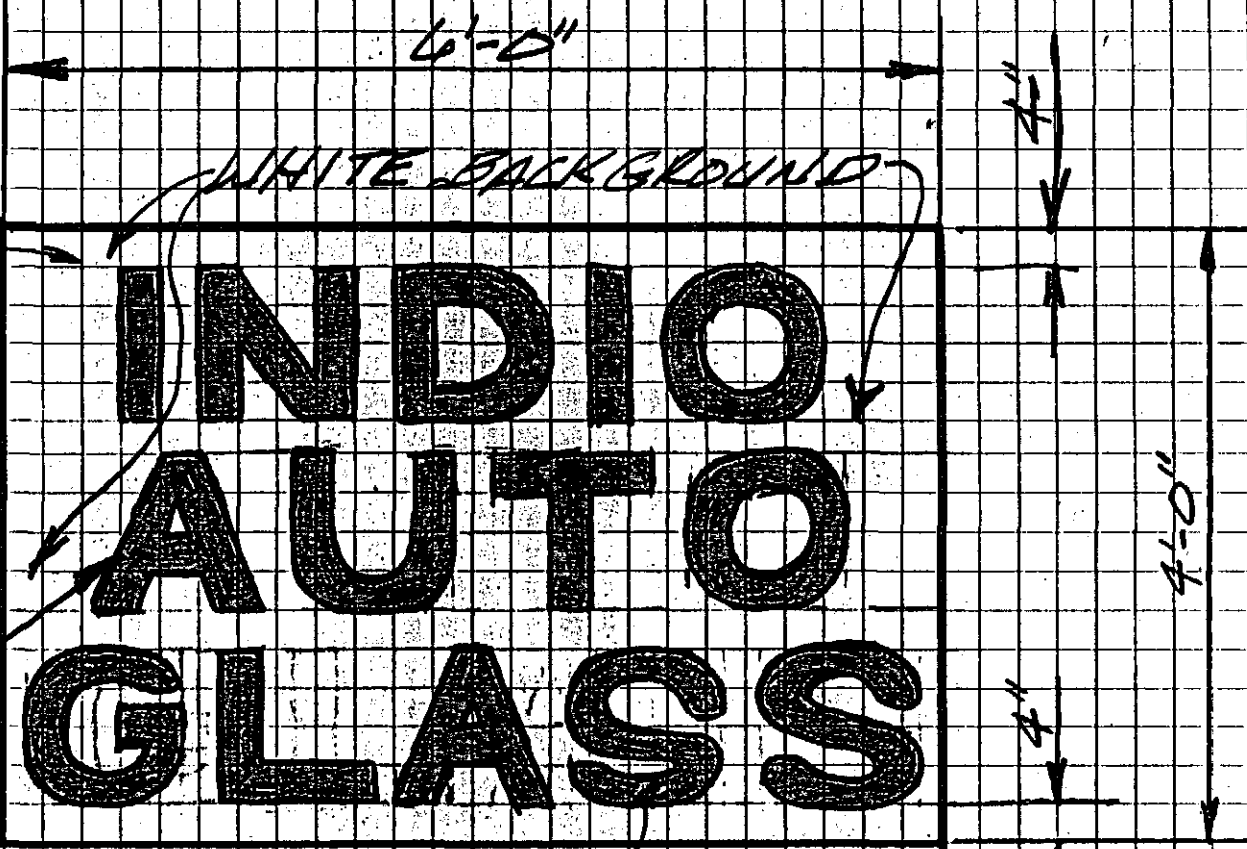
DEPT. INITIALS DATE

BUILDING REP 2/17/87

PLANNING CEP 2/19/87

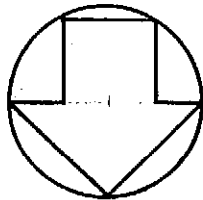
ENGINEERING _____

PROPOSED
5/8" FLY W.D.
WEATHER
TREATED

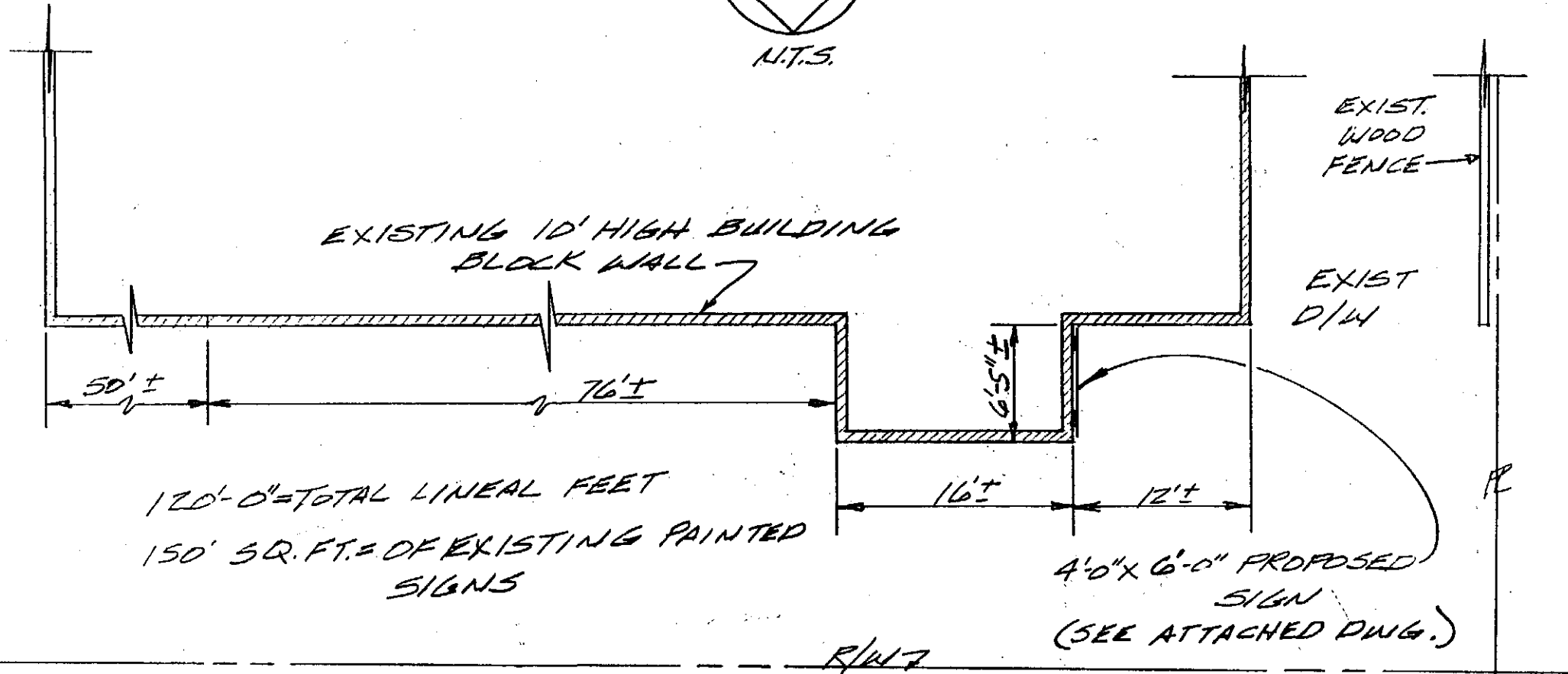


RED LETTERS
WITH BLACK
OUTLINE

PROPOSED
SIGN



N.T.S.



REMOVE EXISTING 4'-0" X 8'-0" SIGN

APPLICATION AND PERMIT

City of Coachella

1515 Sixth Street

Coachella, California 92236

Phone: (760) 398-3002

7936

Item 5.

Morales Auto Repair Shop

Owner Marcelo Morales Address

Job Address 84-801 Avenue 48 Tract Lot

Description of Work Construct Block Wall 200 lin. ft. @ 8 ft. high. on side yard.

SPECIAL CONDITIONS Contractor Owner/Builder State Lic. No. City Lic. No.

Address Phone 760-899-3395 Cell Phone

Workers Compensation Insurer Address

Compensation Insurance Exemption On File [] Construction Lender

Date 11/2 20 04 FIRE ZONE USE ZONE OCCUPANCY CONST. TYPE SQ. FT. GARAGE COUNTY ASSESSOR'S NUMBER

Table with columns for PLUMBING AND/OR MECHANICAL and ELECTRICAL. Rows include items like Permit, Plumbing Fixtures, Sewer Connection, Water System, Gas System, Heating Unit, Air Conditioning Unit, Range Hood, and Total Mechanical.

Table for BUILDING, SIGN AND/OR GRADING. Includes Est. Cost of Bldg. \$3,600.00, Building Permit Fee, Sign Permit Fee, Grading Permit Fee, Plan Check Fee, OTHER S.M.I., New Construction Tax, and TOTAL FEES PAYABLE 160 96.

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.

PE [Signature] Building [Signature] Planning

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, that 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.

Applicant's Signature [X] OWNER [] CONTRACTOR [] AGENT

APPLICATION AND PERMIT

City of Coachella

1515 Sixth Street

Coachella, California 92236

Phone: (760) 398-3002

7936

Item 5.

Morales Auto Repair Shop

Owner Marcelo Morales Address _____
 Job Address 84-801 Avenue 48 Tract _____ Lot _____
 Description of Work Construct Block Wall 200 lin. ft. @ 8 ft. high.

Date 11/2 20 09
 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. 760-899-3395 Cell Phone
 Address _____ Phone _____
 Workers Compensation Insurer _____ Address _____

Compensation Insurance Exemption On File

Construction Lender _____

SITE	DATE	INSPECTOR
Toilet Facility		
Construction Trailer		
BUILDING		
Fndn: Locatn, Form	<u>11/8/09</u>	<u>[Signature]</u>
Set Back, Grade	<u>11/8/09</u>	<u>[Signature]</u>
Reinforcement		
Uler Ground		
Slab: Grade, Rein.		
Bond Beam & Groul	<u>11-17-09</u>	<u>[Signature]</u>
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		

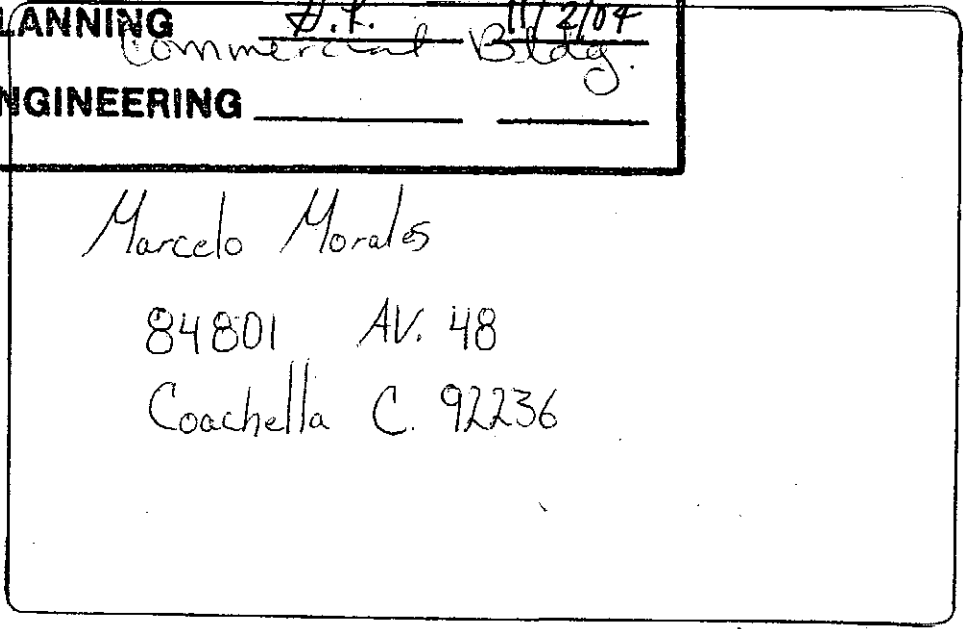
OCCUP. APPROVALS
Planning Division
Date: _____
By: _____
Engineering Division
Date: _____
By: _____
Fire Prevention
Date: _____
By: _____
Water Division
Date: _____
By: _____
Sanitation Division
Date: _____
By: _____
Building Department
Date: _____
By: _____

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

~~India~~ India Blk

APPROVED		
DEPT.	INITIALS	DATE
BUILDING	J.P.	11-02-04
PLANNING	J.P.	11/2/04
ENGINEERING		



Existing Fence

Marcelo Morales
 84801 AV. 48
 Coachella C. 92236

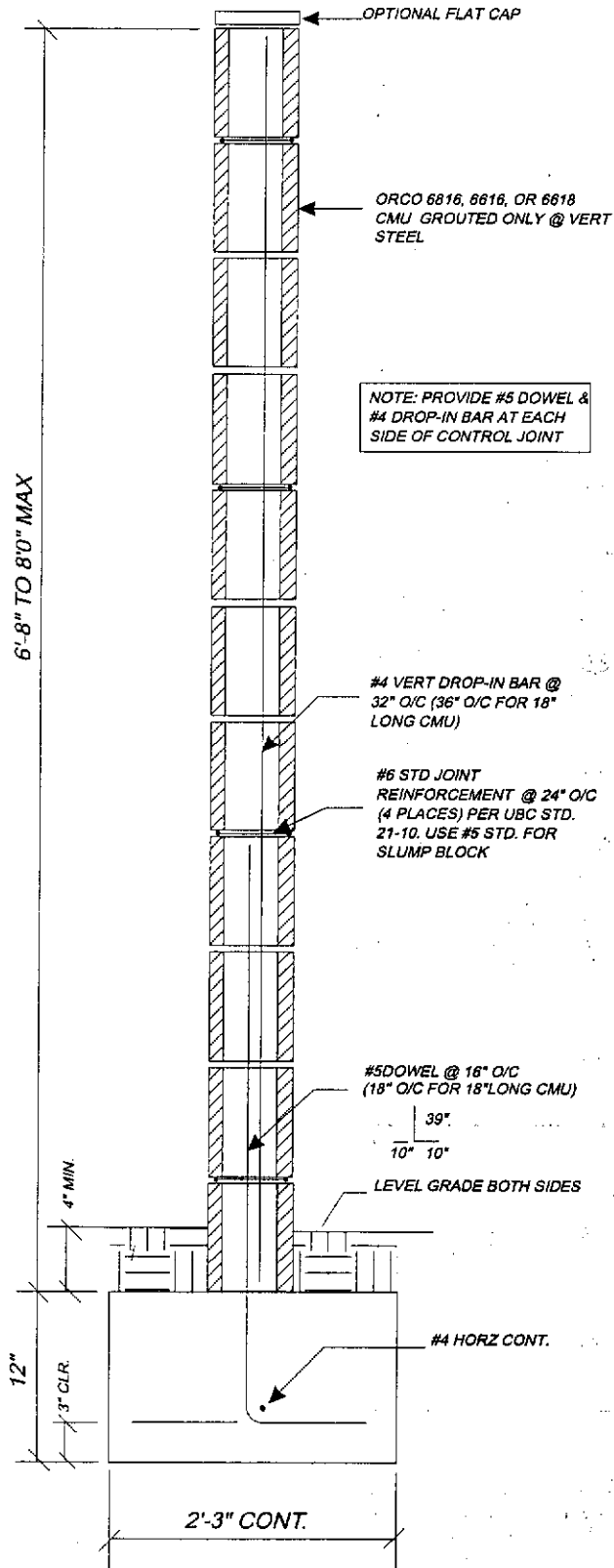
200' Block wall 8' High
8'x8'x16' Block

Diagon AV

AV. 48

Office Copy

8' HIGH **ORGO** WALL SYSTEM SITE WALL FOR 70 MPH WIND @ EXPOSURE C



DESIGN CRITERIA:

1. ALLOWABLE SOIL BEARING PRESSURE = 1500 PSF
2. ALLOWABLE LATERAL PASSIVE PRESSURE = 150 PCF
3. CONCRETE/GROUT STRENGTH = 2000 PSI @ 28 DAYS.
4. REINFORCING STEEL : GRADE 40 FOR #4 BARS AND SMALLER & GRADE 60 FOR #5 AND LARGER
5. SEISMIC - ZONE 4, 5 KM FROM TYPE A OR B SOURCE.
6. 1500 PSI MASONRY COMPRESSION STRENGTH.
HALF STRESSES USED - NO SPECIAL INSPECTION REQD.

