



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

## AGENDA

### CITY COUNCIL CLOSED SESSION AND REGULAR MEETING

#### OF THE CITY OF COACHELLA

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

**October 13, 2021**

5:00 PM Closed Session

6:00 PM Regular Meeting

Pursuant to Assembly Bill 361,  
along with the Governor's State of Emergency Declaration issued on March 4, 2020,  
this meeting may be conducted via teleconference.

**This meeting's options will be either in-person or via Zoom:**

<b>In-Person Meeting Location:</b>  Coachella City Hall Council Chamber 1515 Sixth Street Coachella, CA	<b>If you would like to attend the meeting via Zoom, here is the link:</b>  <a href="https://us02web.zoom.us/j/88457271898?pwd=REdzU1NoQmpVSFhWTDVaZ0VCekYxdz09">https://us02web.zoom.us/j/88457271898?pwd=REdzU1NoQmpVSFhWTDVaZ0VCekYxdz09</a> Or One tap mobile : 16699006833,,88457271898#,,, *606140# Or Telephone: US: +1 669 900 6833 <b>Webinar ID: 884 5727 1898</b> <b>Passcode: 606140</b>  <b>Spanish:</b> El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla
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- Public comments may be received **either in person, via email, telephonically, or via Zoom** with a limit of **250 words, or three minutes**:
  - In Real Time:**  
If participating in real time via Zoom or phone, during the Public Comment Period, use the “**raise hand**” function on your computer, or when using a phone, participants can raise their hand by pressing \*9 on the keypad.
  - In Writing:**  
Written comments may be submitted to the City Council electronically via email to [cityclerk@coachella.org](mailto:cityclerk@coachella.org). Transmittal **prior to the start** of the meeting is required. All written comments received will be forwarded to the City Council and entered into the record.
  - If you wish, you may leave a message at (760) 262-6240 before 5:30 p.m. on the day of the meeting.

- The **live stream** of the meeting may be **viewed online** by accessing the city's website at [www.coachella.org](http://www.coachella.org), and clicking on the "**Watch Council Meetings**" tab located on the home page, and then clicking on the "live" button.

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

**ROLL CALL:**

**APPROVAL OF AGENDA:**

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

**PUBLIC COMMENTS (CLOSED SESSION ITEMS):**

**ADJOURN TO CLOSED SESSION:**

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
Property: 1293 6th St.  
City Negotiator: City Manager and City Engineer  
Negotiating Parties: Delshuham Investments, LLC  
Under Negotiation: Price and Terms
2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
Property: 50021 Balboa St.  
City Negotiator: City Manager and Finance Director  
Negotiating Parties: RMM Inv. Capital  
Under Negotiation: Price and Terms
3. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION  
Significant Exposure to Litigation, Pursuant to Government Code Section 54956.9(d)(2)/(e)(1)  
Two (2) Potential Cases
4. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION  
Initiation of Litigation, Pursuant to Government Code Section 54956.9(d)(4)  
One (1) Potential Case

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

**PLEDGE OF ALLEGIANCE:**

**CLOSED SESSION ANNOUNCEMENTS:**

**APPROVAL OF MINUTES:**

5. Regular Meeting Minutes of September 8, 2021, of the City Council, Coachella Fire Protection District, Coachella Sanitary District, Coachella Financing Authority, Coachella Educational and Governmental Access Cable Corporation, Coachella Water Authority, and Successor Agency to the Coachella Redevelopment Agency



**PROCLAMATIONS/PRESENTATIONS:**

6. Presentation on Coronavirus (COVID-19) Response Efforts
7. Capital Improvement Projects Update
- [8.](#) Fire Prevention Presentation, "Learn the Sounds of Fire Safety"
- [9.](#) Code Enforcement Officer Appreciation Week
10. Update on City of Coachella Housing Element

**WRITTEN COMMUNICATIONS:**

**CONSENT CALENDAR:**

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

- [11.](#) Voucher Listing — EFT's/Replacement Checks/Permit Refunds/Utility Billing Refunds/FY 2021-22 Expenditures as of October 13, 2021, \$4,894,265.53.
- [12.](#) B-4 Ranch Change of Zone Project  
  
Ordinance No. 1183 (Change of Zone 20-07) to change the zoning from R-S (Single Family Residential) and R-M (Multiple Family Residential) to R-M Urban (20-38 du/ac), R-M General (20-25 du/ac), and Neighborhood Commercial (C-N) on approximately 56.9 acres of vacant, agricultural land located on the north side of Avenue 52, east and west of Education Way (APN: 763-060-048). City-Initiated. (*Second Reading*)
- [13.](#) Resolution No. 2021-59, Acknowledging receipt of a report made by the Fire Chief of the Riverside County Fire Department regarding compliance with the annual inspection of certain occupancies pursuant to sections 13146.2 and 13146.3 of the California Health and Safety Code.
- [14.](#) Adopt Resolution No. 2021-63 approving an inflation adjustment for the Transportation Unified Mitigation Fee for 2021.
- [15.](#) Approve an Art in Public Places Proposal for a Glazed Tile Mural by Marnie L. Navarro Depicting the Bond Between Parents and their Children in the Amount of \$20,000
- [16.](#) Authorize the Development Services Department to advertise a Request for Qualifications (RFQ) for Professional Planning Consultant Services.
- [17.](#) Investment Report – June 2021
- [18.](#) Investment Report – July 2021
- [19.](#) Authorize City Manager to execute a Lease Agreement with Desert Recreation District for use of office space at City Hall.

- [20.](#) Authorize the City Manager to execute Grapefruit Blvd Urban Greening and Connectivity Project Change Order #29, City Project ST-123.
- [21.](#) Authorize appropriation from Undesignated General Fund Reserves for the Veterans' Pancake Breakfast, in the amount of \$12,000.

**NEW BUSINESS CALENDAR (LEGISLATIVE AND ADMINISTRATIVE):**

- [22.](#) Resolution No. 2021-62 approving a job title change for Streets Superintendent/Emergency Services Coordinator to Streets Supervisor and approving the salary scale for both the Parks Supervisor and Streets Supervisor at Grade 34.
- [23.](#) Provide staff direction for 2021 Hometown Heroes Honorees.
- [24.](#) Art in Public Places - Proposal for a Vietnam War Memorial Art Mural by Artist Autumn Martino and Artistic Director Pedro Salcido
- [25.](#) Art in Public Places - Proposal for a Mural of Dolores Huerta by Michael Angelo Hernandez

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

- [26.](#) Avenue 53 Re-zone Project
- a) Resolution No. 2021-60, Environmental Assessment (EA 21-02) recommending the adoption of a Negative Declaration pursuant to the environmental review guidelines of the California Environmental Quality Act.
  - b) Ordinance No. 1187, Change of Zone (CZ 21-02) to change the zone of approximately 50.6 acres of a 118-acre site from Manufacturing Service (M-S) to R-M Urban (20-38 du/ac). The site is located south of Ave 53, north of Ave 54, and west of Tyler St. (APN: 778-390-003, 778-390-004, 778-390-005, and 778-390-007) - (*First Reading*)
- [27.](#) Kismet Coachella Dispensary – A request to consider an appeal of Planning Commission's decision to deny a 12-month Time Extension for Conditional Use Permit No. 305 to convert an existing vacant commercial tenant space into a 3,050 square foot cannabis dispensary with 750 square feet for check-in and waiting area, 1800 square feet of retail display area and 500 square feet of rear storage, inventory control and packaging to be located in Building 1 located at 1639 and 1645 6<sup>th</sup> Street; and a 4,500 square foot coffee shop, art display and office/event space to be located in Building 2 located at 1657 and 1669 6<sup>th</sup> Street.

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

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

**REPORTS AND REQUESTS:**

Council Comments/Report of Miscellaneous Committees.

City Manager's Comments.

**ADJOURNMENT:**

*Complete Agenda Packets are available for public inspection on the  
City's website [www.coachella.org](http://www.coachella.org).*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



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# MINUTES

## CITY COUNCIL CLOSED SESSION AND REGULAR MEETING

### OF THE CITY OF COACHELLA

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

**September 08, 2021**  
6:00 PM Regular Meeting

### **CALL TO ORDER:**

The Regular Meeting of the City Council of the City of Coachella was called to order at 6:01 p.m. by Mayor Hernandez in the Council Chamber at City Hall located at 1515 Sixth Street, Coachella.

### **ROLL CALL:**

**Present:** Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Gonzalez, and Mayor Hernandez.

City Treasurer Aviles, and City Clerk Zepeda

**Absent:** Councilmember Beaman Jacinto.

*It was announced that Councilmember Beaman Jacinto would be absent from tonight's meeting.*

**Pursuant to Executive Orders N-29-20 and N-08-21 pertaining to the coronavirus/COVID-19, this meeting was conducted both in-person and via teleconference/electronically.**

### **APPROVAL OF AGENDA:**

There were no modifications to the agenda.

### **PLEDGE OF ALLEGIANCE:**

The Coachella girls soccer team led the Pledge of Allegiance.

### **APPROVAL OF MINUTES:**

1. Special Meeting Minutes of a Coachella City Council Study Session held on August 25, 2021.

2. Regular Meeting Minutes of August 25, 2021, of the City Council, Coachella Fire Protection District, Coachella Sanitary District, Coachella Financing Authority, Coachella Educational and Governmental Access Cable Corporation, Coachella Water Authority, and Successor Agency to the Coachella Redevelopment Agency.

Motion: To approve the minutes as presented.

Made by: Councilmember Galarza

Seconded by: Mayor Pro Tem Gonzalez

Approved: 4-0, by the following roll call vote:

AYES: Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Gonzalez, and Mayor Hernandez.

NOES: None.

ABSTAIN: None.

ABSENT: Councilmember Beaman Jacinto.

**PROCLAMATIONS/PRESENTATIONS:**

3. Recognition of the Coachella FC (Futbol Club) Girls Soccer Team Achievement
4. Presentation on Coronavirus (COVID-19) Response Efforts
5. Coachella Community Center Feasibility Study Presentation

**WRITTEN COMMUNICATIONS:**

Written communication received will be announced as the item comes forward for discussion.

**CONSENT CALENDAR:**

6. Voucher Listing — EFT's/Utility Billing Refunds/FY 2020-21 and 2021-22 Expenditures as of September 8, 2021, \$3,772,076.46.
7. Ordinance No. 1186 approving Change of Zone No. 21-01 to add the Industrial Park Overlay zone (IP) and change the existing zone from M-H (Heavy Industrial) to the M-S (Manufacturing Service) Zone on a 1.74 acre developed parcel located at 86705 Avenue 54, APN 764-280-010 (Adriana Gonzalez), Applicant. *(Second Reading)*.
8. Adopt Resolution No. 2021-54 in Support of Assembly Bill 1400 to Establish the California Guaranteed Health Care for All Act and Create CalCare, a Single-Payer Health Insurance Program for all California Residents

Written Communication: Maribel Nunez, Inland Equity Partnership, 9/8/2021 4:18 PM – in support

9. Resolution No. 2021-58, a Resolution of the City Council of the City of Coachella, California, Approving Final Parcel Map No. 36872
10. Authorize extension of Youth Commission Application deadline to October 5, 2021.

11. Authorizing the City Manager to Execute Agreement between the County of Riverside and the City of Coachella for Avenue 52 Joint Paving Project, City Project ST-129
12. Approve Awarding a Contract for the Replacement of 800 Domestic Consumption Meters to J.C. Tuckmar Inc., in the amount of \$78,040.00 plus 10% contingency.
13. Authorization to Submit a Proposal for the California Resilience Challenge
14. Approve a Memorandum of Understanding between the City of Coachella and the County of Riverside Department of Environmental Health for the Local Agency Management Program
15. Investment Report – May 2021

Motion: To approve per staff recommendation, Consent Calendar Items 6 through 15,

Made by: Mayor Hernandez

Seconded by: Councilmember Galarza

Approved: 4-0, by a unanimous voice vote, with the exception of a  
3-0-1 vote on Item 7, with the abstention from Councilmember Delgado

***Public Comments*** were moved up to this portion of the meeting being after the 8:00 hour:

1. Christine Madruga
2. Kirk Geiger
3. Jeffrey Green

*(After Public Comments, the City Council returned to the regular agenda at this point.)*

**NEW BUSINESS CALENDAR (LEGISLATIVE AND ADMINISTRATIVE):**

***The following three items were voted upon simultaneously:***

16. Resolution No. 2021-55 Approving the Ratification of a Two-Year Memorandum of Understanding Agreement between the City of Coachella and Teamsters Local 1932, representing the Sanitary and Miscellaneous Employees Bargaining Unit
17. Resolution No. 2021-56 Approving the Ratification of a Two-Year Memorandum of Understanding Agreement between the City of Coachella and Teamsters Local 1932, representing the Confidential Mid-Management Employees Bargaining Unit
18. Resolution No. 2021-57 Approving Amendments to the City of Coachella Management Employee Compensation Plan

Motion: To approve per staff recommendation

Made by: Councilmember Galarza

Seconded by: Councilmember Delgado

Approved: 4-0, by the following roll call vote:

AYES: Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Gonzalez, and Mayor Hernandez.  
NOES: None.  
ABSTAIN: None.  
ABSENT: Councilmember Beaman Jacinto.

19. Resolution No. WA-2021-09, Authorizing Coachella Water Authority staff to undertake the bond issuance process to refinance the outstanding bonds of the Coachella Water Authority (Authority) and procure new financing with the expected interest savings for needed capital improvements.

Motion: To approve per staff recommendation

Made by: Mayor Hernandez  
Seconded by: Councilmember Delgado  
Approved: 4-0, by the following roll call vote:

AYES: Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Gonzalez, and Mayor Hernandez.  
NOES: None.  
ABSTAIN: None.  
ABSENT: Councilmember Beaman Jacinto.

20. Authorize execution of Agreement for Emergency Services Coordinator Services between the County of Riverside and the City of Coachella.

Motion: To approve per staff recommendation

Made by: Councilmember Delgado  
Seconded by: Councilmember Galarza  
Approved: 4-0, by the following roll call vote:

AYES: Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Gonzalez, and Mayor Hernandez.  
NOES: None.  
ABSTAIN: None.  
ABSENT: Councilmember Beaman Jacinto.

***The following three items were voted upon simultaneously:***

21. Authorize the City of Coachella's Tacos, Tequila and Chavelas Festival budget and beer garden:
1. Authorize appropriation of The City of Coachella's Tacos, Tequila and Chavelas event budget of \$65,000.00 from Undesignated City General Fund Reserves; and
  2. Approval for operation of a beer garden on October 23, 2021 in Veterans Park from 4:00 pm to 8:00 p.m.

*(Continued)*

*Item 21, continued from previous page, was voted upon simultaneously with Items and 22 and 24:*

22. Sponsorship of Raices Cultura for 2021 Dia de los Muertos Celebration in the Amount of \$15,000

*See below for Item 23.*

24. Authorize appropriation from Undesignated General Fund Reserves for the Holiday Tree Lighting Event in the amount of \$45,000 and award of a professional services agreement not to exceed \$35,000 to The Christmas Kings.

Motion: To approve per staff recommendation

Made by: Councilmember Galarza

Seconded by: Councilmember Delgado

Approved: 4-0, by the following roll call vote:

AYES: Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Gonzalez, and Mayor Hernandez.

NOES: None.

ABSTAIN: None.

ABSENT: Councilmember Beaman Jacinto.

*The following item was taken out of order and voted upon after Item 24:*

23. 2021 Synergy Music and Arts Festival Sponsorship:

1. Sponsorship request for Culturas Music & Arts for \$15,000.00 for the 2021 Synergy Music and Arts Festival; and
2. Approval for operation of a beer garden by Culturas Music & Arts on November 13, 2021 at Dateland Park from 12:00 noon to 7:00 p.m.; and
3. Authorize appropriation of Synergy Music and Arts Festival event budget of \$28,000.00 from Undesignated City General Fund Reserves. *(Inclusive of above, plus \$13,000 for in-kind services.)*

Public Comment: Luz Moreno, via Zoom

Written Communication: Claudia "Citlali" Armenta 9/8/2021 3:33 PM – in support  
Fred Warzecha (WARZart) 9/7/2021 12:01 PM – in support  
Gabriela Armenta 9/8/2021 4:09 PM – in support  
Irene N Rodriguez 9/7/2021 3:00 PM – in support  
Jon Otterson 9/6/2021 4:23 PM – in support  
Jonathan Becerra 9/8/2021 3:22 PM – in support

Motion: To approve per staff recommendation, with the sponsorship modification from \$6,000 to \$15,000

Made by: Councilmember Galarza

Seconded by: Mayor Pro Tem Gonzalez

Approved: 4-0, by the following roll call vote:



AYES: Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Gonzalez, and Mayor Hernandez.  
NOES: None.  
ABSTAIN: None.  
ABSENT: Councilmember Beaman Jacinto.

*The Council resumed with the regular agenda at this point.*

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

None.

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

*With the time being after the 8:00 hour and per Resolution No. 2019-34, Public Comments were moved up (see page 3). There were no further comments at this time.*

**REPORTS AND REQUESTS:**

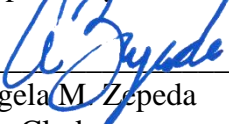
Council Comments/Report of Miscellaneous Committees.

City Manager's Comments.

**ADJOURNMENT:**

There being no further business to come before the City Council and the Agencies, Mayor Hernandez adjourned the meeting at 9:24 p.m.

Respectfully submitted,

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

# CITY OF COACHELLA CALIFORNIA

## Proclamation

**WHEREAS**, the City of Coachella is committed to ensuring the safety and security of all those living in and visiting Coachella; and

**WHEREAS**, fire is a serious public safety concern both locally and nationally, and homes are the locations where people are at greatest risk from fire; and

**WHEREAS**, home fires killed 2,770 people in the United States in 2019, according to the National Fire Protection Association® (NFPA®), and fire departments in the United States responded to 339,500 home fires; and

**WHEREAS**, smoke alarms sense smoke well before you can, alerting you to danger in the event of fire in which you may have as little as 2 minutes to escape safely. Working smoke alarms cut the risk of dying in reported home fires in half; and

**WHEREAS**, Coachella residents should be sure everyone in the home understands the sounds of the alarms and knows how to respond. Residents who have planned and practiced a home fire escape plan are more prepared and will therefore be more likely to survive a fire; and

**WHEREAS**, Coachella residents will make sure their smoke and carbon monoxide (CO) alarms meet the needs of all their family members, including those with sensory or physical disabilities; and

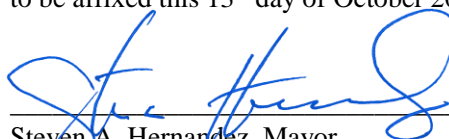
**WHEREAS**, the 2021 Fire Prevention Week™ theme, “Learn the Sounds of Fire Safety™,” effectively serves to remind us it is important to learn the different sounds of smoke and carbon monoxide alarms.

**NOW, THEREFORE**, I, Steven A. Hernandez, Mayor of the City of Coachella, by the power vested in me, do hereby proclaim October 3–9, 2021, as

### *Fire Prevention Week*

throughout this city, and I urge all the people of Coachella to “Learn the Sounds of Fire Safety” for Fire Prevention Week 2021 and to support the many public safety activities and efforts of Coachella’s fire and emergency services.

**IN WITNESS HEREOF**, I have hereunto set my hand and caused the official seal of the City of Coachella, California to be affixed this 13<sup>th</sup> day of October 2021.

  
\_\_\_\_\_  
Steven A. Hernandez, Mayor  
City of Coachella, California

# CITY OF COACHELLA CALIFORNIA

## Proclamation

**WHEREAS**, the State of California has proclaimed the 2nd week of October as Code Enforcement Officer Appreciation Week; and

**WHEREAS**, Code Enforcement Officers provide for the safety, health, and welfare of citizens through the enforcement of local, state, and federal laws and ordinances dealing with various issues of building, zoning, housing, animal control, environmental, health, and life safety; and

**WHEREAS**, Code Enforcement Officers have challenging and demanding roles and often do not receive recognition for the job they do in improving quality of life for residents and businesses of local communities; and

**WHEREAS**, the role of many Code Enforcement Officers has expanded in recent years with jurisdictions increasingly relying on the expertise and training of Code Enforcement Officers in their communities; and

**WHEREAS**, Code Enforcement Officers are dedicated, highly qualified, and highly trained professionals who share the goals of preventing neighborhood deterioration, enhancing communities, ensuring safety, and preserving property values through knowledge, training, and application of housing, zoning, and nuisance laws; and

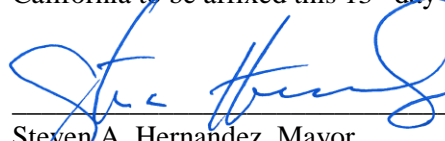
**WHEREAS** the City of Coachella recognizes and honor the Code Enforcement Officers that serve our community and acknowledge their role in leading the way to improve quality of life within our community.

**NOW, THEREFORE**, I, Steven A. Hernandez, Mayor of the City of Coachella, by the power vested in me, do hereby recognize

### *Code Enforcement Officer Appreciation Week*

and encourage all citizens of the City of Coachella in recognizing and expressing our appreciation for the dedication and service by the individuals who serve as our Code Enforcement Officers.

**IN WITNESS HEREOF**, I have hereunto set my hand and caused the official seal of the City of Coachella, California to be affixed this 13<sup>th</sup> day of October, 2021.



Steven A. Hernandez, Mayor  
City of Coachella, California

apChkLst  
09/13/2021 1:18:28PM

Check List  
City of Coachella

Bank : ewfb EFT FOR WELLS FARGO BANK -

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
370	8/25/2021	48066 US BANK	Sta 7/26/21	7/26/2021	ACC XXXX-XXXX-XXXX-0925,	10,127.83	10,127.83
T FOR WELLS FARGO BANK -SEPARATE CHECK:							10,127.83

apChkLst  
09/13/2021 1:18:28PM

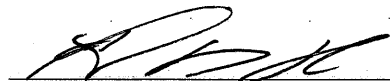
Check List  
City of Coachella

Item 11.  
Page: 2

1 checks in this report.

Grand Total All Checks: 10,127.83

Date: August 25, 2021



Finance Director: Nathan Statham

apRepChk  
9/8/2021 9:41:51AM

Replaced Checks Listing  
City of Coachella

Page: 1

Bank: wfb  
Account: 7100772636

Orig check	Date	Voided	Check amt	EFT	Paid to	Repl check	Date	Reason
100682	1/24/2018	9/2/2021	98.13	No	MICHAEL BOYD	111619	9/7/2021	Stale dated
100683	1/24/2018	9/2/2021	99.53	No	MICHAEL BOYD	111620	9/7/2021	Stale dated
100984	2/28/2018	9/2/2021	52.66	No	IRMA HISEL	111621	9/7/2021	Stale dated
100988	2/28/2018	9/2/2021	70.82	No	BENITA MONTOYA	111622	9/7/2021	Stale dated
101102	3/14/2018	9/2/2021	74.65	No	KARINA FIGUEROA	111623	9/7/2021	Stale dated
101391	4/11/2018	9/2/2021	46.79	No	IRENE JAIME	111624	9/7/2021	Stale dated
101443	4/11/2018	9/2/2021	50.00	No	JOHN & COLLEEN PASILLAS	111625	9/7/2021	Stale dated
101509	4/25/2018	9/2/2021	37.03	No	ISRAEL GUERRA	111626	9/7/2021	Stale dated
101516	4/25/2018	9/2/2021	66.52	No	RICHARD YANEZ	111627	9/7/2021	Stale dated
101654	5/9/2018	9/2/2021	106.22	No	BRANDON GORDON	111628	9/7/2021	Stale dated
101692	5/9/2018	9/2/2021	60.00	No	KARINA COVARRUBIAS	111629	9/7/2021	Stale dated
102258	7/11/2018	9/2/2021	36.45	No	CARLOS AHUMADA	111630	9/7/2021	Stale dated
102665	8/8/2018	9/2/2021	28.05	No	REBECA QUIROZ	111631	9/7/2021	Stale dated
102692	8/22/2018	9/2/2021	29.41	No	VERONICA PALOMINO	111632	9/7/2021	Stale dated
102693	8/22/2018	9/2/2021	28.05	No	MARTIN RODRIGUEZ	111633	9/7/2021	Stale dated
102827	9/12/2018	9/2/2021	32.67	No	ESMERALDA AVILA	111634	9/7/2021	Stale dated
102832	9/12/2018	9/2/2021	28.05	No	HECTOR ESCOBAR	111635	9/7/2021	Stale dated
102849	9/12/2018	9/2/2021	33.14	No	ALFREDO SOLIS	111636	9/7/2021	Stale dated
103000	9/26/2018	9/2/2021	39.43	No	LEONARDO A MANZO	111637	9/7/2021	Stale dated
103028	9/26/2018	9/2/2021	1,683.95	No	DEKRA-LITE	111638	9/7/2021	Stale dated
103034	9/26/2018	9/2/2021	65.00	No	DURAN'S LOCK & KEY	111639	9/7/2021	Stale dated
103123	10/10/2018	9/2/2021	160.00	No	ARTURO AVILES	111640	9/7/2021	Stale dated
103230	10/10/2018	9/2/2021	68.18	No	MARILYN LOPEZ	111641	9/7/2021	Stale dated
103536	11/14/2018	9/2/2021	98.13	No	WRI PROPERTY MANAGEMENT	111642	9/7/2021	Stale dated
103683	11/28/2018	9/2/2021	28.05	No	ESTATE OF RUFINO M AVELINO	111643	9/7/2021	Stale dated
103818	12/20/2018	9/2/2021	53.28	No	ROBERT BURNS	111644	9/7/2021	Stale dated
103941	1/9/2019	9/2/2021	60.43	No	REY GUILLLEN-SANDOVAL	111645	9/7/2021	Stale dated
103946	1/9/2019	9/2/2021	78.17	No	WILDER PEREZ	111646	9/7/2021	Stale dated
103949	1/9/2019	9/2/2021	31.74	No	ELIASER URIBE	111647	9/7/2021	Stale dated
104150	2/13/2019	9/2/2021	37.93	No	MARITZA MARTINEZ	111648	9/7/2021	Stale dated
104292	2/27/2019	9/2/2021	57.03	No	LOIS WESOLASKI	111649	9/7/2021	Stale dated
104571	3/13/2019	9/2/2021	57.89	No	MICHAEL MIRANDA	111650	9/7/2021	Stale dated
104575	3/13/2019	9/2/2021	60.64	No	ANETH SANCHEZ	111651	9/7/2021	Stale dated
104582	3/27/2019	9/2/2021	74.97	No	ROSEMARY MENDIA	111652	9/7/2021	Stale dated



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9/8/2021 9:41:51AM

Replaced Checks Listing  
City of Coachella

Item 11.

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Bank: wfb (Continued)  
Account: 7100772636

Orig check	Date	Voided	Check amt	EFT	Paid to	Repl check	Date	Reason
105090	5/8/2019	9/2/2021	80.94	No	SEFORA FLORES	111653	9/7/2021	Stale dated
105213	5/22/2019	9/2/2021	37.58	No	FERNANDO BELTRAN	111654	9/7/2021	Stale dated
105214	5/22/2019	9/2/2021	86.94	No	MICHAEL BOYD	111655	9/7/2021	Stale dated
105341	6/12/2019	9/2/2021	43.80	No	JOSE GUTIERREZ	111656	9/7/2021	Stale dated
105342	6/12/2019	9/2/2021	87.92	No	MOSES HAUGHTON	111657	9/7/2021	Stale dated
105343	6/12/2019	9/2/2021	74.73	No	JOSE LUIS LOPEZ	111658	9/7/2021	Stale dated
105345	6/12/2019	9/2/2021	52.68	No	ELVA MARTINEZ	111659	9/7/2021	Stale dated
105487	6/26/2019	9/2/2021	45.22	No	FRANCE LUKE	111660	9/7/2021	Stale dated
105596	7/10/2019	9/2/2021	36.84	No	DANIEL HERNANDEZ	111661	9/7/2021	Stale dated
105604	7/24/2019	9/2/2021	91.31	No	CELY DEVELOPMENT GROUP, LLC	111662	9/7/2021	Stale dated
105609	7/24/2019	9/2/2021	62.31	No	GERARDO MARTINEZ	111663	9/7/2021	Stale dated
105612	7/24/2019	9/2/2021	76.55	No	ARTURO MONREAL	111664	9/7/2021	Stale dated
105614	7/24/2019	9/2/2021	33.51	No	MONICA SANTOYO	111665	9/7/2021	Stale dated
105770	8/14/2019	9/2/2021	39.87	No	KARINA OBESO	111666	9/7/2021	Stale dated
105777	8/14/2019	9/2/2021	69.99	No	OMAR SANCHEZ	111667	9/7/2021	Stale dated
106206	9/25/2019	9/2/2021	126.95	No	CESARIO REYES	111668	9/7/2021	Stale dated
106208	9/25/2019	9/2/2021	40.63	No	HOMAR ROSETE-COTA	111669	9/7/2021	Stale dated
106438	10/23/2019	9/2/2021	32.20	No	MARLON MATHIE	111670	9/7/2021	Stale dated
106542	10/23/2019	9/2/2021	60.00	No	RENE ROSALES	111671	9/7/2021	Stale dated
106601	11/13/2019	9/2/2021	57.67	No	YVETTE MOLINA	111672	9/7/2021	Stale dated
106738	11/27/2019	9/2/2021	30.60	No	CARLOS SOLORZANO	111673	9/7/2021	Stale dated
106739	11/27/2019	9/2/2021	76.11	No	CASEY SULLIVAN	111674	9/7/2021	Stale dated
107014	12/19/2019	9/2/2021	79.16	No	PATRICIA CHAVEZ	111675	9/7/2021	Stale dated
107129	1/22/2020	9/2/2021	63.40	No	JUAN CARLOS AMBRIZ	111676	9/7/2021	Stale dated
107156	1/22/2020	9/2/2021	74.87	No	BRENDA VIZCARRA	111677	9/7/2021	Stale dated
107295	2/12/2020	9/2/2021	89.25	No	ROBIN PETERSON	111678	9/7/2021	Stale dated
107300	2/12/2020	9/2/2021	71.52	No	KAREN SOLIS	111679	9/7/2021	Stale dated
107565	3/11/2020	9/2/2021	70.11	No	MARTHA VALDIOSERA	111680	9/7/2021	Stale dated
107731	3/25/2020	9/2/2021	200.00	No	CWEA/CORBS	111681	9/7/2021	Stale dated
108125	5/13/2020	9/2/2021	89.25	No	FRANCISCO LUNA	111682	9/7/2021	Stale dated
108171	5/27/2020	9/2/2021	81.40	No	FRANCISCO MARQUEZ	111683	9/7/2021	Stale dated
108172	5/27/2020	9/2/2021	73.93	No	ULISES MEDINA	111684	9/7/2021	Stale dated
108174	5/27/2020	9/2/2021	27.67	No	CHRISTINA RAMOS	111685	9/7/2021	Stale dated
108348	6/10/2020	9/2/2021	21.68	No	NATALIE BECERRA	111686	9/7/2021	Stale dated
108354	6/10/2020	9/2/2021	61.82	No	APRIL MARTINEZ	111687	9/7/2021	Stale dated

Bank: wfb (Continued)  
Account: 7100772636

Orig check	Date	Voided	Check amt	EFT	Paid to	Repl check	Date	Reason
108355	6/10/2020	9/2/2021	136.10	No	DAVID MEDINA	111688	9/7/2021	Stale dated
108451	6/24/2020	9/2/2021	65.77	No	JAVIER MARTINEZ	111689	9/7/2021	Stale dated
108547	7/8/2020	9/2/2021	61.11	No	MARIA VASQUEZ	111690	9/7/2021	Stale dated
108818	8/12/2020	9/2/2021	78.94	No	NORA DAVIS	111691	9/7/2021	Stale dated
109075	9/9/2020	9/2/2021	90.58	No	CULTIVATION TECHNOLOGIES INC	111692	9/7/2021	Stale dated
109171	9/23/2020	9/2/2021	78.63	No	MILTON MARROQUIN	111693	9/7/2021	Stale dated
109173	9/23/2020	9/2/2021	58.82	No	DELFINO VELEZ	111694	9/7/2021	Stale dated
109305	10/14/2020	9/2/2021	94.54	No	ALBERTO ALVAREZ	111695	9/7/2021	Stale dated
109558	11/25/2020	9/2/2021	26.45	No	DIEGO ZENDEJAS	111696	9/7/2021	Stale dated
109634	12/9/2020	9/2/2021	52.92	No	JOSEPH BENCH	111697	9/7/2021	Stale dated
109642	12/9/2020	9/2/2021	97.66	No	HECTOR LON	111698	9/7/2021	Stale dated
109742	12/16/2020	9/2/2021	978.58	No	PERALTA ASPHALT SC	111699	9/7/2021	Stale dated
109752	12/16/2020	9/2/2021	312.85	No	BLENDED IMPACT INC.	111700	9/7/2021	Stale dated
109854	1/6/2021	9/2/2021	80.46	No	MARISOL MAGANA	111701	9/7/2021	Stale dated
109949	1/11/2021	9/2/2021	134.00	No	YESENIA RIVERA	111702	9/7/2021	Stale dated
110029	1/27/2021	9/2/2021	56.17	No	RAFAEL GARCIA	111703	9/7/2021	Stale dated
Bank total:			8,384.98					
Checks total:			8,384.98					

Date: September 7, 2021

  
Finance Director: Nathan Statham



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09/14/2021 12:33:07PM

Check List  
City of Coachella

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Bank : ewfb EFT FOR WELLS FARGO BANK -

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
371	9/16/2021	02167	MICHAEL BAKER INTERNATIO1113865	4/21/2021	PE4/4 AVE50/I-10 INTERCHAN	1,214.25	1,214.25
372	9/16/2021	31705	RIVERSIDE COUNTY FIRE DE1233964	9/3/2021	FY20/21- 4TH QTR FIRE PRO	670,680.64	670,680.64
T FOR WELLS FARGO BANK -SEPARATE CHECK:							671,894.89

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
111704	9/16/2021	48014	ALBERT A. WEBB ASSOCIATE211966	5/22/2021	PE5/22 SVCS: COC V. LAI	3,107.07	3,107.07
111705	9/16/2021	01436	AMERICAN FORENSIC NURSE74856	7/31/2021	4/16 DUI CHECKPOINT	670.00	
			74835	7/31/2021	APR-JUL2021 BLOOD DRAWS	360.00	1,030.00
111706	9/16/2021	48834	FIX-IT COMMERCIAL SERVICE00519	6/15/2021	4/5 SVC'D ICE MACHINE @ FI	495.13	495.13
111707	9/16/2021	54272	WILLDAN00713407	7/30/2021	PE6/30 PLANNING SVCS	7,620.00	7,620.00
Sub total for WELLS FARGO BANK:							12,252.20

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09/14/2021 12:33:07PM

Check List  
City of Coachella

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6 checks in this report.