- NOTES:**
1. CONCRETE BLOCK SHALL CONFORM TO UBC STD. 21-4. ORCO STD. PRECISION, SPLIT FACE, SLUMPED, OR WEDGELock BLOCK MAY BE USED
 2. CONCRETE FOR FOOTING SHALL BE 1 PART CEMENT TO 2-1/2 PARTS SAND TO 3-1/2 PARTS GRAVEL WITHA MAXIMUM OF 1-1/2 GALLONS OF WATER PER SACK. PORTLAND CEMENT SHALL CONFORM TO ASTM C 150 TYPE I/IV. $F_c = 2000$ PSI
 3. REINFORCING STEEL SHALL BE DEFORMED AND CONFORM TO ASTM A 615 GRADE 40 FOR #4 BARS AND SMALLER, GRADE 60 FOR #5 AND LARGER. PROVIDE 40 BAR DIAMETER LAP FOR GRADE 40 REBAR AND 48 BAR DIAMETER LAP FOR GRADE 60.
 4. REBAR SHALL BE CENTERED IN THE CONCRETE BLOCK CELL IN WHICH IT IS LOCATED.
 5. CONCRETE BLOCK SHALL BE LAYED IN A RUNNING BOND PATTERN WITH VERTICAL CONTINUITY OF THE CELLS UNO.
 6. ALL BLOCK CELLS CONTAINING VERTICAL REBAR SHALL BE SOLID GROUTED.
 7. USE OBP TYPE S MORTAR PROPORTIONED USING UBC TABLE NO. 21-A. 1 PART CEMENT TO 1/2 PART LIME TO 4-1/2 PARTS DAMP, LOOSE SAND.
 8. GROUT FOR CONCRETE BLOCK TO BE 1 PART CEMENT TO 3 PARTS SAND (GROUT MAY CONTAIN 2 PARTS 3/8" PEA GRAVEL IF WEATHER CONDITIONS ARE FAVORABLE AND BLOCK UNOBSTRUCTED CELL SIZE IS SUFFICIENT TO ALLOW GOOD GROUT FLOW). WATER SHALL BE ADDED TO PRODUCE GOOD GROUT FLOW WITHOUT SEGREGATION OF THE CONSITUENTS.
 9. BLOCK STEM MAY BE WET-SET 1-1/2" INTO THE FOOTING WHILE THE CONCRETE IS PLASTIC. BLOCK STEM MAY BE PLACED TO EITHER EDGE OF THE TRENCH TYPE FOOTING.
 10. FOOTING MUST BE POURED ON OR INTO UNDISTURBED NATURAL SOIL OR ON COMPACTED FILL WITH A MINIMUM COMPACTION OF 90%.
 11. IRST INSPECTION TO BE AFTER FOOTING TRENCHES ARE READY FOR CONCRETE AND ALL REQUIRED STEEL IS TIED IN PLACE. SECOND INSPECTION TO BE WHEN THE REQUIRED VERTICAL IS IN PLACE AND THE BLOCK WALL IS READY TO GROUT.
 12. MAXIMUM CONTROL JOINT SPACING: 40' O/C OR 20' O/C IF THE WALL IS TO BE STUCCO COATED.



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



PERMIT NO.: **BL-2005-04-00145**
USE ZONE: General Commercial

Item 5.

OCCUPANCY: CONSTR TYPE: SQ FT:

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

Project Address: 84801 AVENUE 48
COACHELLA CA 92236

Project Valuation: \$ 23,930.00

PARCEL #: 603232025

LOT #: 1

Applicant's Name: MARCEL MORALES

TRACT #: 0.00

Owner's Name: MARCEL MORALES

Owner's Address: 84801 AVENUE 48
COACHELLA CA 92236

Phone: (760) 391-5278

Fax:

Contractor's Name:

Phone:

Contractor's Address:

Fax:

Business Lic:

State Licence:

Contact Phone:

Contact Person:

Project Name:

Permit Type: FENCE

Description of Work: CONSTRUCT BLOCK WALL 2,393 LIN. FT. 2 FT. HIGH (TOTAL HEIGHT OF BLOCK WALL IS 8 FT. HIGH) SEE ADDITIONAL HEIGHT OF WALL WITH PERMIT BL-2005-04-00144

Condition:

FEE(S):			
BUILDING FENCE	\$377.25	Plan Check Fees	\$245.21
Strong Motion Instrumentation	\$5.03		
		Total Fees:	\$627.49

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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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

(Applicant Signature)

[Handwritten Signature]
4/20/05
Building
Planning

**CITY OF COACHELLA
INSPECTION LIST
COMMUNITY & DEVELOPMENT SERVICES**



PERMIT NO.: **BL-2005-04-00145**
USE ZONE.: General Commercial
OCCUPANCY: CONSTR TYPE: SQ FT:

Item 5.

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

Project Address: 84801 AVENUE 48
COACHELLA CA 92236

Project Valuation: \$ 23,930.00
PARCEL #: 603232025
LOT #: 1
TRACT #: 0.00

Applicant's Name: MARCEL MORALES
Owner's Name: MARCEL MORALES
Owner's Address: 84801 AVENUE 48
COACHELLA CA 92236

Phone: (760) 391-5278
Fax:

Contractor's Name: Phone:
Contractor's Address: Fax:
Business Lic:
State Licence:
Contact Person: Contact Phone:

Project Name: FENCE
Permit Type: FENCE
Description of Work: CONSTRUCT BLOCK WALL 2,393 LIN. FT. 2 FT. HIGH (TOTAL HEIGHT OF BLOCK WALL IS 8 FT. HIGH)
Condition: SEE ADDITIONAL HEIGHT OF WALL WITH PERMIT BL-2005-04-00144

BUILDING	Date	INSPECTOR	MECHANICAL	Date	INSPECTOR	ELECTRICAL	Date	INSPECTOR
Toilet Facility			FAU, AC, W/H			Temp. Power		
Construction Trailer			Comb, Air & Venting			Under Slab Work		
BUILDING			Circ. Air ducts, Etc.			Rough Conduit		
Fndn: Locatn, Forms Set Back, Grade			Location Clearance Access			Rough Wiring Grounding		
Reinforcement			Duct Insulation			Service		
Uler Ground			Fireplace Installation			Electric Release		
Slab: Grade, Rein.								
Bond Beam & Grout						FINAL APPROVALS		
POUR NO CONCRETE UNTIL SIGNED ABOVE			PLUMBING			Plumbing Fixtures		
Roof Deck/Trusses			Under Slab Work			Mechanical		
Pre-Wrap			Rough Plumbing			Gas Piping		
Frame: Fire stops Shear Bracing, Bolts			Rough Gas Piping			Electrical, Smoke Det.		
Hold Downs			Wet Test			Disabled Access		
Insulation			Bldg. Sewer			ENERGY		
Lath: Int			Septic Sys, Drain Field			Insulation Cert. (Res.)		
Dry Wall			Gas Line Test			Installation Cert. (Res.)		
Lath; Ext.			Grease Trap			Glazing		
			Gas Release					

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

FOOTINGS, COMPLETE WEST + SOUTH WALLS 200' of EAST 4-28-05 JRL

NOTICE TO ALL 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
CLAL FOR INSPECTION (24 HOURS IN ADVANCE) Phone: 398-3002

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



PERMIT NO.: **BL-2005-04-00144**

Item 5.

USE ZONE: General Commercial

OCCUPANCY: CONSTR TYPE: SQ FT:

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

Project Address: 84801 AVENUE 48
COACHELLA CA 92236

Project Valuation: \$ 43,074.00

PARCEL #: 603232025

LOT #: 1

Applicant's Name: MARCEL MORALES
Owner's Name: MARCEL MORALES
Owner's Address: 84801 AVENUE 48
COACHELLA CA 92236

TRACT #: 0.00

Phone: (760) 391-5278

Fax:

Contractor's Name:
Contractor's Address:

Phone:

Fax:

Business Lic:

State Licence:

Contact Phone:

Contact Person:

Project Name:

Permit Type: FENCE

Description of Work: CONSTRUCT BLOCK WALL 2,393 LIN. FT. @ 6 FT. HIGH (TOTAL HEIGHT OF BLOCK WALL IS 8 FT. HIGH) SEE ADDITIONAL HEIGHT OF WALL WITH PERMIT BL-2005-04-00145

Condition:

FEE(S):			
BUILDING FENCE	\$583.65	Plan Check Fees	\$379.37
Strong Motion Instrumentation	\$9.05		
		Total Fees:	\$972.07

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)

[Handwritten Signature] 4/20/05
Building
[Handwritten Signature] 4/20/05
Planning

**CITY OF COACHELLA
INSPECTION LIST
COMMUNITY & DEVELOPMENT SERVICES**



Item 5.

PERMIT NO.: **BL-2005-04-00144**
USE ZONE.: General Commercial
OCCUPANCY: CONSTR TYPE: SQ FT:

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

Project Address: 84801 AVENUE 48
COACHELLA CA 92236

Project Valuation: \$ 43,074.00

PARCEL #: 603232025

LOT #: 1

Applicant's Name: MARCEL MORALES

TRACT #: 0.00

Owner's Name: MARCEL MORALES

Owner's Address: 84801 AVENUE 48
COACHELLA CA 92236

Phone: (760) 391-5278

Fax:

Contractor's Name:

Phone:

Contractor's Address:

Fax:

Business Lic:

State Licence:

Contact Person:

Contact Phone:

Project Name: FENCE
Permit Type: FENCE

Description of Work: CONSTRUCT BLOCK WALL 2,393 LIN. FT. @ 6 FT. HIGH (TOTAL HEIGHT OF BLOCK WALL IS 8 FT. HIGH)
SEE ADDITIONAL HEIGHT OF WALL WITH PERMIT BL-2005-04-00145

BUILDING	Date	INSPECTOR	MECHANICAL	Date	INSPECTOR	ELECTRICAL	Date	INSPECTOR
Toilet Facility			FAU, AC, W/H			Temp. Power		
Construction Trailer			Comb, Air & Venting			Under Slab Work		
BUILDING			Circ. Air ducts, Etc.			Rough Conduit		
Fndn: Locatn, Forms			Location Clearance			Rough Wiring		
Set Back, Grade			Access			Grounding		
Reinforcement			Duct Insulation			Service		
Uler Ground			Fireplace Installation			Electric Release		
Slab: Grade, Rein.								
Bond Beam & Grout								
POUR NO CONCRETE UNTIL SIGNED ABOVE								
Roof Deck/Trusses			PLUMBING			FINAL APPROVALS		
Pre-Wrap			Under Slab Work			Plumbing Fixtures		
Frame: Fire stops			Rough Plumbing			Mechanical		
Shear Bracing, Bolts			Rough Gas Piping			Gas Piping		
Hold Downs			Wet Test			Electrical, Smoke Det.		
Insulation			Bldg. Sewer			Disabled Access		
Lath: Int			Septic Sys, Drain Field			ENERGY		
Dry Wall			Gas Line Test			Insulation Cert. (Res.)		
Lath: Ext.			Grease Trap			Installation Cert. (Res.)		
			Gas Release			Glazing		

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

FOOTINGS, Complete WEST + SOUTH WALLS. 200' of EAST 4-28-05 918

NOTICE TO ALL 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
CLAL FOR INSPECTION (24 HOURS IN ADVANCE) Phone: 398-3002

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



DATE: 12/12/2013
PERMIT NO: BL-2013-07-09818
USE ZONE: Manufacturing Services

Item 5.

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

OCCUPANCY: S-1 MH CONSTR TYPE: VB SQ FT: 2,400.00

Project Address: 84801 AVENUE 48
COACHELLA CA 92236

Project Valuation: \$ 124,872.00

PARCEL #: 603232025

LOT #: 1

TRACT #: 0.00

Applicant's Name: MARCEL MORALES

Owner's Name: MARCEL MORALES

Owner's Address: 84801 AVENUE 48
COACHELLA CA 92236

Phone: (760) 391-5278

Fax:

Contractor's Name:

Phone:

Contractor's Address:

Fax:

Business Lic:

State Licence:

Contact Person:

Contact Phone:

Project Name:

Permit Type: MASTER BUILDING PERMIT

Description of Work: REPLACE EXISTING WAREHOUSE WITH NEW METAL WAREHOUSE 2,400 SQ.FT. IN EXISTING
Condition: MANUFACTURING WRECKING PROPERTY (REISSUED PERMIT 12/12/13)

FEE(S):

BUILDING PERMIT FEES	\$1,135.00	Certificate of Occupancy Fee	\$256.00	General Gov Facilities Fee	\$55.83
Police Facilities Fee	\$7.26	Fire Facilities Fee	\$119.14	Streets & Transportation	\$1,798.65
Public Arts Impact Fee	\$312.18	Fire Dept. Developers Fee	\$140.00	1% Construction Tax	\$1,248.72
PLAN CHECK FEE	\$747.00	Strong Motion Instrumentation	\$26.22	Senate Bill 1473	\$6.00

TOTAL FEES: \$ 5,852.00

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.

[Handwritten Signature]
(Applicant Signature)

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] 12/12/13
Building

Planning

**CITY OF COACHELLA
INSPECTION LIST
COMMUNITY & DEVELOPMENT SERVICES**



ISSUE DATE:
 PERMIT NO: **BL-2013-07-09818**
 USE ZONE.: Manufacturing Services
 OCCUPANCY: CONSTR TYPE: SQ FT:
 S-1 MH VB 2400

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

Project Address: 84801 AVENUE 48
 COACHELLA CA 92236

Project Valuation: \$ 124,872.00

PARCEL #: 603232025
 LOT #: 1

Applicant's Name: MARCEL MORALES

TRACT #: 0.00

Owner's Name: MARCEL MORALES

Owner's Address: 84801 AVENUE 48
 COACHELLA CA 92236

Phone: (760) 391-5278

Fax:

Contractor's Name:

Phone:

Contractor's Address:

Fax:

Business Lic:

State Licence:

Contact Person:

Contact Phone:

Project Name: MASTER BUILDING PERMIT
 Permit Type:

Description of Work: REPLACE EXISTING WAREHOUSE WITH NEW METAL WAREHOUSE 2,400 SQ.FT. IN EXISTING
 Condition: MANUFACTURING WRECKING PROPERTY

BUILDING	Date	INSPECTOR	MECHANICAL	Date	INSPECTOR	ELECTRICAL	Date	INSPECTOR
Toilet Facility			FAU, AC, W/H			Temp. Power		
Construction Trailer			Comb, Air & Venting			Under Slab Work		
BUILDING			Circ. Air ducts, Etc.			Rough Conduit		
Fndn: Locatn, Forms Set Back, Grade	9-23-13	[Signature]	Location Clearance Access			Rough Wiring Grounding		
Reinforcement			Duct Insulation			Service		
Ufer Ground			Fireplace Installation			Electric Release		
Slab: Grade, Rein.								
Bond Beam & Grout								
POUR NO CONCRETE UNTIL SIGNED ABOVE								
Roof Deck/Trusses	12-16-13	[Signature]	PLUMBING			FINAL APPROVALS		
Pre-Wrap			Under Slab Work			Plumbing Fixtures		
Frame: Fire stops Shear Bracing, Bolts	12-16-13	[Signature]	Rough Plumbing			Mechanical		
Hold Downs			Rough Gas Piping			Gas Piping		
Insulation			Wet Test			Electrical, Smoke Det.		
Lath: Int			Bldg. Sewer			Disabled Access		
Dry Wall			Septic Sys, Drain Field			ENERGY		
Lath: Ext.			Gas Line Test			Insulation Cert. (Res.)		
			Grease Trap			Installation Cert. (Res.)		
			Gas Release			Glazing		

OCCUP. APPROVALS					
Planning Division	Engineering Division	Fire Prevention	Water Division	Sanitation Division	Building Division
Date: 12/14/13	Date:	Date: 11/22/2013	Date:	Date:	Date: 12-16-13
By: [Signature]	By:	By: KOHL HERRICK	By:	By:	By: [Signature]

NOTICE TO ALL 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

Coachella Valley Unified School District
83-733 Avenue 55, Thermal, CA 92274
(760) 398-5909 – Fax (760) 398-1224

Item 5.

This Box For District Use Only
DEVELOPER FEES PAID

AREA:		AMOUNT	
LEVEL ONE AMOUNT:	LEVEL TWO AMOUNT:	MITIGATION AMOUNT:	COMM/IND. AMOUNT:
DATE:	RECEIPT:	CHECK #:	INITIALS

CERTIFICATE OF COMPLIANCE
(California Education Code 17620)

Project Name: Marcelo Morales **Date:** August 29, 2013
Owner's Name: Marcelo Morales **Phone No.** 760-766-6233
Project Address: 84801 Ave 48, Coachella, CA 92236

Project Description: Replace Existing Warehouse with New Metal Warehouse

APN: BL-2013-07-09818 **Tract #:** _____ **Lot #'s:** _____

Type of Development: Residential Commercial **XX** Industrial

Total Square Feet of Building Area: 2,400 Sq. FT

Certification of Applicant/Owners: The person signing certifies that the above information is correct and makes this statement under penalty of perjury and further represents that he/she is authorized to sign on behalf of the owner/developer.

Dated: 8/29/13 **Signature:** 

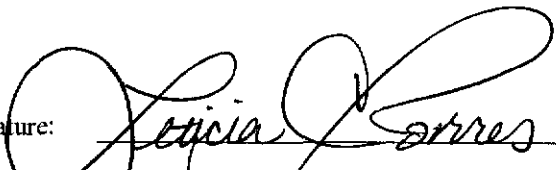
SCHOOL DISTRICT'S REQUIREMENTS FOR THE ABOVE PROJECT HAVE BEEN OR WILL BE SATISFIED IN ACCORDANCE WITH ONE OF THE FOLLOWING: (CIRCLE ONE)

Education Code 17620 **Gov. Code** 65995 **Project** Approval **Agreement Existing** Prior to 1/1/87 **Not Subject to Fee Requirement**

Number of Sq.Ft. 2,400
Amount per Sq.Ft. EXEMPT
Amount Collected 0.00

Building Permit Application Completed: Yes/No

By: Elsa F. Esqueda, Director of Facilities and Maintenance

Certificate issued by: Leticia Torres, Facilities Analyst **Signature:** 

NOTICE OF 90 DAY PERIOD FOR PROTEST OF FEES AND STATEMENT OF FEES

Section 66020 of the Government Code asserted by Assembly Bill 3081, effective January 1, 1997, requires that this District provide (1) a written notice to the project appellant, at the time of payment of school fees, mitigation payment or other exactions ("Fees"), of the 90-day period to protest the imposition of these Fees and (2) the amount of the fees. Therefore, in accordance with section 66020 of the Government code and other applicable law, this Notice shall serve to advise you that the 90-day protest period in regard to such Fees or the validity thereof, commences with the payment of the fees or performance of any other requirements as described in section 66020 of the Government code. Additionally, the amount of the fees imposed is as herein set forth, whether payable at this time or in whole or in part prior to issuance of a Certificate of Occupancy. As in the latter, the 90 days starts on the date hereof. This Certificate of Compliance is valid for thirty (30) days from the date of issuance. Extension will be granted only for good cause, as determined by the School District, and up to three (3) such extensions may be granted.



CITY OF COACHELLA

1515 SIXTH STREET, COACHELLA, CALIFORNIA 92236

PHONE (760) 398-3502 • FAX (760) 398-8117 • WWW.COACHELLA.ORG

September 30, 2013

Marcelo Morales
84-801 Avenue 48
Coachella CA 92236

**Re: Architectural Review 13-05 (Administrative)
Construction of new 2,400 sq. Ft. Steel Structure addition at 84-801 Avenue 48**

Dear Mr. Morales:

Development Services has completed an administrative review of the proposed addition to your existing auto repair facility located at the above address. The subject site is in the M-S (Manufacturing Service) zoning district and has an existing auto repair facility with office space, on-site parking, perimeter walls and improved parking driveway aisles that serve the property.

After reviewing your request along with the submitted plans, considering the agency comments, and considering the input provided by you on the final findings and conditions, your request for Architectural Review #13-05 has been **granted** by the Director. The attached Findings and Conditions have been made a part of this approval.

Pursuant to Section 17.70.080 of the Coachella Municipal Code any person aggrieved by the Director's decision may file an appeal to the Planning Commission within 15 days of the effective decision date.

Please call our office at (760)398-3102 if you have any questions regarding this matter.

Sincerely,

Luis Lopez
Development Services Director

Xc: File

**ATTACHMENT A
FINDINGS FOR ARCHITECTURAL REVIEW 13-05 (Administrative)**

1. The proposed 2,400 square foot addition is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2020. The site is located within the Light Industrial land use designation which allows industrial and auto repair uses, and there are no proposed changes to the existing uses on the property except for the expansion of floor area. The proposed addition and exterior modifications to the existing structures will maintain an auto repair use on the property, which is consistent with the General Plan land use designation.
2. The proposed use will be located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area. As conditioned, the proposed addition will substantially match the existing steel structure auto repair building and improve the existing industrial site with new exterior paneling to match the new addition, including new painting to be compatible with the vicinity. There are no existing sensitive uses or residences in the vicinity that would otherwise be affected by the project. The site has been used for many years for auto repair uses and this has not resulted in any observable adverse effects to the character of the general vicinity.
3. Consideration was given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities, to harmful effect, if any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets, and to any relevant impact of the development. The proposed addition to the exterior industrial building will add a new 24-foot high auto repair bay structure to the rear of the existing buildings on the site. The addition will be located approximately 125 feet from the front property line and will be architecturally treated to match the exterior appearance of existing buildings.
4. Where the proposed use may be potentially hazardous or disturbing to existing or reasonable expected neighboring uses, it must be justified by the common public interest as a benefit to the community as a whole. The Development Services Department does not anticipate any potentially hazardous or disturbing impacts on existing or neighboring uses. The proposed project is in an industrial area and there are no new environmental effects being created by the proposed addition. The added auto repair space will facilitate needed space for improved business operations and the use is required to comply with all local environmental program requirements as an auto repair facility.
5. The proposed façade renovation project is a class 1 Categorical Exemption of the California Environmental Quality Act (CEQA), pursuant to Section 15301 of the CEQA Guidelines, for "Existing Facilities." As such there is no further environmental review required under California State Law.

ATTACHMENT B
CONDITIONS OF APPROVAL FOR ARCHITECTURAL REVIEW 13-05 (Administrative)

1. This architectural review is granted to allow the construction of a 2,400 square foot addition to the rear portion of an existing auto repair business only. Prior to the issuance of a building permit for the project, the applicant shall submit detailed plans showing compliance with these conditions of approval for review and approval by the City's Planning and Building Division. The applicant shall submit a separate plan check to be processed through the City's Fire Department for review and approval.
2. The existing auto repair bay structures located in the rear of the existing office building shall be renovated with new exterior prefabricated metal siding panels, to create a consistent design appearance with the new addition.
3. The proposed addition and the east and west walls of the existing renovated prefabricated structure shall have a "Saddle Tan" field color and "Koko Brown" trim color using the Heritage Building System design themes, or comparable colors subject to review by the Planning Director. The roof structure shall have a textured paint application to create a non-metallic architectural appearance, subject to final review and approval by the Planning Director.
4. Prior to the issuance of building permits, the applicant shall install a reduced pressure backflow prevention device per City Standards for all water service connections to the existing facility. A permit must be obtained and field inspections approved, through the City's Engineering Division, to satisfy the requirements of this conditions.
5. The applicant shall agree to connect to future sewer main lines along Avenue 48, when City sewer services become available. This shall include installation of a sand/oil separator.
6. The applicant shall meet and confer with the Coachella Valley Water District and comply with requirements related to existing CVWD facilities that may traverse the subject site, prior to issuance of permits. The applicant shall submit proof of payment of all CVWD review fees prior to issuance of building permits.
7. Any new wall signs shall be submitted for review and approval to the Building Division by separate permit. New wall signs may be placed flat against the walls, below the eave lines of the auto repair structures.
8. All rooftop mechanical equipment shall be architecturally screened from view to the street, subject to review and approval by the Planning Director. The applicant shall submit plans showing adequate screening prior to the issuance of any mechanical permits.

Riverside County Fire Department



Fire Protection Planning Section

Riverside Office: 2300 Market St., Ste. 160, Riverside, CA 92501 Ph. (951) 986-4777 Fax (951) 986-4888
Palm Desert Office: 77-933 Las Montañas Rd., # 201 Palm Desert, CA 92211-4131 Ph. (760) 863-8886 Fax (760) 863-7872

Fire Department Clearance/Release

Date: 11/22/2013

To: COACHELLA B&S

Fax: _____

Tract/Parcel Map #: MARCELO'S AUTO SHOP

Permit/Lot #: COA-13-BP-027

Job Site Address: 84801 AVE 48

City, State, Zip: COACHELLA

- Final For Recordation
- Final for Alarm System
- Final for Fire Suppression System
- Shell Final Only (No Tenant)
- Release For Residential Sprinkler Installation

- Building Plan Check Fees Paid, Water Requirement Met- *if water applicable*
- Building Plan Check Fees Not Paid
- Residential Sprinkler Plan Check Fees Paid
- Residential Sprinkler Plan Check Fees Not Paid
- Other Fees
- Fees Not Required

If you should have any questions, please contact the appropriate Riverside County Fire Protection Planning office for further assistance.

KOHL HETRICK
Print Name of Plan Reviewer/Inspector Approved Release

Sent By: Print Name



December 11, 2013

Marcelo Morales
Marcelo's Auto Repair
84-801 Avenue 48
Coachella, CA 92236

**Subject: Permit No. BL 2013-07-09818 to allow a 2400 sq. ft. metal warehouse addition
84-801 Avenue 48 (APN's 603-232-025)**

Dear Mr. Morales:

Based on our discussions with you the City of Coachella has considered your request for an "after the fact" building permit at the above property in Coachella, California. Since you have substantially pursued the Planning and Building approvals through our offices with good faith, and in light of a revised Soils Compaction Report dated December 6, 2013 and supplemental information provided to address questions regarding the construction that proceeded in substantial conformance to the manufacturer's specifications and standard structural calculations, it is in the public interest to execute an agreement with respect to the following items.

The City of Coachella ("City") and Marcelo Morales ("Owner") hereby recite the following terms:

- Owner agrees to waive any rights to pursue litigation against the City of Coachella for disputes that may arise related to the issuance of the above-referenced building permit.
- The City agrees to issue an "after the fact" permit subject to field verification of improvements. The owner shall call for a building inspection for Permit No. BL-2013-07-09818 to allow the City's building inspector to verify "after the fact" improvements on the site. The owner agrees to make reasonable corrections, if warranted by the inspector, prior to obtaining final signatures on the project.
- The owner agrees to renovate the existing auto repair structure with new exterior prefabricated metal siding panels, to match the exterior appearance of the warehouse addition, within six (6) months of the effective date of this agreement, as required by Condition #2 of AR 13-05 (Administrative).

Concurred and Agreed To By:



Marcelo Morales
Marcelo's Auto Repair

Date:

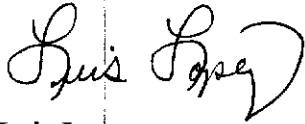
An Affirmative Action/Equal Opportunity Employer

12-12-13

- The owner shall paint the walls of the addition with “Saddle Tan” field color and “Koko Brown” trim color using the Heritage Building System design themes and apply a textured paint application to the roof within twelve (12) months of the effective date of this agreement, as required by Condition #3 of AR 13-05 (Administrative).

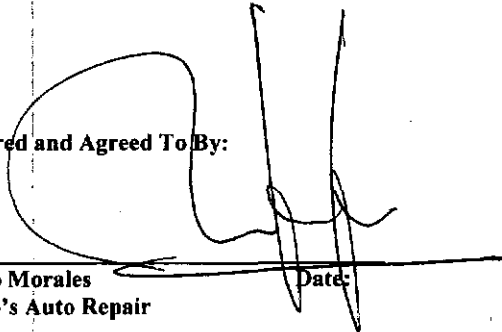
Please provide your signatures on the bottom of the pages of this letter and on the attached Indemnification Form to execute this agreement. Please contact me at (760) 398-3102 if you have any further questions regarding this matter.

Sincerely,



Luis Lopez
Development Services Director

Concurred and Agreed To By:



Marcelo Morales
Marcelo’s Auto Repair

12-12-13

Date:



Sladden Engineering

45090 Golf Center Parkway, Suite F, Indio, CA 92201 (760) 863-0713 Fax (760) 863-0727
6782 Stanton Avenue, Suite A, Buena Park, CA 90621 (714) 523-0952 Fax (714) 523-1369
450 Egan Avenue, Beaumont, CA 92223 (951) 845-7743 Fax (951) 845-8863
800 E. Florida Avenue, Hemet, CA 92543 (951) 766-8777 Fax (951) 766-8778

December 6, 2013

Project No. 522-13311
13-12-545

Marcelo's Auto Repair
84-801 Avenue 48
Coachella, California 92236

Project: Marcelo's Auto Repair
84-801 Avenue 48
Coachella, California

Subject: Compaction Testing – Garage Addition

Summarized in this report are the results of in-place density testing performed at the subject site as requested. Testing was performed subsequent to the construction of the building. Two holes were cored throughout the concrete slab to obtain in place moisture-density samples. The project site is located at 84-801 Avenue 48 in the City of Coachella, California.

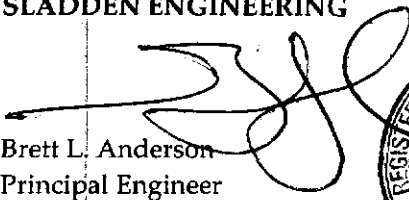
Coring and in place moisture -density testing was performed on December 4, 2013. Testing indicates that a minimum of 90 percent relative compaction was attained in the areas tested. The passing test results indicate compliance with the typical compaction requirements of the California Building Code (CBC) and the City of Coachella at the tested locations and depths but are no guarantee or warranty of the contractors work.

Field Tests: In-place moisture/density testing was performed using driven ring samples in accordance with ASTM Test Method D2937-90. A total of 2 density tests were performed. The test results are summarized on the attached data sheet.

Laboratory Tests: The moisture-density relationships for the soil were determined in the laboratory in accordance with ASTM-D Test Method 1557-91.

If there are any questions regarding this report or the testing summarized herein, please contact the undersigned.

Respectfully submitted
SLADDEN ENGINEERING


Brett L. Anderson
Principal Engineer



Compaction/gvm

Copies: 4 / Marcelo's Auto Repair

TEST RESULTS

Project Name: Marcelo's Auto Repair
 Location: 84801 Ave. 48, Coachella, California

PROJECT NO: 522 Item 5.
 REPORT NO: 13-12-545

Test No.	Date Tested	Location	Elevation	Dry Density in place	% Moisture in place	Relative Compaction	Maximum Density
		Garage Building Pad					
1	12/04/13	Per Plan	SG	109.3	8.2	91	119.5
2	12/04/13	Per Plan	SG	117.8	3.5	99	119.5
		SG = Subgrade					



Item 5.