Grand Total All Checks: 684,147.09

Date: September 16, 2021



Finance Director: Nathan Statham

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09/14/2021 3:50:19PM

Check List  
City of Coachella

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Bank : ewfb EFT FOR WELLS FARGO BANK -

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
373	9/16/2021	52366	ALTA LANGUAGE SERVICES, IIS547478	8/31/2021	AUG SVCS: SPANISH LISTENI	55.00	55.00
374	9/16/2021	45929	BECK OIL, INC. 47117CL	8/31/2021	8/31 GRAFFITI DEPT FUEL	280.15	280.15
375	9/16/2021	43462	BEST BEST & KRIEGER, LLP 913028	8/24/2021	PE7/31, #80237, GENERAL RE	32,789.73	
			913022	8/24/2021	PE7/31, #80237.03004, AV50 F	16,312.50	
			913010	8/24/2021	PE7/31, #80237.00810, LABOF	5,350.80	
			913013	8/24/2021	PE7/31, #80237.00840, CANN/	4,455.00	
			913019	8/24/2021	PE7/31, #80237.00869, AFFOF	3,292.80	
			913006	8/24/2021	PE7/31, #80237.00237, SPOTL	2,881.20	
			913018	8/24/2021	PE7/31, #80237.00868, TRAVE	1,419.80	
			913014	8/24/2021	PE7/31, #80237.00844, CHROI	1,339.25	
			913021	8/24/2021	PE7/31, #80237.00873, SURPL	1,293.60	
			913008	8/24/2021	PE7/31, #80237.00449, WSTRI	1,196.00	
			913007	8/24/2021	PE7/31, #80237.00445, DESEF	820.60	
			913009	8/24/2021	PE7/31, #80237.00450, GLENF	676.20	
			913020	8/24/2021	PE7/31, #80237.00872, SUCCE	646.80	
			913011	8/24/2021	PE7/31, #80237.00819, CODE	564.90	
			913015	8/24/2021	PE7/31, #80237.00851, GLENF	411.60	
			913016	8/24/2021	PE7/31, #80237.00854, EMPLC	235.20	
			913012	8/24/2021	PE7/31, #80237.00820, ENVIR	176.40	
			913017	8/24/2021	PE7/31, #80237.00858, COA V	88.20	73,950.58
376	9/16/2021	53721	BOON TRADING COMPANY LLIN000000	8/23/2021	SOLAR STREET LIGHT- MOTI	2,299.40	2,299.40
377	9/16/2021	01856	CARROT-TOP INDUSTRIES IN50954800	7/8/2021	3X6' NYLON FAN W/ STARS	543.13	543.13
378	9/16/2021	00996	HOME DEPOT 4162922	8/26/2021	MAKITA 18V BL GRINDER, ET	196.77	196.77
379	9/16/2021	44160	LEWIS BRISBOIS BISGAARD 3069444	9/7/2021	PE8/31, #41691-2, MORALES	581.47	581.47
380	9/16/2021	24600	LOPES HARDWARE 010107	8/24/2021	AA BATTERIES	34.76	34.76
381	9/16/2021	54255	LOPEZ, SAMANTHA 08312021PM	8/31/2021	AUG2021 AFTERNOON REST	2,100.00	2,100.00
382	9/16/2021	53857	MURCHISON & CUMMING, LLF2418285	8/19/2021	PE7/31, CH2003-LUDWIG, DO	7,562.15	7,562.15
383	9/16/2021	52802	RED WING BUSINESS ADVAN 2021081200343	8/12/2021	8/9+10 EMPLOYEE WORK BO	6,938.98	
			2021082600343	8/26/2021	8/12+19+23 EMPLOYEE WOR	914.71	7,853.69
384	9/16/2021	53736	RG2 MANAGEMENT LLC 2708	9/1/2021	WE 8/29: K. MEDINA	1,080.00	
			2716	9/8/2021	WE 9/5: K. MEDINA	1,066.50	
			2697	8/25/2021	WE 8/22: GOMEZ+VALENZUE	588.33	
			2709	9/1/2021	WE 8/29: GOMEZ+VALENZUE	525.69	
			2706	9/1/2021	WE 8/29: J. AGUIRRE	216.00	3,476.52

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09/14/2021 3:50:19PM

Check List  
City of Coachella

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

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
385	9/16/2021	53455	VORTEX INDUSTRIES, INC.	05-1532555	8/31/2021 RPR'D SECTIONAL OVERHEA	524.00	524.00
T FOR WELLS FARGO BANK -SEPARATE CHECK:							99,457.62

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
111708	9/16/2021	54339	AEC TECHNOLOGIES	2021 Sbscrptn	8/31/2021	BLUEBEAM REVU STANDAR	8,616.00	8,616.00
111709	9/16/2021	42837	ARAMARK UNIFORM SERVICE	AUG2021	8/31/2021	PE8/31 UNIFORMS, MATS & C	2,598.87	
				AUG2021 SAN	8/31/2021	PE8/31 UNIFORMS, MATS & C	854.84	
				AUG2021 CC	8/31/2021	PE8/31 MATS & MOPS	379.32	
				AUG2021 GRFT	8/31/2021	PE8/31 UNIFORMS	78.84	3,911.87
111710	9/16/2021	42837	ARAMARK UNIFORM SERVICE	23755634	8/19/2021	DRITECH TWILL SHIRT W/ EM	100.00	100.00
111711	9/16/2021	42251	ARCOS, MARIA	Ck 9/16/21	9/8/2021	VOUCHER 76, 5/4-8/27	297.70	297.70
111712	9/16/2021	03650	BARBARA SINATRA CHILDREN	July 2021	8/4/2021	7/21 SVCS: LAW ENFORCEME	231.00	231.00
111713	9/16/2021	00836	BIO-TOX LABORATORIES	41600	8/17/2021	LAB SERVICES: 7/9+23	388.00	
				41599	8/17/2021	LAB SERVICE: 7/9	141.00	529.00
111714	9/16/2021	44905	C.S. LEGACY CONSTRUCTION	18	9/3/2021	PE8/31 GRAPEFRUIT URBAN	262,250.73	262,250.73
111715	9/16/2021	43634	CACEO	300014451	11/1/2020	2021 MBRSH: J. NAVARRO	95.00	95.00
111716	9/16/2021	53423	CBE OFFICE SOLUTIONS	IN2412109	8/20/2021	ACC #CC3502, COLOR COPIE	995.37	995.37
111717	9/16/2021	02048	CDW GOVERNMENT, INC.	H962480	8/6/2021	XEROX WORKCENTRE 6515	631.87	631.87
111718	9/16/2021	44959	COMPUTER CONSULTANTS,	133399	9/1/2021	SP2021-AG2022 RECOVERY I	5,100.00	
				33400	9/1/2021	SP2021-AG2022 SECURITY S	4,800.00	
				33401	9/1/2021	2021 OFFSITE CLOUD BACKL	3,300.00	13,200.00
111719	9/16/2021	00214	CORONET CONCRETE PROD	1142075	8/11/2021	6 SACK 50/50 NO FLY ASH	386.56	386.56
111720	9/16/2021	00749	COUNTY OF RIVERSIDE	SH0000039492	8/23/2021	7/1-28 LAW ENFORCEMENT S	725,913.30	725,913.30
111721	9/16/2021	44036	DE LAGE LANDEN PUBLIC	73480814	8/12/2021	ACC #1338330, COLOR COPIE	216.41	216.41
111722	9/16/2021	47952	DESERT LIVE SCAN	6905	8/27/2021	AUG2021 EMPLOYEE FINGEF	50.00	50.00
111723	9/16/2021	13700	DEWEY PEST CONTROL INC.	14503789	8/12/2021	AC1434611, AUG2021, DIST 3:	150.00	150.00
111724	9/16/2021	44713	FARMER BROTHERS CO.	85672293	8/24/2021	COFFEE, CREAMER, STIR ST	308.65	308.65
111725	9/16/2021	15750	FEDEX	7-474-87856	8/20/2021	AUG2021 FEDEX SVCS	129.89	
				7-452-34715	7/30/2021	JULY2021 FEDEX SVCS	37.62	
				7-489-67888	9/3/2021	AUG2021 FEDEX SVCS	10.51	
				7-466-82732	8/13/2021	AUG2021 FEDEX SVCS	7.19	
				7-460-45736	8/6/2021	JULY2021 FEDEX SVCS	6.30	191.51
111726	9/16/2021	51604	FRONTIER	BD 8/16/21	8/16/2021	ACC 209-188-4039-091192-5, .	352.66	352.66
111727	9/16/2021	51494	GARDA CL WEST, INC.	10653383	9/1/2021	SEPT2021 CASHLINK MAINT	1,099.22	
				10653369	9/1/2021	SEPT2021 ARMORED TRANS	869.39	1,968.61
111728	9/16/2021	20450	IMPERIAL IRRIGATION DISTR	MdJL-MdAG	8/17/2021	MID JULY-MID AUGUST 2021	63,149.35	
				50432096-AG21	8/24/2021	AC50432096, 8/14-20, FINAL B	13.37	63,162.72
111729	9/16/2021	44047	KONICA MINOLTA BUSINESS	9007975262	8/13/2021	BIZHUB C454E, 1515 6TH ST,	35.60	
				9007995652	8/22/2021	BIZHUB 282, FIRE DEPT, 7/23	0.52	36.12

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09/14/2021 3:50:19PM

Check List  
City of Coachella

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Bank : wfb WELLS FARGO BANK

(Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
111730	9/16/2021	50501	LIVESCAN MGMT GROUP, INC	08272021COC	8/27/2021	MASKS REQUIRED WINDOW	391.50	391.50
111731	9/16/2021	42112	NRO ENGINEERING	08-21-011	7/31/2021	PE7/31 PLNCK, ST-130 PJCT:;	9,371.25	
				09-21-012	8/31/2021	PE8/31 PLNCK, IMPRVMNT PI	7,446.25	
				09-21-020	8/31/2021	PE8/31 PLNCK, LA COLONIA:#	1,881.25	
				09-21-017	8/31/2021	PE8/31 PLNCK, TRACT 38084	1,505.00	
				09-21-018	8/31/2021	PE8/31 PLNCK, TRACT 38084	1,128.75	
				09-21-015	8/31/2021	PE8/31 PLNCK, TM 38084:#13	443.75	
				09-21-016	8/31/2021	PE8/31 PLNCK, WQMP:#138.4	421.00	
				09-21-019	8/31/2021	PE8/31 PLNCK, TRACT 31978	262.50	
				09-21-014	8/31/2021	PE8/31 PLNCK, PM 36872:#13	108.36	22,568.11
111732	9/16/2021	44714	NV5, INC.	230942	9/8/2021	PE7/31 GRAPEFRUIT BLVD UI	1,018.00	1,018.00
111733	9/16/2021	47192	O'REILLY AUTO PARTS	2855-362821	8/25/2021	ALTERNATOR	216.58	
				2855-362498	8/24/2021	BALL JOINT	60.23	
				2855-362688	8/25/2021	MICRO V-BELT	43.68	
				2855-363057	8/26/2021	MICRO V-BELT	27.01	
				2855-362386	8/24/2021	OIL FILTER	13.83	
				2855-362819	8/25/2021	RADIATOR CAP	8.75	370.08
111734	9/16/2021	49989	PAUL ASSOCIATES	85486	8/24/2021	CITATION ENVELOPES	450.78	
				85468	8/19/2021	BUSINESS CARDS: DELGADC	280.23	731.01
111735	9/16/2021	54340	PETERSON LAW GROUP CLIE	Settlement	9/14/2021	SETTLEMENT- AV50 PJCT-LA	856,000.00	856,000.00
111736	9/16/2021	52344	QUADIENT FINANCE USA, INC	CD 9/12/21	9/12/2021	AUG2021 POSTAGE BY PHON	1,000.00	1,000.00
111737	9/16/2021	35450	SOCAL GAS	87075Av54-AG2	8/25/2021	AC 123 573 5834 5, 7/23-8/23	58.60	
				1515 6th-AG21	8/25/2021	AC 031 523 3700 6, 7/23-8/23	21.47	
				1500 6th-AG21	8/25/2021	AC 020 678 1257 4, 7/23-8/23	16.05	
				84626Bag-AG21	8/25/2021	AC 153 323 6215 9, 7/23-8/23	15.29	111.41
111738	9/16/2021	51139	SOUTHERN COMPUTER WARIN	000706545	8/26/2021	PANASONIC TOUGHBOOK 14	3,381.86	
				IN-000706484	8/25/2021	MICROSOFT SURFACE BOOK	2,787.23	6,169.09

Bank : wfb WELLS FARGO BANK

(Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
111739	9/16/2021	52595	STAPLES BUSINESS CREDIT	7336447362-0-1	8/4/2021	3 HOME PUNCH, SHARP MAF	196.59
				7338143713-0-1	8/26/2021	HP 58A BLACK TONER CARTI	185.63
				7336448875-0-1	8/4/2021	HP 62XL HY BLACK INK & TRI	134.49
				7336447362-0-2	8/9/2021	LARGE AIR PURIFIER	131.67
				7337549494-0-1	8/18/2021	LIQUID ACCENT HIGHLIGHTE	110.63
				7336954164-0-1	8/11/2021	HP 63XL HY BLACK INK CART	95.99
				7337301068-0-1	8/16/2021	3.0V LITHIUM PHOTO CELL	73.67
				7338143713-0-2	8/27/2021	BLACK INK CARTRIDGE	30.55
				7336447362-0-3	8/9/2021	EE-5068 FILTERS	27.18
							986.40
111740	9/16/2021	51173	SWAGIT PRODUCTIONS LLC	18322	7/30/2021	JULY2021/22 VIDEO STREAMI	11,580.00
111741	9/16/2021	51918	THE GREATER COACHELLA V	20048	9/2/2021	9/10 ALL VALLEY MAYOR/TRIE	850.00
111742	9/16/2021	51093	T-MOBILE USA, INC.	9459324959	8/5/2021	7/23-24 GPS LOCATE	60.00
111743	9/16/2021	52204	TPX COMMUNICATIONS	146626447-0	8/16/2021	AC33325, 8/16-9/15	4,206.20
111744	9/16/2021	45053	TYLER TECHNOLOGIES, INC.	045-351551	9/1/2021	OT2021-SP2022 CLOUD TIME	11,674.65
111745	9/16/2021	44966	VERIZON WIRELESS	9886845457	8/22/2021	AC571164685-00001, 7/23-8/22	46.09
111746	9/16/2021	44775	VISTA PAINT CORPORATION	2021-172535-00	8/31/2021	TAPE 48MM BLUE ROLL, ETC	191.68
				2021-130328-00	8/5/2021	9X3/4 COVER	21.92
							213.60
111747	9/16/2021	53200	WEST CALI PLUMBING	001181	8/25/2021	TRBLSHT SINK DRAIN, ETC @	965.00
111748	9/16/2021	49778	WEST COAST ARBORIST, INC	176146	8/4/2021	PE8/4 TREE MAINT @ LLMD	2,240.00
				175664	7/28/2021	PE7/28 TREE MAINT @ LLMD	1,768.00
				176149	8/15/2021	PE8/15 TREE MAINT @ LLMD	1,350.00
				176148	8/13/2021	PE8/13 TREE MAINT @ LLMD	1,200.00
				176147	8/11/2021	PE8/11 TREE MAINT @ LLMD	364.00
							6,922.00
111749	9/16/2021	54272	WILLDAN	00713430	8/27/2021	PE7/30 PLANNING SVCS	4,920.00
							4,920.00
Sub total for WELLS FARGO BANK:							2,014,378.22



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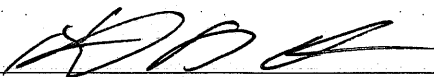
Check List  
City of Coachella

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55 checks in this report.

Grand Total All Checks: 2,113,835.84

Date: September 16, 2021

  
Finance Director: Nathan Statham

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09/21/2021 3:13:49PM

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City of Coachella

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Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
111750	9/23/2021	54321	GOLDEN OPPORTUNITY #28 IRef000220852	8/9/2021	REFUND- CHARGED WRONG	517.30	517.30
Sub total for WELLS FARGO BANK:							517.30

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09/21/2021 3:13:49PM

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City of Coachella

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1 checks in this report.

Grand Total All Checks: 517.30

Date: September 23, 2021

  
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Finance Director: Nathan Statham

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09/21/2021 3:35:56PM

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City of Coachella

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Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
111751	9/23/2021	54344	ALVAREZ, ESMERALDA	Ref000221315	9/16/2021	UB Refund Cst #00051299	47.63	47.63
111752	9/23/2021	54342	ANAYA, ANTONIO	Ref000221313	9/16/2021	UB Refund Cst #00041633	52.62	52.62
111753	9/23/2021	54348	CLOTWORTHY CONSTRUCTION	Ref000221319	9/16/2021	UB Refund Cst #00053282	976.68	976.68
111754	9/23/2021	54349	DR HORTON INC	Ref000221320	9/16/2021	UB Refund Cst #00053351	68.75	68.75
111755	9/23/2021	54350	DR HORTON INC	Ref000221321	9/16/2021	UB Refund Cst #00053369	53.88	53.88
111756	9/23/2021	54347	GRACE REAL ESTATE	Ref000221318	9/16/2021	UB Refund Cst #00053149	51.37	51.37
111757	9/23/2021	54352	MARTINEZ, CARLO	Ref000221323	9/16/2021	UB Refund Cst #00046658	15.99	15.99
111758	9/23/2021	54351	PENA, MONICA	Ref000221322	9/16/2021	UB Refund Cst #00053420	65.50	65.50
111759	9/23/2021	54345	PULTE GROUP INC	Ref000221316	9/16/2021	UB Refund Cst #00052674	35.80	35.80
111760	9/23/2021	54346	PULTE GROUP INC	Ref000221317	9/16/2021	UB Refund Cst #00052676	24.62	24.62
111761	9/23/2021	54341	RAMIREZ, VICTOR	Ref000221312	9/16/2021	UB Refund Cst #00037174	30.86	30.86
111762	9/23/2021	54343	RIOS, MICHELLE	Ref000221314	9/16/2021	UB Refund Cst #00049249	27.41	27.41

Sub total for WELLS FARGO BANK: 1,451.11

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09/21/2021 3:35:56PM

Check List  
City of Coachella

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Grand Total All Checks: 1,451.11

Date: September 23, 2021



Finance Director: Nathan Statham

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09/21/2021 4:24:09PM

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City of Coachella

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Bank : ewfb EFT FOR WELLS FARGO BANK -

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
386	9/23/2021	00207	GRAINGER INC	9931949599	6/14/2021	PRISON TOILET	1,010.91
T FOR WELLS FARGO BANK -SEPARATE CHECK:							1,010.91

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
111763	9/23/2021	53220	COACHELLA ACE HARDWARE	2082/1	6/17/2021	SPRYPNT WHITE PRIMER, E	8.80
				2049/1	6/9/2021	PUSH COUPLING	7.60
							16.40
111764	9/23/2021	54137	CONSERVE LANDCARE LLC	22515	6/21/2021	6/7 LNDSCPE ENHANCEMEN	1,995.00
				23784	6/30/2021	6/21 FERTILIZER TREATMEN	1,851.50
				22708	6/28/2021	6/14 RPR'D IRRGTN @ DIST 1	1,210.30
				22520	6/21/2021	6/16 RPR'D IRRGTN @ DIST 1	456.00
				21255	6/2/2021	5/28 RPR'D IRRGTN @ DIST 1	335.47
				21256	6/2/2021	5/28 RPR'D IRRGTN @ DIST 1	330.94
				21254	6/2/2021	5/5 RPR'D IRRGTN @ DIST 16	324.59
				21257	6/2/2021	5/28 RPR'D IRRGTN @ DIST 2	305.72
				21252	6/2/2021	6/1 RPR'D IRRGTN @ DIST 27	305.25
				21253	6/2/2021	6/1 RPR'D IRRGTN @ DIST 25	305.25
				21258	6/2/2021	5/28 RPR'D IRRGTN @ DIST 1	150.96
							7,570.98
Sub total for WELLS FARGO BANK:							7,587.38

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09/21/2021 4:24:09PM

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City of Coachella

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Grand Total All Checks: 8,598.29

Date: September 23, 2021

  
Finance Director: Nathan Statham



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09/21/2021 5:06:31PM

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City of Coachella

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Bank : ewfb EFT FOR WELLS FARGO BANK -

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total		
387	9/23/2021	53291	ANGENIOUS ENGINEERING	19-07A-010	8/31/2021	PE8/31 AVE 50 BRIDGE	20,882.40	36,797.18	
				19-03-028	8/31/2021	PE8/31 DILLON RD BRIDGE	15,914.78		
388	9/23/2021	53958	ATLAS TECHNICAL	684718	9/3/2021	PE9/3 BGDMA PARK BB COUF	1,665.00	1,983.00	
				684618	9/3/2021	PE9/3 GRAPEFRUIT BLVD UR	318.00		
389	9/23/2021	45929	BECK OIL, INC.	47047CL	8/31/2021	PE8/31 VEHICLE MAINT DEPT	591.63		
				47059CL	8/31/2021	PE8/31 CODE ENF DEPT FUE	682.32		
				47070CL	8/31/2021	PE8/31 SANITARY DEPT FUEL	1,132.88		
				47079CL	8/31/2021	PE8/31 BLDG MAINT DEPT FL	331.64		
				47080CL	8/31/2021	PE8/31 ADMIN DEPT FUEL	143.76		
				47479CL	9/15/2021	PE9/15 GRAFFITI DEPT FUEL	390.22		
				471574	8/24/2021	DYED CARB ULS DIESEL	898.09		
				472108	8/25/2021	SHELL SPIRAX S4 TXM	109.78		
				47012CL	8/31/2021	PE8/31 ENG DEPT FUEL	197.85		
				47013CL	8/31/2021	PE8/31 BLDG/PLANNING DEP	242.04		
				47018CL	8/31/2021	PE8/31 STREETS DEPT FUEL	1,361.52		
				47020CL	8/31/2021	PE8/31 WATER DEPT FUEL	1,038.36		
				47023CL	8/31/2021	PE8/31 PARKS DEPT FUEL	1,086.87		
390	9/23/2021	49486	BRC CONSTRUCTION	2021221	8/20/2021	RPR'D DRYWALL/ACOUSTICS	2,350.00		8,206.96
391	9/23/2021	54112	CULTURAS MUSIC & ARTS	Sponsorship	9/20/2021	11/13 SYNERGY MUSIC & ART	15,000.00		2,350.00
392	9/23/2021	02139	DLT SOLUTIONS, LLC	5013473A	9/15/2021	AEC COLLECTION IC GVRNM	2,942.03		15,000.00
393	9/23/2021	00207	GRAINGER INC	9954454980	7/6/2021	SPORTS DRINK MIX	356.40	2,942.03	
394	9/23/2021	00996	HOME DEPOT	0011754	9/9/2021	800LB METAL D-HANDLE, ETC	106.52	356.40	
				2103313	9/7/2021	TOILET SEAT	-32.60		
				2011580	9/7/2021	HIGHLINE W QUIET EL SEAT	38.04		
				4010433	8/26/2021	CRIMPTOOL, VOLTAGE TEST	106.81		
				7011142	9/2/2021	MAK 18V COMPACT RECIP, 6	703.01		
				7011144	9/2/2021	23FT MPX MULTIPOSITION L/A	270.79	1,192.57	
395	9/23/2021	24600	LOPES HARDWARE	010141	9/9/2021	WASP SPRAY	13.03	13.03	
396	9/23/2021	54255	LOPEZ, SAMANTHA	08312021AM	8/31/2021	AUG2021 MORNING RESTRO	2,100.00	2,100.00	
397	9/23/2021	26950	MUNICODE	00363504	9/16/2021	SP2021-AG2022 MUNICODE M	6,400.00	6,400.00	
398	9/23/2021	53552	QUENCH USA, INC.	INV03366993	8/24/2021	AC D347652, SEPT2021 RNTL	32.63	97.89	
				INV03424616	9/1/2021	AC D347648, SEPT2021 RNTL	32.63		
				INV03426340	9/1/2021	AC D347651, SEPT2021 RNTL	32.63		

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

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
399	9/23/2021	49809	RAICES CULTURA	Sponsorship	9/20/2021	11/6 RUN W/ LOS MUERTOS S	5,000.00
				Fees	7/12/2021	ADMIN FEES FOR DATELAND	1,000.00
400	9/23/2021	52802	RED WING BUSINESS ADVAN	2021090900343	9/9/2021	9/1 EMPLOYEE WORK BOOT	722.37
401	9/23/2021	53736	RG2 MANAGEMENT LLC	2715	9/8/2021	WE 9/5: L. VALENZUELA	573.21
				2718	9/8/2021	WE 9/5: J. AGUIRRE	216.00
				2724	9/15/2021	WE 9/12: J. AGUIRRE	216.00
				2726	9/15/2021	WE 9/12: K. MEDINA	810.00
				2727	9/15/2021	WE 9/12: GOMEZ+VALENZUE	444.15
				2732	9/21/2021	WE 9/19: K. MEDINA	1,060.29
402	9/23/2021	53475	RUDYS ELECTRIC	20074	9/6/2021	BREAKER MATERIAL/EQUIP F	1,900.00
				20075	9/6/2021	INSTLL'D BREAKER AT MURA	2,240.00
				20076	9/6/2021	INSTLL'D LIGHTING AT MURA	1,680.00
				20077	9/6/2021	LIGHTING MATERIAL/EQUIP F	1,425.00
				20078	9/6/2021	INSTLL'D LIGHTING AT MURA	2,070.00
				20079	9/3/2021	INSTLL'D LED WALLPACKS A	670.00
				20081	9/3/2021	RPR'D/RPLC'D FLUORESCEN	560.00
				20080	9/3/2021	INSTLL'D COMMERCIAL LED	2,575.00
403	9/23/2021	32950	SAFETY-KLEEN SYSTEMS, IN	86717944	8/19/2021	8/17 SVC	263.65
404	9/23/2021	52924	SIEMENS MOBILITY, INC.	5620036912	9/13/2021	AUG2021 TRAFFIC SIGNAL M	5,819.11
405	9/23/2021	54274	US BANK N.A.	6712148601	9/21/2021	COACHELLA SDW REF BOND	65,086.15
406	9/23/2021	53596	XTREME HEATING AND AIR	2184	9/8/2021	RMV'D/RPLC'D CONDENSATI	1,350.00
T FOR WELLS FARGO BANK -SEPARATE CHECK:							173,119.99

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
111765	9/23/2021	48977	ADT COMMERCIAL 141504022	8/20/2021	LABOR CHRG @ WELL #17	624.90	624.90
111766	9/23/2021	50431	AMERICAN AIR DUCT CLEANING 0524	8/26/2021	8/26 SVC'D AIR DUCTS @ 151	2,100.00	2,100.00
111767	9/23/2021	01436	AMERICAN FORENSIC NURSE 74880	8/31/2021	JUL-AUG2021 BLOOD DRAW	165.00	165.00
111768	9/23/2021	42837	ARAMARK UNIFORM SERVICE 23795693	9/1/2021	WEARTEC POLO W/ EMBROI	23.90	23.90
111769	9/23/2021	02187	BENLO R.V. II 13073	9/8/2021	8.2GAL LP GAS	34.68	34.68
111770	9/23/2021	43862	BRENNTAG PACIFIC, INC BPI177853	9/8/2021	HYDROCHLORIC ACID	725.61	725.61
111771	9/23/2021	44494	BURRTEC WASTE & RECYCLING 8/31/21	8/31/2021	AUG2021 SWEEPER BOXES,	4,229.16	4,229.16
111772	9/23/2021	44494	BURRTEC WASTE & RECYCLING 9/1/21	9/1/2021	AC 44-BS 405340, 85075 AVE	89.98	89.98
111773	9/23/2021	53220	COACHELLA ACE HARDWARE 2131/1	7/1/2021	CHAIN PROOF 5/16" ZN 75'	74.87	
			2162/1	7/9/2021	FAUCET NO KINK 3/4" MALE	10.86	
			2348/1	8/18/2021	CAULK DFLEX230 CLR	7.60	
			2404/1	9/1/2021	LED FEIT BR40 65W EQ SW	16.30	
			2406/1	9/1/2021	BULB LED BR30 E26DL	3.27	
			2409/1	9/2/2021	LOCK MAILBOX REPLMT KIT,	21.92	134.82
111774	9/23/2021	54137	CONSERVE LANDCARE LLC 30157	8/31/2021	8/27 RPR'D IRRGTN @ DIST 1	319.85	319.85
111775	9/23/2021	01924	CONSOLIDATED ELECTRICAL 3298-1005807	8/26/2021	120-277V PHOTOCCELL	48.55	
			3298-1005893	8/31/2021	CABINET FAN	387.90	436.45
111776	9/23/2021	11800	COUNTY OF RIVERSIDE AN0000002296	9/17/2021	AUG2021 ANL SHLTR+FIELD+	27,047.18	27,047.18
111777	9/23/2021	12870	DEPARTMENT OF JUSTICE 532334	9/3/2021	AUG2021 FINGERPRINTS	98.00	
			534800	9/8/2021	AUG2021 BLOOD ALCOHOL A	35.00	133.00
111778	9/23/2021	01089	DESERT ELECTRIC SUPPLY S2891110.002	8/26/2021	36W LMP	370.66	
			S2891110.001	8/26/2021	36W LMP	74.13	444.79
111779	9/23/2021	52970	DESERT POOL SPECIALISTS, 125737	9/1/2021	SEPT2021 FOUNTAIN SVCS	400.00	400.00
111780	9/23/2021	13700	DEWEY PEST CONTROL INC. 14523355	9/1/2021	AC103361, SEPT2021, SENIOI	80.00	
			14529430	9/1/2021	AC1434611, SEPT2021, DIST :	60.00	
			14529443	9/1/2021	AC1450610, SEPT2021, DE OF	160.00	
			14536674	9/1/2021	AC1281215, SEPT2021, SIERF	301.00	
			14536675	9/1/2021	AC1281218, SEPT2021, 51251	900.00	1,501.00
111781	9/23/2021	42442	DIRECTV 076184020X210	9/3/2021	SEPT2021 BUSINESS XTRAP	137.54	137.54
111782	9/23/2021	49635	EISENHOWER MEDICAL CEN July 2021	8/30/2021	AC #700000133, JULY2021 SV	800.00	800.00
111783	9/23/2021	52416	EVENTSCAPE INTERNATIONAL WLM 2021	9/20/2021	11/6 RUN W/ LOS MUERTOS :	35,000.00	35,000.00
111784	9/23/2021	44088	FERGUSON ENTERPRISES, INC 0478152	8/25/2021	LF 1-3/4 MVP METERING PUS	364.26	364.26

Bank : wfb WELLS FARGO BANK

(Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
111785	9/23/2021	43672	FULTON DISTRIBUTING COMF	545639	9/2/2021	URINAL SCREEN	21.67
				546264	9/9/2021	DEGREASER NON-BUTYL	58.06
				546265	9/9/2021	CARPET EXTRACTION SOLU	73.36
				546572	9/14/2021	GLOVES, URINAL SCREEN, E	277.10
111786	9/23/2021	54355	HANSEN, JOHN AARON	Mural	7/12/2021	INSTALLATION OF ART MURA	10,000.00
111787	9/23/2021	20450	IMPERIAL IRRIGATION DISTRI	50035560-AG21	9/1/2021	AC50035560, 7/30-8/27, ST LIC	21,880.77
				50035755-AG21	8/30/2021	AC50035755, 7/29-8/25, PUMP	7,993.06
				50408460-AG21	8/30/2021	AC50408460, 7/29-8/25, WELL	11,864.18
				50434217-AG21	8/30/2021	AC50434217, 7/29-8/25	58.14
				50459795-AG21	8/30/2021	AC50459795, 7/29-8/25	48.41
				50459796-AG21	8/30/2021	AC50459796, 7/29-8/25	65.43
				50459819-AG21	8/30/2021	AC50459819, 7/29-8/25	61.35
				50522793-AG21	8/30/2021	AC50522793, 7/28-8/25, SCAD	13.80
				50733502-AG21	9/7/2021	AC50733502, 8/4-9/1	28.19
				50734422-AG21	9/7/2021	AC50734422, 8/4-9/1	55.49
111788	9/23/2021	45757	IMPERIAL IRRIGATION DISTRI	4030809	8/16/2021	INSTALL/REMOVE SVC POLE	5,095.00
111789	9/23/2021	45108	IMPERIAL SPRINKLER SUPPL	4788705-00	8/19/2021	CHEM ROUNDUP PRO MAX, I	371.23
				4791636-00	8/20/2021	DRIPRB BUG EMMITER, ETC	112.11
				4794782-00	8/24/2021	90 ELL SCH40 PVC, ETC	2.60
				4796970-00	8/25/2021	PLASTIC TUBING CUTTER, E	27.50
				4799729-00	8/27/2021	RAINBIRD ROTOR POP-UP, E	450.54
				4800822-00	8/27/2021	RAINBIRD 1" PLASTIC INLINE	65.80
111790	9/23/2021	37000	INLAND POWER EQUIPMENT	135754	9/2/2021	SVC'D/RPLC'D PARTS ON MS	375.42
111791	9/23/2021	51600	IRC, INC.	2021080039	9/1/2021	AUG2021 PRE-EMPLOYMENT	400.65
111792	9/23/2021	22450	JOBS AVAILABLE, INC.	2118004	9/3/2021	9/3 AD: SENIOR PLANNER	351.00
111793	9/23/2021	54353	JORDAN, BARBARA A.	9/4 Deposit	9/8/2021	DEPOSIT REIMB- LIBRARY C	300.00
111794	9/23/2021	02162	LOWE'S COMPANIES, INC.	94833	9/14/2021	HD WALL MIRROR KIT	3,190.73
111795	9/23/2021	52757	OLLIN STRATEGIES	225	8/19/2021	AUG2021 CONSULTING SVCS	5,000.00

Bank : wfb WELLS FARGO BANK

(Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
111796	9/23/2021	47192	O'REILLY AUTO PARTS	2855-363108	8/26/2021	MICRO V-BELT	47.18
				2855-363109	8/26/2021	MICRO V-BELT	-70.70
				2855-364297	8/30/2021	TRAILER PLUG	24.84
				2855-364358	8/30/2021	LED LITE BAR	2,479.37
				2855-364770	8/31/2021	DEE ZEE-NERF/STEP	278.41
				2855-364832	9/1/2021	COMPRESSOR & MICRO V-BI	221.84
				2855-364927	9/1/2021	BATTERY	225.75
				2855-365020	9/1/2021	WATER PUMP & THERMOSTA	108.24
				2855-365181	9/2/2021	1GAL ANTIFREEZE	104.33
				2855-365182	9/2/2021	DEE ZEE-NERF/STEP	440.32
				2855-365271	9/2/2021	OIL FILTER	8.78
				2855-366682	9/7/2021	SEMI-MET PAD	31.15
				2855-366733	9/7/2021	RESISTOR	23.86
				2855-366865	9/7/2021	A/C HTR SW	21.78
				2855-367116	9/8/2021	BLUEDEF 2.5	15.21
				2855-367120	9/8/2021	CABIN FILTER	11.93
				2855-367579	9/10/2021	ALTERNATOR	146.75
				2855-368531	9/13/2021	THERMOSTAT & OUTLET SE/	8.20
				2855-368942	9/14/2021	LED LITE BAR	-206.61
111797	9/23/2021	53582	PALM DESERT ROOFING	09132021	9/13/2021	RMV'D/INSTLL'D TILE @ FIRE	2,300.00
111798	9/23/2021	02028	PETE'S ROAD SERVICE, INC.	525020-00	9/9/2021	FLAT REPAIR	79.29
				525220-00	9/7/2021	MOUNT/BALANCE NEW TIRE	215.20
				525386-00	9/2/2021	MOUNT/BALANCE NEW TIRE	203.08
111799	9/23/2021	42433	POOL & ELECTRICAL PRODU	02676757	9/8/2021	SKIMLITE DUALY T-POLE, E	357.06
111800	9/23/2021	52389	POWER SECURITY GROUP IN	5001	8/31/2021	AUG2021 PATROL SVCS	5,307.20
				5002	8/30/2021	AUG2021 SECURITY GRD SV	3,624.00
				5003	8/30/2021	AUG2021 SECURITY GRD SV	3,060.20
				5004	8/31/2021	AUG2021 SECURITY GRD SV	4,943.40
111801	9/23/2021	52306	QUINN COMPANY	18813401	8/31/2021	8/30-31 COMPACT TRACK LO	897.89
				18894701	9/9/2021	9/8 SKID STEER & 24" CONC	1,145.94
111802	9/23/2021	11080	RIVERSIDE COUNTY RECORN	NOE-Av50	9/15/2021	NOE- AVE 50 & CALHOUN	50.00
111803	9/23/2021	50340	ROYAL GYM SERVICES	6222	8/31/2021	AUG2021 PREVENTATIVE MA	295.00
111804	9/23/2021	35450	SOCALGAS	1377 6th-AG21	8/25/2021	AC 012 623 3701 5, 7/23-8/23	58.60
				1540 7th-AG21	8/25/2021	AC 008 423 3900 4, 7/23-8/23	41.60
				BagPool-AG21	8/25/2021	AC 069 323 6500 7, 7/23-8/23	15.29

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
111805	9/23/2021	52595	STAPLES BUSINESS CREDIT	7336592371-0-1	8/6/2021	PADDED FOLD CHAIR	1,215.68
				7336593642-0-1	8/6/2021	SPLS REC 8.5X14 CS, ETC	226.70
				7336593642-0-2	8/6/2021	2TIER FOLDING CHAIR CART	373.00
				7336751733-0-1	8/9/2021	TRED REM HP 62XL BLK/62CI	48.37
				7336751733-0-2	8/9/2021	8.5X11 COPY PAPER CS, REC	411.25
				7336976779-0-1	8/11/2021	2TIER FOLDING CHAIR CART	479.63
				7337127232-0-1	8/13/2021	USB 2.0 16GB 5PK, ETC	66.62
				7337127232-0-2	8/15/2021	3X3 BRIGHT 24PK	20.11
							2,841.36
111806	9/23/2021	00102	SUNLINE TRANSIT AGENCY	INV05268	9/7/2021	AUG2021 CNG FUEL	631.44
111807	9/23/2021	38250	TOPS N BARRICADES	1089714	8/31/2021	8/30-31 CHNGBLE MSG SIGN	540.00
				1089849	9/10/2021	PAINT RED STRIPING	415.21
				1089852	9/10/2021	9/7-10 CHNGBLE MSG SIGN F	2,295.00
				1089546	8/23/2021	8/13-20 CHNGBLE MSG SIGN	1,680.00
				1089589	8/25/2021	BEACON REGULATOR ASC	822.80
				1089655	8/27/2021	7/30-8/29 CHNGBLE MSG SIG	6,000.00
				1089656	8/27/2021	7/23-8/22 CHNGBLE MSG SIG	4,800.00
				1089713	8/31/2021	8/23-31 CHNGBLE MSG SIGN	1,020.00
							17,573.01
111808	9/23/2021	54354	US FLEET TRACKING	379379	6/3/2021	JULY2021-JUNE2022 ANNUAL	2,397.00
111809	9/23/2021	53173	VERIZON CONNECT NWF, INC	OSV0000025408	9/1/2021	AUG2021 GPS MONITORING	1,262.82
111810	9/23/2021	44966	VERIZON WIRELESS	9887420486	9/1/2021	AC371867190-00002, 8/2-9/1	274.98
111811	9/23/2021	44775	VISTA PAINT CORPORATION	2021-188050-00	9/9/2021	TIP LINE LAZER S/O, ETC	230.03
				2021-197701-00	9/15/2021	ACRIGLO EXT FLAT A BASE, I	485.03
							715.06
111812	9/23/2021	42100	ZUMAR INDUSTRIES INC	94259	8/24/2021	CAP FOR 2" RD OR SQ POST	2,489.37
				94320	8/26/2021	SIGN SADDLE, BLADE CAP F	1,862.16
							4,351.53
Sub total for WELLS FARGO BANK:							199,515.29

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09/21/2021 5:06:31PM

Check List  
City of Coachella

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68 checks in this report.