PLEASE REMIT TO:
MAIN OFFICE
7651 Ronson Road,
San Diego, CA 92114-1511
Billing Inquiries: (858) 278-8351
FAX (352) 432-3655

81-501 INDUSTRIAL PL
INDIO, CA 92201
(760) 863-5558

Date
8-26-13

RENTAL INVOICE
EQUIPMENT IS CHARGED UNTIL CUSTOMER CALLS RENTAL
COUNTER FOR PICK UP CONFIRMATION NO.

Page: 1
Invoice No.
46343381

Bill To: 199999 Ship To:

MARCELO DANIEL MORALES
MARCELO'S AUTO REPAIR
43635 CALLE ESPAÑA
LA QUINTA CA 92253

WILL
CALL

Phone 760-699-1332

Terms: CASH Rental Period: 8-24-13 thru 8-26-13 Slam: 403/400

UNIT/ITEM	QUANTITY	PRICE/RATE	AMOUNT
-----------	----------	------------	--------

Deposit Received 8-24-13 77.35 Payment

Returned 173182 Model BW120AD4
Serial No. 101880021848
ROLLER BW120AD-4 BOMAG 175.00 Day 175.00
Rented: 8-24-13 11:00am thru 8-26-13 9:00am

Rates: 29.17 Hour 175.00 Day 700.00 Week 2,100.00 Month
METER in: 525.9 out: 523.9 net: 2.9
ENVIRONMENTAL FEE 7.00

Deposit Received 8-24-13 140.00 Payment

UNIT MUST BE RETURNED BY MONDAY 8/26/13 BY 8AM
FOR THE ONE DAY CHARGE

Deposit Refunded 8-26-13 10.85 Payment
DAMAGE WAIVER 24.50

CONTRACT CLOSED BY _____

Total Rentals	175.00
Total Misc. Charges	31.50
Subtotal	206.50
Less Deposits	206.50
Due	.00

X

Customer Signature

Name Printed

Date

CE Salesperson

SUBJECT TO TERMS AND CONDITIONS ON REVERSE SIDE

ORIGINAL

Monday, August 26, 2013 11:57:24 AM

CLAIMPOINT EQUIPMENT
81-501 INDUSTRIAL P1
INDIA, IN 46201
(760) 463430
Store#: 00004 Register# 001
Served by: 000007
Reference: 463430

Sale Refund (\$10.85)
Refund total (\$10.85)
Seq. 0430

VISA
Keyed
Credit card charge-ID 21766011419 (\$10.85)
00-Approval-072234
Balance \$0.00

[DUPLICATE PRINTED]
Monday, September 02, 2013 11:58:05 AM
by: 000007 - SABA

[THANK YOU!]
[CUSTOMER RECEIPT]
Thanks for choosing CLAIMPOINT EQUIPMENT!

Saturday, August 24, 2013 8:24:42 AM

CLAIMPOINT EQUIPMENT
81-501 INDUSTRIAL P1
INDIA, IN 46201
(760) 463430
Store#: 00004 Register# 003
Served by: 000007
Reference: 463430

Sale \$77.15
Sale total \$77.15
Seq. 0430

VISA
Keyed
Credit card charge-ID 21766011419 \$77.15
00-Approval-030349
Balance \$0.00

[DUPLICATE PRINTED]
Monday, September 02, 2013 11:58:28 AM
by: 000007 - SABA

[THANK YOU!]
[CUSTOMER RECEIPT]
Thanks for choosing CLAIMPOINT EQUIPMENT!

Saturday, August 24, 2013 10:55:08 AM

CLAIMPOINT EQUIPMENT
81-501 INDUSTRIAL P1
INDIA, IN 46201
(760) 463430
Store#: 00004 Register# 003
Served by: 000007
Reference: 463430

Sale \$140.00
Sale total \$140.00
Seq. 0430

VISA
Keyed
Credit card charge-ID 217660118580 \$140.00
00-Approval-001125
Balance \$0.00

[DUPLICATE PRINTED]
Monday, September 02, 2013 11:58:21 AM
by: 000007 - SABA

[THANK YOU!]
[CUSTOMER RECEIPT]
Thanks for choosing CLAIMPOINT EQUIPMENT!

DESERT RED-MIX

WEIGHED AT:

2059 Old Highway 111 El Centro, CA 92234 (760) 370-6005
 50-305 Highway 111 Coachella, CA 92236 (760) 398-7742
 Fargo Canyon Quarry 86-600 Fargo Canyon Rd Indio, CA 92201

OTHER SPECIFY
 Concrete is a perishable commodity and becomes the property of the purchaser upon batching at the plant.

COMMENTS
 ALL RETURNED CHECKS WILL BE CHARGED AT \$25.00 SERVICE CHARGE
 CHECKS
 DRIVERS LG

Item 5.

TO JOB: **550**
 ON JOB: **600**
 START POUR: **08:19**
 FINISH POUR: **08:50**
 LEAVE JOB: _____
 ARRIVE PLANT: _____

Job-site Cylinder Test: No Yes
 Water added on job at Customer's request: **10** gals to full Ld. Yes
 _____ gals to 2/3 Ld. Yes
 _____ gals to 1/3 Ld. Yes

TIME ON JOB: _____ MIN
 OVERTIME: _____ MIN
 RATE OF X: _____ PER MIN

REASON FOR DELAY TIME:
 JOB NOT READY
 JOB BROKE DOWN
 TRUCK BROKE DOWN
 ADDING WATER
 ARRIVED JOB EARLY
 SLOW PLACING METHOD

4 MIN PER YD FREE UNLOADING TIME ALLOWED
 ADDITIONAL UNLOADING TIME CHARGED AT CURRENT HOURLY TRUCK RATE
 CREDIT CARD PAYMENTS WILL BE CHARGED 2.5% PROCESSING FEE

All disputes are submitted to binding arbitration with AAA except small claims. All venues in Indio, CA. In event of default in payment of this invoice and it is necessary for seller to retain services of an attorney by reason thereof the buyer agrees to pay seller all costs and expenses incurred by person thereof including a reasonable attorney's fee plus 15% interest per month.
 CORONET CONCRETE PRODUCTS, INC. (CBA) DESERT RED-MIX AND DRIVERS are released from any responsibility for damages which may be incurred from delivering materials across the curb or property line and for any variations of color added to the concrete requested by the customer and will be added at the customer's own risk. Claims for shortages will not be allowed unless made at the time the material was delivered. Additional water added to this concrete will reduce its strength. Any water added is at customer's own risk.
 CAUTION: Freshly mixed concrete may cause skin irritation on prolonged exposure. Avoid direct contact where possible and wash exposed skin areas promptly with water. If any cementitious materials get into the eye, nose, immediately and repeatedly with water and get prompt medical attention. Keep out of reach of children.
 Received by: _____

PLANT: _____ DATE: _____ CUSTOMER NO: _____ SOLD TO: _____
 TX CD: _____ DELIVERY ADDRESS & INSTRUCTIONS: _____ MAR PAGE: _____
 (INDIO) WRECKING YARD (INDIO) 760-278-7559

CPUNO: _____ TICKET NO: 141302 TIME TYPED: 05:27 ZONE NO: 148276 PROJECT NO: _____
 LOAD NO: _____ CLUMP: _____ USE: _____ TRUCK NO: _____ DRIVER: _____ DRIVER NO: _____

LOAD QUANTITY	CUMULATIVE QUANTITY	ORDERED QUANTITY	PRODUCT CODE	PRODUCT DESCRIPTION	UNIT OF MEASURE	UNIT PRICE	TOTAL AMOUNT
10.00	10.00	50.00	9792	36.54SK FQ 3750 PSI	CU Yard	45.00	450.00
1.00	1.00	0.00	FE1	FUEL & ENVIRONMENTAL	Each	12.00	12.00
1.00	1.00	1.00	Fiber 1	FIBERMESH	Per Yrd	50.00	50.00
1.00	1.00	0.00	DELCHARGE	DELIVERY CHARGE	Per Yrd	25.00	250.00
				Short Load			0.00

LOAD WEIGHT SSD: _____
 *The prices of taxable items include sales tax. *Reimbursement computed to the nearest mill.
 WEIGHMASTER CERTIFICATE
 THIS IS TO CERTIFY that the following described commodity was weighed, measured or counted by a weighmaster whose signature is on this certificate, who is recognized authority of accuracy as prescribed by Chapter 77 (commencing with Section 12700) of Division 5 of the California Business and Professions Code. Administered by the Division of Measurement Standards of the California Department of Food and Agriculture.
 DESERT RED-MIX
 By: _____ Deputy

TAX	
PREVIOUS BALANCE	0.00
SUBTOTAL	0.00
OVERTIME CHARGE	792.00
TOTAL	792.00

MOLDONADO, REYES

792.00

DESERT REDI-MIX

WEIGHED AT:

COMMENTS:
 ALL RETURNED CHECKS WILL BE CHARGED AT \$25.00 SERVICE CHARGE
 CHECK#
 DRIVER'S LIC

2059 Old Highway 111 El Centro, CA 92234 (760) 370-0005
 450-305 Highway 111 Coachella, CA 92236 (760) 988-7717
 Fargo Canyon Quarry 88-600 Fargo Canyon Rd Indio, CA 92201
 OTHER SPECIFY: Concrete is a perishable commodity and becomes the property of the purchaser upon batching at the plant.

TO JOB: 6:03
 ON JOB: 6:26
 START POUR: 6:49
 FINISH POUR: 7:14
 LEAVE JOB: _____
 ARRIVE PLANT: _____

Job-site Cylinder Test: No
 Yes
 Yes
 Yes

Water added on job at Customer's request: 10 gals to full Ld
 _____ gals to 2/3 Ld
 _____ gals to 1/3 Ld

TIME ON JOB: _____ MIN
 REASON FOR DELAY TIME:
 JOB NOT READY
 JOB BROKE DOWN
 TRUCK BROKE DOWN
 ADDING WATER
 ARRIVED JOB EARLY
 SLOW PLACING METHOD

OVERTIME: _____ MIN
 RATE OF X: \$ _____ PER MIN
 \$ _____
 4 MIN PER YD FREE UNLOADING TIME ALLOWED.
 ADDITIONAL UNLOADING TIME CHARGED AT CURRENT HOURLY TRUCK RATE.
 CREDIT CARD PAYMENTS WILL BE CHARGED 2.5% PROCESSING FEE

All disputes are submitted to binding arbitration with AAA except small claims. All venues in Indio, CA. In event of default in payment of this invoice and it is necessary for seller to retain services of an attorney, reason thereof the buyer agrees to pay seller all costs and expenses incurred by person thereof including a reasonable attorney's fee plus 1.5% interest per month.
 CAUTION: Freshly mixed concrete may cause skin irritation on prolonged exposure. Avoid direct contact where possible and wash exposed skin areas promptly with water. If any cementitious materials get into the eye, rinse immediately and repeatedly with water and get prompt medical attention. Keep out of reach of children.
 BORONET CONCRETE PRODUCTS, INC. (DBA DESERT REDI-MIX AND DRIVERS) are released from any responsibility for damages which may be incurred from delivering materials across the curb or property line and for any variations of color added to the concrete requested by the customer and will be added at the customer's own risk. Claims for shortages will not be allowed unless made at the time this material was delivered. Additional water added to this concrete will reduce its strength. Any water added is at customer's own risk.

PLANT: _____ DATE: 05/27/17 CUSTOMER NO: 01801 SOLD TO: CAD TQ/TECH CUSTOMER PO/JOB OR LOT NO: Job 1
 TX CD: _____ DELIVERY ADDRESS & INSTRUCTIONS: AVE. 45 WRECKING YARD INDIO (760) 275-7958 MAP PAGE: _____

LOAD NO	SLUMP	TUBE	TRUCK NO	DRIVER	DRIVER NO
1					

LOAD QUANTITY	CUMULATIVE QUANTITY	ORDERED QUANTITY	PRODUCT CODE	MIX AND PRODUCT DESCRIPTION	UNIT OF MEASURE	UNIT PRICE	AMOUNT
10.00	20.00	50.00	9702	6.5 SH. EQ 3750 PSI	Cu Yard	45.00	450.00
1.00	2.00	0.00	FE1	FUEL & ENVIRONMENTAL	Each	12.00	12.00
1.00	2.00	1.00	Fiber 1	FIBERMESH	Per Yrd	5.00	50.00
1.00	2.00	0.00	DELCHARGE	DELIVERY CHARGE	Per Yrd	28.00	280.00
				Short Load			0.00

LOAD WEIGHT SSD: _____
 The prices of taxable items include sales tax. Reimbursement computed to the nearest mill.
 WEIGHMASTER CERTIFICATE
 THIS IS TO CERTIFY that the following described commodity was weighed, measured or counted by a weighmaster whose signature is on this certificate, who is recognized authority of accuracy as prescribed by Chapter 7 (commencing with Section 12700) of Division 5 of the California Business and Professions Code, Administered by the Division of Measurement Standards of the California Department of Food and Agriculture.
 DESERT REDI-MIX
 By: _____ Deputy

TAX	
PREVIOUS BALANCE	0.00
SUB TOTAL	792.00
OVERTIME CHARGE	792.00
TOTAL	

Item 5.

DESENI NEDIVIA

WEIGHED AT

2059 Old Highway 111
El Centro CA 92234
(760) 370-0005

60-306 Highway 111
Pargo Canyon Quarry
86-600 Pargo Canyon Rd
Indio CA 92201
(760) 399-7717

OTHER SPECIFY
(If materials are separate commodity and becomes the property of the purchaser upon receipt at the plant)

CEMENTS
ALL RETURNED CHECKS WILL BE CHARGED AT \$25.00 SERVICE CHARGE

CHECKS
792.00

DRIVERS LLC

TO JOB _____

ON JOB _____

START FOUR _____

FINISH FOUR _____

LEAVE JOB _____

ARRIVE PLANT _____

Job-site Cylinder Test: _____

Water added per job at _____

Customer's request: _____

gals to full load _____

gals to 2/3 load _____

gals to 1/3 load _____

MIN. PERIOD BETWEEN JOBS _____

OVER TIME _____

RATE OF X \$ _____ PER MIN _____

REASON FOR DELAY (TIME) _____

4 MIN. PER YD. FREE UNLOADING TIME ALLOWED

ADDITIONAL UNLOADING TIME CHARGED AT CURRENT HOURLY TRUCK RATE

CREDIT CARD PAYMENT WILL BE CHARGED 2.5% PROCESSING FEE

All disputes are submitted to binding arbitration with AAA except small claims. All vehicles in Indio CA. In event of default in payment of this invoice, and it is necessary for seller to retain services of an attorney by reason thereof the buyer agrees to pay seller all costs and expenses incurred by seller, including a reasonable attorney's fee plus 1.5% interest per month.

CAUTION: Freight mixed concrete may cause skin irritation on prolonged exposure. Avoid direct contact where possible and wash exposed skin areas promptly with water. If any cementitious materials get into the eye, rinse immediately and repeatedly with water and get prompt medical attention. Keep out of reach of children.

Received by: *[Signature]*

PLANT DATE: 09/27/13 CUSTOMER NO: 02001 SOLD TO: EOD TOLTECH

DELIVERY ADDRESS & INSTRUCTIONS: WRECKING YARD (760) 275-7958

MAP PAGE: 8191

LOAD QUANTITY	CUMULATIVE QUANTITY	TRUCK NO.	DRIVER	PRODUCT CODE	PRODUCT DESCRIPTION	UNIT OF MEASURE	UNIT PRICE	AMOUNT
10.00	30.00	9702	REYNOLDS, ETC	6-6 SK. EP 3750 C91	CU YARD	45.00	450.00	
1.00	3.00	FEL		PIEL & FVJ ROMENTAL	Each	12.00	12.00	
1.00	3.00	FIBER 1		FIBERMESH	Per Yrd	5.00	50.00	
1.00	3.00	DELCHARGE		DELCHARGE DELIVERY CHARGE	Per Yrd	28.00	280.00	
					Shortload		0.00	

LOAD WEIGHT SSB

INSPECTOR: MALDONADO REYES

BY: *[Signature]*

DESSERT RED MIX

WEIGHMASTER CERTIFICATE

THIS IS TO CERTIFY that the following described quantity was weighed, measured or counted by a weighmaster whose signature is on this certificate, who is recognized authority of accuracy as established by Chapter 7, commencing with Section 12700 of Division 5 of the California Business and Professions Code, Administered by the Division of Measurement Standards of the California Department of Pesticide Regulation.

The prices of variable items include sales tax. Reimbursement computed to the nearest mill.

TAX: 0.00

PREVIOUS BALANCE: 0.00

SUBTOTAL: 584.00

OVERTIME CHARGE: 792.00

TOTAL: 2376.00

DESERT RED MIX

WEIGHED AT

2099 Old Highway 111
El Centro, CA 92234
(760) 370-0805

60-405 Highway 111
Fargo Canyon Quarry
86-900 Fargo Canyon Rd
Indio, CA 92201
(760) 396-7717

OFFICE SPECIFY
Gypsum is a payable commodity and becomes the property of the purchaser upon delivery at the plant.

COMMENTS:
ALL RETURNED CHECKS WILL BE CHARGED AT \$25.00 SERVICE CHARGE

CHECK # _____
DRIVERS ID _____

TO JOB _____
ON JOB _____
START POUR _____
FINISH POUR _____
LEAVE JOB _____
ARRIVE PLANT _____

Job-site Cylinder Test:
Water added on job at Customer's request:
gals to full load _____
gals to 2/3 full load _____
gals to 1/3 full load _____

REASON FOR DELAY TIME:
 JOB NOT READY
 JOB BROKE DOWN
 TRUCK BROKE DOWN
 ADDING WATER
 APPROVED EARLY
 SLOW PAVING METHOD

2-MIN PER YD FREE UNLOADING TIME ALLOWED
ADDITIONAL UNLOADING TIME CHARGED AT CURRENT HOURLY TRUCK RATE

CREDIT CARD PAYMENTS WILL BE CHARGED 2.5% PROCESSING FEE

All disputes are submitted to binding arbitration with AAA except small claims. All values in Indio, CONCRETE PRODUCTS INC. DBA DESERT RED MIX AND DRIVERS are released CA in event of default in payment of this invoice and it is necessary for seller to retain services of an attorney by reason thereof the buyer agrees to pay seller all costs and expenses incurred by reason thereof including a reasonable attorney's fee plus 15% interest on the amount thereof. Freshly mixed concrete may cause skin irritation and allergic exposure. Avoid direct contact with eyes. If any cementitious material gets into the eye, flush immediately and repeatedly with water and get prompt medical attention. Keep out of reach of children.

PLANT # _____ DATE _____ CUSTOMER NO. _____ SOLD TO _____
TX CD # _____ DELIVERY ADDRESS & INSTRUCTIONS _____
INDIO _____
WRECKING YARD _____
PROJECT NO. _____ (760) 275-7956

LOAD NO.	LOAD QUANTITY	TICKET NO.	TIME TYPED	ZONE NO.	DRIVER	MIX AND PROBUC DESCRIPTION	UNIT OF MEASURE	UNIT PRICE	AMOUNT
10-00	40.00	5-18122	1:07:28	148193		6.5 BK. EQ 3750 PSI CU YARD	CU Yard	43.00	1720.00
1-00	4.00					FUEL & ENVIRONMENTAL	Each	12.00	48.00
1-00	4.00					FIBERMESH	Per Yrd	5.00	20.00
1-00	4.00					DELCHARGE	Per Yrd	28.00	112.00
						DELIVERY CHARGE	Short Load	0.00	0.00

LOAD WEIGHT STD _____

INSPECTOR _____

BY _____ Deputy

MELDONADO, REYES _____

DESERT RED MIX

The prices of taxable items include sales tax. Reimbursement computed to the nearest mill.

THIS IS TO CERTIFY that the following described commodity was weighed, measured or counted by a weighmaster whose signature is on this certificate, who is recognized authority of accuracy as prescribed by Chapter 7 (commencing with Section 27700) of Division 5 of the California Business and Professions Code, Administered by the Division of Measurement Standards of the California Department of Food and Agriculture.

TAX	
PREVIOUS BALANCE	0.00
SUB-TOTAL	2376.00
OVERTIME CHARGE	792.00
TOTAL	3168.00

DESERT KEDI-MIX

WEIGHED AT:

2059 Old Highway 111
 El Centro, CA 92234
 (760) 370-0065

50-305 Highway 111
 Fargo Canyon Quarry
 Cocheila, CA 92236
 (760) 395-7717

Other Facility
 Concrete for portable commodity
 and incurs the company of the
 purchaser upon loading at the plant.

COMMENTS:
 ALL RETURNED CHECKS WILL BE
 CHARGED AT \$30.00 SERVICE CHARGE.
 CHECK #
 DRIVER'S LIC.

TIME ON JOB
 MIN. _____
 OVERTIME _____
 RATE OF X _____ PER MIN.

REASON FOR DELAY TIME:
 JOB NOT READY
 CREW SLOW DOWN
 TRUCK BROKE DOWN
 AGING WATER
 ARRIVED TOO EARLY
 SLOW PAVING METHOD

4 MIN PER YD. FREE UNLOADING TIME ALLOWED.
 ADDITIONAL UNLOADING TIME CHARGED AT CURRENT HOURLY TRUCK RATE.
 (CREDIT CARD PAYMENTS WILL BE CHARGED 2.5% PROCESSING FEE)

All disputes are submitted to binding arbitration with AAA except small claims. All venues in Idaho. GORGETT CONCRETE PRODUCTS INC. DBA DESERT KEDI-MIX AND DRIVERS are released
 CA. In event of default in payment of this invoice and it is necessary for seller to render services or an attorney's responsibility for damages which may be incurred in enforcing this
 agreement by reason thereof the buyer agrees to pay seller all costs and expenses incurred by reason of such enforcement, including a reasonable attorney's fee plus 15% thereafter monthly.
 OBLIGATION: Prepacked concrete may cause skin irritation on prolonged exposure. Avoid direct contact with water. If any cementitious materials get into the eyes, nose, mouth, or on the skin, wash immediately and repeatedly with water and get prompt medical attention. Keep out of reach of children.

PEANT: _____ DATE: 09/27/15 CUSTOMER NO: 0001 SOLD TO: COD TEL TECH
 DELIVERY ADDRESS & INSTRUCTIONS: 4001 W. BARKING YARD PROJECT SITE
 MAP PAGE: 0101
 CUSTOMER JOB NO: 0101

LOAD NO.	TICKET NO.	SLUMP	TRUCK NO.	DRIVER	UNIT OF MEASURE	PRICE	AMOUNT
10-00	5-14186	5.00	02108	LAB137	CU YARD	45.00	450.00
1-00		5.00			EACH	12.00	12.00
1-00		5.00			PER YD	5.00	50.00
1-00		5.00			PER YD	28.00	280.00
					Shortload		0.00

LOAD WEIGHT STD: _____
 INSPECTOR: MALDONADO REYES
 DEPUTY: M

TAX: _____
 PRESUMES BALANCE: 0.00
 SUB TOTAL: 816.00
 OVERTIME CHARGE: 792.00
 TOTAL: 1608.00

THIS IS TO CERTIFY that the following described commodity was weighed, measured and counted by a weighmaster whose signature is on this certificate. Who is recognized authority on the day as prescribed by Chapter 7 (Commencing with Section 422700) of Division 5 of the California Business and Professions Code. Administered by the Division of Measurement Standards of the California Department of Food and Agriculture.

WEIGHMASTER CERTIFICATE
 The price of taxable items include sales tax. Reimbursement computed to the nearest mill.

DESERT REDI-MIX

WEIGHED AT
 2050 Old Highway 111
 El Centro, CA 92234
 (760) 370-0065

50,305 Highway 111
 Capotella, CA 92236
 (760) 398-7717

Fargo Canyon Quarry
 86-000 Fargo Canyon Rd
 Indio, CA 92201

OTHER SPECIFY
 Concrete is a desirable commodity
 and because of its perishable nature,
 please order upon building at the plant.

COMMENTS
 ALL RETURNED CHECKS WILL BE
 CHARGED AT \$65.00 SERVICE CHARGE
 CREDIT
 DRIVERS LIC

Job-site Cylinder Test: No Yes

Water added on job at customer's request: 10

gals to full load: _____

gals to 2/3 Ld: _____

gals to 1/3 Ld: _____

Job NOT READY
 JOB BROKE DOWN
 TRUCK BROKE DOWN
 ADDING WATER
 ARRIVED JOB EARLY
 SLOW PLACING METHOD

REASON FOR DELAY TIME
 4 MIN. PER YD. PREEUNLOADING TIME ALLOWED.
 ADDITIONAL UNLOADING TIME CHARGED AT CURRENT HOURLY TRUCK RATE.
 CREDIT CARD PAYMENTS WILL BE CHARGED 2.5% PROCESSING FEE.

PLANT DATE: 09/25/71
 CUSTOMER NO: 7001
 SOLD TO: EDD TOLTECH

TX. NO. DELIVERY ADDRESS & INSTRUCTIONS
 WRECKING YARD (750) 875-2958 MARCELOS WRECKING YARD PROJECTS
 148201

DRIVER: MICHAEL BROWN
 PRODUCT: CONCRETE

CONCRETE PRODUCTS, INC. P.O. BOX 2000, REDHILL, CALIF. 91769

CONCRETE PRODUCTS, INC. P.O. BOX 2000, REDHILL, CALIF. 91769

CONCRETE PRODUCTS, INC. P.O. BOX 2000, REDHILL, CALIF. 91769

CONCRETE PRODUCTS, INC. P.O. BOX 2000, REDHILL, CALIF. 91769

LOAD QUANTITY	CUMULATIVE QUANTITY	SLUMP	TIME USED	ZONE	TRACK NO.	DRIVER	MIX AND PRODUCT DESCRIPTION	UNIT OF MEASURE	UNIT PRICE	AMOUNT
7.00	7.00	5-7	08:35	1	522	MICHAEL BROWN	6.5 BK. ENVIRONMENTAL	CU YARD	45.00	315.00
1.00	8.00	5-7	08:35	1	522	MICHAEL BROWN	FUEL & ENVIRONMENTAL	Each	12.00	12.00
1.00	9.00	5-7	08:35	1	522	MICHAEL BROWN	FIBER MESH	Per Yrd.	5.00	35.00
1.00	10.00	5-7	08:35	1	522	MICHAEL BROWN	DELIVERY CHARGE	Per Yrd.	28.00	196.00
								Short Load		0.00

WEIGHMASTERS CERTIFICATE

THIS IS TO CERTIFY that the following described commodity was weighed, measured or counted by a weighmaster whose signature is on this certificate, who is recognized authority of accuracy as prescribed by Chapter 7 (commencing with Section 47000) of Division 5 of the California Business and Professions Code. Administered by the Division of Measurement Standards of the California Department of Food and Agriculture.

DESERT REDI-MIX

INSPECTOR: MALDONADO REYES

PREVIOUS BALANCE: 0.00
 SUBTOTAL: 568.00
 OVERTIME CHARGE: 558.00
 TOTAL: 1126.00

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



DATE: 12/10/2018
 PERMIT NO: **BL-2018-12-13159**
 USE ZONE: Manufacturing Services
 OCCUPANCY: CONSTR TYPE: SQ FT:

Item 5.

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

Project Address: 84801 AVENUE 48
 COACHELLA CA 92236

Project Valuation: \$ 5,000.00

PARCEL #: 603232025

LOT #: 1

TRACT #: 0.00

Applicant's Name: MARCELO MORALES
 Owner's Name: MARCELO MORALES
 Owner's Address: 43635 CALLE ESPADA
 LA QUINTA CA 92253

Phone: (760) 391-5277

Fax:

Contractor's Name:

Phone:

Contractor's Address:

Fax:

Business Lic:

State Licence:

Contact Phone:

Contact Person:

Project Name:

Permit Type: MISCELLANEOUS BUILDING PERMIT

Description of Work: FACADE RENOVATION, HANDICAP RAMP PLUS NEW ENTRY DOOR AS PER ATTACHED
 Condition: APPROVED BUILDING PLANS.

FEE(S):

BUILDING FEE	\$155.00	1% Construction Tax	\$40.00	Plan Check Fees	\$68.50
Strong Motion Instrumentation	\$1.12	Senate Bill 1473	\$1.00		

TOTAL FEES: \$ 265.62

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.

(Handwritten Signature)

 (Applicant Signature)

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.

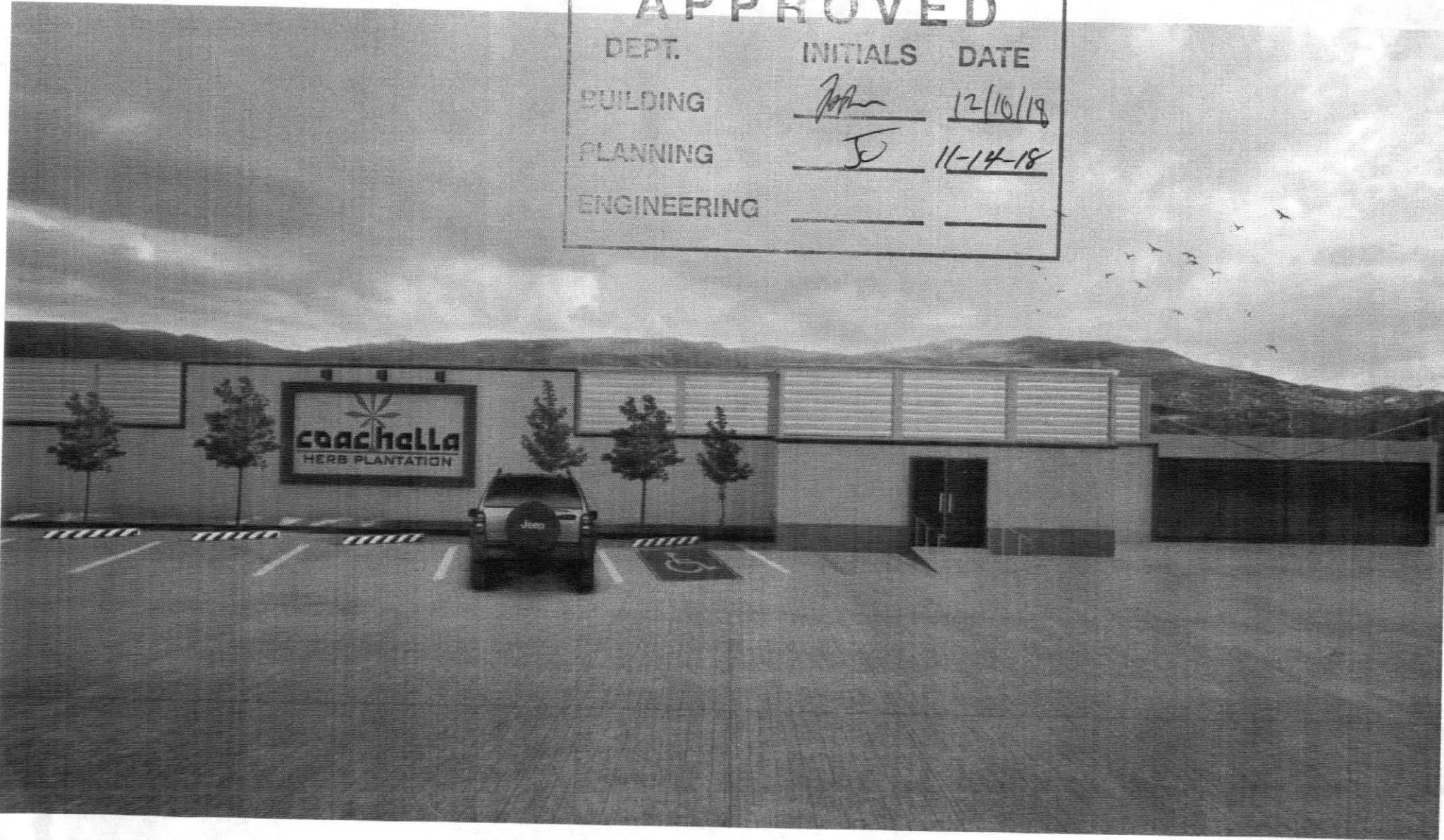
Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void, if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is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