Grand Total All Checks: 372,635.28

Date: September 23, 2021

  
Finance Director: Nathan Statham

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09/23/2021 8:43:24AM

Check List  
City of Coachella

Bank : ewfb EFT FOR WELLS FARGO BANK -

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
407	9/24/2021	48066 US BANK	Sta 8/25/21	8/25/2021	ACC XXXX-XXXX-XXXX-0925,	10,733.73	10,733.73
T FOR WELLS FARGO BANK -SEPARATE CHECK:							10,733.73



apChkLst  
09/23/2021 8:43:24AM

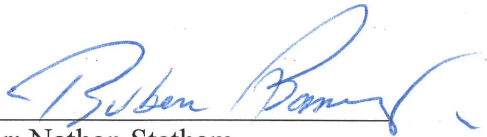
Check List  
City of Coachella

Page Item 11.

1 checks in this report.

Grand Total All Checks: 10,733.73

Date: September 24, 2021



Finance Director: Nathan Statham

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09/29/2021 9:43:21AM

Check List  
City of Coachella

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Bank : ewfb EFT FOR WELLS FARGO BANK -

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
408	9/30/2021	53958	ATLAS TECHNICAL	684791	9/3/2021	PE9/3 AVE 48 & HARRISON BI	1,665.00	1,665.00
409	9/30/2021	53391	BSK ASSOCIATES	RE00792	8/31/2021	JULY-AUG2021 WATER SAMP	1,305.00	
				RE00158	2/23/2021	DEC2020-JAN2021 WATER S/	480.00	1,785.00
410	9/30/2021	02320	CALPERS	1000000165594	9/14/2021	#6373819375, OCT2021 HEAL	93,117.68	
				1000000165594	9/14/2021	#6373819375, OCT2021 HEAL	11,645.06	104,762.74
411	9/30/2021	44901	CORELOGIC SOLUTIONS LLC	30564102	8/31/2021	AC 2010-597580-RR655396, A	641.25	641.25
412	9/30/2021	00207	GRAINGER INC	9039570669	8/31/2021	DIAMOND SAW BLADE	1,314.46	
				9040402951	8/31/2021	DIAMOND SAW BLADE	1,084.65	
				9053346087	9/14/2021	RETAINING RING FOR SHAFT	5.28	2,404.39
413	9/30/2021	00996	HOME DEPOT	0171889	8/30/2021	60LB QUIKRETE CONCRETE,	389.55	389.55
414	9/30/2021	24600	LOPES HARDWARE	010051	8/25/2021	WTR HOSE, PIPE CLAMPS, P	641.59	
				009819	8/11/2021	TOILET PARTS, PADLOCKS, F	636.01	1,277.60
415	9/30/2021	00101	MUNISERVICES/AVENU	INV06-012567	9/21/2021	JUL-SEP2021 SVCS: UTILITY	4,571.23	4,571.23
416	9/30/2021	49479	POLYDYNE INC.	1569859	8/19/2021	CLARIFLOC WE-1238	3,236.12	3,236.12
417	9/30/2021	53736	RG2 MANAGEMENT LLC	2717	9/8/2021	WE 9/5: HERNANDEZ+SILVA	1,548.00	
				2698	8/25/2021	WE 8/22: HERNANDEZ+SILVA	1,344.00	
				2707	9/1/2021	WE 8/29: HERNANDEZ+SILVA	1,068.00	
				2725	9/15/2021	WE 9/12: HERNANDEZ+SILVA	1,068.00	5,028.00
418	9/30/2021	52924	SIEMENS MOBILITY, INC.	5610278302	9/13/2021	AUG2021 TRAFFIC SIGNAL M	1,812.80	1,812.80
419	9/30/2021	52926	WATER SYSTEMS OPTIMIZAT	2015	8/31/2021	WATER AUDIT- LEVEL 1 VALI	2,500.00	2,500.00
420	9/30/2021	51697	WESTERN WATER WORKS SI	1402906-00	9/3/2021	ANGLE BALL MTR VLV	1,529.03	
				1402885-00	9/1/2021	ANGLE MTR VLV INSTA-TITE	634.02	
				1402837-00	8/27/2021	PIPE REMOVAL TOOL INSTA-	12.62	2,175.67

T FOR WELLS FARGO BANK -SEPARATE CHECK: 132,249.35

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
111813	9/30/2021	53760	ACCURATE OVERHEAD DOOF139063	9/17/2021	RPR'D BAY DOOR @ FIRE ST.	657.50	657.50
111814	9/30/2021	46835	AIR AND HOSE SOURCE, INC.433662	9/1/2021	PUMP & MOTOR COMBINATIC	1,671.70	1,671.70
111815	9/30/2021	50867	ARCTIC GLACIER USA, INC. 3988118303	7/2/2021	CARVING BLOCK ICE	100.00	
			3988118304	7/2/2021	BLOCK ICE	31.00	131.00
111816	9/30/2021	54356	BARRAGAN, FELIPE A. Turf Rbt	8/31/2021	TURF REMOVAL REBATE- PR	570.00	570.00
111817	9/30/2021	43862	BRENNTAG PACIFIC, INC BPI173120	8/23/2021	CHEMCHLOR SODIUM HYPO	3,359.72	
			BPI177852	9/8/2021	CHEMCHLOR SODIUM HYPO	2,195.90	
			BPI177854	9/8/2021	CHEMCHLOR SODIUM HYPO	2,195.90	
			BPI331762	9/9/2021	9/8 DRUM RETURN	-1,600.00	6,151.52
111818	9/30/2021	44905	C.S. LEGACY CONSTRUCTIONPART. RET	9/23/2021	PARTIAL RETENTION- GRAPE	109,392.32	109,392.32
111819	9/30/2021	44451	CALIFORNIA BUILDING OFFIC14358	6/30/2021	WEBINAR- 2019 CBC: J. GON.	90.00	
			13954	2/26/2021	WEBINAR- CHPTRS 11A/11B:	70.00	160.00
111820	9/30/2021	53423	CBE OFFICE SOLUTIONS IN2423027	9/20/2021	ACC #CC3502, COLOR COPIE	971.02	
			IN2418562	9/5/2021	ACC #CC3502, COLOR COPIE	369.01	1,340.03
111821	9/30/2021	02048	CDW GOVERNMENT, INC. L005167	9/21/2021	SONICWALL CONTENT FILTE	1,290.10	
			K079985	8/31/2021	LVO TB 15 G2 I7-1165G7 512/'	1,101.02	
			K836241	9/16/2021	XEROX HI CAPACITY TONER	734.14	
			J984535	8/27/2021	HP 972X XL OEM PAGEWIDE	502.72	
			K372801	9/7/2021	APC BACK-UPS 650VA 8OUTL	444.19	
			J922081	8/26/2021	B3E X13 WEBCAM 1080P USE	210.37	
			K112839	8/31/2021	HP 972X XL OEN PAGEWIDE	123.86	
			J974816	8/27/2021	ADESSO BT POWERED SOU	90.00	4,496.40
111822	9/30/2021	53426	CELL BUSINESS EQUIPMENT 73888610	9/25/2021	ACC 1338330, 9/15-10/14, SH/	610.58	610.58
111823	9/30/2021	07950	CITY OF COACHELLA Aug 2021	8/31/2021	AUG2021 WATER- ST, PARKS	44,671.03	
			Aug 2021-LLD's	8/31/2021	AUG2021 WATER- LLD'S	18,934.47	63,605.50
111824	9/30/2021	53220	COACHELLAACE HARDWARE2427/1	9/8/2021	CANOPY & SMARTFLO MAX F	162.01	
			2429/1	9/9/2021	CANOPY	108.74	
			2452/1	9/14/2021	USB ADAPTER DUAL 12V, ET	92.98	
			2374/1	8/24/2021	AIR FLTR	77.17	
			2408/1	9/2/2021	SNIPS COMBO PTRN, ETC	65.22	
			2357/1	8/19/2021	LRG BROOM	42.38	548.50
111825	9/30/2021	01924	CONSOLIDATED ELECTRICAL3298-1005428	8/12/2021	LPS 35W REPL LAMP, ETC	739.94	
			3298-1005650	8/19/2021	DPST 40A 125V TIME SW	86.96	826.90
111826	9/30/2021	52375	CORE & MAIN LP P503604	8/27/2021	SW611 ADJ VLV OPER WRCH	633.88	
			P320288	8/27/2021	1X6 REP CLP FULL CIRCLE	327.29	961.17

Bank : wfb WELLS FARGO BANK

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
111827	9/30/2021	00749	COUNTY OF RIVERSIDE	SH0000039567	9/16/2021	7/29-8/25 LAW ENFORCEMEN	705,507.71	705,507.71
111828	9/30/2021	49858	CV PIPELINE CORP.	S2672	8/24/2021	8/19+20 HYDRO-WASH & VIDI	4,040.00	4,040.00
111829	9/30/2021	50103	D&H WATER SYSTEMS	I 2021-0993	8/26/2021	K IODIDE (1LB BOTTLE)	820.12	820.12
111830	9/30/2021	44036	DE LAGE LANDEN PUBLIC	73805598	9/11/2021	ACC #1338330, COLOR COPIE	216.41	216.41
111831	9/30/2021	54275	DESERT HOSE AND SUPPLY	12086	8/24/2021	1" STRAIGHT THRU COUPLEI	90.33	90.33
111832	9/30/2021	14860	E. K. WOOD LUMBER COMPAI	499047	8/31/2021	GORILLA TAPE	39.73	
				498939	8/25/2021	CONCRETE MIX	29.03	
				499005	8/30/2021	GT 4" BRS TWIST NOZZLE, E	11.94	80.70
111833	9/30/2021	44713	FARMER BROTHERS CO.	85672464	9/15/2021	12OZ CUPS, LIDS, CREAMER	410.62	410.62
111834	9/30/2021	54325	FELIX, JR., DOMINGO	DF-8/23/21	8/23/2021	REIMB- CSM2 CERT #0003510	195.00	195.00
111835	9/30/2021	02217	FLO-SYSTEMS, INC.	F18437-21D162	8/25/2021	CAP & CABLE ASSEMBLY (HIE	1,799.82	1,799.82
111836	9/30/2021	51604	FRONTIER	BD 9/16/21	9/16/2021	ACC 209-188-4039-091192-5, 5	176.33	
				3982369-AG21	8/25/2021	760/398-2369, 8/25/21	62.17	238.50
111837	9/30/2021	43672	FULTON DISTRIBUTING COME	545936	9/7/2021	NITRILE GLOVES	261.89	261.89
111838	9/30/2021	54214	GALARZA, NEFTALI	Trvl Exp 9/21-24	9/28/2021	TRVL EXP 9/21-24, LOCC COM	1,098.96	1,098.96
111839	9/30/2021	51494	GARDA CL WEST, INC.	20495746	8/31/2021	AUG2021 EXCESS PREMISE	18.15	
				20495757	8/31/2021	AUG2021 EXCESS COIN BAG	15.78	33.93
111840	9/30/2021	25500	GRANITE CONSTRUCTION CO	2093414	9/9/2021	PE9/9 AVE 50 STORM DRAIN	18,581.00	18,581.00
111841	9/30/2021	54358	GREEN RENEWABLE FUTURE	Overpayment	9/27/2021	REFUND- OVERPAYMENT OF	4,876.00	4,876.00
111842	9/30/2021	20150	HYDRO AG SYSTEMS	262992	8/18/2021	2" MALE CAMLOCK X FIPT, E	31.99	31.99
111843	9/30/2021	20450	IMPERIAL IRRIGATION DISTR	MdAG-MdSP	9/16/2021	MID AUGUST-MID SEPTEMBE	72,282.07	72,282.07
111844	9/30/2021	45108	IMPERIAL SPRINKLER SUPPL	4792598-00	8/23/2021	TOOL KING HAND PUMP & KN	199.57	
				4798474-00	8/26/2021	10/32" THREADED GOOF PLL	47.44	
				4771110-00	8/5/2021	HATMENT RUSH SAFARI	11.97	258.98
111845	9/30/2021	23100	KAMAN INDUSTRIAL TECHNOS	S562086	8/16/2021	RE-BORE SPUR GEAR	383.78	383.78
111846	9/30/2021	47328	KONICA MINOLTA	38408368	8/31/2021	BIZHUB 501, UTILITIES DEPT.	141.91	141.91
111847	9/30/2021	44047	KONICA MINOLTA BUSINESS	9008044916	9/13/2021	BIZHUB C454E, 1515 6TH ST,	60.57	60.57
111848	9/30/2021	02162	LOWE'S COMPANIES, INC.	95142	9/16/2021	HD WALL MIRROR KIT	2,127.15	
				27850	8/31/2021	Z-SHADE 10X10 STRT, ETC	177.66	
				27723	9/14/2021	RMAID 24IN FBR GLASS MS, I	173.15	
				17255	9/8/2021	PIT BOSS COMP BLEND, ETC	67.57	2,545.53
111849	9/30/2021	44714	NV5, INC.	233158	9/24/2021	PE8/28 GRAPEFRUIT BLVD UI	229.89	229.89
111850	9/30/2021	52327	QUADIENT LEASING USA, INC	N9052897	9/19/2021	OT-JA2022, LSE #N17071771-	787.14	787.14

Bank : wfb WELLS FARGO BANK

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
111851	9/30/2021	52306	QUINN COMPANY	WOG00011472	8/31/2021	TRBLSHT UNIT @ WELL #17	660.00
				WOG00011473	8/31/2021	TRBLSHT UNIT @ WELL #19	660.00
				18849401	9/7/2021	9/1 DUMP TRUCK RNTL	387.26
							1,707.26
111852	9/30/2021	51285	RS INSTRUMENTS & SERVICE	21691	8/28/2021	CALIBRATION OF FLOW MET	1,740.40
111853	9/30/2021	47658	RUIZVA L. PEST CONTROL	113	9/20/2021	SEP2021 SVCS @ FIRE STATI	65.00
111854	9/30/2021	54359	SAFE TRAINING ONLINE LTD.	11026	8/26/2021	TRAFFIC CONTROL ONLINE	179.80
111855	9/30/2021	01830	SAM'S FENCE INC.	19105	8/18/2021	INSTLL'D CHAIN LINK FENCE	3,490.00
111856	9/30/2021	54229	SANDOVAL, MARIA VIOLETA	Turf Rbt	8/30/2021	TURF REMOVAL REBATE- PR	1,740.00
111857	9/30/2021	54360	SIMENTAL, LAURA	Refund	9/20/2021	DEPOSIT REFUND- LIBRARY	31.50
111858	9/30/2021	47319	SPARKLETTS	9467308 082421	8/24/2021	AUG2021 WATER @ SANITAR	270.60
111859	9/30/2021	54361	STANLEY ACCESS TECH LLC	0906308969	9/17/2021	INSTLL'D SENSOR & CONTR	1,824.62
111860	9/30/2021	52595	STAPLES BUSINESS CREDIT	7338020985-0-1	8/25/2021	SARASA DRY X1 RT GEL BL, I	59.42
				7338019829-0-1	8/25/2021	GRAY LTR SIZE FOLDERS, TA	57.66
111861	9/30/2021	02094	SUNSHINE FILTERS OF	143441	8/19/2021	LAMP SHADE FILTER ELEMEI	482.93
111862	9/30/2021	42289	TIME WARNER CABLE	0037022082821	8/28/2021	AC 8448 20 899 0037022, SEP	2,221.21
111863	9/30/2021	38250	TOPS N BARRICADES	1089558	8/24/2021	BARR LITE SOLAR YLW, ETC	451.86
				1089607	8/26/2021	28" CONE	352.35
							804.21
111864	9/30/2021	54357	TORRES, JUAN FELIX	Rebate	9/15/2021	TOILET REPLACEMENT REB/	199.00
111865	9/30/2021	50590	TOUCHTONE COMMUNICATIO	1365185	9/1/2021	AC 1100006871, SEP2021	6.79
111866	9/30/2021	52204	TPX COMMUNICATIONS	147772838-0	9/16/2021	AC33325, 9/16-10/15	4,204.73
111867	9/30/2021	46116	TRI-STAR CONTRACTING II, I	161020E	10/30/2020	RPR'D WATER LINE @ 49340	2,585.00
111868	9/30/2021	38800	UNDERGROUND SERVICE AL	820210110	9/1/2021	AUG2021- 53 NEW TICKETS+	97.45
				dsb20204157	9/1/2021	CA STATE FEE FOR REGULA	55.23
							152.68
111869	9/30/2021	43751	USA BLUEBOOK	707814	8/25/2021	STRAINER TEFLON, PH 4.00 I	415.68
				704661	8/23/2021	RAVEN CORETAKER 24'	215.50
							631.18
111870	9/30/2021	44428	VISTA AIR CONDITIONING	6416	8/19/2021	RPR'D A/C UNIT @ WELL #17	194.20
111871	9/30/2021	44775	VISTA PAINT CORPORATION	2021-123794-00	8/2/2021	PROTEC ALKYD EMULSION C	587.58
							587.58

Sub total for WELLS FARGO BANK: 1,029,331.74

72 checks in this report.

Grand Total All Checks: 1,161,581.09

Date: September 30, 2021



Finance Director: Nathan Statham

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09/29/2021 12:06:46PM

Check List  
City of Coachella

Page: 1

Bank : ewfb EFT FOR WELLS FARGO BANK -

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
421	9/27/2021	53858	USDA RURAL DEVELOPMENT09272021	9/27/2021	SEP2021- 2005-B USDA WAS1	175,282.05	175,282.05
T FOR WELLS FARGO BANK -SEPARATE CHECK:							175,282.05

1 checks in this report.

Grand Total All Checks: 175,282.05

Date: September 27, 2021

  
Finance Director: Nathan Statham



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09/29/2021 2:15:41PM

Check List  
City of Coachella

Page: 1

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
111873	9/30/2021	49813 ALARCON, ALEXANDER	PD 10/4-7	9/29/2021	PD 10/4-7, CACEO CONF: OLY	213.50	213.50
111874	9/30/2021	52735 HERNANDEZ, PEDRO	PD 10/4-7	9/29/2021	PD 10/4-7, CACEO CONF: OLY	213.50	213.50
111875	9/30/2021	43728 ROSALES, RENE	PD 10/4-7	9/29/2021	PD 10/4-7, CACEO CONF: OLY	213.50	213.50
Sub total for WELLS FARGO BANK:							640.50

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09/29/2021 2:15:41PM

Check List  
City of Coachella

3 checks in this report.

Grand Total All Checks: 640.50

Date: September 30, 2021

  
Finance Director: Nathan Statham

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10/05/2021 4:13:45PM

Check List  
City of Coachella

Page: 1

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
111876	10/7/2021	54369	ARRIETA, MARTIN	Ref000221780	10/5/2021	UB Refund Cst #00018677	28.67	28.67
111877	10/7/2021	54382	COACHELLA VALLEY HOUSIN	Ref000221795	10/5/2021	UB Refund Cst #00053419	73.14	73.14
111878	10/7/2021	54377	DR HORTON INC	Ref000221790	10/5/2021	UB Refund Cst #00053355	47.87	47.87
111879	10/7/2021	54378	DR HORTON INC	Ref000221791	10/5/2021	UB Refund Cst #00053356	34.05	34.05
111880	10/7/2021	54379	DR HORTON INC	Ref000221792	10/5/2021	UB Refund Cst #00053362	23.67	23.67
111881	10/7/2021	54380	DR HORTON INC	Ref000221793	10/5/2021	UB Refund Cst #00053375	15.05	15.05
111882	10/7/2021	54385	ESPINOZA, JOSE	Ref000221798	10/5/2021	UB Refund Cst #00053489	39.85	39.85
111883	10/7/2021	54371	FRANCISCO SANCHEZ	Ref000221782	10/5/2021	UB Refund Cst #00051762	187.81	187.81
111884	10/7/2021	54383	PMI COACHELLA VALLEY	Ref000221796	10/5/2021	UB Refund Cst #00053435	98.38	98.38
111885	10/7/2021	54300	PULTE GROUP INC	Ref000221785	10/5/2021	UB Refund Cst #00052668	5.18	5.18
111886	10/7/2021	54338	PULTE GROUP INC	Ref000221786	10/5/2021	UB Refund Cst #00052680	34.93	34.93
111887	10/7/2021	54373	PULTE GROUP INC	Ref000221784	10/5/2021	UB Refund Cst #00052505	5.05	5.05
111888	10/7/2021	54374	PULTE GROUP INC	Ref000221787	10/5/2021	UB Refund Cst #00052682	66.39	66.39
111889	10/7/2021	54375	PULTE GROUP INC	Ref000221788	10/5/2021	UB Refund Cst #00052684	69.84	69.84
111890	10/7/2021	54376	PULTE GROUP INC	Ref000221789	10/5/2021	UB Refund Cst #00052687	58.22	58.22
111891	10/7/2021	54368	R.E. CARLTON	Ref000221779	10/5/2021	UB Refund Cst #00001169	222.68	222.68
111892	10/7/2021	54372	SANTIAGO, KAROL	Ref000221783	10/5/2021	UB Refund Cst #00052080	78.06	78.06
111893	10/7/2021	54384	VALDIOSERA, VICTOR	Ref000221797	10/5/2021	UB Refund Cst #00053486	77.19	77.19
111894	10/7/2021	54370	VEGA, JESUS	Ref000221781	10/5/2021	UB Refund Cst #00033769	68.24	68.24
111895	10/7/2021	54381	YOUNG, DAVID	Ref000221794	10/5/2021	UB Refund Cst #00053417	48.97	48.97

Sub total for WELLS FARGO BANK: 1,283.24

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10/05/2021 4:13:45PM

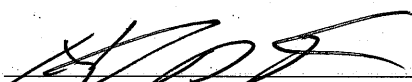
Check List  
City of Coachella

Page: Item 11.

20 checks in this report.

Grand Total All Checks: 1,283.24

Date: October 7, 2021

  
Finance Director: Nathan Statham

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10/05/2021 5:21:16PM

Check List  
City of Coachella

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Bank : ewfb EFT FOR WELLS FARGO BANK -

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
422	10/7/2021	45929	BECK OIL, INC.	47434CL	9/15/2021	PE9/15 SANITARY DEPT FUEL	1,387.56
				47390CL	9/15/2021	PE9/15 PARKS DEPT FUEL	1,044.71
				47385CL	9/15/2021	PE9/15 STREETS DEPT FUEL	939.81
				47387CL	9/15/2021	PE9/15 WATER DEPT FUEL	717.71
				47422CL	9/15/2021	PE9/15 CODE ENF DEPT FUE	484.41
				47410CL	9/15/2021	PE9/15 VEHICLE MAINT DEPT	343.04
				47380CL	9/15/2021	PE9/15 BLDG/PLANNING DEP	237.70
				47442CL	9/15/2021	PE9/15 BLDG MAINT DEPT FL	155.09
				47379CL	9/15/2021	PE9/15 ENG DEPT FUEL	131.83
				47443CL	9/15/2021	PE9/15 ADMIN DEPT FUEL	33.56
423	10/7/2021	53799	ENTERPRISE FM TRUST	FBN4295821	9/3/2021	SEP2021 LEASE CHRGS ('201	5,551.90
424	10/7/2021	00207	GRAINGER INC	9053690898	9/14/2021	HAND SANITIZER	230.51
425	10/7/2021	00996	HOME DEPOT	3012349	9/16/2021	INT PAINT, 15IN PACKOUT TC	610.58
				4012229	9/15/2021	36" SINK BASE CABINET, ETC	139.23
426	10/7/2021	24600	LOPES HARDWARE	010026	9/16/2021	PADLOCKS, STENCILS, CAUL	232.69
427	10/7/2021	53857	MURCHISON & CUMMING, LLI	2418911	9/8/2021	PE8/31, CH2003-LUDWIG, DO	14,341.26
428	10/7/2021	50629	VINTAGE ASSOCIATES, INC	221380	8/15/2021	AUG2021 LNDSCPE MAINT @	3,850.80
429	10/7/2021	53800	WILMINGTON TRUST N. A.	20210831-83482	8/31/2021	CFD 2018-1 SPEC TAX FD	2,000.00
T FOR WELLS FARGO BANK -SEPARATE CHECK:							32,432.39

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
111896	10/7/2021	48977	ADT COMMERCIAL	141675658	9/1/2021	OCT2021 ALARM/EXT SVC PF	1,091.89	
				141824265	9/10/2021	ADDTNL EQUIP @ SENIOR CI	815.63	
				141675657	9/1/2021	OCT2021 ALARM/EXT SVC PF	683.16	
				141675659	9/1/2021	OCT2021 CELL/ESUITE/ALAR	67.58	
				141675660	9/1/2021	OCT2021 CELL/EXT SVC PRC	29.43	2,687.69
111897	10/7/2021	02137	AGGREGATE PRODUCTS, INC	51094	9/1/2021	SAND	680.16	680.16
111898	10/7/2021	53274	APOLLO WOOD RECOVERY, I	14828S	9/14/2021	IPEMA CERTIFIED PLAYFIBEF	1,893.00	
				14830S	9/15/2021	IPEMA CERTIFIED PLAYFIBEF	1,893.00	3,786.00
111899	10/7/2021	54367	BHUVA, AKSHAY	Chlng Winner	10/4/2021	COACHELLA OPPORTUNITY ;	3,000.00	3,000.00
111900	10/7/2021	54363	BORDIN SEMMER LLP	3000-0440M	9/9/2021	PE8/31, CH2110-RODRIGUEZ,	251.00	
				3000-0420M	9/9/2021	PE8/31, CH2105-IBARRA, DOL	222.88	473.88
111901	10/7/2021	50383	BOSS DESIGNS	490	9/20/2021	5" REFLECTIVE NUMBERS	1,045.18	1,045.18
111902	10/7/2021	01109	BSN SPORTS LLC	913587620	8/31/2021	TRANSPORT WHEELS	692.84	
				913587631	8/31/2021	TRANSPORT WHEELS	692.84	1,385.68
111903	10/7/2021	54110	CALIFORNIA COMMERCIAL AS	2287211	9/15/2021	1/2" TYPE III C3	215.50	215.50
111904	10/7/2021	53220	COACHELLA ACE HARDWARE	2450/1	9/14/2021	DIESEL CAN & SAFETY CAN (	93.50	
				2448/1	9/14/2021	DRYER VENT BRUSH & DUCT	20.64	114.14
111905	10/7/2021	44959	COMPUTER CONSULTANTS, I	33447	9/18/2021	AUG-SEP2021 SVC CALLS	1,260.00	1,260.00
111906	10/7/2021	54137	CONSERVE LANDCARE LLC	28288	8/18/2021	AUG2021 LNDSCPE MAINT @	43,000.00	
				32344	9/1/2021	SEPT2021 LNDSCPE MAINT @	43,000.00	86,000.00
111907	10/7/2021	53085	COUNTY OF RIVERSIDE	INV-00161214	9/22/2021	SUPP+SPECIAL EVENT DEPC	414.00	414.00
111908	10/7/2021	42761	DEPT OF ENVIRONMENTAL H I	N0424856	9/9/2021	FAC #FA0011056, BGDMA SW	812.00	
				IN0424397	9/13/2021	FAC #FA0038715, RLF PARK, I	734.00	1,546.00
111909	10/7/2021	01089	DESERT ELECTRIC SUPPLY	S2896741.001	9/14/2021	BUILDING WIRE	1,367.64	
				S2896741.002	9/14/2021	BUILDING WIRE	1,367.64	
				S2896781.001	9/14/2021	NSI IT-4 4-14AWG INSD-TAP (	838.57	3,573.85
111910	10/7/2021	15750	FEDEX	7-511-75503	9/24/2021	SEP2021 FEDEX SVCS	13.04	
				7-496-80689	9/10/2021	SEP2021 FEDEX SVCS	12.17	25.21
111911	10/7/2021	43672	FULTON DISTRIBUTING COM	547393	9/22/2021	NITRILE GLOVES, CLOROX B	291.66	
				546815	9/15/2021	S/O TOOL HOLDER 36" ALUM	89.58	
				546676	9/14/2021	TOWEL MULTIFOLD	80.39	
				546677	9/14/2021	TOWEL MULTIFOLD	80.39	
				546940	9/16/2021	NAPKIN DISP 1PL MEGA CAR	65.79	607.81

Bank : wfb WELLS FARGO BANK

(Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
111912	10/7/2021	20450	IMPERIAL IRRIGATION DISTRI	50387122-AG21	9/8/2021	AC50387122, 8/3-9/1, SEWER	35,204.31	
				50705542-AG21	9/7/2021	AC50705542, 8/3-9/1, PERMIT	2,629.93	
				50416425-AG21	9/7/2021	AC50416425, 8/4-9/1	170.87	
				50705544-AG21	9/7/2021	AC50705544, 8/3-9/1, PERMIT	130.72	
				50642002-AG21	9/7/2021	AC50642002, 8/3-9/1	106.23	
				50035734-AG21	9/7/2021	AC50035734, 8/4-9/1, CVHS PI	87.53	
				50404153-AG21	9/7/2021	AC50404153, 8/4-9/1	82.73	
				50404155-AG21	9/7/2021	AC50404155, 8/4-9/1	74.88	
				50217597-AG21	9/7/2021	AC50217597, 8/3-9/1	46.96	
				50642141-AG21	9/7/2021	AC50642141, 8/3-9/1	45.44	
				50035836-AG21	9/7/2021	AC50035836, 8/3-9/1, WELL #1	41.43	
				50487676-AG21	9/7/2021	AC50487676, 8/3-9/1, LIFT ST/A	14.52	
				50516108-AG21	9/7/2021	AC50516108, 8/4-9/1	13.50	
				50404154-AG21	9/7/2021	AC50404154, 8/4-9/1	13.36	
				50527782-AG21	9/7/2021	AC50527782, 8/4-9/1	12.34	38,674.75
111913	10/7/2021	45108	IMPERIAL SPRINKLER SUPPL	4807835-00	9/2/2021	6" TRENCH SHOVEL, TEFLON	37.49	37.49
111914	10/7/2021	47328	KONICA MINOLTA	38563761	9/25/2021	BIZHUB C454E, 1515 6TH ST,	212.07	212.07
111915	10/7/2021	51579	METLIFE- GROUP BENEFITS	Oct2021	9/15/2021	OCT2021 DENTAL/VISION/LIF	12,338.70	12,338.70
111916	10/7/2021	45197	MSA CONSULTING, INC.	2625.001-09	8/31/2021	PE8/28 HOUSING RE-ZONING	212.50	212.50
111917	10/7/2021	54365	NICHOLS LOCAL GOVERNME	2021-9833171-0	9/24/2021	STATE MANDATED COST COI	3,072.00	3,072.00
111918	10/7/2021	47192	O'REILLY AUTO PARTS	2855-370687	9/20/2021	BLOWER MOTOR	44.65	
				2855-368846	9/14/2021	CONNECTOR	22.83	
				2855-368971	9/14/2021	CONNECTOR	22.83	
				2855-369215	9/15/2021	STEELSTIK	8.69	
				2855-369135	9/15/2021	ADHESIVE	7.82	
				2855-369160	9/15/2021	BINDING COMP	5.86	112.68
111919	10/7/2021	53582	PALM DESERT ROOFING	09062021	9/6/2021	RMV'D/INSTLL'D TILE @ FIRE	2,300.00	2,300.00
111920	10/7/2021	53427	PASTION INDUSTRIES, INC.	035843	9/15/2021	FIRE TEST & RPLC'D BATTER	380.00	380.00
111921	10/7/2021	09800	PERMA	WC 2021-22/2	10/4/2021	2021-22 WORKERS' COMP DE	96,855.00	96,855.00
111922	10/7/2021	02028	PETE'S ROAD SERVICE, INC.	528415-00	9/15/2021	DISMOUNT/MOUNT NEW TIR	542.64	
				528791-00	9/16/2021	FLAT REPAIR	29.11	571.75
111923	10/7/2021	54364	PRIORITY ONE COACHELLA	V17	9/24/2021	P1CV CONTRIBUTION	10,000.00	10,000.00
111924	10/7/2021	52306	QUINN COMPANY	18888401	9/8/2021	9/4-7 DUMP TRUCK RNTL	562.17	
				188884011	9/20/2021	DIESEL FUEL (DUMP TRUCK	53.25	615.42

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10/05/2021 5:21:16PM

Check List  
City of Coachella

Bank : wfb WELLS FARGO BANK

(Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
111925	10/7/2021	53736	RG2 MANAGEMENT LLC	2738	9/29/2021 WE 9/26: K. MEDINA	1,059.21	
				2729	9/21/2021 WE 9/19: L. VALENZUELA	608.04	1,667.25
111926	10/7/2021	50340	ROYAL GYM SERVICES	6254	9/22/2021 SEPT2021 PREVENTATIVE M/	295.00	295.00
111927	10/7/2021	52991	S & D CAR WASH MANAGEMEARB125920		8/31/2021 AUG2021 CAR WASH SERVIC	321.54	321.54
111928	10/7/2021	51849	SANTA ROSA DEL VALLE	34100	9/15/2021 AUG2021 SVCS: GOMEZ+HUE	275.00	
				34030	9/15/2021 AUG2021 SVCS: GOMEZ+OR	50.00	325.00
111929	10/7/2021	37600	THE DESERT SUN PUBLISHIN0004058324		8/31/2021 AUG2021 PUBLISHED ADS	1,911.80	1,911.80
111930	10/7/2021	49033	THE PUBLIC RESTROOM COM21640		9/17/2021 ADA DOOR, PARTITION PILAS	683.09	683.09
111931	10/7/2021	38250	TOPS N BARRICADES	1089860	9/13/2021 8/30-9/10 CHNGBLE MSG SIG	3,780.00	
				1089859	9/13/2021 8/23-9/10 CHNGBLE MSG SIG	3,060.00	
				1089799	9/8/2021 9/3-8 CHNGBLE MSG SIGN RI	1,680.00	
				1089816	9/8/2021 BLUE PAINT	289.87	8,809.87
111932	10/7/2021	44966	VERIZON WIRELESS	9887420485	9/1/2021 AC371867190-00001, 8/2-9/1	9,596.12	9,596.12
111933	10/7/2021	54366	VITA, INC.	46266	9/20/2021 WOOD DBL BAR FREESTAND	2,069.10	2,069.10
111934	10/7/2021	49778	WEST COAST ARBORIST, INC176656		8/31/2021 PE8/31 TREE MAINT @ PARK	7,243.50	
				176788	8/31/2021 PE8/31 TREE MAINT @ STRE	572.00	7,815.50
111935	10/7/2021	00384	WILLDAN FINANCIAL SERVICE010-49106		9/24/2021 OCT-DEC2021 ADMIN SVCS,	2,743.03	2,743.03
111936	10/7/2021	48971	XPRESS GRAPHICS & PRINTI121-43118		9/2/2021 POSTCARD MAILER	3,553.56	
				21-43319	9/16/2021 RWLM STREET BANNERS	549.61	
				21-43402	9/21/2021 POSTCARD MAILER	76.88	4,180.05
Sub total for WELLS FARGO BANK:							312,614.81



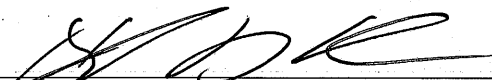
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10/05/2021 5:21:16PM

Check List  
City of Coachella

49 checks in this report.