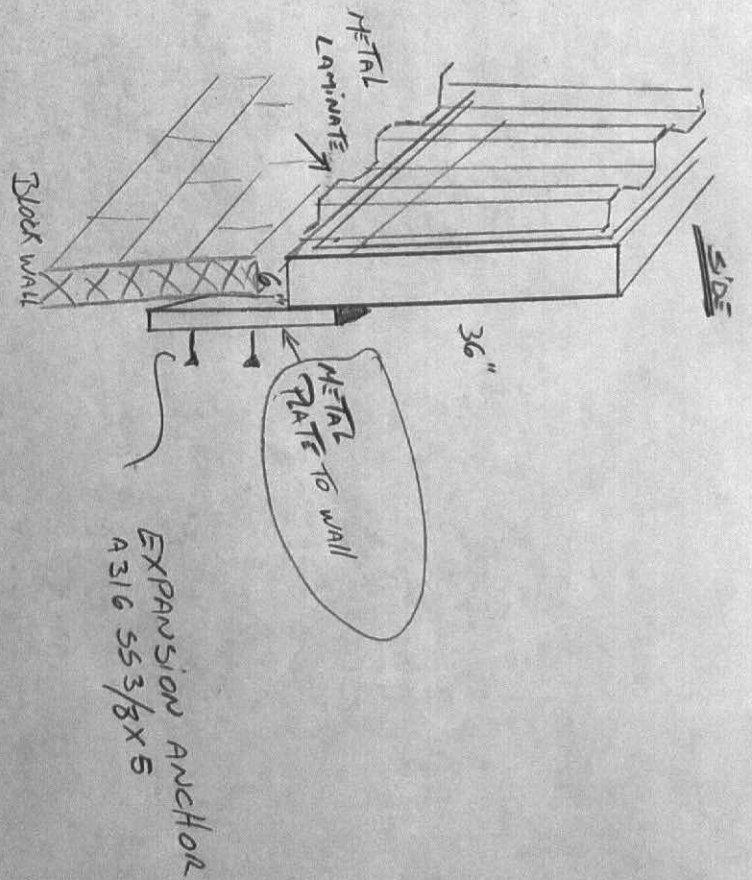
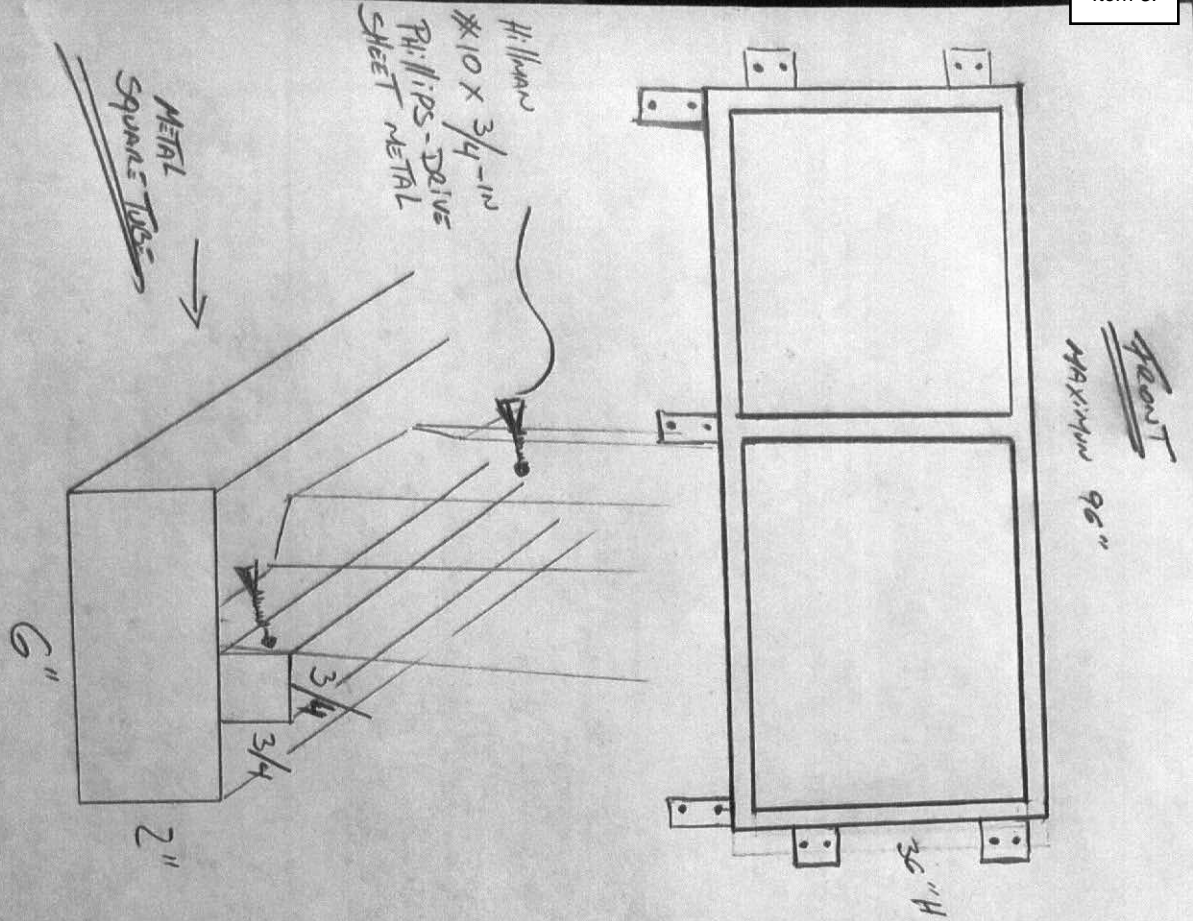
(Handwritten Signature)

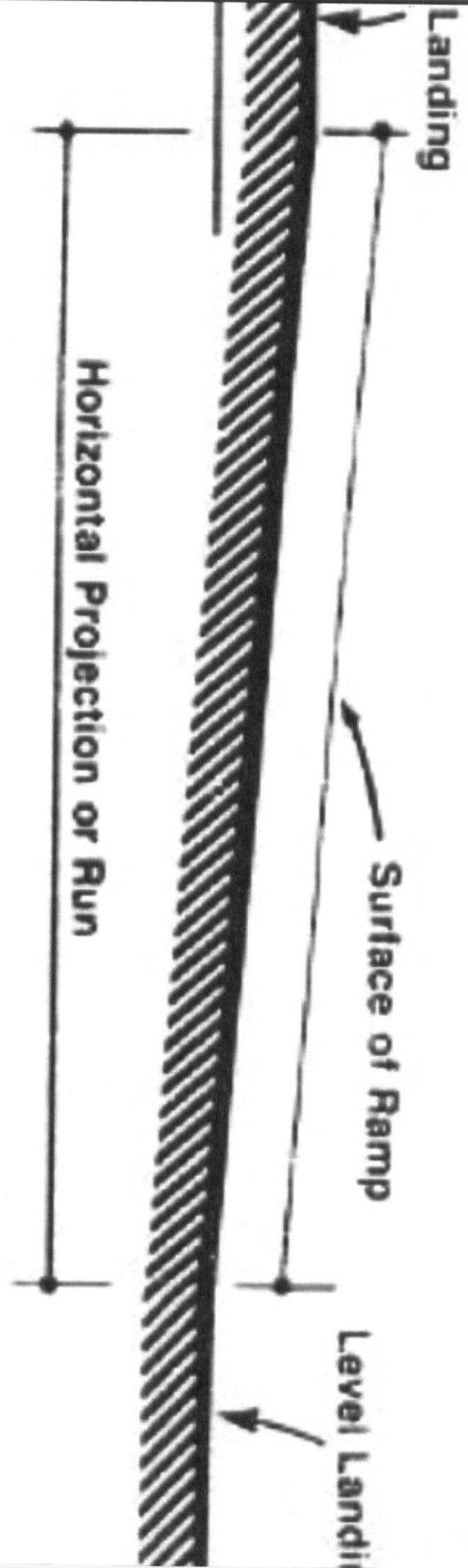
Building

Planning

APPROVED		
DEPT.	INITIALS	DATE
BUILDING	<u>JA</u>	<u>12/10/18</u>
PLANNING	<u>J</u>	<u>11-14-18</u>
ENGINEERING	<u> </u>	<u> </u>







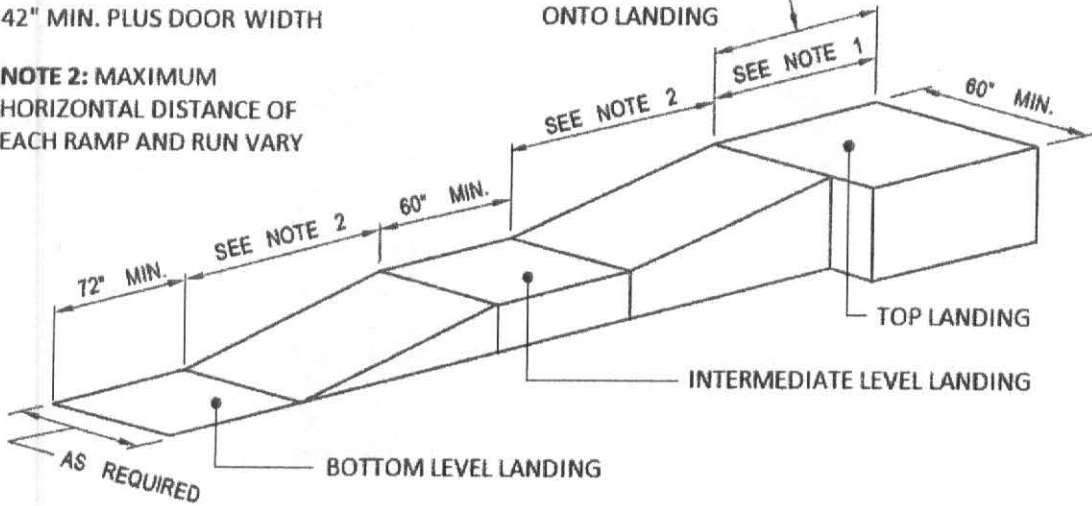
Maximum Rise Maximum Horizontal Projection

Slope	in	mm	ft	m
1:12 to < 1:16	30	760	30	9
1:16 to < 1:20	30	760	40	12

NOTE 1: WHEN DOOR SWINGS ONTO LANDING
42" MIN. PLUS DOOR WIDTH

NOTE 2: MAXIMUM HORIZONTAL DISTANCE OF EACH RAMP AND RUN VARY

60" MIN. WHEN NO DOOR SWINGS ONTO LANDING

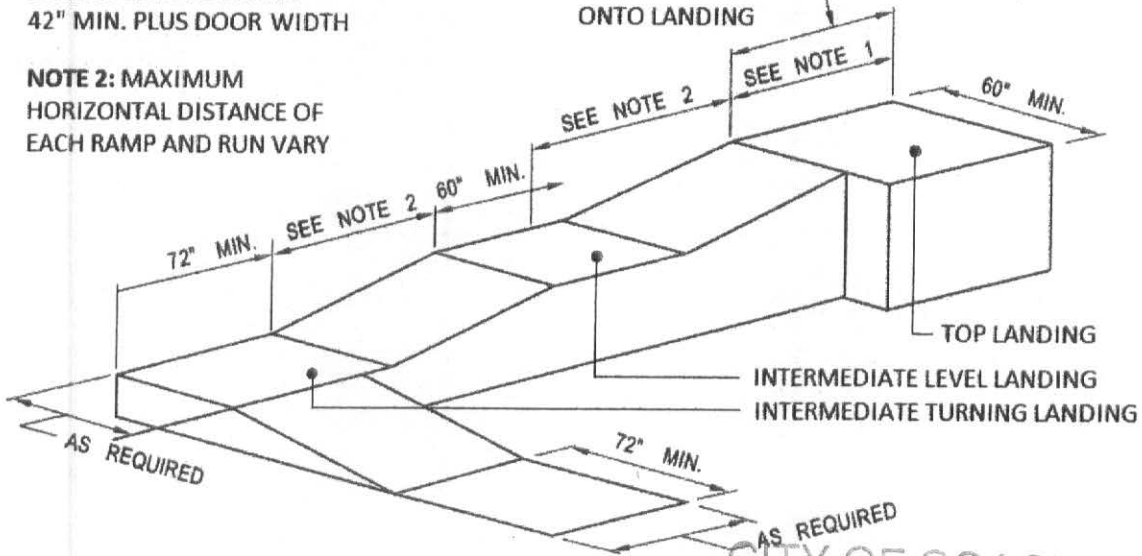


(a) STRAIGHT RAMP RUN

NOTE 1: WHEN DOOR SWINGS ONTO LANDING
42" MIN. PLUS DOOR WIDTH

NOTE 2: MAXIMUM HORIZONTAL DISTANCE OF EACH RAMP AND RUN VARY

60" MIN. WHEN NO DOOR SWINGS ONTO LANDING



(b) RAMP WITH TURNING LANDING

CITY OF COACHELLA
BUILDING DIVISION

APPROVED BY *[Signature]*

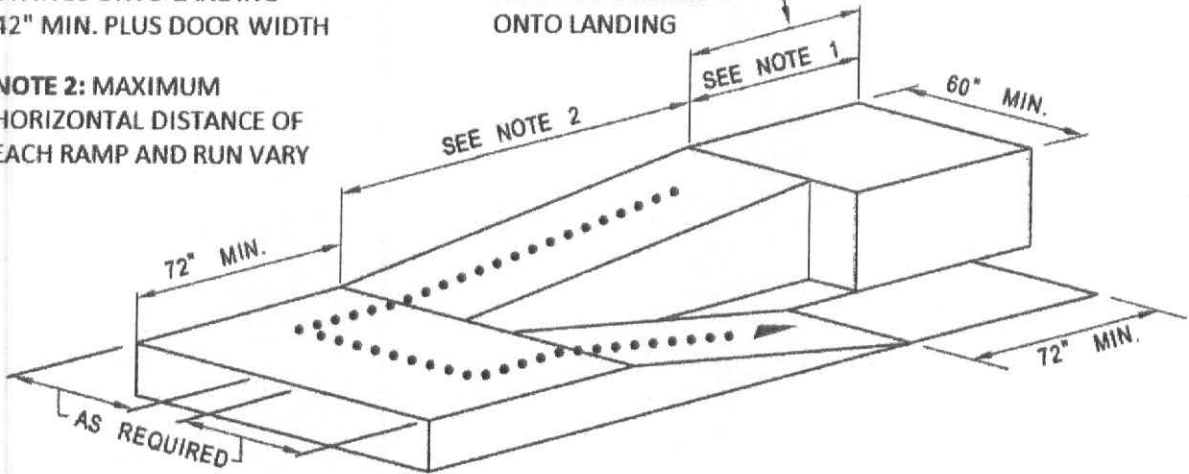
**FIGURE 11A-6C
RAMP DIMENSIONS**

Approval of these plans shall be construed to be a permit for construction of, any violation of any of the provisions of the state or local laws. Check that all plans must be kept on file until completion.