Grand Total All Checks: 345,047.20

Date: October 7, 2021

  
Finance Director: Nathan Statham



**STAFF REPORT**  
**10/13/2021**

**TO:** Honorable Mayor and City Council Members

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

**SUBJECT:** B-4 Ranch Change of Zone Project

Ordinance No. 1183 (Change of Zone 20-07) to change the zoning from R-S (Single Family Residential) and R-M (Multiple Family Residential) to R-M Urban (20-38 du/ac), R-M General (20-25 du/ac), and Neighborhood Commercial (C-N) on approximately 56.9 acres of vacant, agricultural land located on the north side of Avenue 52, east and west of Education Way (APN: 763-060-048). City-Initiated. (*2<sup>nd</sup> Reading*)

**STAFF RECOMMENDATION:**

Staff recommends that the City Council adopt Ordinance 1183 approving Change of Zone No. 20-07 for the B-4 Ranch Change of Zone Project.

**BACKGROUND:**

On June 9, 2021 the City Council introduced for first reading, by title only, the attached Ordinance No. 1183, for the B-4 Ranch Change of Zone project (“Project”), a City initiated Change of Zone from the existing Single Family Residential (R-S) and Multiple Family Residential (R-M) designations to R-M Urban (20-38 du/ac), R-M General (20-25 du/ac), and Neighborhood Commercial (C-N) on approximately 56.9 acres north of Avenue 52, and west and east of Education Way (APN: 763-060-048)..

The Change of Zone will help create adequate zoning capacity to meet the City’s 5th Cycle Regional Housing Needs Allocation (RHNA), consistent with the adopted Housing Element and General Plan. It will also allow a mixture of housing types available to all residents including market rate housing and affordable housing. The Project proposes a Change of Zone only, no development plans are proposed at this time for the property.

**DISCUSSION/ANALYSIS:**

The City of Coachella initiated Change of Zone No. 20-07 at the request of the State of California – Department of Housing and Community Development (HCD) pursuant to a mandatory re-zoning effort called out in the City’s Housing Element. The Change of Zone’s main purpose is to create

additional “development ready” multifamily residential zoning to accommodate the City’s Regional Housing Needs Allocation (RHNA) from the 5<sup>th</sup> Cycle carryover which is required to be completed as part of the City’s 2013-2021 Housing Element. Communities use the RHNA in land use planning, prioritizing local resource allocation, and in deciding how to address identified existing and future housing needs resulting from population, employment, and household growth. The rezoning is anticipated to allow for the development of approximately 1,314 dwelling units as shown below in Table 4, Potential Project Units. The project would help create adequate zoning capacity to meet the City’s 5th Cycle RHNA Allocation consistent with the adopted Housing Element and General Plan.

The Change of Zone will re-designate the property as shown below in Table 1:

**Table 1: Current and Proposed Zoning**

<b>Current Zoning</b>
<ul style="list-style-type: none"> <li>• Residential Single Family (R-S)</li> <li>• Residential Multiple Family (R-M)</li> </ul>
<b>Proposed Zoning</b>
<ul style="list-style-type: none"> <li>• Residential Multiple Family (R-M) - General: 20-25 Du./Ac.</li> <li>• Residential Multiple Family (R-M) - Urban: 20-38 Du./Ac.</li> <li>• Neighborhood Commercial (C-N)</li> </ul>

The proposed Change of Zone will allow for Multi-Family Residential and Commercial Neighborhood uses. The R-M and C-N zones are intended to provide for the establishment and expansion of multiple family residential development areas at various medium and high population densities, including market rate housing, and related community services. The proposed zones are consistent with the project’s land use designations of Urban Neighborhood and Neighborhood Center, established by the Coachella General Plan Update (CGPU) and therefore a General Plan Amendment is not needed for this project.

**FISCAL IMPACT:**

None.

**ALTERNATIVES:**

1. Adopt Ordinance No. 1183 (Second Reading)
2. Take no action.
3. Continue this item and provide staff with direction.

**RECOMMENDED ALTERNATIVE(S):**

Staff recommends Alternative #1 as noted above.

Attachment: Ordinance No. 1183 – 2<sup>nd</sup> Reading

## ORDINANCE NO. 1183

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA APPROVING CHANGE OF ZONE (CZ 20-07) FROM R-S (RESIDENTIAL SINGLE-FAMILY) and R-M (MULTIPLE-FAMILY RESIDENTIAL) to R-M URBAN (MULTIPLE-FAMILY RESIDENTIAL, 20-38 DU/AC), R-M GENERAL (MULTIPLE-FAMILY RESIDENTIAL, 20-25 DU/AC), AND C-N (NEIGHBORHOOD COMMERCIAL) ON APPROXIMATELY 56.9 ACRES OF VACANT, AGRICULTURAL LAND LOCATED ON THE NORTH SIDE OF AVENUE 52, EAST AND WEST OF EDUCATION WAY (APN: 763-060-048). CITY-INITIATED; PETER RABBIT FARMS, OWNER.**

**WHEREAS**, the Proposed Project, as set forth in Environmental Assessment (EA 20-04) and Change of Zone (CZ 20-07) consists of the above-referenced application on approximately 56.9 acres of vacant agricultural land located on the north side of Avenue 52, east and west of Education Way; and the Project seeks to bring the properties into compliance with the General Plan's "Land Use and Community Character Element"; and,

**WHEREAS**, the General Plan Land Use Map and Sub-Area 1 policies, call for the subject property to include medium to high-density residential uses in close proximity to commercial uses, and to create an urban pattern that includes short blocks with good street connectivity and pedestrian amenities; and,

**WHEREAS**, Prior to the approval of this Change of Zone (CZ 18-10), the project site contains only two zoning districts: R-S (Residential Single-Family) and R-M (Multiple-Family Residential). Neither of these two zones provides the proper density and variety of housing types envisioned by the General Plan; and,

**WHEREAS**, to bring the site into compliance with the General Plan, and to comply with the City's Housing Element re-zoning requirements, the City of Coachella Development Services with the consent of the Property Owner proposes to create the following Zoning Districts:

- R-M General (Multiple-Family Residential, 20 – 25 DU/AC)
- R-M Urban (Multiple-Family Residential, 25-38 DU/AC)
- C-N (Neighborhood Commercial); and,

**WHEREAS**, the City completed Environmental Assessment/Initial Study (EA 20-04) for the Proposed Project pursuant to the California Environmental Quality Act, as amended; and,

**WHEREAS**, based on this Environmental Assessment/Initial Study the City has made a determination that the Project will not have a significant impact on the environment and has prepared a Negative Declaration for this Project; and,

**WHEREAS**, a Notice of Intent to Adopt a Negative Declaration was posted with the County Clerk and the proposed Mitigated Negative was made available for a 20-day public review period commencing on March 25, 2021 and ending on April 13, 2021; and,

**WHEREAS**, interested and concerned individuals and public agencies had the opportunity to review and comment on the proposed Negative Declaration; and,

**WHEREAS**, findings of the Initial Study indicated that the Proposed Project would not create any significant impacts to the environment; and,

**WHEREAS**, the Proposed Project would not be detrimental to the general health, safety and welfare of the community.

**WHEREAS**, the City Council conducted a duly noticed public hearing on Change of Zone No. 20-07 on June 9, 2021 in the Council Chambers, 1515 Sixth Street, Coachella, California to consider staff recommendations and prior written and oral testimony regarding the project and wherein the public was given an opportunity to testify; and,

**WHEREAS**, a Negative Declaration was prepared in accordance with the California Environmental Quality Act, as amended.

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

**Section 1.** That the City of Coachella Official Zoning Map be amended as shown on the attached Change of Zone 20-07 Map marked “Exhibit A” from R-S (Residential Single-Family) to R-M Urban (Multiple-Family Residential, 20-38 UN/AC), R-M General (Multiple-Family Residential, 20-25 UN/AC) and C-N (Neighborhood Commercial) on approximately 56.9 acres of vacant, agricultural land located on the north side of Avenue 52, east and west of Education Way (APN: 763-060-048) with the findings listed below.

**Findings for Change of Zone 20-07:**

1. The Project is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has a General Neighborhood land use designation and is part of the Subarea 1 – West Coachella Neighborhoods policies, that allows for the proposed development. The proposed change of zone is in keeping with the policies of the General Neighborhood land use classification and the Project is internally consistent with other General Plan policies for this type of development.
2. The Project complies with the applicable land use regulations and development standards of the City’s Zoning Code. The Project complies with applicable sections of the General Plan and Section 17.80 of the City of Coachella Municipal Code in that the subject property is vacant land that will be developed in accordance with the R-M, General (Multiple-Family Residential, 20-25 DU/AC), R-M, Urban (Multiple-Family

Ordinance No. 1183

Page 2

Residential, 25-38 DU/AC) and C-N (Neighborhood Commercial) zoning development standards and the site has conforming width and depth, is generally flat, and can accommodate intensive urban development as anticipated in the future.

3. Every use, development of land and application of architectural guidelines and development standards shall be considered on the basis of the suitability of the site for a particular use or development intended, and the total development, including the prescribed development standards, shall be so arranged as to avoid traffic congestion, ensure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and shall be in accord with all elements of the general plan. The proposed change of zone is compatible with existing surrounding land uses that include a variety of residential, institutional, and light industrial uses. There is access to Avenue 52, which is a major arterial roadway that can accommodate the future traffic/circulation needs of the site.
4. The Project will be compatible with neighboring properties with respect to land development patterns and application of architectural treatments. Surrounding properties to the project site include multiple-family residential, an elementary school and light industrial uses. As such, the Project will be in keeping with the scale, massing, and aesthetic appeal of the existing area and future development.
5. The Project will not create any significant impacts to the environment based upon a complete and accurate reporting of the environmental impacts associated with the Project contained in the Negative Declaration, Initial Study, and administrative record. The Negative Declaration and the Initial Study have been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Coachella's Local CEQA Guidelines.

**Section 2.** SEVERABILITY. The City Council declares that, should any provision, section, paragraph, sentence or word of this ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this ordinance as hereby adopted shall remain in full force and effect.

**Section 3.** EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after its second reading by the City Council.

**Section 4.** CERTIFICATION. The City Clerk shall certify to the adoption of this Ordinance and shall cause it to be published and circulated in the City of Coachella.

**PASSED, APPROVED and ADOPTED** this 13<sup>th</sup> day of October 2021.

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Steven A. Hernandez  
Mayor

Ordinance No. 1183  
Page 3

**ATTEST:**

---

Angela M. Zepeda  
City Clerk

**APPROVED AS TO FORM:**

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Carlos Campos  
City Attorney

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

**I HEREBY CERTIFY** that the foregoing Ordinance No. 1183 was duly and regularly introduced at a meeting of the City Council on the 23<sup>rd</sup> day of June 2021, and that thereafter the said ordinance was duly passed and adopted at a regular meeting of the City Council on the 13<sup>th</sup> day of October 2021.

AYES:

NOES:

ABSENT:

ABSTAIN:

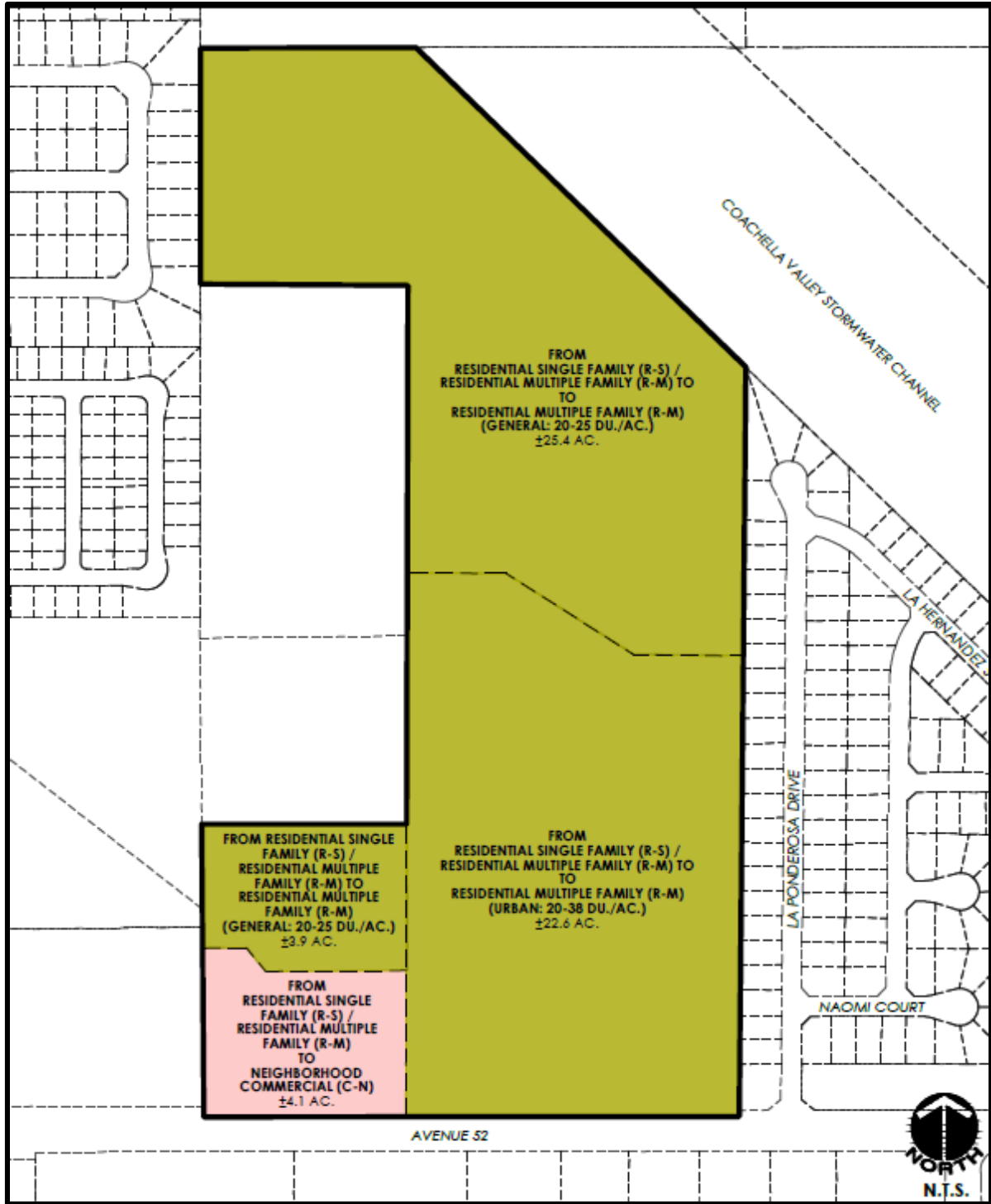
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Andrea J. Carranza, MMC  
Deputy City Clerk



“Exhibit A”

B-4 RANCH CHANGE OF ZONE PROJECT – CHANGE OF ZONE EXHIBIT





**STAFF REPORT**  
**10/13/2021**

**TO:** Honorable Mayor and City Council Members

**FROM:** Chris Cox, Assistant Fire Marshal

**SUBJECT:** Resolution No. 2021-59, Acknowledging receipt of a report made by the Fire Chief of the Riverside County Fire Department regarding compliance with the annual inspection of certain occupancies pursuant to sections 13146.2 and 13146.3 of the California Health and Safety Code.

---

**STAFF RECOMMENDATION:**

Staff recommends that the City Council adopt Resolution No. 2021-59, approving the annual inspection compliance report to fulfill the new requirements of the California Health and Safety Code Sections 13146.2 and 13146.3.

**EXECUTIVE SUMMARY:**

On September 27, 2018, Governor Brown approved California Senate Bill 1205 (SB1205), which added Section 13146.4 to the California Health and Safety Code. The bill requires each fire department or district's administering authority, i.e. City Council to formally acknowledge receipt of the compliance report in a resolution or a similar formal document. To comply with this mandate, it is recommended that the City Council adopt Resolution No. 2021-59 acknowledging receipt of a report made by the Fire Chief of the Riverside County Fire Department regarding inspection of certain occupancies as required pursuant to Sections 13146.2 and 13146.3 of the California Health and Safety Code.

**BACKGROUND:**

California Health & Safety Code Section 13146.2 and 13146.3 requires all fire departments, including the Riverside County Fire Department, to perform annual inspections in every building used as a public or private school, hotel, motel, lodging house, apartment house, and certain residential care facilities.

**DISCUSSION/ANALYSIS:**

The purpose of SB 1205 is to require fire departments to review and report on the occupancies inspected within its jurisdiction as required to be inspected annually by the State.

**ALTERNATIVES:**

Being that this a mandated process, there are no other recommendations or alternatives.

**FISCAL IMPACT:**

There is no direct fiscal impact associated with the staff recommendation.

**RECOMMENDED ALTERNATIVE(S):**

Staff recommends that the City Council adopt Resolution No. 2021-59, approving the annual inspection compliance report to fulfill the requirement of Senate Bill 1205 and Section 13146.4 of the California Health and Safety Code.

Attachments: Resolution No. 2021-59  
Senate Bill 1205

**RESOLUTION NO. 2021-59****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, ACKNOWLEDGING RECEIPT OF A REPORT MADE BY THE FIRE CHIEF OF THE RIVERSIDE COUNTY FIRE DEPARTMENT REGARDING COMPLIANCE WITH THE ANNUAL INSPECTION OF CERTAIN OCCUPANCIES PURSUANT TO SECTIONS 13146.2 AND 13146.3 OF THE CALIFORNIA HEALTH AND SAFETY CODE**

**WHEREAS**, California Health & Safety Code Section 13146.4 was added in 2018, and became effective on January 1, 2019; and

**WHEREAS**, California Health & Safety Code Section 13146.4 requires all fire departments, including the Riverside County Fire Department, that provide fire protection services to report annually to its administering authority on its compliance with Health & Safety Code sections 13146.2 and 13146.3; and

**WHEREAS**, California Health & Safety Code Section 13146.2 and 13146.3 requires all fire departments, including the Riverside County Fire Department, that provide fire protection services to perform annual inspections in every building used as a public or private school, hotel, motel, lodging house, apartment house, and certain residential care facilities for compliance with building standards, as provided; and

**WHEREAS**, the Council of the City of Coachella intends this Resolution to fulfill the requirements of the California Health & Safety Code 13146.4 regarding acknowledgment of the Riverside County Fire Department's compliance with California Health and Safety Code Sections 13146.2 and 13146.3.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Coachella, California: expressly acknowledges the measure of compliance of the Riverside County Fire Department with Health and Safety Code sections 13146.2 and 13146.3 in the City of Coachella for the time period of July 1, 2020 to June 30, 2021, as follows:

**Section 1.** Educational Group E occupancies, for the purposes of this Resolution, are generally those public and private schools, used by more than six persons at any one time for educational purposes through the 12th grade. The Riverside County Fire Department completed 100% of the annual inspections of the identified Group E occupancies, buildings, structures and/or facilities in the City of Coachella.

**Section 2.** Residential Group R occupancies, for the purposes of this Resolution, are generally those occupancies containing sleeping units, and include hotels, motels, apartments (three units or more), etc. as well as other residential occupancies (including a number of residential care facilities). These residential care facilities have a number of different sub-classifications, and they may contain residents or clients that have a range of needs, including those related to custodial care, mobility impairments, cognitive disabilities, etc. The residents may also

be non-ambulatory or bedridden. The Riverside County Fire Department completed 100% of the annual inspections of the identified Group R occupancies, buildings, structures and/or facilities in the City of Coachella.

**PASSED, APPROVED and ADOPTED** this 13<sup>th</sup> day of October 2021.

---

Steven A. Hernandez  
Mayor

**ATTEST:**

---

Angela M. Zepeda  
City Clerk

**APPROVED AS TO FORM:**

---

Carlos Campos  
City Attorney

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

**I HEREBY CERTIFY** that the foregoing Resolution No. 2021-59 was duly adopted by the City Council of the City of Coachella at a special meeting thereof, held on the 13<sup>th</sup> day of October 2021, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Andrea J. Carranza, MMC  
Deputy City Clerk



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Bill Information

California Law

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**SB-1205 Fire protection services: inspections: compliance reporting.** (2017-2018)

SHARE THIS:



Date Published: 09/27/2018 09:00 PM

**Senate Bill No. 1205**

**CHAPTER 854**

An act to add Section 13146.4 to the Health and Safety Code, relating to fire protection.

[ Approved by Governor September 27, 2018. Filed with Secretary of State September 27, 2018. ]

**LEGISLATIVE COUNSEL'S DIGEST**

SB 1205, Hill. Fire protection services: inspections: compliance reporting.

Existing law requires the chief of any city or county fire department or district providing fire protection services and his or her authorized representatives to inspect every building used as a public or private school within his or her jurisdiction, for the purpose of enforcing specified building standards, not less than once each year, as provided. Existing law requires every city or county fire department or district providing fire protection services that is required to enforce specified building standards to annually inspect certain structures, including hotels, motels, lodging houses, and apartment houses, for compliance with building standards, as provided.

This bill would require every city or county fire department, city and county fire department, or district required to perform the above-described inspections to report annually to its administering authority, as defined, on the department's or district's compliance with the above-described inspection requirements, as provided. The bill would require the administering authority to acknowledge receipt of the report in a resolution or a similar formal document. To the extent this bill would expand the responsibility of a local agency, the bill would create a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that, if the Commission on State Mandates determines that the bill contains costs mandated by the state, reimbursement for those costs shall be made pursuant to the statutory provisions noted above.

Vote: majority Appropriation: no Fiscal Committee: yes Local Program: yes

**THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:**

**SECTION 1.** Section 13146.4 is added to the Health and Safety Code, to read:

**13146.4.** (a) Every city or county fire department, city and county fire department, or district required to perform an annual inspection pursuant to Sections 13146.2 and 13146.3 shall report annually to its administering authority on its compliance with Sections 13146.2 and 13146.3.

(b) The report made pursuant to subdivision (a) shall occur when the administering authority discusses its annual budget, or at another time determined by the administering authority.

(c) The administering authority shall acknowledge receipt of the report made pursuant to subdivision (a) in a resolution or a similar formal document.

(d) For purposes of this section, "administering authority" means a city council, county board of supervisors, or district board, as the case may be.

**SEC. 2.** If the Commission on State Mandates determines that this act contains costs mandated by the state, reimbursement to local agencies and school districts for those costs shall be made pursuant to Part 7 (commencing with Section 17500) of Division 4 of Title 2 of the Government Code.





**STAFF REPORT**  
**10/13/2021**

**TO:** Honorable Mayor and City Council Members

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

**SUBJECT:** Adopt Resolution No. 2021-63 approving an inflation adjustment for the Transportation Unified Mitigation Fee for 2021.

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**STAFF RECOMMENDATION:**

Staff recommends that the City Council open the public hearing, take any testimony, and adopt Resolution No. 2021-63.

**EXECUTIVE SUMMARY:**

Resolution No. 2021-63 establishes an inflation adjustment for the Transportation Unified Mitigation Fee (TUMF) for fiscal year 2021-22 reflecting the annual Consumer Price Index (CPI) increase by 2.1% for the Riverside-San Bernardino-Ontario metropolitan area for calendar year 2020. This a City Council action item when an action by the Coachella Valley Association of Governments (CVAG) Executive Committee approves adjusting the TUMF rates for fiscal year.

**BACKGROUND:**

The TUMF was established in 1989 as a one-time impact fee charged on all new development occurring within the CVAG region. TUMF funds are applied to transportation-related facilities and infrastructure required to address new growth within the Coachella Valley and are intended to compliment revenue generated through Riverside County's Measure A sales tax. The current TUMF rates were adopted in 2018.

**DISCUSSION/ANALYSIS:**

At the June 28, 2021 meeting, the CVAG Executive Committee approved adjusting the TUMF rates for fiscal year 2021-2022 by rise 2.1% rise in CPI. The comparison of current and proposed increase in fees is shown below in Table 1.

**Table 1 –  
TUMF Increase FY 2021-22**

<i>TUMF Category</i>	<i>Current fee</i>	<i>Fee as of September 1, 2021</i>
<i>Residential (per dwelling unit)</i>		
<i>Single family detached</i>	\$2,310	<b>\$2,358</b>
<i>Multi-family attached</i>	\$1,330	<b>\$1,358</b>
<i>Nursing/congregate care</i>	\$495	<b>\$505</b>
<i>Non-residential (per 1,000 sq. ft.)</i>		
<i>Retail</i>	\$6,010	<b>\$6,135</b>
<i>Office</i>	\$2,390	<b>\$2,440</b>
<i>Industrial</i>	\$1,215	<b>\$1,240</b>
<i>Fuel-gas (per dispensing unit)</i>	\$8,610	<b>\$8,790</b>
<i>Fuel-electric (per dispensing unit)</i>	\$91	<b>\$93</b>
<i>Hotel (per room)</i>	\$3,510	<b>\$3,583</b>
<i>Golf course (per acre)</i>	\$920	<b>\$939</b>

**ALTERNATIVES:**

1. Adopt Resolution No. 2021-63 as requested.
2. Take no action.
3. Continue this item and provide staff with direction.

**FISCAL IMPACT:**

The total projected collection for TUMF is unknown and is dependent on future development activity. The TUMF CPI adjustment will increase the fee by 2.1% compared to the current fee.

**RECOMMENDED ALTERNATIVE(S):**

Staff recommends alternative #1.

Attachments:

1. Resolution No. 2021-63
2. August 12, 2021 CVAG Notice of TUMF inflation adjustment

## RESOLUTION NO. 2021-63

### RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, APPROVING AN INFLATION ADJUSTMENT FOR THE TRANSPORTATION UNIFIED MITIGATION FEE (TUMF) COLLECTED BY THE CITY OF COACHELLA FOR NEW DEVELOPMENT FOR FISCAL YEAR 2021/22.

**WHEREAS, WHEREAS,** the City of Coachella ("City") is a Member Agency of the Coachella Valley Association of Governments ("CVAG"), a joint powers agency consisting of the County of Riverside ("County"), the Agua Caliente Band of Cahuilla Indians, the Cabazon Band of Mission Indians, the Torres Martinez Desert Cahuilla Indians, the City of Blythe, and the nine cities (Desert Hot Springs, Palm Springs Cathedral City, Rancho Mirage, Palm Desert, Indian Wells, La Quinta, Indio and Coachella) situated in the Coachella Valley (collectively, "Member Agencies"); and,

**WHEREAS,** At the Consumer Price Index for the Riverside-San Bernardino-Ontario metropolitan area rose by 2.1% for calendar year 2020; and,

**WHEREAS,** At their June 28, 2021 meeting, the CVAG Executive Committee approved adjusting the TUMF rates for fiscal year 2021-2022 by the 2.1% increase in CPI; and,

**WHEREAS,** this Council, by the adoption of applicable ordinances, as authorized by Chapter 4.40 Transportation Mitigation Fee of the City of Coachella, authorized the City Council to annually review and, if necessary amend the amount of the mitigation fee to insure that it is a fair and equitable method of distributing the costs of the improvements necessary to accommodate traffic volumes generated by future growth.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COACHELLA DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:**

**Section 1.** The above recitals are all true and correct.

**Section 2.** The City Manager is hereby authorized and directed to determine or cause to be determined the transportation unified mitigation fees to be collected from new development for Fiscal Year 2021/2022 as identified in Exhibit A.

**Section 3.** This resolution shall become effective upon its adoption.

**PASSED, APPROVED and ADOPTED** this 13<sup>th</sup> day of October, 2021.

---

Steven A. Hernandez  
Mayor

**ATTEST:**

---

Angela M. Zepeda  
City Clerk

**APPROVED AS TO FORM:**

---

Carlos Campos  
City Attorney

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

**I HEREBY CERTIFY** that the foregoing Resolution No. 2021-63 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 13<sup>th</sup> day of October 2021, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Andrea J. Carranza, MMC  
Deputy City Clerk

## Exhibit A

## Resolution No. 2021-63

<i>TUMF Category</i>	<i>Current fee</i>	<i>Fee as of September 1, 2021</i>
<i>Residential (per dwelling unit)</i>		
<i>Single family detached</i>	\$2,310	<b>\$2,358</b>
<i>Multi-family attached</i>	\$1,330	<b>\$1,358</b>
<i>Nursing/congregate care</i>	\$495	<b>\$505</b>
<i>Non-residential (per 1,000 sq. ft.)</i>		
<i>Retail</i>	\$6,010	<b>\$6,135</b>
<i>Office</i>	\$2,390	<b>\$2,440</b>
<i>Industrial</i>	\$1,215	<b>\$1,240</b>
<i>Fuel-gas (per dispensing unit)</i>	\$8,610	<b>\$8,790</b>
<i>Fuel-electric (per dispensing unit)</i>	\$91	<b>\$93</b>
<i>Hotel (per room)</i>	\$3,510	<b>\$3,583</b>
<i>Golf course (per acre)</i>	\$920	<b>\$939</b>

# COACHELLA VALLEY ASSOCIATION OF GOVERNMENTS

73-710 Fred Waring Dr., Suite 200, Palm Desert, CA 92260 · (760) 346-1127 · [www.cvag.org](http://www.cvag.org)



August 12, 2021

William Pattison  
City Manager  
Coachella  
53-990 Enterprise Way  
Coachella, CA 92236

## **RE: Inflation adjustment for the Transportation Unified Mitigation Fee starting September 1, 2021**

Dear Mr. Pattison:

The Transportation Uniform Mitigation Fee (TUMF) was established in 1989 as a one-time impact fee charged on all new development occurring within the CVAG region. Monies collected through the TUMF program are applied to transportation-related capital facilities and infrastructure required to address new growth within the Coachella Valley and are intended to compliment revenue generated through Riverside County's Measure A sales tax. The current TUMF rates were adopted in 2018 and allow for the consideration of an annual inflation adjustment:

*The inflation factor shall be the same one utilized by the Coachella Valley Local Development Mitigation Fee, based on the Riverside-San Bernardino-Ontario Consumer Price Index (CPI). Such CPI will be reviewed annually by the Executive Committee which will determine whether or not to apply the inflation factor.*


The annual adjustment was implemented in order to avoid steep, though less frequent, adjustments covering multiple years' worth of rising construction costs.

The CPI for the Riverside-San Bernardino-Ontario metropolitan area rose by 2.1% for calendar year 2020. At their June 28, 2021 meeting, the CVAG Executive Committee approved adjusting the TUMF rates for fiscal year 2021-2022 by the same factor. The revised rates are summarized on the next page. Please be sure that your staff is aware of this fee increase and that your permit software updates to the new values on September 1, 2021.

If you have any questions, please do not hesitate to contact Peter Satin, Regional Planner, by telephone at 760.346.1127, or by email at [psatin@cvag.org](mailto:psatin@cvag.org).

<i>TUMF Category</i>	<i>Current fee</i>	<i>Fee as of September 1, 2021</i>
<i>Residential (per dwelling unit)</i>		
<i>Single family detached</i>	\$2,310	<b>\$2,358</b>
<i>Multi-family attached</i>	\$1,330	<b>\$1,358</b>
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<i>Hotel (per room)</i>	\$3,510	<b>\$3,583</b>
<i>Golf course (per acre)</i>	\$920	<b>\$939</b>

Sincerely,



Tom Kirk,  
Executive Director

CC: Gabriel Perez, Assistant Development Services Director





**STAFF REPORT**  
**10/13/2021**

**TO:** Honorable Mayor and City Council Members

**FROM:** Celina Jimenez, Grants Manager

**SUBJECT:** Approve an Art in Public Places Proposal for a Glazed Tile Mural by Marnie L. Navarro Depicting the Bond Between Parents and their Children in the Amount of \$20,000

**STAFF RECOMMENDATION:**

Staff recommends that the City Council consider approving and awarding a grant to Marnie L. Navarro in the amount of \$20,000 from the City of Coachella's Art in Public Places Program to install a glazed tile mural depicting the bond between parents and their children on exterior wall space located on the corner of Vine Street and Seventh Street. The Culture and Arts Commission has reviewed and approved this submission.

**BACKGROUND:**

On January 1, 2011, the City Council approved Ordinance No. 1034 establishing an Art in Public Places Program and implementing a new development impact fee for certain new construction, remodeling and reconstruction of public art installations. The purpose of the Art in Public Places ordinance is to develop and maintain a visual arts program for the residents and visitors of Coachella, to add to the economic vitality of the community, and to enhance the environment and unique character of Coachella by providing for the acquisition and maintenance of quality works of public art.

**DISCUSSION/ANALYSIS:**

The submitted proposal is a painted tile mural project with three main elements that will be comprised of hand-glazed tiles and the remainder of the site wall will be painted in complementary colors. The theme of the artwork is a "loteria" style design with cards that celebrate the role of parents as nurturers. Mothers and fathers are key figures within the nuclear family and serve as role models for their children and how they learn about the world around them. Each card will be approximately 8' x 4' (exact dimensions determined by final placement) and the figures of mother and father will be painted in stylized realism with a watercolor effect. The top corner of the site wall will feature a sun with sunburst motif at a scale of approximately 5' x 5' (exact dimensions determined by final placement). The estimated artwork completion date would be December, 2021 or sooner.

The Culture and Arts Commission recommended a reduced award of \$16,000. However, after conferring with the artist and the City Manager, staff determined that reducing the award would impact the artist's ability to produce such an intricate mural and is therefore recommending that City Council award the artist \$20,000 dollars.

### ***Budget***

Office/Studio Fees (kiln)	\$2,000
Installation Costs – Labor	\$10,000 (hand paint & firing tiles)
Other Costs – Install Materials/Misc. Supplies	\$1,000
Fabrication Costs – Materials	\$2,000 (glazes, exterior acrylic)
Artist Fee	\$5,000
<b>TOTAL</b>	<b>\$20,000</b>

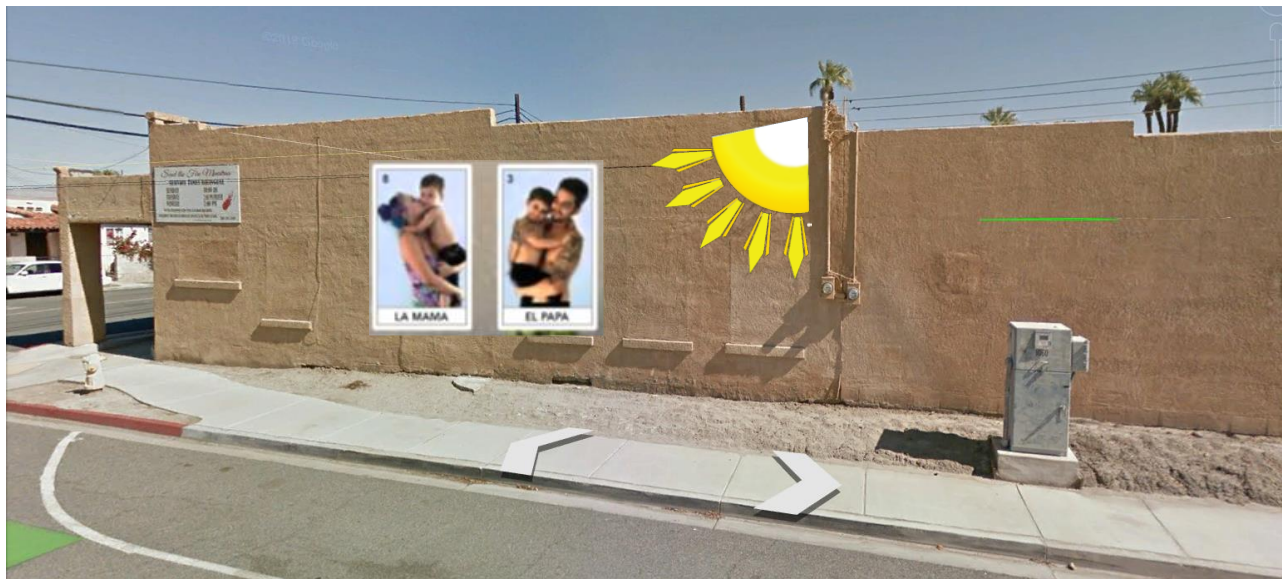
### **About the Artist**

Marnie L. Navarro is a Coachella Valley-based multidisciplinary artist, educator, owner of LIFEWORK Gallery, and lifelong Valley resident. She holds a B.A. in Psychology and a post-baccalaureate degree in Studio Art from California State University, San Bernardino, and an M.F.A. in Interdisciplinary Practice from the School of Visual Arts, New York.