NOTE 1: WHEN DOOR SWINGS ONTO LANDING
42" MIN. PLUS DOOR WIDTH

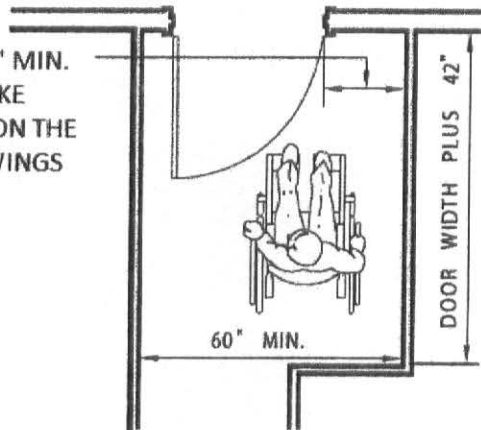
60" MIN. WHEN
NO DOOR SWINGS
ONTO LANDING

NOTE 2: MAXIMUM
HORIZONTAL DISTANCE OF
EACH RAMP AND RUN VARY



(a) RAMP WITH INTERMEDIATE SWITCH BACK LANDING

24" MIN. EXTERIOR AND 18" MIN.
INTERIOR BEYOND THE STRIKE
EDGE OF A GATE OR DOOR ON THE
SIDE TOWARD WHICH IT SWINGS



(b) RAMP LANDING AT DOORWAY

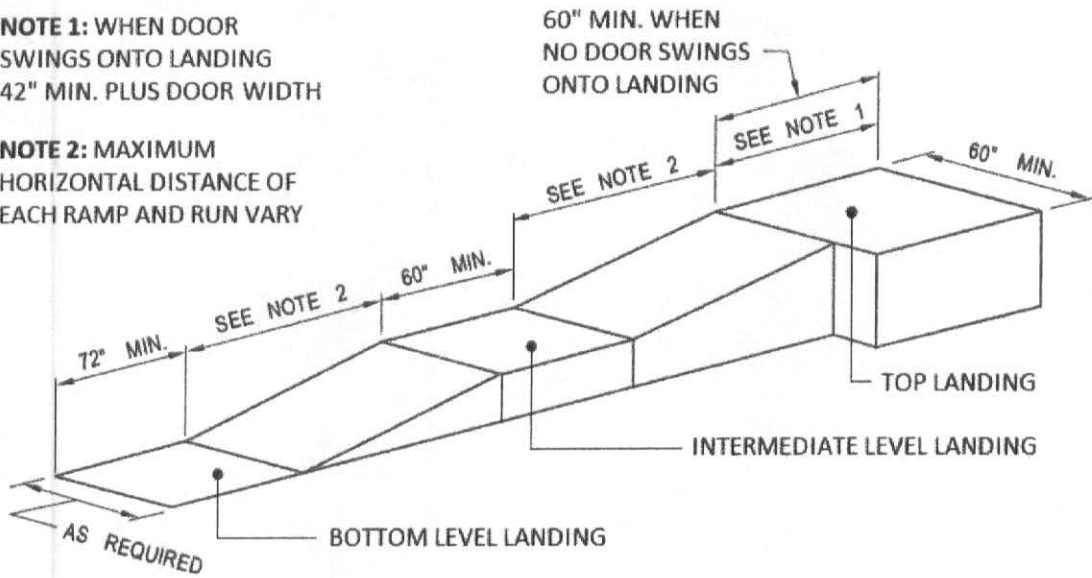
CITY OF COACHELLA
BUILDING DIVISION

FIGURE 11A-6D APPROVED BY
RAMP LANDING AND DOORWAY

[Signature]
Approval of these plans shall be construed to be a permit for construction of, any violation of any of the provisions of the state or local laws. One set of approved plans must be kept on the job until completion.

NOTE 1: WHEN DOOR SWINGS ONTO LANDING
42" MIN. PLUS DOOR WIDTH

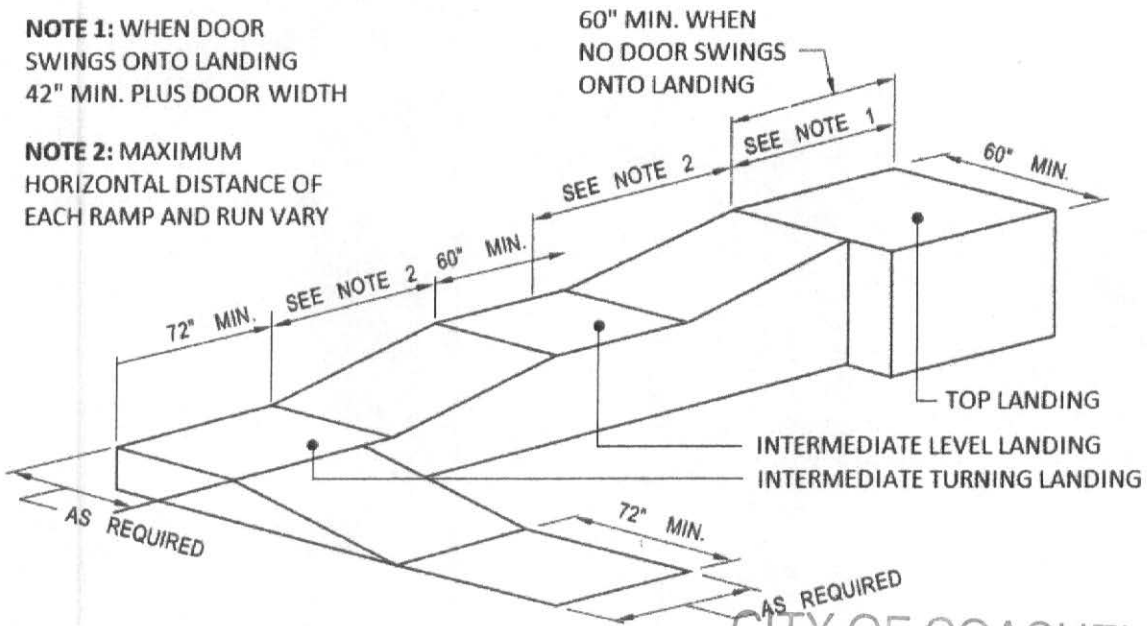
NOTE 2: MAXIMUM HORIZONTAL DISTANCE OF EACH RAMP AND RUN VARY



(a) STRAIGHT RAMP RUN

NOTE 1: WHEN DOOR SWINGS ONTO LANDING
42" MIN. PLUS DOOR WIDTH

NOTE 2: MAXIMUM HORIZONTAL DISTANCE OF EACH RAMP AND RUN VARY



(b) RAMP WITH TURNING LANDING

CITY OF COACHELLA
BUILDING DIVISION

APPROVED BY _____

DATE _____

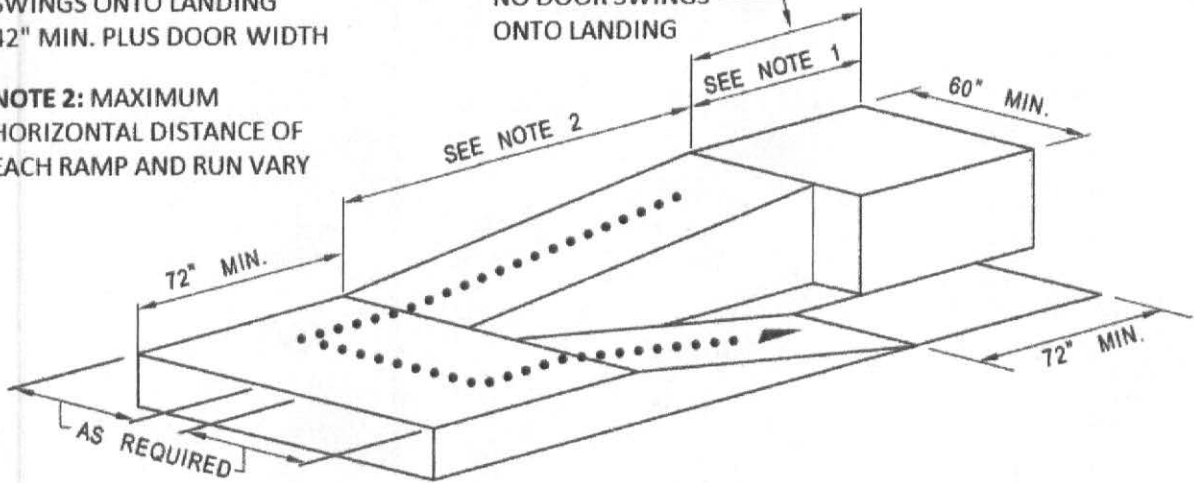
**FIGURE 11A-6C
RAMP DIMENSIONS**

Approval of these plans shall not be construed to be a permit for, or an endorsement of, any violation of any of the provisions of the state or local laws. One set of approved plans must be kept on the job until completion.

NOTE 1: WHEN DOOR SWINGS ONTO LANDING
42" MIN. PLUS DOOR WIDTH

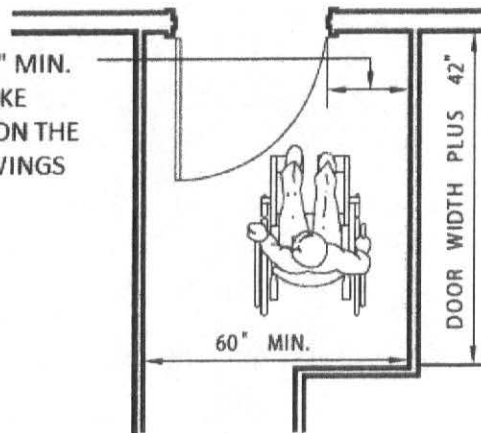
60" MIN. WHEN NO DOOR SWINGS ONTO LANDING

NOTE 2: MAXIMUM HORIZONTAL DISTANCE OF EACH RAMP AND RUN VARY



(a) RAMP WITH INTERMEDIATE SWITCH BACK LANDING

24" MIN. EXTERIOR AND 18" MIN. INTERIOR BEYOND THE STRIKE EDGE OF A GATE OR DOOR ON THE SIDE TOWARD WHICH IT SWINGS



(b) RAMP LANDING AT DOORWAY

CITY OF COACHELLA
BUILDING DIVISION

FIGURE 11A-6D APPROVED BY
RAMP LANDING AND DOORWAY

[Signature]
DATE

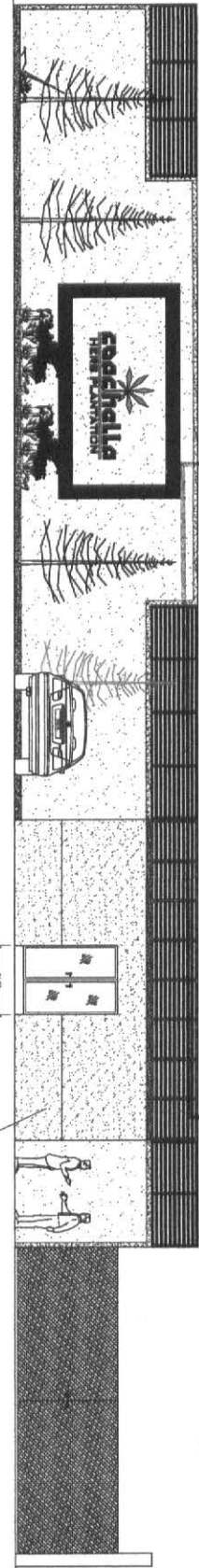
Approval of these plans shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the state or local laws. One set of approved plans must be kept on the job until completion.

APPROVED

DEPT. **BUILDING PLANNING ENGINEERING**

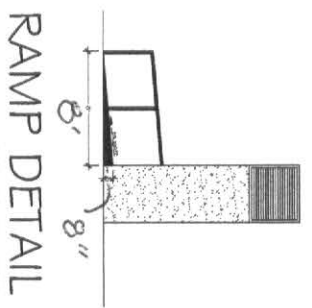
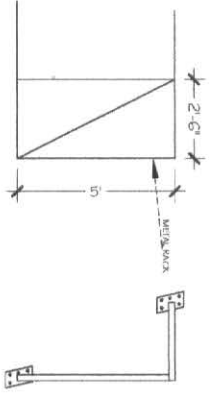
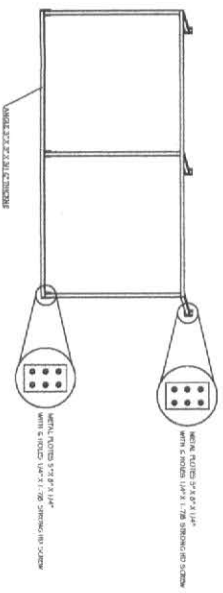
INITIALS *Jpc* DATE **12/16/19**

11-19-18



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



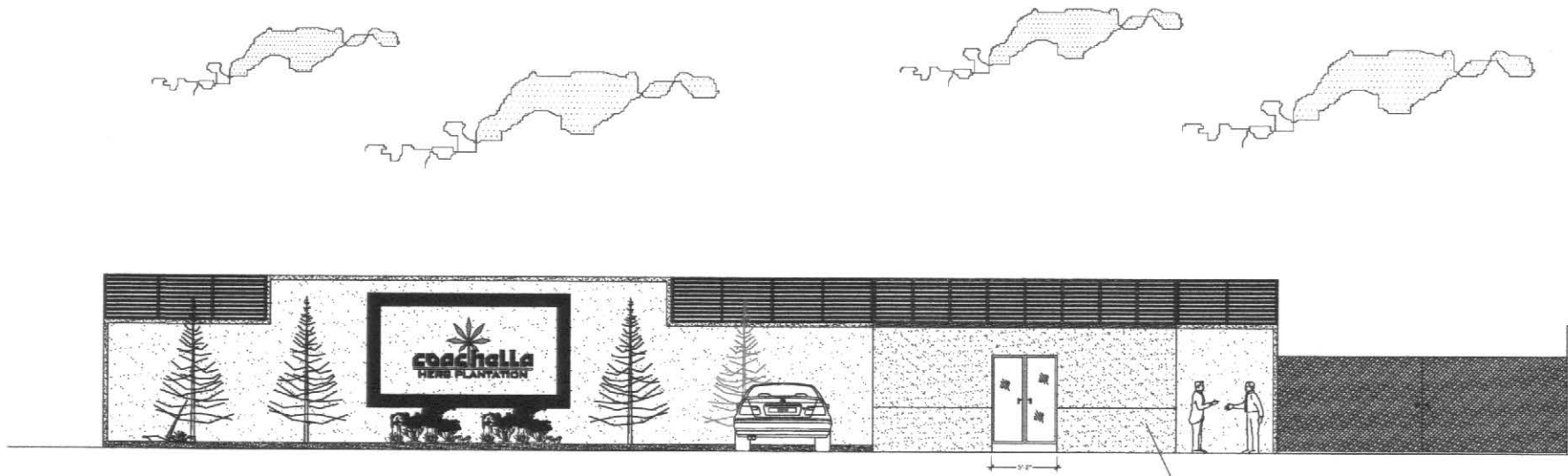
SHEET	ELEVATION AND DETAILS	<p>NEW ADDITION Owner: COACHELLA HERB PLANTATION 84801 AV 48TH COACHE LLA, CA 92201</p>	REVISIONS	
A-1				
1 OF 1				

APPROVED		
DEPT.	INITIALS	DATE
BUILDING	<i>Mr</i>	<i>12/10/18</i>
PLANNING	<i>Jc</i>	<i>11-14-18</i>
ENGINEERING		

COACH HALLS
HERB PLANTATION



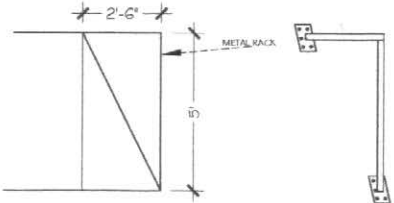
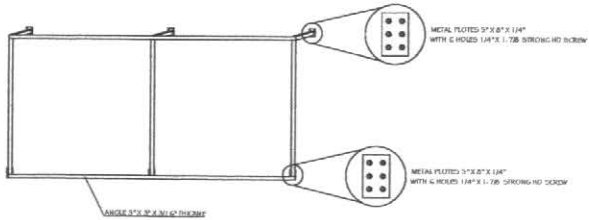
REVISIONS



FRONT ELEVATION

SCALE: 1/4" = 1' - 0"

SEE SPECIFICATIONS FOR WIRE OR EXPANDED METAL LATH OR 1/2" x 1/4" WIRE MESH 1'-0" x 1'-0" HEADS OF LATH FINISHES APPLIED TO MATCH ALL OTHERS. TOP BOTTOM PLATE & BLOCKS TYPICAL. WIRE STUCCO IS APPLIED OVER CRACKING.