Along with her experience in the visual arts, Ms. Navarro brings business world acumen with 15+ years of Health Information Management experience in both the nonprofit and private sectors. She is a SEED Lab Fellow with the Caravanserai Project, a program for entrepreneurs focused on social impact endeavors at the University of California, Riverside. She currently serves as the Executive Director of Raices Cultura, a role which enables her to merge the skills and knowledge as an administrator with her excellence in and love for the Arts.

### **Proposed Mural Design Rendition**

The models in the depictions below will not be dressed in that manner—the subjects will be depicted wearing cultural attire.



**ALTERNATIVES:**

1. Not Approve the Request for the Mural Proposed by Marnie L. Navarro
2. Provide Alternative Direction

**FISCAL IMPACT:**

If the City Council approves the staff recommendation, the \$20,000 will be appropriated in the Special Revenue Funds (130) – Development Impact Fees for Public Art for Fiscal Year 2021-22.

**ATTACHMENTS:**

1. Application
2. Artist Biography



## City of Coachella Art in Public Places Application Form

**Purpose:** The purpose of the Public Arts Commission shall be to act in an advisory capacity to the City Council on matters pertaining to the enrichment of the community through fine arts, visual arts, performing arts, arts education, historic preservation and cultural issues; to serve as an advocate for cultural activities and programs within the City; to implement the City's Art in Public Places Program, and to encourage the integration of cultural affairs into the social and economic fabric of the City to improve the quality of life for City residents. Art in public places are intended to promote the general welfare of the public through the acquisition and installation of public art works (Municipal Code Chapter 4.48).

The completeness of this application, which includes accompanying plans, shall be subject to the review of the Planning Division and Development Services Department. If you have any questions while completing this application please ask a member of the Planning Division for assistance. Incomplete applications will not be accepted (or the process may be delayed).

Fees apply to:

1. New commercial and industrial construction
2. Remodeling or reconstruction of existing commercial or industrial property;
3. New residential development of two or more units built in the same tract by the same owner or developer;
4. New individual single-family dwelling units in an existing subdivision with a permit valuation over \$100,000.

Fees are based on a percentage of the building cost:

1. One-half of one percent (.005) for new commercial or residential construction;
2. One-half of one percent (.005) for remodel or reconstruction of existing commercial or industrial property;
3. One quarter of one percent (.0025) for new residential subdivision of two or more units;
4. One quarter or one percent (.0025) for new individual single-family units constructed in an existing subdivision with a building permit over \$100,000 for that portion of the building permit valuation in excess of \$100,000.

Guidelines for approval and maintenance of art in public places shall include, but are not limited to, the following criteria:

- A. Quality of the artwork;
- B. Media. All visual art forms may be considered, subject to limitations set by the selection jury or the Planning Commission;
- C. Style. Artworks of all schools, styles, and tastes should be considered for the city collection;
- D. Environment. Artworks and art places should be appropriate in scale, material, form and content for the immediate, general, social and physical environments with which they relate;
- E. Permanence. Consideration should be given to structural and surface integrity, permanence, and protection against theft, vandalism, weathering, excessive maintenance, and repair costs;
- F. Elements of Design. Consideration should take into account that public art, in addition to meeting aesthetic requirements, also may serve to establish focal points, terminate areas, modify, enhance, or define specific spaces, or establish identity;
- G. Diversity. The public arts program should strive for diversity of style, scale, media, artists—including ethnicity and gender and equitable distribution of artworks and art places throughout the city;
- H. Visibility. The art work shall be clearly visible and easily accessible to the public
- I. Site Plan. The application shall include a site plan showing the location of the art work, complete with landscaping, lighting and other accessories to complement and protect the art work
- J. Artist. The art work shall be designed and constructed by persons experienced in the production of such art work and recognized by critics and by his or her peers as one who produces works of art

PROJECT INFORMATION (PLEASE PRINT OR TYPE)

Project Business Name: \_\_\_\_\_

Square Footage of Proposed Development: \_\_\_\_\_

Property Address/Location: \_\_\_\_\_

Assessor's Parcel Number(s): \_\_\_\_\_

Project Owner: \_\_\_\_\_ Telephone No.: \_\_\_\_\_

Owner Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Architect: \_\_\_\_\_

Architect Address: \_\_\_\_\_

Telephone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_

Dev. Project Completion (Estimated): \_\_\_\_\_

AIPP Fee Amount: \$ \_\_\_\_\_

Total Artwork Cost: \$ \_\_\_\_\_

#### ARTIST/ARTWORK INFORMATION

Program Option (Please check one)

- A. ☒ Artwork on Site  
 B. ☐ Donate Artwork to City of Coachella  
 C. ☐ In Lieu Fee

Artwork Budget \$ 20,000

Artwork Title: Untitled (TBD upon completion)

Artwork Site: Coachella Fire Department Station

Artwork Material: Ceramic tile with pigmented glaze and clear glaze topcoat; exterior paint on remainder of wall

Artwork Dimension: Dimensions variable

Artist Name: Marnie L. Navarro Telephone No.: 760-861-3188

Address: PO Box 5743 Fax No.: \_\_\_\_\_

City: Palm Springs State: CA Zip Code: 92263

E-mail Address: mnavarro3@sva.edu

Estimated Artwork Completion Date: Install Dec 2021 (or sooner TBD)

#### PROJECT APPLICANT REPRESENTATIVE

Applicant/Representative

Name: Marnie L. Navarro Nickname (if any): \_\_\_\_\_


Company Name: \_\_\_\_\_

Address: PO Box 5743 E-mail Address: mnavarro3@sva.edu

City: Palm Springs State: CA Zip Code: 92263

Telephone No.: 760-861-3188 Fax No.: N/A

I certify under penalty of perjury that all the application information is true and correct:

Applicant's Signature:  Date: 2021.04.26 16:23:16  
-07'00' Date: 04/26/2021

Date/Time Received: \_\_\_\_\_ Received By: \_\_\_\_\_ Amount Received: \_\_\_\_\_

A.P.P # \_\_\_\_\_ Receipt No(s): \_\_\_\_\_

#### SUBMITAL REQUIREMENTS

The Submittal Requirements provides the basic information necessary for review by the Development Services Department (staff review by City Departments). The Development Services Department may determine that additional information is required before further processing can take place.

- a. Complete and signed Art in Public Places Application Form
- b. Copy of Fee Receipt for \$N/A
- c. One overall concept drawing showing the work in plan, and;
- d. One rendered presentation drawing (plan and elevation), and;
- e. A site plan with building and grade elevation showing the placement of the proposed artwork, and;
- f. An artist concept statement, and;
- g. An artist resume or CV, and;
- h. Examples of artist's previous work, and;
- i. Evidence of the value of the proposed artwork (contract draft showing contract value and payment schedule will be sufficient).
- j. Maintenance plan (including frequency and anticipated costs of maintenance and description of materials).

**ARTWORK PROPOSAL AND SPECIFICATIONS**

Describe the artwork, its location, materials, installation requirements, and maintenance needs as completely as possible. You may use additional paper to complete this section of the application.

1. Artwork Description

Please see additional document with artwork description.

2. Siting

Fire department station building wall facing direction of City Hall.

3. Materials with Specifications

Ceramic tile, pigmented glaze; tile mastic; grout w/ hardener; exterior acrylic paint.

4. Fabrication and Installation Procedures

Tiles are hand-painted in the studio & kiln fired; tiles installed onsite + wall painting

5. Yearly Maintenance and Conservation

Application of anti-graffiti sealant and any lighting maintenance - in-kind via City



**Budget**Total AIPP FEE \$\$20000

This worksheet is intended as a budgetary guideline to assist in developing accurate artwork cost projections. Once completed, this form should reflect all expenses associated with designing, fabricating, and installing the proposed artwork and should equal the public art fee. Differences in total expenses, which are less than the fee, will not be refunded at project completion.

**Travel**Airfare: 0Car Rental: 0

Per Diem@

\$0 per day0Insurance 0**Office/Studio** \$2000 kiln fees

(Phone, fax, postage, etc.)

**Professional Fees**Architect 0Landscape Architect 0**Transportation**

(Materials or finished artwork)

Tile &amp; materials all inclusive of install

**Installation Costs**Labor \$3,500 tile installation, grouting, + transportEquipment Rental TBDSecurity 0Permits 0Other 0**Other Costs (List)** \$1000 install materials - tile adhesive, grout, hardener, and misc. supplies (sponges, trowels, buckets, mixer, etc.)**Fabrication Costs**Materials \$2000 ceramic tiles, glazes, exterior acrylicLabor \$6500 hand-painting and firing tiles**Contingency** 0**Site Preparation**Landscaping Electrical Plumbing Foundation Other **Subtotal** **Artist Fee** \$5000**Grand Total** \$20,000

# WORK PLAN/ARTWORK PRODUCTION SCHEDULE (suggested)

- Phase I      Design Development  
Date:
- a. Conceptual design approval by Art in Public Places Commission and City Council
  - b. Start up meeting with client
  - c. Design Development
- Phase II      Design Completion and Commencement of Fabrication & Site Work  
Date:
- a. Structural approval (client)
  - b. Order materials
  - c. Begin fabrication
- Phase III      Studio Fabrication Completion  
Date:
- a. Break out fabrication points
- Phase IV      Installation Completion  
Date:
- a. Acquisition of all appropriate certificates and permits
  - b. Site preparation
  - c. Installation of artwork on site
  - d. Site clean up
- Phase V      Final Acceptance  
Date:
- a. Notification of Completion received by City staff
  - b. Final approval from Art in Public Places Commission and City Council (submit letter requesting approval)
  - c. Application of Certificate of Occupancy
  - d. Submittal of Project Completion Notification and request for return of funds

# Marnie L. Navarro

PO BOX 5743 PALM SPRINGS, CA 92263

E-Mail: [mnavarro3@sva.edu](mailto:mnavarro3@sva.edu)

## Education

<b>The School Of Visual Arts, Manhattan, New York</b>	<b>06/2014 – 08/2016</b>
MFA - Art Practice (Interdisciplinary Practice)	
<b>Santa Barbara City College</b>	<b>01/2014 – 12/2015</b>
Medical Coding Specialist Certificate Program	
<b>California State University San Bernardino</b>	<b>09/2008 – 06/2011</b>
BA - Studio Art	
<b>California State University San Bernardino</b>	<b>09/2006 – 06/2008</b>
BA - Psychology	
<b>Instituto Allende (University of Guadalajara), San Miguel de Allende, Mexico</b>	<b>06/2003 – 08/2003</b>
Summer Residency in Studio Art (Painting, Sculpture, Silversmithing)	
<b>International School of Art, Todi, Italy</b>	<b>06/2001 – 08/2001</b>
Summer Residency in Studio Art (Painting and Drawing)	

## Selected Exhibitions

<b>The 149: Contemporary Thoughts on the Lynchings of Mexicans</b>	<b>02/2019</b>
Desert X Parallel Project Coachella Valley Art Center, Indio, CA	
<b>The Light Which Reveals the Alarming Ghosts</b>	<b>08/2018</b>
LIFEWORk Pop-Up @ Coachella Valley Art Center, Indio, CA	
<b>what I Am Allowed to Be</b>	<b>01/2017</b>
University of Law, La Verne, CA	
<b>The Art Army</b>	<b>07/2016</b>
Solo Exhibition XY Atelier, NYC, NY	
<b>All or Nothing</b>	<b>12/2015</b>
LIFEWORk Pop-Up @ SPACE Gallery, Pomona, CA	
<b>Sensing Elsewhere (Here)</b>	<b>07/2015</b>
SVA Chelsea Gallery - New York City, NY	
<b>The Company We Keep</b>	<b>01/2015</b>
LIFEWORk Pop-Up @ Marks Art Center College of the Desert, Palm Desert, CA	

## Selected Projects

### The Sky's The Limit

Commissioned tile mural for Nellie Coffman Middle School (PSUSD)  
Cathedral City, CA

Current Project

### Raices Cultura for Dateland Park Skate Park

Project manager and co-educator; Youth artist team public art project  
Coachella, CA

12/2020

### Somos Sagrados

Curator for special exhibition, Raices Cultura Dia de Los Muertos at Sunnylands  
Rancho Mirage, CA

11/2020

### Dream In Color

Collaborative mural with Ed Wenzlaf high school students, (PSUSD)  
Desert Hot Springs, CA

03/2019

### Amor Universal

Public Art Installation - Invitational *The House that Art Built*  
City of Indio, CA

10/2018

### 8-Bit Frida

Commissioned tile mural for the Agnes Pelton Society  
Cathedral City, CA

03/2018

### Raices Cultura for Coachella Music and Arts Festival

Art & Creative Director for youth-led festival art installation

2017 – Present

### Empowerment Through Art

Founder of after-school advanced art program

2016 – Present

### LIFEWORk Gallery

Owner and curator of exhibitions  
Palm Springs, CA / Various

10/2011 – Present

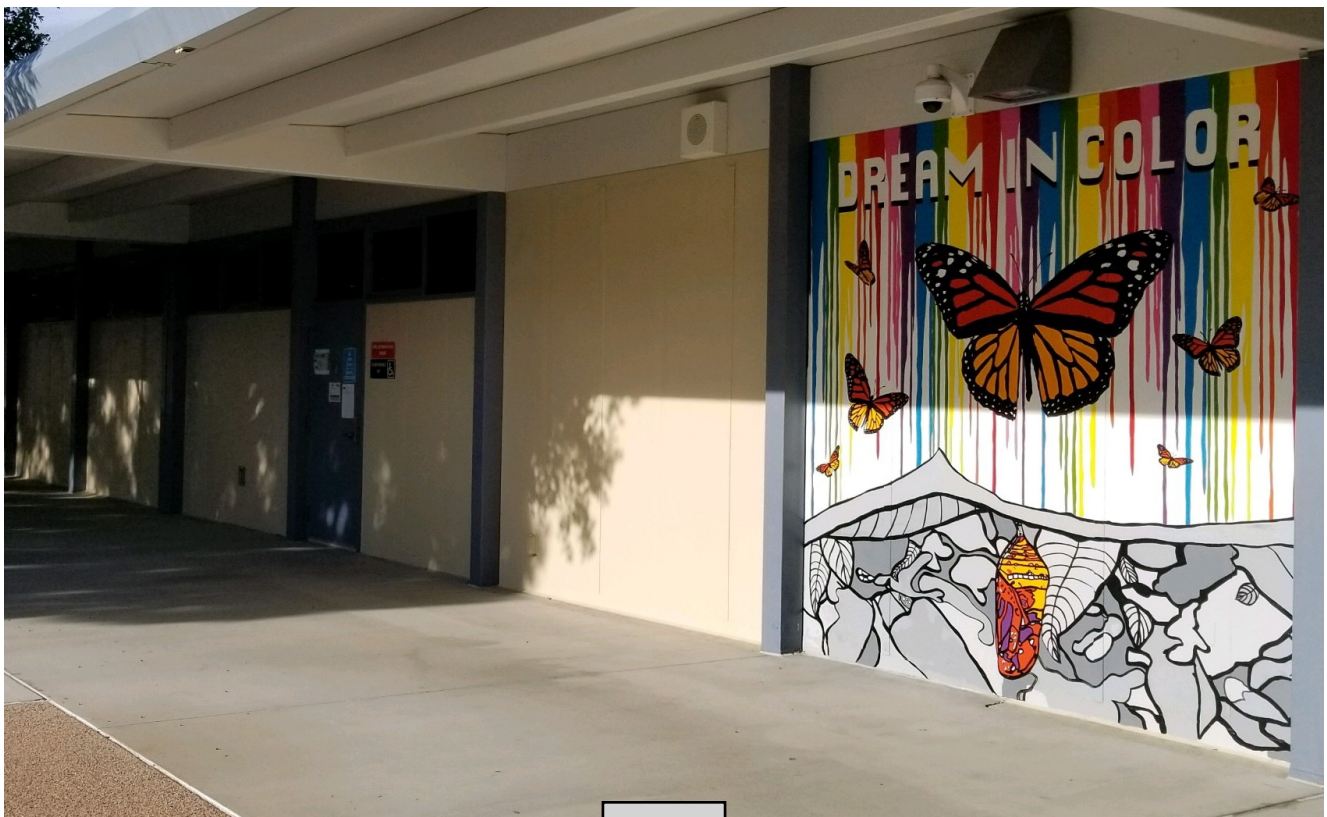
Marnie L. Navarro is a Coachella Valley-based multidisciplinary artist, educator, owner of LIFEWORK Gallery, and lifelong Valley resident. She holds a B.A. in Psychology and a post-baccalaureate degree in Studio Art from California State University, San Bernardino, and an M.F.A. in Interdisciplinary Practice from the School of Visual Arts, New York.

Ms. Navarro's art practice is a combination of a studio-based orientation which includes painting, photography, printmaking, video and sound installation, performance, as well as public art and a community-based orientation which includes art education programs, curatorial projects, and public programming. Her artworks are driven by continuous inquiries into the complexity of the psyche, highlighting human interconnectedness and behavioral motivation, with projects often resolving in unrelated forms such as political paintings, provocative video & sound work, and anonymous public interventions.

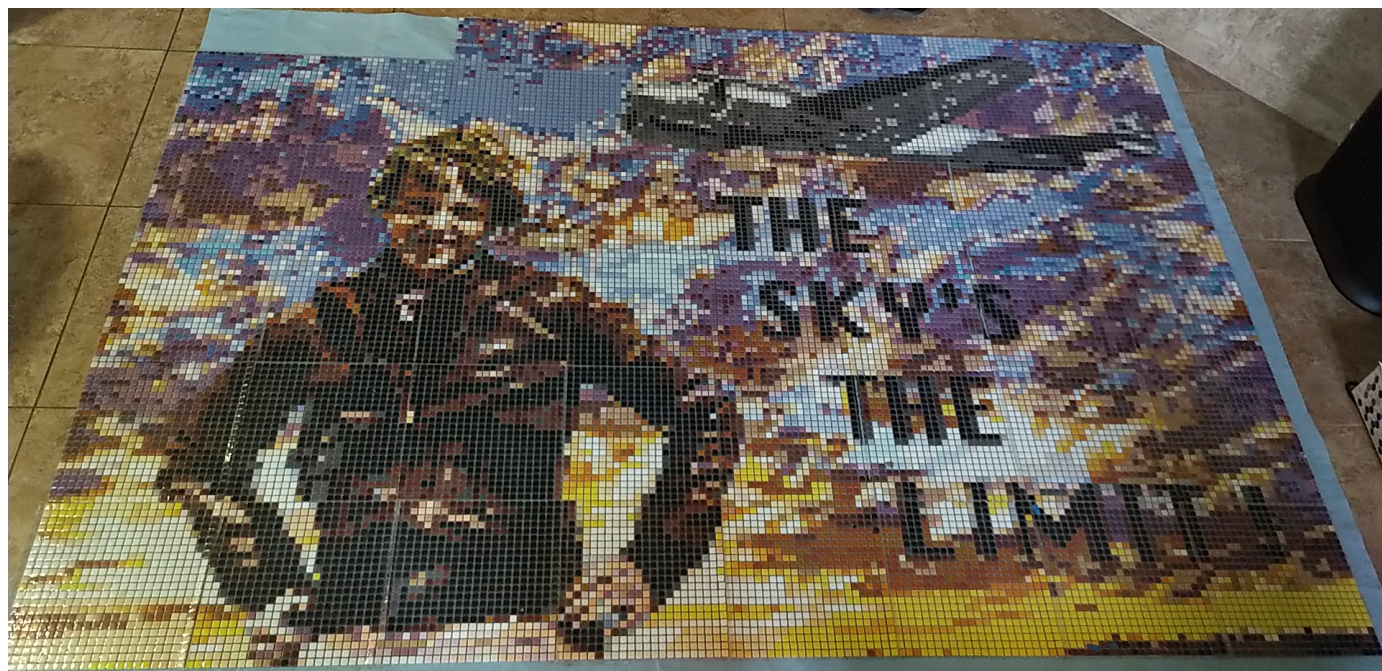
In 2016, she spearheaded an after-school arts program Empowerment Through Art with Palm Springs Unified School District which focuses on empowering youth through art and a positive peer dynamic. In 2019, this program was awarded an Anderson Children's Foundation grant to provide this offering within community center settings. Ms. Navarro is a champion of arts access for everyone and wholeheartedly believes in the power of art to transform individuals and communities.

Along with her experience in the visual arts, Ms. Navarro brings business world acumen with 15+ years of Health Information Management experience in both the non-profit and private sectors. She is a SEED Lab Fellow with the Caravanserai Project, a program for entrepreneurs focused on social impact endeavors at the University of California, Riverside. She currently serves as the Executive Director of Raices Cultura, a role which enables her to merge the skills and knowledge as an administrator with her excellence in and love for the Arts.

## Work Samples















**STAFF REPORT**  
**10/13/2021**

**TO:** Honorable Mayor and City Council Members

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

**SUBJECT:** Authorize the Development Services Department to advertise a Request for Qualifications (RFQ) for Professional Planning Consultant Services.

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**STAFF RECOMMENDATION:**

Staff recommends that the City Council authorize the Development Services Department to advertise a Request for Qualifications (RFQ) for Professional Planning Consultant Services.

**BACKGROUND:**

The Development Services Department regularly conducts long-range planning initiatives, both City-initiated or mandated by the State of California that requires professional expertise and resources not available in-house, such as General Plan Updates, Housing Element Updates, Comprehensive Zoning Code amendments, design services, environmental review and community plan development. Additionally, the Department has historically augmented staff's project management capacity on an as-needed basis from planning consultants for current planning projects that require discretionary approvals such as cannabis-related projects and La Entrada, Desert Lakes, and Vista del Agua Specific Plans.

**DISCUSSION/ANALYSIS:**

The Development Services Department requests authorization to advertise an RFQ that increase the professional bench available for consultant services to City staff on an as-needed basis for a period of up to 4 years. There are several projects of significance that will require consultant services as follows:

- Zoning Ordinance/General Plan Consistency Updates: the Zoning Map is inconsistent with the General Plan, which has created confusion for residents and the development community with respect to land use a development standards. Currently, The current zoning inconsistency results in added costs to residents and developers to rezone property and costs to the City to procure professional services to rezone properties to address housing capacity for the 5<sup>th</sup> Cycle Housing Element.
- Pueblo Viejo Implementation Strategy Plan: On October 23, 2019 Council directed staff prepare General Plan Amendment, Zoning Ordinance Amendments, and related environmental assessments. Work on this Council directive has yet to commence.

- Coachella Industrial District Build-out Environmental Impact Report (EIR): The City Manager will present a future recommendation to Council to pursue a build-out EIR as an incentive to attract future industrial development.

The following service categories identify areas the Department will need assistance:

SERVICE CATEGORY	SPECIFIC TASKS
Project Management/Entitlements	Seeking firms, with a variety of skills, to provide senior or principal-level project management assistance on major development projects and activities. Selected firm(s) will receive general direction from the City's Development Services Director to provide essential services as a Project Planner for a specific project(s).
Long Range Planning	Work with planning staff on long range planning efforts including General Plan Updates and amendments, community plans, Zoning Ordinances and Zoning Ordinance updates, General Plan and Zoning Consistency, and Housing Elements.
Environmental Review Analysis	Environmental consultant to prepare CEQA and NEPA documents including but not limited to: drafting an Initial Study, a Notice of Preparation (NOP), a Focused EIR, a Mitigation Monitoring and Reporting Program, all other required noticing, and supporting technical studies, as needed.
Fiscal Impact Analysis	Economic/fiscal consultant for comprehensive analysis of a proposed project that takes into account increased expenditures and revenues in order to evaluate whether the proposed new development could generate sufficient net positive fiscal impact for the City's General Fund. Respondents shall also provide information on their experience with calculating public benefits/value capture for larger development projects seeking City concessions/land-use changes. Further analysis could include: jobs impact/employment generation analysis, Opportunity Zone analysis, and other services required by the City to process development applications within Specific Plans.
Design Review	Design professional for architectural design and site plan review of development proposals.
Landscape Architecture	Design professional for landscape design, including creating landscape plans or reviewing submitted landscape plans for development project to determine quality design and consistency with City standards.

**ALTERNATIVES:**

1. Authorize the City Manager to advertise the Request for Qualifications (RFQ) for Professional Services and allow the City Manager to administratively amend the RFQ (Attachment 1) as necessary.
2. Continue this item and provide staff direction.

**FISCAL IMPACT:**

There is no direct fiscal impact. All professional services utilized will be based on budgeted projects or authorized appropriations by the City Council for project-related services.

**RECOMMENDED ALTERNATIVE(S):**

Staff recommends Alternative #1 as noted above.

Attachment:

1. Draft Request for Qualifications for Consultant Planning Services

# REQUEST FOR QUALIFICATIONS FOR CONSULTANT PLANNING SERVICES



1515 6<sup>th</sup> Street  
Coachella, CA 92236

**CITY OF COACHELLA  
REQUEST FOR QUALIFICATIONS  
CONSULTANT PLANNING SERVICES**

**INSTRUCTIONS TO PROPOSERS**

**I. GENERAL**

The City of Coachella ("City") has prepared this Request for Qualification ("RFQ") and is requesting proposals from qualified and interested consultant firms<sup>1</sup> ("Proposers") to provide planning-related services. All Proposers shall be properly licensed for the performance of the Services in accordance with California law.

**II. SCOPE OF SERVICES; PROFESSIONAL SERVICES AGREEMENT**

The scope of services ("Services") sought under this RFQ are set forth in more detail in Exhibit "A", attached hereto and incorporated herein by this reference.

The City intends to enter into multiple agreements for the various Services being sought. As needed, the City may enter into contract with multiple individuals or firms who provide the same Services. Consultant Services will be on an as-needed, on-call basis. Due to the as-needed nature of the work, no work is guaranteed on a contract, even if awarded. The term of the agreement will be 3-4 years and the scope of work will vary and will be requested on a task order basis as the need arises.

Notwithstanding the inclusion of such Services in the RFQ, the final scope of Services negotiated between City and the successful Proposer shall be set forth in the Professional Services Agreement ("Agreement") executed by and between City and the successful Proposer. A copy of the Agreement is attached hereto as Exhibit "B" and incorporated herein by this reference.

**III. PUBLIC WORKS PREVAILING WAGE AND DIR CONTRACTOR REGISTRATION**

Certain labor categories under this project may be subject to prevailing wages as identified in the State of California Labor Code commencing at sections 1720 et seq. and 1770 et seq. If applicable, employees working in these categories at the site must be paid not less than the basic hourly rates of pay and fringe benefits established by the California Department of Industrial Relations ("DIR"). Copies of the State of California wage schedules are available for review at [www.dir.ca.gov/dlsr/](http://www.dir.ca.gov/dlsr/). In addition, a copy of the prevailing rate of per diem wages will be made available at the City's office upon request. The successful Proposer shall post a copy of the prevailing wage rates at each job site. It shall be mandatory upon the Proposer to whom the Agreement is awarded, and upon any subcontractors, to comply with all Labor Code provisions, which include but are not limited to the payment of not less than the said specified prevailing wage rates to all workers employed by them in the execution of the Agreement, employment of apprentices, hours of labor and debarment of contractors and subcontractors.

Pursuant to Labor Code sections 1725.5 and 1771.1, all contractors and subcontractors that wish

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<sup>1</sup>Use of the term "firm" shall mean individual proprietorship, partnership, Limited Liability Company, corporation or joint venture.

to bid on, be listed in a bid proposal, or enter into a contract to perform public work must be registered with the DIR. No proposal will be accepted nor any contract entered into without proof of the Proposer's and subcontractors' current registration with the DIR to perform public work. If awarded a contract, the Proposer and its subcontractors, of any tier, shall maintain active registration with the DIR for the duration of the project. Notwithstanding the foregoing, the contractor registration requirements mandated by Labor Code Sections 1725.5 and 1771.1 shall not apply to work performed on a public works project that is exempt pursuant to the small project exemption specified in Labor Code Sections 1725.5 and 1771.1. The contract awarded pursuant to this proposal may also be subject to compliance monitoring and enforcement by the DIR.

#### **IV. CITY CONTACT**

The principal contact for the City will be [\*\*\*NAME\*\*\*], [\*\*\*TITLE\*\*\*], ([\*\*\*telephone #\*\*\*]), ([\*\*\*email\*\*\*]) or a designated representative, who will coordinate the assistance to be provided by the City to the Proposer.

#### **V. REQUESTS FOR CLARIFICATION**

All questions, requests for interpretations or clarifications, either administrative or technical must be requested in writing and directed to the City Contact, identified above. All written questions, if answered, will be answered in writing, conveyed to all interested firms, and posted on the City's website. Oral statements by any persons should be considered unverified information unless confirmed in writing. To ensure a response, questions must be received in writing by 2:00 p.m. local time five (5) working days prior to the proposal deadline.

#### **VI. PRE-PROPOSAL MEETING**

Each Proposer is requested to attend a [\*\*\*INSERT "mandatory" or "non-mandatory"\*\*\*] pre-proposal meeting to be held on [\*\*\*INSERT DATE\*\*\*], from \_\_\_ pm to \_\_\_ pm at [\*\*\*INSERT LOCATION\*\*\*]. Failure to attend this meeting [\*\*\*INSERT "will" or "will not"\*\*\*] preclude a Proposer from submitting a proposal. Attendance at the pre-proposal meeting will ensure the Proposer understands the full scope of the Services requested.

#### **VII. PROPOSAL REQUIREMENTS**

Proposal responses must adhere to the requirements set forth in this section, both for content and sequence. Failure to adhere to these requirements or the inclusion of conditions, limitations or misrepresentations may be cause for rejection of the submittal. Use 8-1/2" X 11" sheets (foldouts are acceptable for charts, etc.) and font size large enough to be easily legible, but not smaller than 10 point. The original proposal and each subsequent copy must be submitted on paper, properly bound, appropriately tabbed and labeled in the following order:

**A. Cover Letter.** Provide a cover letter and introduction, including the name and address of the organization and individual submitting the proposal, together with the name, address, telephone and fax numbers, and e-mail address of the contact person who will be authorized to represent the organization, and an expression of the Proposer's ability and desire to meet the requirements of this RFQ. The letter must be signed by an individual authorized to bind the firm contractually.

**B. Proposer Statement Of Qualifications.** Describe the Proposer's resources, experience, and capabilities as they relate to providing the Services. Submit in the order identified below:

1. Executive Summary. An executive summary should briefly describe the Proposer's qualifications and ability to perform the Services.
2. Qualifications and Experience. The proposal should:
  - a. Provide a description of how the Proposer's experience, technical and professional skills will meet the goals and fulfill the general functions identified in this RFQ.
  - b. Any key staff members who would be involved in the performance of the scope of work. Provide their resumes, describe their experience, and identify their proposed role for the Services.
  - c. State the number of years the firm has conducted business.
  - d. Provide a description of the three most relevant planning contracts held within the last five years.
3. Evidence Of California Licensing. The proposal should include appropriate documentation showing the Proposer is properly licensed in the State of California to perform the Services.
4. References. The Proposer shall provide a minimum of four (4) client references, preferably city, county, or special district governments for whom the Proposer has previously performed planning activities of similar type and scope within the last five (5) years.
5. Subcontractors. The Proposer shall identify functions that are likely to be subcontracted and identify the subcontractor that is anticipated to perform each function, if known at this time.

**C. Proposed Method to Accomplish the Work.** Describe the technical and management approach to providing the Services to the City. Proposer should take into account the scope of the Services, goals of the City, and general functions required.

**D. Certification of Proposal.** This section shall state: "The undersigned hereby submits its proposal and, by doing so, agrees to furnish services to the City in accordance with the Request for Qualifications (RFQ), and to be bound by the terms and conditions of the RFQ."

**E. Cost Proposal.** Proposer shall submit a detailed schedule of hourly rates for all staff positions that would be assigned to the proposed Services. Any additional proposed costs should also be described in this section. To be considered for more than service category listed the Scope of Services, the Proposer should submit a separate cost structure for each, clearly delineated.

## **VIII. PROPOSAL CONSIDERATIONS**

**A. No Deviations from the RFQ.** In submitting a proposal in response to this RFQ, Proposer is certifying that it takes no exceptions to this RFQ including, but not limited to, the Agreement attached hereto as Exhibit "B". If any exceptions are taken, such exceptions must be clearly noted in the proposal and may be reason for rejection of the proposal. As such, Proposer is directed to carefully review the proposed Agreement and, in particular, the insurance and indemnification provisions therein.

**B. Collusion.** By submitting a Proposal, each Proposer represents and warrants that its Proposal is genuine and not a sham or collusive or made in the interest of or on behalf of any person not named therein; that the Proposer has not directly or indirectly induced or solicited any other person to submit a sham Proposal, or any other person to refrain from submitting a Proposal; and that the Proposer has not, in any manner, sought collusion to secure any improper advantage over any other person submitting a Proposal.

**C. Conflicts of Interest.** Proposers shall comply with all regulations and laws dealing with conflict of interest disclosure and reporting. Proposers shall not be engaged if a conflict of interest exists.

**D. Withdrawal of Proposals.** A Proposer may withdraw its proposal before the expiration of the time for submission of proposals by notifying and requesting the City's representative remove the Proposer's submission.

**E. Financial Health and Reputation.** The City reserves the right to consider the financial responsibility and general complexity of each Proposer, as well as its reputation within the industry to determine if the Proposer has the apparent ability to meet and complete successfully the requirements of the work. Upon request, the Proposer shall provide a financial statement, audited if necessary, in addition to any other information requested by the City.

**F. Confidentiality of Proposal.** Proposals submitted in response to this RFQ shall be held confidential by City and shall not be subject to disclosure under the California Public Records Act (Cal. Government Code section 6250 et seq.) until after either City and the successful Proposer have completed negotiations and entered into an Agreement or City has rejected all proposals. All correspondence with the City including responses to this RFQ will become the exclusive property of the City and will become public records under the California Public Records Act. The City will have no liability to the Proposer or other party as a result of any public disclosure of any proposal or the Agreement. If a Proposer desires to exclude a portion of its proposal from disclosure under the California Public Records Act, the Proposer must mark it as such and state the specific provision in the California Public Records Act which provides the exemption as well as the factual basis for claiming the exemption. For example, if a Proposer submits trade secret information, the Proposer must plainly mark the information as "Trade Secret" and refer to the appropriate section of the California Public Records Act which provides the exemption as well as the factual basis for claiming the exemption. If a request is made for information marked "Confidential", "Trade Secret" or "Proprietary" ("Proprietary Information"), the City will provide Proposers who submitted the information with reasonable notice to seek protection from disclosure by a court of competent jurisdiction. Proposer shall have five (5) working days after receipt of such notice to give City written notice of Proposer's objection to the City's release of Proprietary Information. Proposer shall indemnify, defend and hold harmless the City, and its officers, directors, employees, and agents from and against all liability, loss, cost or expense (including attorney's fees) arising out of a legal action brought to compel the release of Proprietary Information. Proposals which indiscriminately identify all or most of the proposal as exempt from



disclosure without justification may be deemed unresponsive and disqualified from further participation in this RFQ.

#### **IX. EVALUATION CRITERIA**

The proposal evaluation criteria includes:

- The training, credentials and experience of the Proposer;
- The demonstrated competence, ability, capacity and skill of the person or firm to perform the contract or provide the Services;
- The capacity of the Proposer to perform the contract or provide the Services promptly, within the time specified, and without delay;
- The sufficiency of the Proposer's financial and other resources;
- The character, integrity, reputation and judgment of the Proposer;
- The ability of the Proposer to provide such future service as may be needed; and
- The price which the Proposer proposes to charge, including whether the price is fair, reasonable and competitive,

During the evaluation process, the City reserves the right, where it may serve the City's best interest, to request additional information or clarifications from Proposers, or to allow corrections of errors or omissions. It is the City's intent to select Proposers best evidencing demonstrated competence and professional qualification to perform the Services.

Following the City's ranking and determination of the prequalified list of Proposers, the City reserves the right to contract with any or none of the prequalified firms.

Upon selection of Proposers, the City will endeavor to negotiate a mutually agreeable agreement with the selected Proposer. The City reserves the right to contract for services in the manner that most benefits the City. After negotiating a proposed Agreement that is fair and reasonable, City staff will make the final recommendation to the City Council concerning the proposed Agreement. The City Council has the final authority to approve or reject the Agreement.

#### **X. SUBMITTAL INSTRUCTIONS**

The proposal must be received no later than \_\_\_\_pm local time, on or before [\*\*\*INSERT DATE\*\*\*] at the office of:

City of Coachella  
1515 6<sup>th</sup> Street  
Coachella, CA 92236

The envelope should clearly indicate "Proposal for (Project Name)" and Proposer's name and address shall appear in the upper left hand corner of the envelope. If more than one envelope is required, each envelope shall be legibly numbered below the name of the Proposer, e.g. Envelope 1 of 3, as required.

The City will not be responsible for proposals that are delinquent, lost, incorrectly marked, sent to an address other than that given herein, or sent by mail or courier service and not signed for by the City. Proposals received after this date will be returned to the Proposers unopened. Faxed or electronically submitted proposals will not be accepted.

## **XI. PROTESTS**

**A. Protest Contents.** Protests based on the content of the RFQ shall be submitted to the City no later than ten (10) calendar days prior to the scheduled proposal submittal deadline. If necessary, the proposal submittal deadline may be extended pending a resolution of the protest. Proposer may protest a contract award if the Proposer believes that the award was inconsistent with City policy or this RFQ is not in compliance with law. A protest must be filed in writing with the City (email is not acceptable) within five (5) business days after receipt of notification of the intended contract award. Any protest submitted after 5 p.m. of the fifth business day after notification of the intended contract award will be rejected by the City as invalid and the Proposer's failure to timely file a protest will waive the Proposer's right to protest the contract award. The Proposer's protest must include supporting documentation, legal authorities in support of the grounds for the protest and the name, address and telephone number of the person representing the Proposer for purposes of the protest. Any matters not set forth in the protest shall be deemed waived.

**B. City Review.** The City will review and evaluate the basis of the protest provided the protest is filed in strict conformity with the foregoing. The City shall provide the Proposer submitting the protest with a written statement concurring with or denying the protest. Action by the City relative to the protest will be final and not subject to appeal or reconsideration. The procedure and time limits set forth in this section are mandatory and are the Proposer's sole and exclusive remedy in the event of protest. Failure to comply with these procedures will constitute a waiver of any right to further pursue the protest, including filing a Government Code claim or legal proceedings.

## **XII. ADDENDA**

The City reserves the right to revise the RFQ prior to the time set to receive proposals. Revisions, if any, shall be made by written addenda. All addenda issued by the City shall be included in the proposal and made part of the RFQ. Each Proposer shall leave with City its name, address, phone and fax numbers, and e-mail address for the purpose of receiving Addenda. City will cause copies of addenda to be mailed, faxed, delivered or e-mailed to such names at such addresses. Proposers are responsible for ensuring that they have received any and all addenda. Each Proposer should contact the City to verify that it has received all addenda issued, if any, prior to the bid opening. Failure to acknowledge receipt of all addenda may result in bid rejection.

## **XIII. GENERAL CONDITIONS**

**A. Amendments to Proposals.** Unless specifically requested by the City, no amendment, addendum or modification will be accepted after a proposal has been submitted to City. If a change to a proposal that has been submitted is desired, the submitted proposal must be withdrawn and the replacement proposal submitted prior to the deadline stated herein for receiving proposals.

**B. Non-Responsive Proposals.** A proposal may be considered non-responsive if conditional, incomplete, or if it contains alterations of form, additions not called for, or other irregularities that may constitute a material change to the proposal.

**C. Costs for Preparing.** The City will not compensate any Proposer for the cost of preparing any proposal, and all materials submitted with a proposal shall become the property of the City. The City will retain all proposals submitted and may use any idea in a proposal regardless of whether that proposal is selected.

**D. Cancellation.** City reserves the right to cancel this request for proposals at any time prior to contract award without obligation in any manner for proposal preparation, interview, fee negotiation or other associated marketing costs.

**E. Price Validity.** Prices provided by Proposers are valid for 90 days from the proposal due date. The City intends to award the contract within this time but may request an extension from the Proposers to hold pricing, until negotiations are complete and the contract is awarded.

**F. No Commitment to Award.** Issuance of request for qualifications and receipt of proposals does not commit the City to award a contract. City expressly reserves the right to postpone the proposal for its own convenience, to accept or reject any or all proposals received, to negotiate with more than one Proposer concurrently, or to cancel all or part of this request for proposals.

**G. Right to Negotiate and/or Reject Proposals.** City reserves the right to negotiate any price or provision, task order or service, accept any part or all of any proposals, waive any irregularities, and to reject any and all, or parts of any and all proposals, whenever, in the sole opinion of City, such action shall serve its best interests and those of the tax-paying public. The Agreement, if any is awarded, will go to the Proposer whose proposal best meets City's requirements.

**END INSTRUCTIONS TO PROPOSERS**

**EXHIBIT “A”****PROPOSED SCOPE OF SERVICES**

The following is a general summary of the scope of Services.

<b>SERVICE CATEGORY</b>	<b>SPECIFIC TASKS</b>
Project Management/Entitlements	Seeking firms, with a variety of skills, to provide senior or principal-level project management assistance on major development projects and activities. Selected firm(s) will receive general direction from the City’s Development Services Director to provide essential services as a Project Planner for a specific project(s).
Long Range Planning	Work with planning staff on long range planning efforts including General Plan Updates and amendments, community plans, Zoning Ordinances and Zoning Ordinance updates, General Plan and Zoning Consistency, and Housing Elements.
Environmental Review Analysis	Environmental consultant to prepare CEQA and NEPA documents including but not limited to: drafting an Initial Study, a Notice of Preparation (NOP), a Focused EIR, a Mitigation Monitoring and Reporting Program, all other required noticing, and supporting technical studies, as needed.
Housing Needs Assessment	Consultant to review planning applications for the purposes of determining a project’s impacts on the need for mixed income housing. Consultant would compare projected housing need to housing supply to estimate the size of expected housing deficits resulting from a project.

Fiscal Impact Analysis	Economic/fiscal consultant for comprehensive analysis of a proposed project that takes into account increased expenditures and revenues in order to evaluate whether the proposed new development could generate sufficient net positive fiscal impact for the City's General Fund. Respondents shall also provide information on their experience with calculating public benefits/value capture for larger development projects seeking City concessions/land-use changes. Further analysis could include: jobs impact/employment generation analysis, Opportunity Zone analysis, and other services required by the City to process development applications within Specific Plans.
Design Review	Design professional for architectural design and site plan review of development proposals.
Landscape Architecture	Design professional for landscape design, including creating landscape plans or reviewing submitted landscape plans for development project to determine quality design and consistency with City standards.

**EXHIBIT “B”**  
**CITY OF COACHELLA**  
**PROFESSIONAL SERVICES AGREEMENT**

**[ATTACH]**



**STAFF REPORT**  
**9/13/2021**

**TO:** Honorable Mayor and City Council Members

**FROM:** Nathan Statham, Finance Director

**SUBJECT:** Investment Report – June 2021

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**STAFF RECOMMENDATION:**

Staff recommends that the City Council receive and file the investment report for June of 2021

**EXECUTIVE SUMMARY:**

On May 13, 2020, the City of Coachella along with its component units (Sanitary District, Educational & Governmental Access Cable Corporation, Fire Protection District and Water Authority) approved and adopted the current “Statement of Investment Policy”.

Pursuant to Section 16 of that policy, the City Treasurer shall provide to the City Council a monthly investment report which provides a clear picture of the status of the current investment portfolio. This report shall include, at a minimum, the following information for each type of investment held in the City’s investment portfolio: the issuer; amount of investment; current market value; yield on investment; income generated from investments; dollar amount invested on all securities, investments and moneys held by the local agency; and shall additionally include a description of any of the local agency’s funds, investments, or programs; and a description of unusual investment activity or developments during the month for which the report is prepared. This information shall be provided for all City and component unit pooled investments, as well as for bond accounts, which are managed by outside Fiscal Agents.

The interest rates presented are the most current rates available as of the date of these reports. The market values presented for pooled City investments are based on closing prices for the related investments as of the date of these reports. This information was obtained from the Wall Street Journal or other reliable sources of market prices.

The Market values presented for investments managed by fiscal agents are based on amounts reported by the fiscal agent on their investment statements. The purchase date and type of investment are not included for funds held by fiscal agents.

Attached is the Treasurer's Report of Investments which includes an overview on investments which provides information on investment activity, withdrawals and deposits, interest earned, payment of interest and payment of principal as of the months ended June 30, 2021. In addition, this report includes detailed information and current activity on individual investments.

All City investments are in compliance with the guidelines established for Authorized Investments as specified in the Investment Policy, Section 8.

There was no unusual investment activity to report.

The City and Districts have sufficient moneys to meet their expenditure requirements for the next six months.

**FISCAL IMPACT:**

None, this report is receive and file only.



**CITY OF COACHELLA**  
**TREASURER'S REPORT - INVESTMENT REPORT**  
As of June 30, 2021  
Fiscal Year 2020-2021

Item 17.

DESCRIPTION	CURRENT YIELD	BALANCE AS OF 5/31/2021	NET: DEPOSITS/ (WITHDRAWALS)	INTEREST EARNED / CHANGE IN VALUE	PAYMENT OF INTEREST	PAYMENT OF PRINCIPAL	BALANCE AS OF 6/30/2021	
<b>CASH ON HAND</b>								
Wells Fargo-General Checking	N/A	18,279,350.88	(457,742.81)	-	-	-	17,821,608.07	①
Wells Fargo-Road Maintenance	N/A	1,832,787.87	67,756.56	-	-	-	1,900,544.43	②
Wells Fargo-Gas Tax	N/A	261,537.56	-	-	-	-	261,537.56	③
Mechanics Bank - Payroll Acct	N/A	172,707.47	1,963.50	-	-	-	174,670.97	④
Mechanics Bank-Gas Tax	N/A	(13.79)	(261,551.35)	-	-	-	171,427.17	⑤
Petty Cash	N/A	3,500.00	-	-	-	-	3,500.00	⑥
<b>Total Cash on Hand</b>		<b>20,549,869.99</b>	<b>(649,574.10)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>20,333,288.20</b>	
<b>INVESTMENTS</b>								
State of California - LAIF	0.26%	4,791,041.15	-	-	-	-	4,791,041.15	⑦
Investment Management Acct	1.46%	20,630,097.78	-	(152,790.95)	-	-	20,477,306.83	⑧
County of Riverside-Investment Pool	0.00%	165,871.68	(165,871.68)	-	-	-	-	⑩
<b>Total Investments</b>		<b>25,587,010.61</b>	<b>-</b>	<b>(152,790.95)</b>	<b>-</b>	<b>-</b>	<b>25,268,347.98</b>	
<b>CASH WITH FISCAL AGENT</b>								
Union Bank of California	varies	471,511.86	(446,065.63)	4.23	-	-	25,450.46	⑪
Wells Fargo Bank, N.A.	5.83%	265,702.46	(265,698.62)	-	-	-	3.84	⑫
Wilmington Trust, N. A.	0.03%	4,798.12	1,222,688.20	-	(0.99)	-	1,227,485.33	⑬
<b>Total Cash with Fiscal Agent</b>		<b>742,012.44</b>	<b>510,923.95</b>	<b>4.23</b>	<b>(0.99)</b>	<b>-</b>	<b>1,252,939.63</b>	
<b>Grand Total</b>		<b>46,878,893.04</b>	<b>(138,650.15)</b>	<b>(152,786.72)</b>	<b>(0.99)</b>	<b>-</b>	<b>46,854,575.81</b>	

Completed By:

Carmin Torres

Reviewed By:

Nathan Statham-Finance Director

**CITY OF COACHELLA**  
**TREASURER'S REPORT - INVESTMENT REPORT**  
As of June 30, 2021  
Fiscal Year 2020-2021

Item 17.

DESCRIPTION	CURRENT YIELD	BALANCE AS OF 5/31/2021	NET: DEPOSITS/ (WITHDRAWALS)	INTEREST EARNED / CHANGE IN VALUE	PAYMENT OF INTEREST	PAYMENT OF PRINCIPAL	BALANCE AS OF 6/30/2021
<b>INVESTMENTS</b>							
<b><u>STATE OF CALIFORNIA LOCAL AGENCY INVESTMENT FUND (LAIF)</u></b>							
Successor Agency ( #004) 65-33-004	0.26%	2,496.32	-	-			2,496.32
City General Account ( #171) 98-33-171	0.26%	2,892,170.74	-	-			2,892,170.74
Coachella Sanitary District 70-33-001	0.26%	1,896,249.31	-	-			1,896,249.31
Redevelopment Bonds 11-33-001	0.26%	124.78	-	-			124.78
<b>TOTAL LAIF ACCOUNTS</b>		<b>4,791,041.15</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,791,041.15</b> ⑦
<b><u>INVESTMENT MANAGEMENT ACC</u></b>							
PFM Funds	1.46%	20,630,097.78	-	(152,790.95)			20,477,306.83
<b>TOTAL INVESTMENT MANAGEMENT ACCT</b>		<b>20,630,097.78</b>	<b>-</b>	<b>(152,790.95)</b>	<b>-</b>	<b>-</b>	<b>20,477,306.83</b> ⑧
<b><u>COUNTY INVESTMENT POOL</u></b>							
County Of Riverside - Fire	0.00%	165,864.16	(165,864.16)	-			-
County Of Riverside - Sanitary	0.00%	7.52	(7.52)	-			-
<b>TOTAL COUNTY INVESTMENT POOL</b>		<b>165,871.68</b>	<b>(165,871.68)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b> ⑩
<b>TOTAL INVESTMENTS</b>		<b>25,587,010.61</b>	<b>(165,871.68)</b>	<b>(152,790.95)</b>	<b>-</b>	<b>-</b>	<b>25,268,347.98</b>

**CITY OF COACHELLA**  
**TREASURER'S REPORT - INVESTMENT REPORT**

As of June 30, 2021

Fiscal Year 2020-2021

Item 17.

DESCRIPTION	CURRENT	BALANCE AS OF	NET: DEPOSITS/	INTEREST EARNED /	PAYMENT OF	PAYMENT OF	BALANCE AS OF
	YIELD	5/31/2021	(WITHDRAWALS)	CHANGE IN VALUE	INTEREST	PRINCIPAL	6/30/2021

**CASH WITH FISCAL AGENT**

**UNION BANK OF CALIFORNIA**

**COACHELLA WATER AUTHORITY**

**CITY OF COACHELLA WATER: WATER REFUNDING BONDS 2012 SERIES**

A/C #: 6712016201 Bond Fund	0.00%	1.50	-	-	-	-	1.50
A/C #: 6712016202 Interest Account	0.00%	-	-	-	-	-	-
A/C #: 6712016203 Principal Account	0.00%	-	-	-	-	-	-
A/C #: 6712016204 Reserve Fund	0.00%	1.00	-	-	-	-	1.00

**COACHELLA FINANCING AUTHORITY**

**Successor Agency to the Coachella Redevelopments Agency 2014 Series**

A/C #: 6712104701 Debt Service Fund	0.00%	1.66	-	-	-	-	1.66
A/C #: 6712104702 Interest Account	0.00%	-	-	-	-	-	-
A/C #: 6712104703 Principal Account	0.00%	-	-	-	-	-	-
A/C #: 6712104704 Reserve Account	0.00%	1.00	-	-	-	-	1.00

**COACHELLA SANITARY DISTRICT**

**WASTEWATER SERIES 2015A**

A/C #: 6712148601 Bond Fund	0.00%	2.36	-	-	-	-	2.36
A/C #: 6712148602 Interest Account	0.00%	-	-	-	-	-	-
A/C #: 6712148603 Principal Account	0.00%	-	-	-	-	-	-
A/C #: 6712148604 Reserve Account	0.00%	1.00	-	-	-	-	1.00
A/C #: 6712148605 Redemption Fund	0.00%	-	-	-	-	-	-

**COACHELLA SANITARY DISTRICT: PROJECT FUND 2011**

A/C #: 6711963500 Project Fund 2011	0.01%	25,269.44	-	0.20	-	-	25,269.64
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**CITY OF COACHELLA**  
**TREASURER'S REPORT - INVESTMENT REPORT**  
As of June 30, 2021  
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<b>COACHELLA SUCCESSOR AGENCY</b>							
<b><u>MERGED PROJECT AREAS BONDS 98 &amp; 99: BONDS 2013</u></b>							
A/C #: 6712071401 Interest Account	0.00%	1.24	-	-	-	-	1.24
A/C #: 6712071402 Interest Account	0.00%	-	-	-	-	-	-
A/C #: 6712071403 Principal Account	0.00%	-	-	-	-	-	-
A/C #: 6712071404 Reserve Account	0.00%	1.00	-	-	-	-	1.00
<b><u>SA TO COACHELLA RDA REFUNDING BONDS SERIES 2016A &amp; 2016B</u></b>							
A/C #: 6712160601 Debt Service	0.00%	2.62	-	-	-	-	2.62
A/C #: 6712160602 Interest Account	0.00%	-	-	-	-	-	-
A/C #: 6712160603 Principal Account	0.00%	-	-	-	-	-	-
A/C #: 6712160604 Reserve Account	0.00%	1.00	-	-	-	-	1.00
<b><u>COACHELLA LEASE BONDS 2016</u></b>							
A/C #: 6712179801 Payment Account	0.00%	446,066.63	(446,065.63)	4.03	-	-	5.03
A/C #: 6712179802 Interest Account	0.00%	-	-	-	-	-	-
A/C #: 6712179803 Principal Account	0.00%	-	-	-	-	-	-
A/C #: 6712179804 Reserve Account	0.00%	1.00	-	-	-	-	1.00
A/C #: 6712179805 Project Fund	0.02%	160.41	-	-	-	-	160.41
<b>TOTAL UNION BANK OF CALIFORNIA</b>		<b>471,511.86</b>	<b>(446,065.63)</b>	<b>4.23</b>	<b>-</b>	<b>-</b>	<b>25,450.46</b>
<b>WELLS FARGO BANK, N.A.</b>							
<b><u>GAS TAX BONDS SERIES 2019</u></b>							
A/C #: 83925300 Debt Service Fund	0.00%	2.46	-	-	-	-	2.46
A/C #: 83925301 Interest Account	0.00%	90,700.00	(90,699.53)	-	-	-	0.47
A/C #: 83925302 Principal Account	0.00%	175,000.00	(174,999.09)	-	-	-	0.91
A/C #: 83925304 Reserve Fund	0.00%	-	-	-	-	-	-
<b>TOTAL WELLS FARGO BANK, N.A.</b>		<b>265,702.46</b>	<b>(265,698.62)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3.84</b>

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CITY OF COACHELLA  
TREASURER'S REPORT - INVESTMENT REPORT  
As of June 30, 2021  
Fiscal Year 2020-2021

Item 17.

DESCRIPTION	CURRENT YIELD	BALANCE AS OF 5/31/2021	NET: DEPOSITS/ (WITHDRAWALS)	INTEREST EARNED / CHANGE IN VALUE	PAYMENT OF INTEREST	PAYMENT OF PRINCIPAL	BALANCE AS OF 6/30/2021
WILMINGTON TRUST, N. A.							
<b>CITY OF COACHELLA TAXABLE PENSION OBLIGATION BONDS</b>							
A/C #: 144613-001 Interest Account	0.00%	-	227,485.33	-	-	-	227,485.33
A/C #: 144613-002 Principal Account	0.00%	-	1,000,000.00	-	-	-	1,000,000.00
A/C #: 144613-003 Cost of Issuance	0.00%	4,798.12	(4,797.13)	-	(0.99)	-	-
A/C #: 144613-004 Unfunded Liability	0.00%	-	-	-	-	-	-
<b>TOTAL WILMINGTON TRUST BANK, N.A.</b>		<b>4,798.12</b>	<b>1,222,688.20</b>	<b>-</b>	<b>(0.99)</b>	<b>-</b>	<b>1,227,485.33</b>
<b>TOTAL CASH WITH FISCAL AGENT</b>		<b>742,012.44</b>	<b>510,923.95</b>	<b>4.23</b>	<b>(0.99)</b>	<b>-</b>	<b>1,252,939.63</b>

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Managed Account Detail of Securities Held

For the Month Ending **June 30, 2021**

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
<b>U.S. Treasury Bond / Note</b>											
US TREASURY NOTES DTD 02/01/2016 1.750% 01/31/2023	912828P38	25,000.00	AA+	Aaa	10/02/18	10/04/18	23,806.64	2.93	182.49	24,562.69	25,617.19
US TREASURY NOTES DTD 02/29/2016 1.500% 02/28/2023	912828P79	520,000.00	AA+	Aaa	07/02/18	07/05/18	491,968.75	2.74	2,607.07	509,985.30	531,212.50
US TREASURY NOTES DTD 03/31/2016 1.500% 03/31/2023	912828Q29	185,000.00	AA+	Aaa	02/08/19	02/12/19	178,185.35	2.44	697.54	182,116.88	189,162.50
US TREASURY NOTES DTD 08/01/2016 1.250% 07/31/2023	912828S92	140,000.00	AA+	Aaa	04/02/19	04/04/19	134,071.88	2.28	729.97	137,146.69	142,865.63
US TREASURY NOTES DTD 11/15/2013 2.750% 11/15/2023	912828WE6	355,000.00	AA+	Aaa	03/06/19	03/08/19	358,591.60	2.52	1,246.84	356,817.82	375,301.56
US TREASURY NOTES DTD 11/30/2016 2.125% 11/30/2023	912828U57	460,000.00	AA+	Aaa	01/07/19	01/09/19	451,770.31	2.52	827.94	455,935.84	479,837.50
US TREASURY NOTES DTD 12/31/2018 2.625% 12/31/2023	912828U00	70,000.00	AA+	Aaa	01/30/19	01/31/19	70,207.81	2.56	4.99	70,105.70	73,959.38
US TREASURY NOTES DTD 05/01/2017 2.000% 04/30/2024	912828X70	655,000.00	AA+	Aaa	06/03/19	06/05/19	657,967.97	1.90	2,207.07	656,713.50	684,065.63
US TREASURY NOTES DTD 07/31/2017 2.125% 07/31/2024	912828N9	125,000.00	AA+	Aaa	08/01/19	08/05/19	126,933.59	1.80	1,107.99	126,194.96	131,308.60
US TREASURY NOTES DTD 08/31/2017 1.875% 08/31/2024	912828U3	450,000.00	AA+	Aaa	09/03/19	09/05/19	461,724.61	1.33	2,820.14	457,445.32	469,406.25
US TREASURY NOTES DTD 10/02/2017 2.125% 09/30/2024	912828Y5	295,000.00	AA+	Aaa	10/01/19	10/03/19	303,815.43	1.50	1,575.75	300,736.80	310,303.13
US TREASURY NOTES DTD 10/31/2019 1.500% 10/31/2024	912828YM6	250,000.00	AA+	Aaa	01/11/21	01/12/21	261,064.45	0.33	631.79	259,709.29	257,968.75
US TREASURY NOTES DTD 11/30/2017 2.125% 11/30/2024	912828J7	425,000.00	AA+	Aaa	01/03/20	01/07/20	434,844.73	1.63	764.94	431,867.65	447,644.51
US TREASURY NOTES DTD 11/30/2017 2.125% 11/30/2024	912828J7	580,000.00	AA+	Aaa	12/02/19	12/04/19	591,917.19	1.69	1,043.92	588,158.34	610,903.10

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For the Month Ending **June 30, 2021**

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
<b>U.S. Treasury Bond / Note</b>											
US TREASURY NOTES DTD 02/17/2015 2.000% 02/15/2025	912828J27	130,000.00	AA+	Aaa	03/02/20	03/04/20	137,205.86	0.85	976.80	135,277.92	136,459.38
US TREASURY NOTES DTD 12/31/2020 0.375% 12/31/2025	91282CBC4	190,000.00	AA+	Aaa	04/05/21	04/07/21	185,494.92	0.89	1.94	185,716.40	186,378.12
US TREASURY NOTES DTD 12/31/2020 0.375% 12/31/2025	91282CBC4	350,000.00	AA+	Aaa	01/11/21	01/12/21	347,867.19	0.50	3.56	348,067.07	343,328.13
US TREASURY NOTES DTD 01/31/2019 2.625% 01/31/2026	9128286A3	255,000.00	AA+	Aaa	02/04/21	02/08/21	282,063.87	0.47	2,792.14	279,935.08	275,878.13
US TREASURY NOTES DTD 01/31/2021 0.375% 01/31/2026	91282CBH3	270,000.00	AA+	Aaa	02/26/21	02/26/21	264,410.16	0.80	422.34	264,798.34	264,600.00
US TREASURY NOTES DTD 02/28/2021 0.500% 02/28/2026	91282CBO3	310,000.00	AA+	Aaa	03/05/21	03/09/21	305,676.95	0.79	518.07	305,948.18	305,253.13
US TREASURY N/B NOTES DTD 05/31/2021 0.750% 05/31/2026	91282CCF6	420,000.00	AA+	Aaa	06/02/21	06/04/21	419,081.25	0.79	266.80	419,094.86	417,571.90
<b>Security Type Sub-Total</b>		<b>6,460,000.00</b>					<b>6,488,670.51</b>	<b>1.58</b>	<b>21,430.09</b>	<b>6,496,334.63</b>	<b>6,659,025.02</b>
<b>Supra-National Agency Bond / Note</b>											
INTL BK RECON & DEVELOP NOTES DTD 11/24/2020 0.250% 11/24/2023	459058JM6	150,000.00	AAA	Aaa	11/17/20	11/24/20	149,677.50	0.32	38.54	149,742.00	149,569.20
<b>Security Type Sub-Total</b>		<b>150,000.00</b>					<b>149,677.50</b>	<b>0.32</b>	<b>38.54</b>	<b>149,742.00</b>	<b>149,569.20</b>
<b>Municipal Bond / Note</b>											
CA ST TXBL GO BONDS DTD 10/24/2019 2.400% 10/01/2023	13063DRJ9	190,000.00	AA-	Aa2	10/16/19	10/24/19	193,801.90	1.87	1,140.00	192,173.27	199,266.30
MS ST TXBL GO BONDS DTD 08/06/2020 0.565% 11/01/2024	605581MZ7	200,000.00	AA	Aa2	07/24/20	08/06/20	200,000.00	0.57	188.33	200,000.00	198,916.00
OR ST DEPT TRANS TXBL REV BONDS DTD 09/17/2020 0.566% 11/15/2024	68607DVA0	135,000.00	AAA	Aa1	09/11/20	09/17/20	135,000.00	0.57	97.64	135,000.00	134,658.45

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CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
<b>Municipal Bond / Note</b>											
FL ST BOARD OF ADMIN TXBL REV BONDS DTD 09/16/2020 1.258% 07/01/2025	341271AD6	40,000.00	AA	Aa3	09/03/20	09/16/20	40,282.80	1.11	251.60	40,236.23	40,398.80
FL ST BOARD OF ADMIN TXBL REV BONDS DTD 09/16/2020 1.258% 07/01/2025	341271AD6	110,000.00	AA	Aa3	09/03/20	09/16/20	110,000.00	1.26	691.90	110,000.00	111,096.70
LOS ANGELES CCD, CA TXBL GO BONDS DTD 11/10/2020 0.773% 08/01/2025	54438CYK2	80,000.00	AA+	Aaa	10/30/20	11/10/20	80,000.00	0.77	257.67	80,000.00	80,022.40
NJ TURNPIKE AUTHORITY TXBL REV BONDS DTD 02/04/2021 1.047% 01/01/2026	646140DP5	40,000.00	A+	A2	01/22/21	02/04/21	40,000.00	1.05	171.01	40,000.00	39,867.20
<b>Security Type Sub-Total</b>		<b>795,000.00</b>					<b>799,084.70</b>	<b>1.06</b>	<b>2,798.15</b>	<b>797,409.50</b>	<b>804,225.85</b>
<b>Federal Agency Collateralized Mortgage Obligation</b>											
FNA 2018-M5 A2 DTD 04/01/2018 3.560% 09/01/2021	3136B1XP4	2,311.69	AA+	Aaa	04/11/18	04/30/18	2,357.67	2.93	6.86	2,314.03	2,311.69
FHLMC MULTIFAMILY STRUCTURED P DTD 05/01/2015 2.791% 01/01/2022	3137BHYX8	158,368.00	AA+	Aaa	05/16/19	05/21/19	159,357.80	2.54	368.34	158,558.51	159,661.65
FHLMC MULTIFAMILY STRUCTURED P DTD 11/01/2015 2.716% 06/01/2022	3137BLUR7	100,000.00	AA+	Aaa	04/02/19	04/05/19	100,250.00	2.63	226.33	100,072.64	101,535.91
FHLMC SERIES K721 A2 DTD 12/01/2015 3.090% 08/01/2022	3137BM6P6	98,937.66	AA+	Aaa	04/04/18	04/09/18	99,780.17	2.88	254.76	99,149.49	101,086.50
FHLMC MULTIFAMILY STRUCTURED P DTD 12/01/2012 2.307% 08/01/2022	3137AWOH1	100,000.00	AA+	Aaa	09/04/19	09/09/19	101,476.56	1.78	192.25	100,553.19	101,849.93
FANNIEMAE-ACES DTD 04/01/2014 3.346% 03/01/2024	3136AJB54	107,133.79	AA+	Aaa	12/13/19	12/18/19	112,339.82	2.14	298.72	110,437.16	114,171.56
FHMS K043 A2 DTD 03/01/2015 3.062% 12/01/2024	3137BGK24	110,000.00	AA+	Aaa	03/19/20	03/25/20	115,448.44	1.95	280.68	113,974.94	118,198.65
<b>Security Type Sub-Total</b>		<b>676,751.14</b>					<b>691,010.46</b>	<b>2.33</b>	<b>1,627.94</b>	<b>685,059.96</b>	<b>698,815.89</b>
<b>Federal Agency Bond / Note</b>											



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For the Month Ending **June 30, 2021**

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
<b>Federal Agency Bond / Note</b>											
FANNIE MAE NOTES DTD 04/10/2017 1.875% 04/05/2022	3135G0T45	350,000.00	AA+	Aaa	06/27/17	06/29/17	349,947.50	1.88	1,567.71	349,991.62	354,735.15
FREDDIE MAC NOTES (CALLABLE) DTD 08/06/2020 0.300% 02/06/2023	3134GWLD6	465,000.00	AA+	Aaa	08/03/20	08/06/20	465,000.00	0.30	561.88	465,000.00	465,100.91
FANNIE MAE NOTES DTD 05/22/2020 0.250% 05/22/2023	3135G04Q3	305,000.00	AA+	Aaa	05/20/20	05/22/20	304,081.95	0.35	82.60	304,421.50	305,111.94
FREDDIE MAC NOTES DTD 06/11/2018 2.750% 06/19/2023	3137EAEN5	500,000.00	AA+	Aaa	01/07/19	01/09/19	503,510.00	2.58	458.33	501,553.75	524,603.00
FREDDIE MAC NOTES DTD 06/26/2020 0.250% 06/26/2023	3137EAES4	175,000.00	AA+	Aaa	06/24/20	06/26/20	174,489.00	0.35	6.08	174,661.67	175,032.73
FANNIE MAE NOTES DTD 07/10/2020 0.250% 07/10/2023	3135G05G4	280,000.00	AA+	Aaa	07/08/20	07/10/20	279,398.00	0.32	332.50	279,593.72	279,956.04
FREDDIE MAC NOTES DTD 08/21/2020 0.250% 08/24/2023	3137EAEV7	185,000.00	AA+	Aaa	08/19/20	08/21/20	184,811.30	0.28	163.16	184,865.26	184,929.70
FANNIE MAE NOTES DTD 09/14/2018 2.875% 09/12/2023	3135G0U43	330,000.00	AA+	Aaa	12/03/18	12/06/18	329,333.40	2.92	2,872.60	329,692.54	348,761.16
FEDERAL FARM CREDIT BANK (CALLABLE) DTD 09/21/2020 0.250% 09/21/2023	3133EMAM4	250,000.00	AA+	Aaa	10/07/20	10/09/20	249,575.00	0.31	173.61	249,679.57	249,550.25
FREDDIE MAC NOTES DTD 12/04/2020 0.250% 12/04/2023	3137EAFA2	65,000.00	AA+	Aaa	12/02/20	12/04/20	64,935.65	0.28	12.19	64,947.93	64,878.00
FEDERAL HOME LOAN BANKS NOTES DTD 12/09/2013 3.375% 12/08/2023	3130A0F70	190,000.00	AA+	Aaa	01/30/19	01/31/19	195,600.04	2.72	409.69	192,812.66	204,036.63
FEDERAL HOME LOAN BANK NOTES DTD 04/16/2020 0.500% 04/14/2025	3130AJHU6	200,000.00	AA+	Aaa	04/15/20	04/16/20	199,008.00	0.60	213.89	199,247.84	198,821.80
FANNIE MAE NOTES DTD 04/24/2020 0.625% 04/22/2025	3135G03U5	260,000.00	AA+	Aaa	04/22/20	04/24/20	259,464.40	0.67	311.46	259,591.55	259,679.94
FANNIE MAE NOTES DTD 04/24/2020 0.625% 04/22/2025	3135G03U5	360,000.00	AA+	Aaa	06/03/20	06/05/20	361,843.20	0.52	431.25	361,438.77	359,556.84

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CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
<b>Federal Agency Bond / Note</b>											
FREDDIE MAC NOTES (CALLABLE) DTD 05/29/2020 0.750% 05/28/2025	3134GVB31	200,000.00	AA+	Aaa	06/05/20	06/09/20	199,400.00	0.81	137.50	199,528.00	199,285.60
FANNIE MAE NOTES DTD 06/19/2020 0.500% 06/17/2025	3135G04Z3	175,000.00	AA+	Aaa	07/02/20	07/07/20	175,201.25	0.48	34.03	175,161.25	173,650.23
FANNIE MAE NOTES DTD 06/19/2020 0.500% 06/17/2025	3135G04Z3	225,000.00	AA+	Aaa	10/01/20	10/05/20	226,055.25	0.40	43.75	225,889.83	223,264.57
FANNIE MAE NOTES DTD 06/19/2020 0.500% 06/17/2025	3135G04Z3	305,000.00	AA+	Aaa	06/17/20	06/19/20	304,368.65	0.54	59.30	304,499.14	302,647.54
FREDDIE MAC NOTES DTD 07/23/2020 0.375% 07/21/2025	3137EAEU9	185,000.00	AA+	Aaa	07/21/20	07/23/20	184,078.70	0.48	308.33	184,251.95	182,566.14
FANNIE MAE NOTES DTD 08/27/2020 0.375% 08/25/2025	3135G05X7	195,000.00	AA+	Aaa	08/25/20	08/27/20	194,087.40	0.47	255.94	194,241.50	192,296.72
FANNIE MAE NOTES DTD 08/27/2020 0.375% 08/25/2025	3135G05X7	420,000.00	AA+	Aaa	10/21/20	10/22/20	417,727.80	0.49	551.25	418,051.67	414,177.54
FREDDIE MAC NOTES DTD 09/25/2020 0.375% 09/23/2025	3137EAEX3	285,000.00	AA+	Aaa	09/23/20	09/25/20	284,142.15	0.44	290.94	284,273.37	280,858.38
FANNIE MAE NOTES DTD 11/12/2020 0.500% 11/07/2025	3135G06G3	185,000.00	AA+	Aaa	11/09/20	11/12/20	184,337.70	0.57	138.75	184,421.71	182,987.76
<b>Security Type Sub-Total</b>		<b>6,090,000.00</b>					<b>6,090,396.34</b>	<b>0.93</b>	<b>9,416.74</b>	<b>6,087,816.80</b>	<b>6,126,488.57</b>
<b>Corporate Note</b>											
IBM CORP BONDS DTD 01/27/2017 2.500% 01/27/2022	459200JO5	400,000.00	A-	A2	02/01/17	02/03/17	400,840.00	2.45	4,277.78	400,096.98	405,272.00
APPLE INC CORP NOTES DTD 02/09/2017 2.500% 02/09/2022	037833CM0	440,000.00	AA+	Aa1	01/07/19	01/09/19	433,470.40	3.01	4,338.89	438,707.99	445,256.24
BB&T CORP (CALLABLE) NOTES DTD 03/21/2017 2.750% 04/01/2022	05531FAX1	185,000.00	A-	A3	04/03/18	04/05/18	181,564.55	3.25	1,271.88	184,353.94	188,234.17
UNITED PARCEL SERVICE CORP NOTES DTD 09/27/2012 2.450% 10/01/2022	911312AO9	275,000.00	A-	A2	03/01/18	03/05/18	268,545.75	3.00	1,684.38	273,234.83	282,184.10