CITY OF COACHELLA
BUILDING DIVISION

APPROVED BY _____ DATE _____

RAMP DETAIL

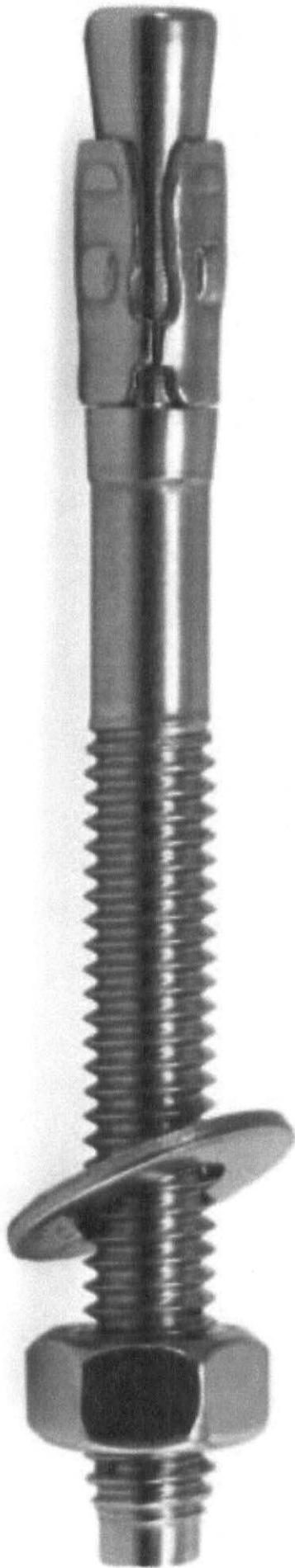
Approval of these plans shall not be construed to be a permit, nor an approval of, any violation of any of the provisions of the state or local laws. One set of approved plans must be kept on the job until completion.

NEW ADDITION
OWNER: COACHELLA HERB PLANTATION
84801 AV 48TH
COACHELLA, CA 92201

SHEET TITLE
ELEVATION
AND
DETAILS

Sheet
A-1

1 OF 1



CITY OF COACHELLA
BUILDING DIVISION

APPROVED BY _____ DATE _____

Approval of these plans shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the state or local laws. One set of approved plans must be kept on the job until completion.

City of Coachella
Utility
1515 6th Street
Coachella, CA 92236
760-398-2702
Welcome

000616-0040 Carmin T. 12/11/2018 10:05AM

PERMITS & INSPECTIONS

MARCELO MORALES
BL-2018-12-13159
MISCELLANEOUS BUILDING
PERMIT
FACADE RENOVATION,
HANDICAP RAMP PLUS NE
pending
2018 Item: BL-2018-12-13159 265.62
Payment Id: 56988

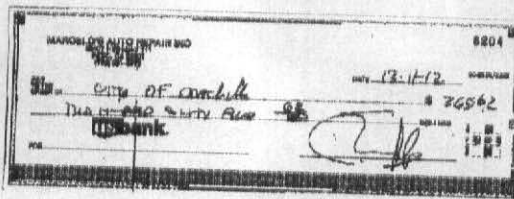
265.62

Subtotal 265.62
Total 265.62

CHECK 265.62
Check Number 006204

Change due 0.00

Paid by: MARCELO MORALES



Thank you for your payment
Gracias por su pago

CUSTOMER COPY
DUPLICATE RECEIPT



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

\$155.00
\$68.50
\$1.00
\$2.80

\$227.30

RECEIVED
NOV 13 2018
BUILDING DEPT.
CITY OF COACHELLA

DATE: _____
PERMIT NO: _____
USE ZONE: _____
OCCUPANCY: CONSTR TYPE: SQ FT: _____
INSPECTION REQUEST REQUIRE 24 HOUR NOTICE
(760) 398-3002

Project Address:
Dirección del Proyecto: 64801 AV 46TH COACHELLA CA 92236

Applicant's Name:
Nombre del Solicitante: MARCOLO MARALES

Owner's Name:
Nombre del Propietario: MARCOLO MARALES

Owner's Address:
Dirección del Propietario: SAME

Project Valuation:
Evaluación del Proyecto: _____

PARCEL#
LOT#:
TRACT#:
Phone Number:
Número de Telefono

Fax:
Fax:

Contractor's Name:
Nombre del Contratista:

Contractor's Address:
Dirección del Contratista:

Phone Number:
Número de Telefono: 7606991332

Fax:
Fax: sent email

Contact Person:
Persona de Contacto:

Project Name/ Nombre del Proyecto:

Permit Type/ Tipo de Permiso:

Description of Work/Descripción de los trabajos:

Condition/Condición:

Bus Lic/ Licencia:

State Lic/Licencia del Estado:

Contact Phone:
Teléfono de Contacto:

FACADE RENOVATION & ENTRY DOOR

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 RECEP&CLES/SWITCHES/OUTLETS	# OF FURNACES OVER 100K BTU	# OF LAWNSPRINKLERS			
# 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			

CERTIFICATION APPEARING ON APPLICATIONS 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.

Applicant's Signature:

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.

Building:

Planning: _____

BUILDING PERMIT NO. _____

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

Building Address: 84801 AV 48TH

Applicant: MARCELO D. MORALEZ

Mailing Address: SAME

City: COACHELLA Zip: 92236 Tel: 760 899 1332

Owner: _____

Mailing Address: _____

City: _____ Zip: _____ Tel: _____

Contractor: _____

Mailing Address: _____

City: _____ Zip: _____ Tel: _____

State Lic. & Class: _____ City License #: _____

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 own

employees provided that such improvements are not Item 5. 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 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: 11-03-18 Owner: Marcelo Moralez

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: 11-03-18 Applicant Signature: _____

84801 AVE 48TH
DACHELLA, CA.

detachable
markings

Exist Building

AA

000000
000000

8.33% Max

with
4" Slab
with 1/2" rebar @ 12"

2%
Max 42"
min

Hand rail
per CBC
11B-405.8

6"
TYP

APPROVED

DEPT. _____ INITIALS _____ DATE _____

BUILDING _____

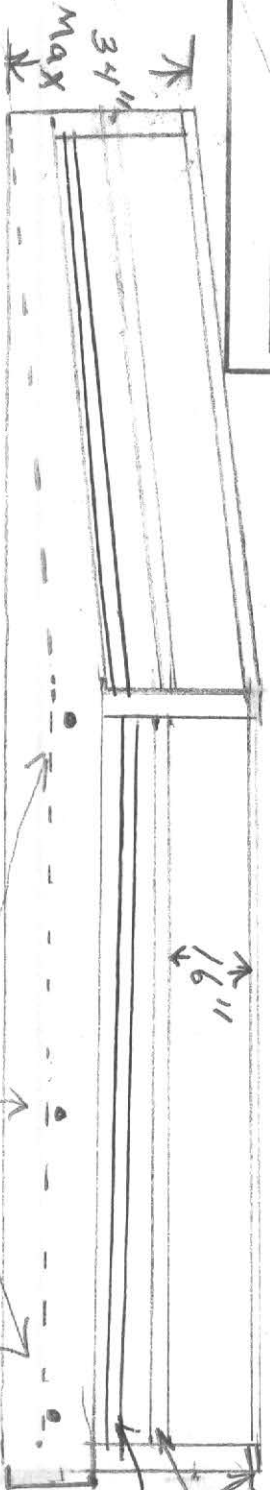
4/25/19

Top View

14'

AA

1/6"



North View

Three weepholes

2x4 Railing

Guide rail or curb

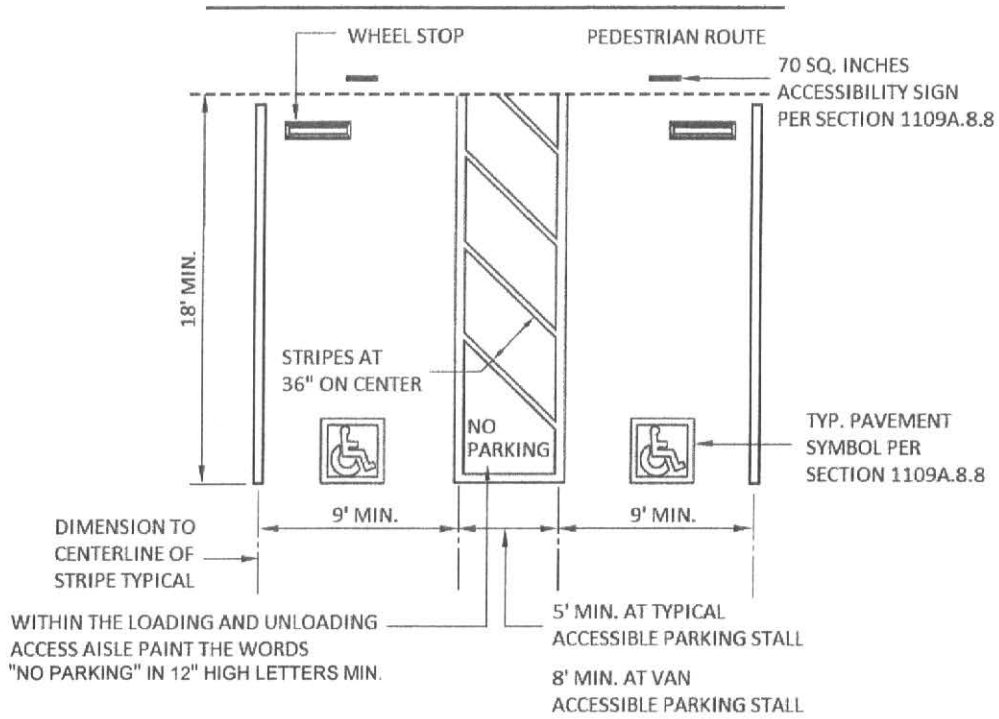
2x4 Railing

4x4

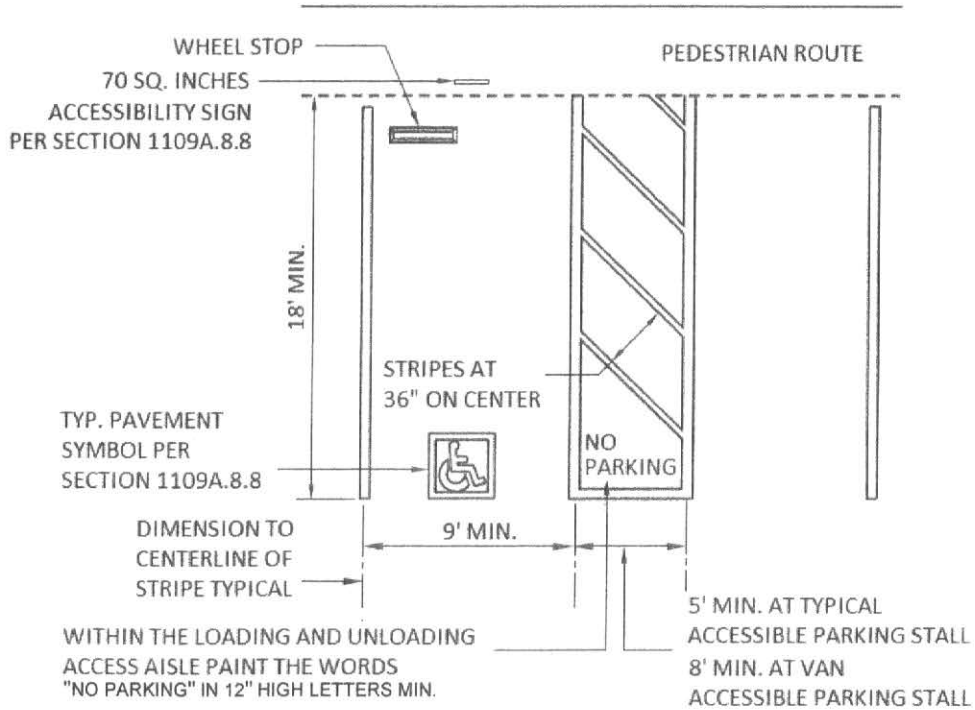
Existing Parking lot

SECTION A-A

Not to Scale



**FIGURE 11A-2A
DOUBLE PARKING STALLS**



**FIGURE 11A-2B
SINGLE AND VAN ACCESSIBLE PARKING STALLS**



A Public Agency

February 19, 2021

Luis Lopez, Development Services Director
City of Coachella
53-990 Enterprise Way
Coachella, CA 92236

RE: Coachella Greenery

Dear Mr. Lopez,

This letter is in response to your request for comments regarding the proposed Coachella Greenery located at 84-801 Avenue 48 within the City of Coachella. SunLine Transit Agency's (SunLine) staff has reviewed the specific plan and offers the following comments:

SunLine currently provides service within close proximity to the project site, with the closest bus stop #217 located on Grapefruit Blvd at Avenue 48, 0.6 miles from the project site, served by Route 1. SunLine is not requesting inclusion of any transit amenities at this time.

Please note internal transit-friendly pedestrian access can be accomplished by following the guiding principles listed below:

- Pedestrian walkways to bus stops should be designed to meet the needs of all passengers, including the disabled, seniors and children. All pedestrian walkways should be designed to be direct from the street network to the main entrance of buildings.
- Pedestrian walkways should be designed to provide convenient connections between destinations, including residential areas, schools, shopping centers, public services and institutions, recreation, and transit.
- Provide a dedicated sidewalk and/or bicycle paths through new development that are direct to the nearest bus stop or transit facilities.
- Provide shorter distance between building and the bus stop by including transit friendly policies that address transit accessibility concerns to encourage transit-oriented development. These policies can be achieved through zoning policies, setback guidelines, building orientation guidelines, and parking requirements.



A Public Agency

- Limit the use of elements that impede pedestrian movement such as meandering sidewalks, walled communities, and expansive parking lots.
- Eliminate barriers to pedestrian activities, including sound walls, berms, fences, and landscaping which obstructs pedestrian access or visibility. Gates should be provided at restricted areas to provide access to those using transit services.
- Pedestrian pathways should be paved to ensure that they are accessible to everyone. Accessible circulation and routes should include curb cuts, ramps, visual guides and railing where necessary. ADA compliant ramps should be placed at each corner of an intersection.
- A minimum horizontal clearance of 48 inches (preferable 60 inches) should be maintained along the entire pathway.
- A vertical clearance of 84 inches (preferable 96 inches) should also be maintained along the pathway.

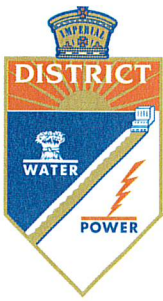
Should you have questions or concerns regarding this letter, please contact me at 760-343-3456, ext. 1511.

Sincerely,

Jeff Guidry
Transit Planning Manager

cc: Todd McDaniel, Chief Transportation Officer

cc: Lauren Skiver, CEO/General Manager



IID

A century of service.

February 18, 2021

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

SUBJECT: Coachella Greenery Project in Coachella, CA; CUP No. 334

Dear Mr. Lopez:

On February 9, 2021, the Imperial Irrigation District received from the City of Coachella Development Services Department, a request for agency comments on the preliminary information and design plans for the Coachella Greenery project; Conditional Use Permit no. 334. The applicant, Diana Palacios, proposes to establish a 1,100 sq. ft. retail cannabis business within units 1 and 3 of the existing industrial building located at 84-801 Avenue 48 in Coachella, California (APN 603-232-025, -027).

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

1. As per preliminary information provided to the IID, the district declines to grant electrical service for the project at this time. Based on the significant activity within the vicinity of the location identified above, a more robust plan of development is under way to serve the area's growth. IID has undertaken an assessment of the requirements of the cluster of projects in the area rather than address them individually. The Coachella Greenery project is one that will be analyzed as part of a greater group of customers with the intention of developing a single solution that will allow the project to receive service.
2. 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.

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