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CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
<b>Corporate Note</b>											
ADOBE INC CORP NOTE DTD 02/03/2020 1.700% 02/01/2023	00724PAA7	100,000.00	A	A2	01/22/20	02/03/20	99,863.00	1.75	708.33	99,927.37	102,177.80
PFIZER INC CORP NOTES DTD 03/11/2019 2.950% 03/15/2024	717081ES8	260,000.00	A+	A2	04/02/19	04/04/19	263,146.00	2.69	2,258.39	261,696.86	276,541.98
MORGAN STANLEY CORP NOTES (CALLABLE) DTD 04/22/2021 0.731% 04/05/2024	61772BAA1	25,000.00	BBB+	A1	04/19/21	04/22/21	25,000.00	0.73	35.03	25,000.00	25,029.93
MORGAN STANLEY CORP NOTES (CALLABLE) DTD 04/22/2021 0.731% 04/05/2024	61772BAA1	75,000.00	BBB+	A1	04/20/21	04/22/21	75,094.50	0.69	105.08	75,085.22	75,089.77
AMAZON.COM INC CORPORATE NOTES DTD 05/12/2021 0.450% 05/12/2024	023135BW5	115,000.00	AA	A1	05/10/21	05/12/21	114,832.10	0.50	70.44	114,839.76	114,749.65
WALMART INC CORPORATE NOTES DTD 04/23/2019 2.850% 07/08/2024	931142EL3	360,000.00	AA	Aa2	07/10/19	07/12/19	371,235.60	2.19	4,930.50	365,343.66	383,606.64
JPMORGAN CHASE & CO CORPORATE NOTES DTD 09/16/2020 0.653% 09/16/2024	46647PBS4	115,000.00	A-	A2	09/09/20	09/16/20	115,000.00	0.65	219.03	115,000.00	114,958.83
BANK OF AMERICA CORP (CALLABLE) CORPORAT DTD 10/21/2020 0.810% 10/24/2024	06051GJH3	150,000.00	A-	A2	10/16/20	10/21/20	150,000.00	0.81	226.13	150,000.00	150,452.10
MICROSOFT CORP (CALLABLE) NOTES DTD 02/12/2015 2.700% 02/12/2025	594918BB9	190,000.00	AAA	Aaa	03/15/21	03/17/21	202,921.90	0.92	1,980.75	201,896.66	203,315.58
TOYOTA MOTOR CREDIT CORP CORP NOTES DTD 02/13/2020 1.800% 02/13/2025	89236TGT6	60,000.00	A+	A1	05/20/20	05/26/20	60,586.20	1.58	414.00	60,449.85	61,949.22
TOYOTA MOTOR CREDIT CORP CORP NOTES DTD 02/13/2020 1.800% 02/13/2025	89236TGT6	90,000.00	A+	A1	05/20/20	05/26/20	90,879.30	1.58	621.00	90,674.78	92,923.83
NOVARTIS CAPITAL CORP DTD 02/14/2020 1.750% 02/14/2025	66989HAP3	295,000.00	AA-	A1	05/06/20	05/08/20	305,504.95	0.98	1,964.62	302,933.94	304,381.00

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Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
<b>Corporate Note</b>											
CITIGROUP INC CORPORATE NOTES DTD 05/04/2021 0.981% 05/01/2025	172967MX6	50,000.00	BBB+	A3	04/27/21	05/04/21	50,000.00	0.98	77.66	50,000.00	49,932.10
CITIGROUP INC CORPORATE NOTES DTD 05/04/2021 0.981% 05/01/2025	172967MX6	55,000.00	BBB+	A3	04/28/21	05/04/21	55,145.75	0.91	85.43	55,139.95	54,925.31
GOLDMAN SACHS GROUP INC CORPORATE NOTES DTD 05/22/2015 3.750% 05/22/2025	38148LAE6	135,000.00	BBB+	A2	02/12/21	02/17/21	150,819.30	0.94	548.44	149,373.33	147,275.28
JPMORGAN CHASE & CO CORPORATE NOTES DTD 06/01/2021 0.824% 06/01/2025	46647PCH7	115,000.00	A-	A2	05/24/21	06/01/21	115,000.00	0.82	78.97	115,000.00	114,815.89
BRISTOL-MYERS SQUIBB CO CORPORATE NOTES DTD 11/13/2020 0.750% 11/13/2025	110122DN5	72,000.00	A+	A2	06/17/21	06/21/21	71,282.88	0.98	72.00	71,287.35	71,443.15
<b>Security Type Sub-Total</b>		<b>3,562,000.00</b>					<b>3,600,732.18</b>	<b>1.91</b>	<b>25,968.73</b>	<b>3,600,042.47</b>	<b>3,664,514.57</b>
<b>Certificate of Deposit</b>											
SOCIETE GENERALE NY CERT DEPOS DTD 02/19/2020 1.800% 02/14/2022	83369XDL9	190,000.00	A-1	P-1	02/14/20	02/19/20	190,000.00	1.80	1,301.50	190,000.00	191,713.80
SUMITOMO MITSUI BANK NY CERT DEPOS DTD 07/14/2020 0.700% 07/08/2022	86565CKU2	155,000.00	A	A1	07/10/20	07/14/20	155,000.00	0.70	524.42	155,000.00	155,728.19
NORDEA BANK ABP NEW YORK CERT DEPOS DTD 08/29/2019 1.850% 08/26/2022	65558TLL7	280,000.00	AA-	Aa3	08/27/19	08/29/19	280,000.00	1.84	1,798.61	280,000.00	285,360.88
SKANDINAV ENSKILDA BANK LT CD DTD 09/03/2019 1.860% 08/26/2022	83050PDR7	295,000.00	A+	Aa2	08/29/19	09/03/19	295,000.00	1.85	1,905.21	295,000.00	300,682.00
DNB BANK ASA/NY LT CD DTD 12/06/2019 2.040% 12/02/2022	23341VZT1	145,000.00	AA-	Aa2	12/05/19	12/06/19	145,000.00	2.03	238.28	145,000.00	148,784.65
CREDIT SUISSE NEW YORK CERT DEPOS DTD 03/23/2021 0.590% 03/17/2023	22552G3C2	155,000.00	A+	Aa3	03/19/21	03/23/21	155,000.00	0.59	254.03	155,000.00	155,247.23

Managed Account Detail of Securities Held

For the Month Ending **June 30, 2021**

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
<b>Security Type Sub-Total</b>		<b>1,220,000.00</b>					<b>1,220,000.00</b>	<b>1.56</b>	<b>6,022.05</b>	<b>1,220,000.00</b>	<b>1,237,516.75</b>
<b>Asset-Backed Security</b>											
HAROT 2019-1 A3 DTD 02/27/2019 2.830% 03/20/2023	43814WAC9	53,776.51	AAA	NR	02/19/19	02/27/19	53,775.07	2.83	54.96	53,775.90	54,366.44
HYUNDAI AUTO RECEIVABLES TRUST DTD 04/10/2019 2.660% 06/15/2023	44932NAD2	43,726.27	AAA	NR	04/03/19	04/10/19	43,720.51	2.66	51.69	43,723.58	44,136.02
HAROT 2019-2 A3 DTD 05/29/2019 2.520% 06/21/2023	43815MAC0	69,513.85	NR	Aaa	05/21/19	05/29/19	69,511.26	2.52	48.66	69,512.59	70,385.16
TAOT 2019-A A3 DTD 02/13/2019 2.910% 07/15/2023	89239AAD5	85,409.52	AAA	Aaa	02/05/19	02/13/19	85,393.96	2.91	110.46	85,402.34	86,532.57
ALLYA 2019-1 A3 DTD 02/13/2019 2.910% 09/15/2023	02004WAC5	31,674.55	NR	Aaa	02/05/19	02/13/19	31,670.72	2.91	40.97	31,672.71	32,018.02
NAROT 2019-A A3 DTD 02/13/2019 2.900% 10/15/2023	65479KAD2	69,147.51	NR	Aaa	02/05/19	02/13/19	69,137.04	2.90	89.12	69,142.38	70,017.16
COPAR 2019-1 A3 DTD 05/30/2019 2.510% 11/15/2023	14042WAC4	64,292.70	AAA	Aaa	05/21/19	05/30/19	64,279.67	2.51	71.72	64,285.77	65,051.72
NAROT 2019-B A3 DTD 05/28/2019 2.500% 11/15/2023	65479HAC1	76,022.13	NR	Aaa	05/21/19	05/28/19	76,004.94	2.51	84.47	76,013.00	77,184.48
HAROT 2020-1 A3 DTD 02/26/2020 1.610% 04/22/2024	43813RAC1	105,000.00	NR	Aaa	02/19/20	02/26/20	104,979.42	1.61	46.96	104,986.08	106,450.02
TAOT 2020-A A3 DTD 02/12/2020 1.660% 05/15/2024	89232HAC9	140,000.00	AAA	Aaa	02/04/20	02/12/20	139,989.89	1.66	103.29	139,993.18	141,879.51
CARMX 2020-1 A3 DTD 01/22/2020 1.890% 12/16/2024	14315XAC2	100,000.00	AAA	NR	01/14/20	01/22/20	99,980.38	1.89	84.00	99,986.15	101,967.72
HAROT 2021-1 A3 DTD 02/24/2021 0.270% 04/21/2025	43813GAC5	55,000.00	NR	Aaa	02/17/21	02/24/21	54,998.99	0.27	4.13	54,999.07	54,948.79
HART 2021-A A3 DTD 04/28/2021 0.380% 09/15/2025	44933LAC7	45,000.00	AAA	NR	04/20/21	04/28/21	44,995.27	0.38	7.60	44,995.46	44,988.01
CARMX 2021-1 A3 DTD 01/27/2021 0.340% 12/15/2025	14316NAC3	30,000.00	AAA	NR	01/20/21	01/27/21	29,994.07	0.34	4.53	29,994.59	29,964.30

## Managed Account Detail of Securities Held

For the Month Ending **June 30, 2021**

### CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
<b>Asset-Backed Security</b>											
CARMX 2021-2 A3 DTD 04/21/2021 0.520% 02/17/2026	14314OAC8	65,000.00	AAA	NR	04/13/21	04/21/21	64,985.99	0.52	15.02	64,986.55	65,086.02
<b>Security Type Sub-Total</b>		<b>1,033,563.04</b>					<b>1,033,417.18</b>	<b>1.94</b>	<b>817.58</b>	<b>1,033,469.35</b>	<b>1,044,975.94</b>
<b>Managed Account Sub-Total</b>		<b>19,987,314.18</b>					<b>20,072,988.87</b>	<b>1.46</b>	<b>68,119.82</b>	<b>20,069,874.71</b>	<b>20,385,131.79</b>
<b>Money Market Mutual Fund</b>											
PFM Funds - Govt Select, Instl Cl		92,175.04	AAAm	NR			92,175.04		0.00	92,175.04	92,175.04
<b>Liquid Sub-Total</b>		<b>92,175.04</b>					<b>92,175.04</b>		<b>0.00</b>	<b>92,175.04</b>	<b>92,175.04</b>
<b>Securities Sub-Total</b>		<b>\$20,079,489.22</b>					<b>\$20,165,163.91</b>	<b>1.46%</b>	<b>\$68,119.82</b>	<b>\$20,162,049.75</b>	<b>\$20,477,306.83</b>
<b>Accrued Interest</b>											<b>\$68,119.82</b>
<b>Total Investments</b>											<b>\$20,545,426.65</b>

Managed Account Fair Market Value & Analytics

For the Month Ending **June 30, 2021**

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
<b>U.S. Treasury Bond / Note</b>										
US TREASURY NOTES DTD 02/01/2016 1.750% 01/31/2023	912828P38	25,000.00	TD		102.47	25,617.19	1,810.55	1,054.50	1.56	0.19
US TREASURY NOTES DTD 02/29/2016 1.500% 02/28/2023	912828P79	520,000.00	BNP_PARI		102.16	531,212.50	39,243.75	21,227.20	1.65	0.20
US TREASURY NOTES DTD 03/31/2016 1.500% 03/31/2023	912828O29	185,000.00	TD		102.25	189,162.50	10,977.15	7,045.62	1.73	0.21
US TREASURY NOTES DTD 08/01/2016 1.250% 07/31/2023	912828S92	140,000.00	NOMURA		102.05	142,865.63	8,793.75	5,718.94	2.05	0.27
US TREASURY NOTES DTD 11/15/2013 2.750% 11/15/2023	912828WE6	355,000.00	TD		105.72	375,301.56	16,709.96	18,483.74	2.31	0.33
US TREASURY NOTES DTD 11/30/2016 2.125% 11/30/2023	912828U57	460,000.00	BNP_PARI		104.31	479,837.50	28,067.19	23,901.66	2.37	0.33
US TREASURY NOTES DTD 12/31/2018 2.625% 12/31/2023	912828U00	70,000.00	MERRILL		105.66	73,959.38	3,751.57	3,853.68	2.44	0.35
US TREASURY NOTES DTD 05/01/2017 2.000% 04/30/2024	912828X70	655,000.00	MORGAN_S		104.44	684,065.63	26,097.66	27,352.13	2.76	0.42
US TREASURY NOTES DTD 07/31/2017 2.125% 07/31/2024	9128282N9	125,000.00	MORGAN_S		105.05	131,308.60	4,375.01	5,113.64	2.98	0.48
US TREASURY NOTES DTD 08/31/2017 1.875% 08/31/2024	9128282U3	450,000.00	HSBC		104.31	469,406.25	7,681.64	11,960.93	3.07	0.50
US TREASURY NOTES DTD 10/02/2017 2.125% 09/30/2024	9128282Y5	295,000.00	HSBC		105.19	310,303.13	6,487.70	9,566.33	3.15	0.51
US TREASURY NOTES DTD 10/31/2019 1.500% 10/31/2024	912828YM6	250,000.00	BNP_PAR		103.19	257,968.75	(3,095.70)	(1,740.54)	3.26	0.53
US TREASURY NOTES DTD 11/30/2017 2.125% 11/30/2024	9128283J7	425,000.00	RBS		105.33	447,644.51	12,799.78	15,776.86	3.31	0.55
US TREASURY NOTES DTD 11/30/2017 2.125% 11/30/2024	9128283J7	580,000.00	NOMURA		105.33	610,903.10	18,985.91	22,744.76	3.31	0.55
US TREASURY NOTES DTD 02/17/2015 2.000% 02/15/2025	912828J27	130,000.00	MERRILL		104.97	136,459.38	(746.48)	1,181.46	3.50	0.61
US TREASURY NOTES DTD 12/31/2020 0.375% 12/31/2025	91282CBC4	190,000.00	JPM_CHA		98.09	186,378.12	883.20	661.72	4.47	0.81
US TREASURY NOTES DTD 12/31/2020 0.375% 12/31/2025	91282CBC4	350,000.00	BNP_PAR		98.09	343,328.13	(4,539.06)	(4,738.94)	4.47	0.81

Managed Account Fair Market Value & Analytics

For the Month Ending **June 30, 2021**

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
<b>U.S. Treasury Bond / Note</b>										
US TREASURY NOTES DTD 01/31/2019 2.625% 01/31/2026	9128286A3	255,000.00	JPM_CHA		108.19	275,878.13	(6,185.74)	(4,056.95)	4.32	0.80
US TREASURY NOTES DTD 01/31/2021 0.375% 01/31/2026	91282CBH3	270,000.00	MERRILL		98.00	264,600.00	189.84	(198.34)	4.54	0.82
US TREASURY NOTES DTD 02/28/2021 0.500% 02/28/2026	91282CBO3	310,000.00	RBC		98.47	305,253.13	(423.82)	(695.05)	4.61	0.84
US TREASURY N/B NOTES DTD 05/31/2021 0.750% 05/31/2026	91282CCF6	420,000.00	RBC		99.42	417,571.90	(1,509.35)	(1,522.96)	4.83	0.87
<b>Security Type Sub-Total</b>		<b>6,460,000.00</b>				<b>6,659,025.02</b>	<b>170,354.51</b>	<b>162,690.39</b>	<b>3.22</b>	<b>0.53</b>
<b>Supra-National Agency Bond / Note</b>										
INTL BK RECON & DEVELOP NOTES DTD 11/24/2020 0.250% 11/24/2023	459058JM6	150,000.00	TD		99.71	149,569.20	(108.30)	(172.80)	2.39	0.37
<b>Security Type Sub-Total</b>		<b>150,000.00</b>				<b>149,569.20</b>	<b>(108.30)</b>	<b>(172.80)</b>	<b>2.39</b>	<b>0.37</b>
<b>Municipal Bond / Note</b>										
CA ST TXBL GO BONDS DTD 10/24/2019 2.400% 10/01/2023	13063DRJ9	190,000.00	MORGAN_S		104.88	199,266.30	5,464.40	7,093.03	2.20	0.23
MS ST TXBL GO BONDS DTD 08/06/2020 0.565% 11/01/2024	605581MZ7	200,000.00	WELLS_F		99.46	198,916.00	(1,084.00)	(1,084.00)	3.31	0.73
OR ST DEPT TRANS TXBL REV BONDS DTD 09/17/2020 0.566% 11/15/2024	68607DVA0	135,000.00	MORGAN_		99.75	134,658.45	(341.55)	(341.55)	3.35	0.64
FL ST BOARD OF ADMIN TXBL REV BONDS DTD 09/16/2020 1.258% 07/01/2025	341271AD6	40,000.00	MERRILL		101.00	40,398.80	116.00	162.57	3.89	1.00
FL ST BOARD OF ADMIN TXBL REV BONDS DTD 09/16/2020 1.258% 07/01/2025	341271AD6	110,000.00	MERRILL		101.00	111,096.70	1,096.70	1,096.70	3.89	1.00
LOS ANGELES CCD, CA TXBL GO BONDS DTD 11/10/2020 0.773% 08/01/2025	54438CYK2	80,000.00	MERRILL		100.03	80,022.40	22.40	22.40	4.02	0.77
NJ TURNPIKE AUTHORITY TXBL REV BONDS DTD 02/04/2021 1.047% 01/01/2026	646140DP5	40,000.00	CITIGRP		99.67	39,867.20	(132.80)	(132.80)	4.39	1.12
<b>Security Type Sub-Total</b>		<b>795,000.00</b>				<b>804,225.85</b>	<b>5,141.15</b>	<b>6,816.35</b>	<b>3.27</b>	<b>0.67</b>



Managed Account Fair Market Value & Analytics

For the Month Ending **June 30, 2021**

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
<b>Federal Agency Collateralized Mortgage Obligation</b>										
FNA 2018-M5 A2 DTD 04/01/2018 3.560% 09/01/2021	3136B1XP4	2,311.69	JPM_CHAS		100.00	2,311.69	(45.98)	(2.34)	0.14	3.56
FHLMC MULTIFAMILY STRUCTURED P DTD 05/01/2015 2.791% 01/01/2022	3137BHXY8	158,368.00	JPM_CHAS		100.82	159,661.65	303.85	1,103.14	0.46	1.16
FHLMC MULTIFAMILY STRUCTURED P DTD 11/01/2015 2.716% 06/01/2022	3137BLUR7	100,000.00	JPM_CHAS		101.54	101,535.91	1,285.91	1,463.27	0.76	1.04
FHLMC SERIES K721 A2 DTD 12/01/2015 3.090% 08/01/2022	3137BM6P6	98,937.66	CITIGRP		102.17	101,086.50	1,306.33	1,937.01	0.94	1.08
FHLMC MULTIFAMILY STRUCTURED P DTD 12/01/2012 2.307% 08/01/2022	3137AWQH1	100,000.00	CANT_FIT		101.85	101,849.93	373.37	1,296.74	1.07	0.60
FANNIEMAE-ACES DTD 04/01/2014 3.346% 03/01/2024	3136AJB54	107,133.79	JPM_CHAS		106.57	114,171.56	1,831.74	3,734.40	2.46	0.86
FHMS K043 A2 DTD 03/01/2015 3.062% 12/01/2024	3137BGK24	110,000.00	CITIGRP		107.45	118,198.65	2,750.21	4,223.71	3.25	0.85
<b>Security Type Sub-Total</b>		<b>676,751.14</b>				<b>698,815.89</b>	<b>7,805.43</b>	<b>13,755.93</b>	<b>1.46</b>	<b>0.96</b>
<b>Federal Agency Bond / Note</b>										
FANNIE MAE NOTES DTD 04/10/2017 1.875% 04/05/2022	3135G0T45	350,000.00	TD		101.35	354,735.15	4,787.65	4,743.53	0.76	0.10
FREDDIE MAC NOTES (CALLABLE) DTD 08/06/2020 0.300% 02/06/2023	3134GWLD6	465,000.00	NOMURA	08/06/21	100.02	465,100.91	100.91	100.91	0.10	0.29
FANNIE MAE NOTES DTD 05/22/2020 0.250% 05/22/2023	3135G04Q3	305,000.00	CITIGRP		100.04	305,111.94	1,029.99	690.44	1.89	0.23
FREDDIE MAC NOTES DTD 06/11/2018 2.750% 06/19/2023	3137EAEN5	500,000.00	MORGAN_S		104.92	524,603.00	21,093.00	23,049.25	1.93	0.24
FREDDIE MAC NOTES DTD 06/26/2020 0.250% 06/26/2023	3137EAES4	175,000.00	TD		100.02	175,032.73	543.73	371.06	1.99	0.24
FANNIE MAE NOTES DTD 07/10/2020 0.250% 07/10/2023	3135G05G4	280,000.00	CITIGRP		99.98	279,956.04	558.04	362.32	2.02	0.26
FREDDIE MAC NOTES DTD 08/21/2020 0.250% 08/24/2023	3137EAEV7	185,000.00	CITIGRP		99.96	184,929.70	118.40	64.44	2.14	0.27

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CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
<b>Federal Agency Bond / Note</b>										
FANNIE MAE NOTES DTD 09/14/2018 2.875% 09/12/2023	3135G0U43	330,000.00	TD		105.69	348,761.16	19,427.76	19,068.62	2.13	0.28
FEDERAL FARM CREDIT BANK (CALLABLE) DTD 09/21/2020 0.250% 09/21/2023	3133EMAM4	250,000.00	TD	09/21/22	99.82	249,550.25	(24.75)	(129.32)	1.22	0.33
FREDDIE MAC NOTES DTD 12/04/2020 0.250% 12/04/2023	3137EAF2	65,000.00	CITIGRP		99.81	64,878.00	(57.65)	(69.93)	2.42	0.33
FEDERAL HOME LOAN BANKS NOTES DTD 12/09/2013 3.375% 12/08/2023	3130A0F70	190,000.00	BARCLAYS		107.39	204,036.63	8,436.59	11,223.97	2.36	0.33
FEDERAL HOME LOAN BANK NOTES DTD 04/16/2020 0.500% 04/14/2025	3130AJHU6	200,000.00	CITIGRP		99.41	198,821.80	(186.20)	(426.04)	3.75	0.66
FANNIE MAE NOTES DTD 04/24/2020 0.625% 04/22/2025	3135G03U5	260,000.00	CITIGRP		99.88	259,679.94	215.54	88.39	3.77	0.66
FANNIE MAE NOTES DTD 04/24/2020 0.625% 04/22/2025	3135G03U5	360,000.00	HSBC		99.88	359,556.84	(2,286.36)	(1,881.93)	3.77	0.66
FREDDIE MAC NOTES (CALLABLE) DTD 05/29/2020 0.750% 05/28/2025	3134GVB31	200,000.00	JPM_CHA	08/25/21	99.64	199,285.60	(114.40)	(242.40)	0.15	0.84
FANNIE MAE NOTES DTD 06/19/2020 0.500% 06/17/2025	3135G04Z3	175,000.00	TD		99.23	173,650.23	(1,551.02)	(1,511.02)	3.93	0.70
FANNIE MAE NOTES DTD 06/19/2020 0.500% 06/17/2025	3135G04Z3	225,000.00	NOMURA		99.23	223,264.57	(2,790.68)	(2,625.26)	3.93	0.70
FANNIE MAE NOTES DTD 06/19/2020 0.500% 06/17/2025	3135G04Z3	305,000.00	NOMURA		99.23	302,647.54	(1,721.11)	(1,851.60)	3.93	0.70
FREDDIE MAC NOTES DTD 07/23/2020 0.375% 07/21/2025	3137EAEU9	185,000.00	WELLS_F		98.68	182,566.14	(1,512.56)	(1,685.81)	4.02	0.70
FANNIE MAE NOTES DTD 08/27/2020 0.375% 08/25/2025	3135G05X7	195,000.00	BARCLAY		98.61	192,296.72	(1,790.68)	(1,944.78)	4.12	0.71
FANNIE MAE NOTES DTD 08/27/2020 0.375% 08/25/2025	3135G05X7	420,000.00	NOMURA		98.61	414,177.54	(3,550.26)	(3,874.13)	4.12	0.71
FREDDIE MAC NOTES DTD 09/25/2020 0.375% 09/23/2025	3137EAEX3	285,000.00	CITIGRP		98.55	280,858.38	(3,283.77)	(3,414.99)	4.20	0.72
FANNIE MAE NOTES DTD 11/12/2020 0.500% 11/07/2025	3135G06G3	185,000.00	BARCLAY		98.91	182,987.76	(1,349.94)	(1,433.95)	4.31	0.75
<b>Security Type Sub-Total</b>		<b>6,090,000.00</b>				<b>6,126,488.57</b>	<b>36,092.23</b>	<b>38,671.77</b>	<b>2.61</b>	<b>0.47</b>

Managed Account Fair Market Value & Analytics

For the Month Ending **June 30, 2021**

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
<b>Corporate Note</b>										
IBM CORP BONDS DTD 01/27/2017 2.500% 01/27/2022	459200JO5	400,000.00	MERRILL		101.32	405,272.00	4,432.00	5,175.02	0.57	0.21
APPLE INC CORP NOTES DTD 02/09/2017 2.500% 02/09/2022	037833CM0	440,000.00	WELLS_FA		101.19	445,256.24	11,785.84	6,548.25	0.60	0.53
BB&T CORP (CALLABLE) NOTES DTD 03/21/2017 2.750% 04/01/2022	05531FAX1	185,000.00	TD	03/01/22	101.75	188,234.17	6,669.62	3,880.23	0.66	0.42
UNITED PARCEL SERVICE CORP NOTES DTD 09/27/2012 2.450% 10/01/2022	911312AQ9	275,000.00	JPM_CHAS		102.61	282,184.10	13,638.35	8,949.27	1.24	0.36
ADOBE INC CORP NOTE DTD 02/03/2020 1.700% 02/01/2023	00724PAA7	100,000.00	MERRILL		102.18	102,177.80	2,314.80	2,250.43	1.56	0.32
PFIZER INC CORP NOTES DTD 03/11/2019 2.950% 03/15/2024	717081ES8	260,000.00	BNP_PARI	02/15/24	106.36	276,541.98	13,395.98	14,845.12	2.53	0.58
MORGAN STANLEY CORP NOTES (CALLABLE) DTD 04/22/2021 0.731% 04/05/2024	61772BAA1	25,000.00	MORGAN_	04/05/23	100.12	25,029.93	29.93	29.93	1.75	0.69
MORGAN STANLEY CORP NOTES (CALLABLE) DTD 04/22/2021 0.731% 04/05/2024	61772BAA1	75,000.00	GOLDMAN	04/05/23	100.12	75,089.77	(4.73)	4.55	1.75	0.69
AMAZON.COM INC CORPORATE NOTES DTD 05/12/2021 0.450% 05/12/2024	023135BW5	115,000.00	JPM_CHA		99.78	114,749.65	(82.45)	(90.11)	2.85	0.53
WALMART INC CORPORATE NOTES DTD 04/23/2019 2.850% 07/08/2024	931142EL3	360,000.00	CITIGRP	04/15/23	106.56	383,606.64	12,371.04	18,262.98	1.74	0.66
JPMORGAN CHASE & CO CORPORATE NOTES DTD 09/16/2020 0.653% 09/16/2024	46647PBS4	115,000.00	JPM_CHA		99.96	114,958.83	(41.17)	(41.17)	3.18	0.66
BANK OF AMERICA CORP (CALLABLE) CORPORAT DTD 10/21/2020 0.810% 10/24/2024	06051GJH3	150,000.00	MERRILL	10/24/23	100.30	150,452.10	452.10	452.10	2.30	0.72
MICROSOFT CORP (CALLABLE) NOTES DTD 02/12/2015 2.700% 02/12/2025	594918BB9	190,000.00	GOLDMAN	11/12/24	107.01	203,315.58	393.68	1,418.92	3.21	0.73
TOYOTA MOTOR CREDIT CORP CORP NOTES DTD 02/13/2020 1.800% 02/13/2025	89236TGT6	60,000.00	CITIGRP		103.25	61,949.22	1,363.02	1,499.37	3.50	0.89

Managed Account Fair Market Value & Analytics

For the Month Ending **June 30, 2021**

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
<b>Corporate Note</b>										
TOYOTA MOTOR CREDIT CORP CORP NOTES DTD 02/13/2020 1.800% 02/13/2025	89236TGT6	90,000.00	CITIGRP		103.25	92,923.83	2,044.53	2,249.05	3.50	0.89
NOVARTIS CAPITAL CORP DTD 02/14/2020 1.750% 02/14/2025	66989HAP3	295,000.00	HILLTOP	01/14/25	103.18	304,381.00	(1,123.95)	1,447.06	3.43	0.86
CITIGROUP INC CORPORATE NOTES DTD 05/04/2021 0.981% 05/01/2025	172967MX6	50,000.00	CITIGRP		99.86	49,932.10	(67.90)	(67.90)	3.77	1.02
CITIGROUP INC CORPORATE NOTES DTD 05/04/2021 0.981% 05/01/2025	172967MX6	55,000.00	GOLDMAN		99.86	54,925.31	(220.44)	(214.64)	3.77	1.02
GOLDMAN SACHS GROUP INC CORPORATE NOTES DTD 05/22/2015 3.750% 05/22/2025	38148LAE6	135,000.00	MORGAN_	02/22/25	109.09	147,275.28	(3,544.02)	(2,098.05)	3.44	1.35
JPMORGAN CHASE & CO CORPORATE NOTES DTD 06/01/2021 0.824% 06/01/2025	46647PCH7	115,000.00	JPM_CHA		99.84	114,815.89	(184.11)	(184.11)	3.86	0.87
BRISTOL-MYERS SQUIBB CO CORPORATE NOTES DTD 11/13/2020 0.750% 11/13/2025	110122DN5	72,000.00	CITIGRP	10/13/25	99.23	71,443.15	160.27	155.80	4.22	0.93
<b>Security Type Sub-Total</b>		<b>3,562,000.00</b>				<b>3,664,514.57</b>	<b>63,782.39</b>	<b>64,472.10</b>	<b>2.07</b>	<b>0.62</b>
<b>Certificate of Deposit</b>										
SOCIETE GENERALE NY CERT DEPOS DTD 02/19/2020 1.800% 02/14/2022	83369XDL9	190,000.00	MERRILL		100.90	191,713.80	1,713.80	1,713.80	0.62	0.35
SUMITOMO MITSUI BANK NY CERT DEPOS DTD 07/14/2020 0.700% 07/08/2022	86565CKU2	155,000.00	SMBC		100.47	155,728.19	728.19	728.19	1.02	0.24
NORDEA BANK ABP NEW YORK CERT DEPOS DTD 08/29/2019 1.850% 08/26/2022	65558TLL7	280,000.00	MERRILL		101.91	285,360.88	5,360.88	5,360.88	1.15	0.19
SKANDINAV ENSKILDA BANK LT CD DTD 09/03/2019 1.860% 08/26/2022	83050PDR7	295,000.00	BARCLAYS		101.93	300,682.00	5,682.00	5,682.00	1.15	0.19
DNB BANK ASA/NY LT CD DTD 12/06/2019 2.040% 12/02/2022	23341VZT1	145,000.00	GOLDMAN		102.61	148,784.65	3,784.65	3,784.65	1.42	0.20

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For the Month Ending **June 30, 2021**

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
<b>Certificate of Deposit</b>										
CREDIT SUISSE NEW YORK CERT DEPOS DTD 03/23/2021 0.590% 03/17/2023	22552G3C2	155,000.00	CSFB		100.16	155,247.23	247.23	247.23	1.71	0.49
<b>Security Type Sub-Total</b>		<b>1,220,000.00</b>				<b>1,237,516.75</b>	<b>17,516.75</b>	<b>17,516.75</b>	<b>1.15</b>	<b>0.26</b>
<b>Asset-Backed Security</b>										
HAROT 2019-1 A3 DTD 02/27/2019 2.830% 03/20/2023	43814WAC9	53,776.51	MERRILL		101.10	54,366.44	591.37	590.54	0.46	2.18
HYUNDAI AUTO RECEIVABLES TRUST DTD 04/10/2019 2.660% 06/15/2023	44932NAD2	43,726.27	SOCGEN		100.94	44,136.02	415.51	412.44	0.40	2.17
HAROT 2019-2 A3 DTD 05/29/2019 2.520% 06/21/2023	43815MAC0	69,513.85	JPM_CHAS		101.25	70,385.16	873.90	872.57	0.56	1.87
TAOT 2019-A A3 DTD 02/13/2019 2.910% 07/15/2023	89239AAD5	85,409.52	MITSU		101.31	86,532.57	1,138.61	1,130.23	0.50	2.25
ALLYA 2019-1 A3 DTD 02/13/2019 2.910% 09/15/2023	02004WAC5	31,674.55	JPM_CHAS		101.08	32,018.02	347.30	345.31	0.41	2.41
NAROT 2019-A A3 DTD 02/13/2019 2.900% 10/15/2023	65479KAD2	69,147.51	MITSU		101.26	70,017.16	880.12	874.78	0.48	2.34
COPAR 2019-1 A3 DTD 05/30/2019 2.510% 11/15/2023	14042WAC4	64,292.70	JPM_CHAS		101.18	65,051.72	772.05	765.95	0.52	2.00
NAROT 2019-B A3 DTD 05/28/2019 2.500% 11/15/2023	65479HAC1	76,022.13	WELLS_FA		101.53	77,184.48	1,179.54	1,171.48	0.55	1.84
HAROT 2020-1 A3 DTD 02/26/2020 1.610% 04/22/2024	43813RAC1	105,000.00	JPM_CHAS		101.38	106,450.02	1,470.60	1,463.94	1.08	1.11
TAOT 2020-A A3 DTD 02/12/2020 1.660% 05/15/2024	89232HAC9	140,000.00	MITSU		101.34	141,879.51	1,889.62	1,886.33	0.93	1.18
CARMX 2020-1 A3 DTD 01/22/2020 1.890% 12/16/2024	14315XAC2	100,000.00	MERRILL		101.97	101,967.72	1,987.34	1,981.57	1.12	1.31
HAROT 2021-1 A3 DTD 02/24/2021 0.270% 04/21/2025	43813GAC5	55,000.00	JPM_CHA		99.91	54,948.79	(50.20)	(50.28)	1.86	0.29
HART 2021-A A3 DTD 04/28/2021 0.380% 09/15/2025	44933LAC7	45,000.00	BARCLAY		99.97	44,988.01	(7.26)	(7.45)	2.12	0.39
CARMX 2021-1 A3 DTD 01/27/2021 0.340% 12/15/2025	14316NAC3	30,000.00	MITSU		99.88	29,964.30	(29.77)	(30.29)	2.10	0.37

Managed Account Fair Market Value & Analytics

For the Month Ending **June 30, 2021**

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
<b>Asset-Backed Security</b>										
CARMX 2021-2 A3 DTD 04/21/2021 0.520% 02/17/2026	14314OAC8	65,000.00	MERRILL		100.13	65,086.02	100.03	99.47	2.36	0.49
<b>Security Type Sub-Total</b>		<b>1,033,563.04</b>				<b>1,044,975.94</b>	<b>11,558.76</b>	<b>11,506.59</b>	<b>0.98</b>	<b>1.48</b>
<b>Managed Account Sub-Total</b>		<b>19,987,314.18</b>				<b>20,385,131.79</b>	<b>312,142.92</b>	<b>315,257.08</b>	<b>2.52</b>	<b>0.58</b>
<b>Money Market Mutual Fund</b>										
PFM Funds - Govt Select, Instl Cl		92,175.04			1.00	92,175.04	0.00	0.00	0.00	
<b>Liquid Sub-Total</b>		<b>92,175.04</b>				<b>92,175.04</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>Securities Sub-Total</b>		<b>\$20,079,489.22</b>				<b>\$20,477,306.83</b>	<b>\$312,142.92</b>	<b>\$315,257.08</b>	<b>2.52</b>	<b>0.58%</b>
<b>Accrued Interest</b>						<b>\$68,119.82</b>				
<b>Total Investments</b>						<b>\$20,545,426.65</b>				

Managed Account Security Transactions & Interest

For the Month Ending **June 30, 2021**

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Transaction Type		Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
Trade	Settle									
BUY										
05/24/21	06/01/21	JPMORGAN CHASE & CO CORPORATE NOTES DTD 06/01/2021 0.824% 06/01/2025	46647PCH7	115,000.00	(115,000.00)	0.00	(115,000.00)			
06/02/21	06/04/21	US TREASURY N/B NOTES DTD 05/31/2021 0.750% 05/31/2026	91282CCF6	420,000.00	(419,081.25)	(34.43)	(419,115.68)			
06/17/21	06/21/21	BRISTOL-MYERS SQUIBB CO CORPORATE NOTES DTD 11/13/2020 0.750% 11/13/2025	110122DN5	72,000.00	(71,282.88)	(57.00)	(71,339.88)			

<b>Transaction Type Sub-Total</b>				<b>607,000.00</b>	<b>(605,364.13)</b>	<b>(91.43)</b>	<b>(605,455.56)</b>			
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<b>INTEREST</b>										
06/01/21	06/25/21	FNA 2018-M5 A2 DTD 04/01/2018 3.560% 09/01/2021	3136B1XP4	7,253.67	0.00	21.52	21.52			
06/01/21	06/25/21	FHLMC MULTIFAMILY STRUCTURED P DTD 05/01/2015 2.791% 01/01/2022	3137BHYX8	164,572.98	0.00	406.22	406.22			
06/01/21	06/25/21	FHMS K043 A2 DTD 03/01/2015 3.062% 12/01/2024	3137BGK24	110,000.00	0.00	280.68	280.68			
06/01/21	06/25/21	FHLMC MULTIFAMILY STRUCTURED P DTD 12/01/2012 2.307% 08/01/2022	3137AWQH1	100,000.00	0.00	192.25	192.25			
06/01/21	06/25/21	FANNIEMAE-ACES DTD 04/01/2014 3.346% 03/01/2024	3136AJB54	115,645.04	0.00	498.93	498.93			
06/01/21	06/25/21	FHLMC SERIES K721 A2 DTD 12/01/2015 3.090% 08/01/2022	3137BM6P6	99,097.28	0.00	255.18	255.18			
06/01/21	06/25/21	FHLMC MULTIFAMILY STRUCTURED P DTD 11/01/2015 2.716% 06/01/2022	3137BLUR7	100,000.00	0.00	226.33	226.33			
06/02/21	06/02/21	DNB BANK ASA/NY LT CD DTD 12/06/2019 2.040% 12/02/2022	23341VZT1	145,000.00	0.00	1,495.43	1,495.43			
06/04/21	06/04/21	FREDDIE MAC NOTES DTD 12/04/2020 0.250% 12/04/2023	3137EAFA2	65,000.00	0.00	81.25	81.25			
06/08/21	06/08/21	FEDERAL HOME LOAN BANKS NOTES DTD 12/09/2013 3.375% 12/08/2023	3130A0F70	190,000.00	0.00	3,206.25	3,206.25			
06/15/21	06/15/21	ALLYA 2019-1 A3 DTD 02/13/2019 2.910% 09/15/2023	02004WAC5	35,255.80	0.00	85.50	85.50			

Managed Account Security Transactions & Interest

For the Month Ending June 30, 2021

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Transaction Type	Trade	Settle	Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
<b>INTEREST</b>											
	06/15/21	06/15/21	CARMX 2021-1 A3 DTD 01/27/2021 0.340% 12/15/2025	14316NAC3	30,000.00	0.00	8.50	8.50			
	06/15/21	06/15/21	TAOT 2019-A A3 DTD 02/13/2019 2.910% 07/15/2023	89239AAD5	93,047.92	0.00	225.64	225.64			
	06/15/21	06/15/21	NAROT 2019-A A3 DTD 02/13/2019 2.900% 10/15/2023	65479KAD2	75,784.43	0.00	183.15	183.15			
	06/15/21	06/15/21	NAROT 2019-B A3 DTD 05/28/2019 2.500% 11/15/2023	65479HAC1	82,312.37	0.00	171.48	171.48			
	06/15/21	06/15/21	COPAR 2019-1 A3 DTD 05/30/2019 2.510% 11/15/2023	14042WAC4	70,185.77	0.00	146.81	146.81			
	06/15/21	06/15/21	CARMX 2021-2 A3 DTD 04/21/2021 0.520% 02/17/2026	14314QAC8	65,000.00	0.00	28.17	28.17			
	06/15/21	06/15/21	TAOT 2020-A A3 DTD 02/12/2020 1.660% 05/15/2024	89232HAC9	140,000.00	0.00	193.67	193.67			
	06/15/21	06/15/21	HART 2021-A A3 DTD 04/28/2021 0.380% 09/15/2025	44933LAC7	45,000.00	0.00	14.25	14.25			
	06/15/21	06/15/21	CARMX 2020-1 A3 DTD 01/22/2020 1.890% 12/16/2024	14315XAC2	100,000.00	0.00	157.50	157.50			
	06/15/21	06/15/21	HYUNDAI AUTO RECEIVABLES TRUST DTD 04/10/2019 2.660% 06/15/2023	44932NAD2	48,806.06	0.00	108.19	108.19			
	06/17/21	06/17/21	FANNIE MAE NOTES DTD 06/19/2020 0.500% 06/17/2025	3135G04Z3	705,000.00	0.00	1,762.50	1,762.50			
	06/18/21	06/18/21	HAROT 2019-1 A3 DTD 02/27/2019 2.830% 03/20/2023	43814WAC9	59,898.13	0.00	141.26	141.26			
	06/19/21	06/19/21	FREDDIE MAC NOTES DTD 06/11/2018 2.750% 06/19/2023	3137EAEN5	500,000.00	0.00	6,875.00	6,875.00			
	06/21/21	06/21/21	HAROT 2020-1 A3 DTD 02/26/2020 1.610% 04/22/2024	43813RAC1	105,000.00	0.00	140.88	140.88			
	06/21/21	06/21/21	HAROT 2021-1 A3 DTD 02/24/2021 0.270% 04/21/2025	43813GAC5	55,000.00	0.00	12.38	12.38			
	06/21/21	06/21/21	HAROT 2019-2 A3 DTD 05/29/2019 2.520% 06/21/2023	43815MAC0	75,714.97	0.00	159.00	159.00			
	06/26/21	06/26/21	FREDDIE MAC NOTES DTD 06/26/2020 0.250% 06/26/2023	3137EAES4	175,000.00	0.00	218.75	218.75			



Managed Account Security Transactions & Interest

For the Month Ending **June 30, 2021**

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Transaction Type		Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L	Realized G/L	Sale Method
Trade	Settle							Cost	Amort Cost	
INTEREST										
06/30/21	06/30/21	US TREASURY NOTES DTD 12/31/2020 0.375% 12/31/2025	91282CBC4	540,000.00	0.00	1,012.50	1,012.50			
06/30/21	06/30/21	US TREASURY NOTES DTD 12/31/2018 2.625% 12/31/2023	9128285U0	70,000.00	0.00	918.75	918.75			
Transaction Type Sub-Total				4,167,574.42	0.00	19,227.92	19,227.92			
PAYDOWNS										
06/01/21	06/25/21	FANNIEMAE-ACES DTD 04/01/2014 3.346% 03/01/2024	3136AJB54	8,511.25	8,511.25	0.00	8,511.25	(413.59)	0.00	
06/01/21	06/25/21	FHLMC SERIES K721 A2 DTD 12/01/2015 3.090% 08/01/2022	3137BM6P6	159.62	159.62	0.00	159.62	(1.36)	0.00	
06/01/21	06/25/21	FHLMC MULTIFAMILY STRUCTURED P DTD 05/01/2015 2.791% 01/01/2022	3137BHXY8	6,204.98	6,204.98	0.00	6,204.98	(38.78)	0.00	
06/01/21	06/25/21	FNA 2018-M5 A2 DTD 04/01/2018 3.560% 09/01/2021	3136B1XP4	4,941.98	4,941.98	0.00	4,941.98	(98.31)	0.00	
06/15/21	06/15/21	ALLYA 2019-1 A3 DTD 02/13/2019 2.910% 09/15/2023	02004WAC5	3,581.25	3,581.25	0.00	3,581.25	0.43	0.00	
06/15/21	06/15/21	NAROT 2019-A A3 DTD 02/13/2019 2.900% 10/15/2023	65479KAD2	6,636.92	6,636.92	0.00	6,636.92	1.01	0.00	
06/15/21	06/15/21	COPAR 2019-1 A3 DTD 05/30/2019 2.510% 11/15/2023	14042WAC4	5,893.07	5,893.07	0.00	5,893.07	1.19	0.00	
06/15/21	06/15/21	TAOT 2019-A A3 DTD 02/13/2019 2.910% 07/15/2023	89239AAD5	7,638.40	7,638.40	0.00	7,638.40	1.39	0.00	
06/15/21	06/15/21	NAROT 2019-B A3 DTD 05/28/2019 2.500% 11/15/2023	65479HAC1	6,290.24	6,290.24	0.00	6,290.24	1.42	0.00	
06/15/21	06/15/21	HYUNDAI AUTO RECEIVABLES TRUST DTD 04/10/2019 2.660% 06/15/2023	44932NAD2	5,079.79	5,079.79	0.00	5,079.79	0.67	0.00	
06/18/21	06/18/21	HAROT 2019-1 A3 DTD 02/27/2019 2.830% 03/20/2023	43814WAC9	6,121.62	6,121.62	0.00	6,121.62	0.16	0.00	
06/21/21	06/21/21	HAROT 2019-2 A3 DTD 05/29/2019 2.520% 06/21/2023	43815MAC0	6,201.12	6,201.12	0.00	6,201.12	0.23	0.00	
Transaction Type Sub-Total				67,260.24	67,260.24	0.00	67,260.24	(545.54)	0.00	

**Managed Account Security Transactions & Interest**

For the Month Ending **June 30, 2021**

**CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)**

Transaction Type		Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
Trade	Settle									
SELL										
06/17/21	06/21/21	BRISTOL-MYERS SQUIBB CO CORPORATE NOTES DTD 07/15/2020 3.875% 08/15/2025	110122DC9	64,000.00	71,324.80	868.00	72,192.80	(1,745.28)	(349.47)	FIFO
Transaction Type Sub-Total				64,000.00	71,324.80	868.00	72,192.80	(1,745.28)	(349.47)	
Managed Account Sub-Total					(466,779.09)	20,004.49	(446,774.60)	(2,290.82)	(349.47)	
Total Security Transactions					(\$466,779.09)	\$20,004.49	(\$446,774.60)	(\$2,290.82)	(\$349.47)	



**STAFF REPORT**  
**10/13/2021**

**TO:** Honorable Mayor and City Council Members  
**FROM:** Nathan Statham, Finance Director  
**SUBJECT:** Investment Report – July 2021

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**STAFF RECOMMENDATION:**

Staff recommends that the City Council receive and file the investment report for July of 2021

**EXECUTIVE SUMMARY:**

On June 23, 2021, the City of Coachella along with its component units (Sanitary District, Educational & Governmental Access Cable Corporation, Fire Protection District and Water Authority) approved and adopted the current “Statement of Investment Policy”.

Pursuant to Section 16 of that policy, the City Treasurer shall provide to the City Council a monthly investment report which provides a clear picture of the status of the current investment portfolio. This report shall include, at a minimum, the following information for each type of investment held in the City’s investment portfolio: the issuer; amount of investment; current market value; yield on investment; income generated from investments; dollar amount invested on all securities, investments and moneys held by the local agency; and shall additionally include a description of any of the local agency’s funds, investments, or programs; and a description of unusual investment activity or developments during the month for which the report is prepared. This information shall be provided for all City and component unit pooled investments, as well as for bond accounts, which are managed by outside Fiscal Agents.

The interest rates presented are the most current rates available as of the date of these reports. The market values presented for pooled City investments are based on closing prices for the related investments as of the date of these reports. This information was obtained from the Wall Street Journal or other reliable sources of market prices.

The Market values presented for investments managed by fiscal agents are based on amounts reported by the fiscal agent on their investment statements. The purchase date and type of investment are not included for funds held by fiscal agents.

Attached is the Treasurer's Report of Investments which includes an overview on investments which provides information on investment activity, withdrawals and deposits, interest earned, payment of interest and payment of principal as of the months ended July 31, 2021. In addition, this report includes detailed information and current activity on individual investments.

All City investments are in compliance with the guidelines established for Authorized Investments as specified in the Investment Policy, Section 8.

There was no unusual investment activity to report.

The City and Districts have sufficient moneys to meet their expenditure requirements for the next six months.

**FISCAL IMPACT:**

None, this report is receive and file only.

**CITY OF COACHELLA**  
**TREASURER'S REPORT - INVESTMENT REPORT**  
As of July 31, 2021  
Fiscal Year 2021-2022

Item 18.

DESCRIPTION	CURRENT YIELD	BALANCE AS OF 6/30/2021	NET: DEPOSITS/ (WITHDRAWALS)	INTEREST EARNED / CHANGE IN VALUE	PAYMENT OF INTEREST	PAYMENT OF PRINCIPAL	BALANCE AS OF 7/31/2021
<b>CASH ON HAND</b>							
Wells Fargo-General Checking	N/A	17,821,608.07	(4,537,799.38)	-	-	-	13,283,808.69
Wells Fargo-Road Maintenance	N/A	1,900,544.43	85,271.50	-	-	-	1,985,815.93
Wells Fargo-Gas Tax	N/A	261,537.56	171,409.01	-	-	-	432,946.57
Mechanics Bank - Payroll Acct	N/A	174,670.97	(154,896.08)	-	-	-	19,774.89
Mechanics Bank-Gas Tax	N/A	171,427.17	(261,551.35)	-	-	-	121,204.01
Petty Cash	N/A	3,500.00	-	-	-	-	3,500.00
<b>Total Cash on Hand</b>		<b>20,333,288.20</b>	<b>(4,697,566.30)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>15,847,050.09</b>
<b>INVESTMENTS</b>							
State of California - LAIF	0.22%	4,791,041.15	4,003,911.70				8,794,952.85
Investment Management Acct	1.42%	20,477,306.83	-	63,676.75	-	-	20,540,983.58
<b>Total Investments</b>		<b>25,268,347.98</b>	<b>4,003,911.70</b>	<b>63,676.75</b>	<b>-</b>	<b>-</b>	<b>29,335,936.43</b>
<b>CASH WITH FISCAL AGENT</b>							
Union Bank of California	varies	25,450.46	618,287.00	0.20	-	-	643,737.66 ①
Wells Fargo Bank, N.A.	5.83%	3.84	-	-	-	-	3.84 ②
Wilmington Trust, N. A.	0.03%	1,227,485.33	-	0.40	(227,485.33)	(1,000,000.00)	0.40 ③
<b>Total Cash with Fiscal Agent</b>		<b>1,252,939.63</b>	<b>618,287.00</b>	<b>0.60</b>	<b>(227,485.33)</b>	<b>(1,000,000.00)</b>	<b>643,741.90</b>
<b>Grand Total</b>		<b>46,854,575.81</b>	<b>(75,367.60)</b>	<b>63,677.35</b>	<b>(227,485.33)</b>	<b>(1,000,000.00)</b>	<b>45,826,728.42</b>

Completed By:

Carmin Torres

Reviewed By:

Nathan Statham-Finance Director

**CITY OF COACHELLA**  
**TREASURER'S REPORT - INVESTMENT REPORT**  
 As of July 31, 2021  
 Fiscal Year 2021-2022

Item 18.

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<b>CASH WITH FISCAL AGENT</b>							
UNION BANK OF CALIFORNIA							
<b>COACHELLA WATER AUTHORITY</b>							
<b><u>CITY OF COACHELLA WATER: WATER REFUNDING BONDS 2012 SERIES</u></b>							
A/C #: 6712016201 Bond Fund	0.00%	1.50	(0.50)	-	-	-	1.00
A/C #: 6712016202 Interest Account	0.01%	-	148,287.50	-	-	-	148,287.50
A/C #: 6712016203 Principal Account	0.01%	-	470,000.00	-	-	-	470,000.00
A/C #: 6712016204 Reserve Fund	0.00%	1.00	-	-	-	-	1.00
<b>COACHELLA FINANCING AUTHORITY</b>							
<b><u>Successor Agency to the Coachella Redevelopments Agency 2014 Series</u></b>							
A/C #: 6712104701 Debt Service Fund	0.00%	1.66	-	-	-	-	1.66
A/C #: 6712104702 Interest Account	0.00%	-	-	-	-	-	-
A/C #: 6712104703 Principal Account	0.00%	-	-	-	-	-	-
A/C #: 6712104704 Reserve Account	0.00%	1.00	-	-	-	-	1.00
<b>COACHELLA SANITARY DISTRICT</b>							
<b><u>WASTEWATER SERIES 2015A</u></b>							
A/C #: 6712148601 Bond Fund	0.00%	2.36	-	-	-	-	2.36
A/C #: 6712148602 Interest Account	0.00%	-	-	-	-	-	-
A/C #: 6712148603 Principal Account	0.00%	-	-	-	-	-	-
A/C #: 6712148604 Reserve Account	0.00%	1.00	-	-	-	-	1.00
A/C #: 6712148605 Redemption Fund	0.00%	-	-	-	-	-	-
<b><u>COACHELLA SANITARY DISTRICT: PROJECT FUND 2011</u></b>							
A/C #: 6711963500 Project Fund 2011	0.01%	25,269.64	-	0.20	-	-	25,269.84

**CITY OF COACHELLA**  
**TREASURER'S REPORT - INVESTMENT REPORT**  
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<b>COACHELLA SUCCESSOR AGENCY</b>							
<b><u>MERGED PROJECT AREAS BONDS 98 &amp; 99: BONDS 2013</u></b>							
A/C #: 6712071401 Interest Account	0.00%	1.24	-	-	-	-	1.24
A/C #: 6712071402 Interest Account	0.00%	-	-	-	-	-	-
A/C #: 6712071403 Principal Account	0.00%	-	-	-	-	-	-
A/C #: 6712071404 Reserve Account	0.00%	1.00	-	-	-	-	1.00
<b><u>SA TO COACHELLA RDA REFUNDING BONDS SERIES 2016A &amp; 2016B</u></b>							
A/C #: 6712160601 Debt Service	0.00%	2.62	-	-	-	-	2.62
A/C #: 6712160602 Interest Account	0.00%	-	-	-	-	-	-
A/C #: 6712160603 Principal Account	0.00%	-	-	-	-	-	-
A/C #: 6712160604 Reserve Account	0.00%	1.00	-	-	-	-	1.00
<b><u>COACHELLA LEASE BONDS 2016</u></b>							
A/C #: 6712179801 Payment Account	0.00%	5.03	-	-	-	-	5.03
A/C #: 6712179802 Interest Account	0.00%	-	-	-	-	-	-
A/C #: 6712179803 Principal Account	0.00%	-	-	-	-	-	-
A/C #: 6712179804 Reserve Account	0.00%	1.00	-	-	-	-	1.00
A/C #: 6712179805 Project Fund	0.02%	160.41	-	-	-	-	160.41
<b>TOTAL UNION BANK OF CALIFORNIA</b>		<b>25,450.46</b>	<b>618,287.00</b>	<b>0.20</b>	-	-	<b>643,737.66</b> ①
<b>WELLS FARGO BANK, N.A.</b>							
<b><u>GAS TAX BONDS SERIES 2019</u></b>							
A/C #: 83925300 Debt Service Fund	0.00%	2.46	-	-	-	-	2.46
A/C #: 83925301 Interest Account	0.00%	0.47	-	-	-	-	0.47
A/C #: 83925302 Principal Account	0.00%	0.91	-	-	-	-	0.91
A/C #: 83925304 Reserve Fund	0.00%	-	-	-	-	-	-
<b>TOTAL WELLS FARGO BANK, N.A.</b>		<b>3.84</b>	-	-	-	-	<b>3.84</b> ②

CITY OF COACHELLA  
TREASURER'S REPORT - INVESTMENT REPORT  
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WILMINGTON TRUST, N. A.							
<b>CITY OF COACHELLA TAXABLE PENSION OBLIGATION BONDS</b>							
A/C #: 144613-001 Interest Account	0.00%	227,485.33		-	(227,485.33)	-	-
A/C #: 144613-002 Principal Account	0.00%	1,000,000.00		-	-	(1,000,000.00)	-
A/C #: 144613-003 Cost of Issuance	0.00%	-		0.40	-	-	0.52
A/C #: 144613-004 Unfunded Liability	0.00%	-	-	-	-	-	-
<b>TOTAL WILMINGTON TRUST BANK, N.A.</b>		<b>1,227,485.33</b>	<b>-</b>	<b>0.40</b>	<b>(227,485.33)</b>	<b>(1,000,000.00)</b>	<b>0.52</b>
<b>TOTAL CASH WITH FISCAL AGENT</b>		<b>1,252,939.63</b>	<b>618,287.00</b>	<b>0.60</b>	<b>(227,485.33)</b>	<b>(1,000,000.00)</b>	<b>643,742.02</b>

③



Managed Account Detail of Securities Held

For the Month Ending July 31, 2021

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
<b>U.S. Treasury Bond / Note</b>											
US TREASURY NOTES DTD 02/01/2016 1.750% 01/31/2023	912828P38	25,000.00	AA+	Aaa	10/02/18	10/04/18	23,806.64	2.93	1.19	24,586.10	25,601.56
US TREASURY NOTES DTD 02/29/2016 1.500% 02/28/2023	912828P79	520,000.00	AA+	Aaa	07/02/18	07/05/18	491,968.75	2.74	3,264.13	510,496.76	531,131.22
US TREASURY NOTES DTD 03/31/2016 1.500% 03/31/2023	912828Q29	185,000.00	AA+	Aaa	02/08/19	02/12/19	178,185.35	2.44	932.58	182,256.97	189,162.50
US TREASURY NOTES DTD 08/01/2016 1.250% 07/31/2023	912828S92	140,000.00	AA+	Aaa	04/02/19	04/04/19	134,071.88	2.28	4.76	137,263.08	142,975.00
US TREASURY NOTES DTD 11/15/2013 2.750% 11/15/2023	912828WE6	355,000.00	AA+	Aaa	03/06/19	03/08/19	358,591.60	2.52	2,069.23	356,752.82	375,412.50
US TREASURY NOTES DTD 11/30/2016 2.125% 11/30/2023	912828U57	460,000.00	AA+	Aaa	01/07/19	01/09/19	451,770.31	2.52	1,655.87	456,078.69	480,125.00
US TREASURY NOTES DTD 12/31/2018 2.625% 12/31/2023	912828U00	70,000.00	AA+	Aaa	01/30/19	01/31/19	70,207.81	2.56	159.78	70,102.11	73,992.18
US TREASURY NOTES DTD 05/01/2017 2.000% 04/30/2024	912828X70	655,000.00	AA+	Aaa	06/03/19	06/05/19	657,967.97	1.90	3,310.60	656,662.13	685,293.75
US TREASURY NOTES DTD 07/31/2017 2.125% 07/31/2024	912828N9	125,000.00	AA+	Aaa	08/01/19	08/05/19	126,933.59	1.80	7.22	126,162.06	131,621.10
US TREASURY NOTES DTD 08/31/2017 1.875% 08/31/2024	912828U3	450,000.00	AA+	Aaa	09/03/19	09/05/19	461,724.61	1.33	3,530.91	457,245.83	470,742.21
US TREASURY NOTES DTD 10/02/2017 2.125% 09/30/2024	912828Y5	295,000.00	AA+	Aaa	10/01/19	10/03/19	303,815.43	1.50	2,106.71	300,586.97	311,178.92
US TREASURY NOTES DTD 10/31/2019 1.500% 10/31/2024	912828YM6	250,000.00	AA+	Aaa	01/11/21	01/12/21	261,064.45	0.33	947.69	259,462.18	258,945.30
US TREASURY NOTES DTD 11/30/2017 2.125% 11/30/2024	912828J7	425,000.00	AA+	Aaa	01/03/20	01/07/20	434,844.73	1.63	1,529.89	431,697.06	449,039.06
US TREASURY NOTES DTD 11/30/2017 2.125% 11/30/2024	912828J7	580,000.00	AA+	Aaa	12/02/19	12/04/19	591,917.19	1.69	2,087.84	587,955.69	612,806.25

Managed Account Detail of Securities Held

For the Month Ending July 31, 2021

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
<b>U.S. Treasury Bond / Note</b>											
US TREASURY NOTES DTD 02/17/2015 2.000% 02/15/2025	912828J27	130,000.00	AA+	Aaa	03/02/20	03/04/20	137,205.86	0.85	1,199.45	135,154.44	137,007.81
US TREASURY NOTES DTD 12/31/2020 0.375% 12/31/2025	91282CBC4	190,000.00	AA+	Aaa	04/05/21	04/07/21	185,494.92	0.89	61.96	185,797.17	188,040.62
US TREASURY NOTES DTD 12/31/2020 0.375% 12/31/2025	91282CBC4	350,000.00	AA+	Aaa	01/11/21	01/12/21	347,867.19	0.50	114.13	348,103.52	346,390.63
US TREASURY NOTES DTD 01/31/2019 2.625% 01/31/2026	9128286A3	255,000.00	AA+	Aaa	02/04/21	02/08/21	282,063.87	0.47	18.19	279,473.60	277,631.25
US TREASURY NOTES DTD 01/31/2021 0.375% 01/31/2026	91282CBH3	270,000.00	AA+	Aaa	02/26/21	02/26/21	264,410.16	0.80	2.75	264,894.61	266,962.50
US TREASURY NOTES DTD 01/31/2021 0.375% 01/31/2026	91282CBH3	475,000.00	AA+	Aaa	07/02/21	07/07/21	465,871.09	0.80	4.84	466,007.83	469,656.25
US TREASURY NOTES DTD 02/28/2021 0.500% 02/28/2026	91282CBO3	310,000.00	AA+	Aaa	03/05/21	03/09/21	305,676.95	0.79	648.64	306,021.94	308,062.50
US TREASURY N/B NOTES DTD 05/31/2021 0.750% 05/31/2026	91282CCF6	420,000.00	AA+	Aaa	06/02/21	06/04/21	419,081.25	0.79	533.61	419,110.50	421,443.75
<b>Security Type Sub-Total</b>		<b>6,935,000.00</b>					<b>6,954,541.60</b>	<b>1.53</b>	<b>24,191.97</b>	<b>6,961,872.06</b>	<b>7,153,221.86</b>
<b>Supra-National Agency Bond / Note</b>											
INTL BK RECON & DEVELOP NOTES DTD 11/24/2020 0.250% 11/24/2023	459058JM6	150,000.00	AAA	Aaa	11/17/20	11/24/20	149,677.50	0.32	69.79	149,751.13	149,800.65
<b>Security Type Sub-Total</b>		<b>150,000.00</b>					<b>149,677.50</b>	<b>0.32</b>	<b>69.79</b>	<b>149,751.13</b>	<b>149,800.65</b>
<b>Municipal Bond / Note</b>											
CA ST TXBL GO BONDS DTD 10/24/2019 2.400% 10/01/2023	13063DRJ9	190,000.00	AA-	Aa2	10/16/19	10/24/19	193,801.90	1.87	1,520.00	192,091.31	199,186.50
MS ST TXBL GO BONDS DTD 08/06/2020 0.565% 11/01/2024	605581MZ7	200,000.00	AA	Aa2	07/24/20	08/06/20	200,000.00	0.57	282.50	200,000.00	199,730.00

Managed Account Detail of Securities Held

For the Month Ending July 31, 2021

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
<b>Municipal Bond / Note</b>											
OR ST DEPT TRANS TXBL REV BONDS DTD 09/17/2020 0.566% 11/15/2024	68607DVA0	135,000.00	AAA	Aa1	09/11/20	09/17/20	135,000.00	0.57	161.31	135,000.00	135,237.60
FL ST BOARD OF ADMIN TXBL REV BONDS DTD 09/16/2020 1.258% 07/01/2025	341271AD6	40,000.00	AA	Aa3	09/03/20	09/16/20	40,282.80	1.11	41.93	40,231.22	40,696.40
FL ST BOARD OF ADMIN TXBL REV BONDS DTD 09/16/2020 1.258% 07/01/2025	341271AD6	110,000.00	AA	Aa3	09/03/20	09/16/20	110,000.00	1.26	115.32	110,000.00	111,915.10
LOS ANGELES CCD, CA TXBL GO BONDS DTD 11/10/2020 0.773% 08/01/2025	54438CYK2	80,000.00	AA+	Aaa	10/30/20	11/10/20	80,000.00	0.77	309.20	80,000.00	80,428.80
NJ TURNPIKE AUTHORITY TXBL REV BONDS DTD 02/04/2021 1.047% 01/01/2026	646140DP5	40,000.00	A+	A2	01/22/21	02/04/21	40,000.00	1.05	34.90	40,000.00	40,321.20
<b>Security Type Sub-Total</b>		<b>795,000.00</b>					<b>799,084.70</b>	<b>1.06</b>	<b>2,465.16</b>	<b>797,322.53</b>	<b>807,515.60</b>
<b>Federal Agency Collateralized Mortgage Obligation</b>											
FNA 2018-M5 A2 DTD 04/01/2018 3.560% 09/01/2021	3136B1XP4	984.01	AA+	Aaa	04/11/18	04/30/18	1,003.58	2.93	2.92	984.51	984.01
FHLMC MULTIFAMILY STRUCTURED P DTD 05/01/2015 2.791% 01/01/2022	3137BHYX8	152,388.04	AA+	Aaa	05/16/19	05/21/19	153,340.47	2.54	354.43	152,540.47	153,392.10
FHLMC MULTIFAMILY STRUCTURED P DTD 11/01/2015 2.716% 06/01/2022	3137BLUR7	100,000.00	AA+	Aaa	04/02/19	04/05/19	100,250.00	2.63	226.33	100,065.92	101,339.65
FHLMC SERIES K721 A2 DTD 12/01/2015 3.090% 08/01/2022	3137BM6P6	95,550.59	AA+	Aaa	04/04/18	04/09/18	96,364.26	2.88	246.04	95,739.15	97,412.80
FHLMC MULTIFAMILY STRUCTURED P DTD 12/01/2012 2.307% 08/01/2022	3137AWOH1	100,000.00	AA+	Aaa	09/04/19	09/09/19	101,476.56	1.78	192.25	100,509.88	101,749.31
FANNIEMAE-ACES DTD 04/01/2014 3.346% 03/01/2024	3136AJB54	106,918.89	AA+	Aaa	12/13/19	12/18/19	112,114.48	2.14	298.13	110,110.71	114,041.80
FHMS K043 A2 DTD 03/01/2015 3.062% 12/01/2024	3137BGK24	110,000.00	AA+	Aaa	03/19/20	03/25/20	115,448.44	1.95	280.68	113,876.28	118,409.27
<b>Security Type Sub-Total</b>		<b>665,841.53</b>					<b>679,997.79</b>	<b>2.32</b>	<b>1,600.78</b>	<b>673,826.92</b>	<b>687,328.94</b>

Managed Account Detail of Securities Held

For the Month Ending July 31, 2021

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
<b>Federal Agency Bond / Note</b>											
FANNIE MAE NOTES DTD 04/10/2017 1.875% 04/05/2022	3135G0T45	350,000.00	AA+	Aaa	06/27/17	06/29/17	349,947.50	1.88	2,114.58	349,992.55	354,274.20
FREDDIE MAC NOTES (CALLABLE) DTD 08/06/2020 0.300% 02/06/2023	3134GWLD6	465,000.00	AA+	Aaa	08/03/20	08/06/20	465,000.00	0.30	678.13	465,000.00	465,011.63
FANNIE MAE NOTES DTD 05/22/2020 0.250% 05/22/2023	3135G04Q3	305,000.00	AA+	Aaa	05/20/20	05/22/20	304,081.95	0.35	146.15	304,447.49	305,451.71
FREDDIE MAC NOTES DTD 06/11/2018 2.750% 06/19/2023	3137EAEN5	500,000.00	AA+	Aaa	01/07/19	01/09/19	503,510.00	2.58	1,604.17	501,486.66	524,134.00
FREDDIE MAC NOTES DTD 06/26/2020 0.250% 06/26/2023	3137EAES4	175,000.00	AA+	Aaa	06/24/20	06/26/20	174,489.00	0.35	42.53	174,676.13	175,239.40
FANNIE MAE NOTES DTD 07/10/2020 0.250% 07/10/2023	3135G05G4	280,000.00	AA+	Aaa	07/08/20	07/10/20	279,398.00	0.32	40.83	279,610.76	280,362.60
FREDDIE MAC NOTES DTD 08/21/2020 0.250% 08/24/2023	3137EAEV7	185,000.00	AA+	Aaa	08/19/20	08/21/20	184,811.30	0.28	201.70	184,870.59	185,178.53
FANNIE MAE NOTES DTD 09/14/2018 2.875% 09/12/2023	3135G0U43	330,000.00	AA+	Aaa	12/03/18	12/06/18	329,333.40	2.92	3,663.23	329,704.41	348,493.20
FEDERAL FARM CREDIT BANK (CALLABLE) DTD 09/21/2020 0.250% 09/21/2023	3133EMAM4	250,000.00	AA+	Aaa	10/07/20	10/09/20	249,575.00	0.31	225.69	249,691.81	250,006.25
FREDDIE MAC NOTES DTD 12/04/2020 0.250% 12/04/2023	3137EAFA2	65,000.00	AA+	Aaa	12/02/20	12/04/20	64,935.65	0.28	25.73	64,949.75	64,995.39
FEDERAL HOME LOAN BANKS NOTES DTD 12/09/2013 3.375% 12/08/2023	3130A0F70	190,000.00	AA+	Aaa	01/30/19	01/31/19	195,600.04	2.72	944.06	192,714.69	203,889.00
FEDERAL HOME LOAN BANK NOTES DTD 04/16/2020 0.500% 04/14/2025	3130AJHU6	200,000.00	AA+	Aaa	04/15/20	04/16/20	199,008.00	0.60	297.22	199,264.70	199,904.40
FANNIE MAE NOTES DTD 04/24/2020 0.625% 04/22/2025	3135G03U5	260,000.00	AA+	Aaa	04/22/20	04/24/20	259,464.40	0.67	446.88	259,600.65	260,879.84
FANNIE MAE NOTES DTD 04/24/2020 0.625% 04/22/2025	3135G03U5	360,000.00	AA+	Aaa	06/03/20	06/05/20	361,843.20	0.52	618.75	361,406.71	361,218.24

Managed Account Detail of Securities Held

For the Month Ending July 31, 2021

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
<b>Federal Agency Bond / Note</b>											
FREDDIE MAC NOTES (CALLABLE) DTD 05/29/2020 0.750% 05/28/2025	3134GVB31	200,000.00	AA+	Aaa	06/05/20	06/09/20	199,400.00	0.81	262.50	199,538.26	200,091.80
FANNIE MAE NOTES DTD 06/19/2020 0.500% 06/17/2025	3135G04Z3	175,000.00	AA+	Aaa	07/02/20	07/07/20	175,201.25	0.48	106.94	175,157.79	174,711.43
FANNIE MAE NOTES DTD 06/19/2020 0.500% 06/17/2025	3135G04Z3	225,000.00	AA+	Aaa	10/01/20	10/05/20	226,055.25	0.40	137.50	225,870.77	224,628.97
FANNIE MAE NOTES DTD 06/19/2020 0.500% 06/17/2025	3135G04Z3	305,000.00	AA+	Aaa	06/17/20	06/19/20	304,368.65	0.54	186.39	304,509.87	304,497.06
FREDDIE MAC NOTES DTD 07/23/2020 0.375% 07/21/2025	3137EAEU9	185,000.00	AA+	Aaa	07/21/20	07/23/20	184,078.70	0.48	19.27	184,267.61	183,598.07
FANNIE MAE NOTES DTD 08/27/2020 0.375% 08/25/2025	3135G05X7	195,000.00	AA+	Aaa	08/25/20	08/27/20	194,087.40	0.47	316.88	194,257.01	193,331.78
FANNIE MAE NOTES DTD 08/27/2020 0.375% 08/25/2025	3135G05X7	420,000.00	AA+	Aaa	10/21/20	10/22/20	417,727.80	0.49	682.50	418,091.51	416,406.90
FREDDIE MAC NOTES DTD 09/25/2020 0.375% 09/23/2025	3137EAEX3	285,000.00	AA+	Aaa	09/23/20	09/25/20	284,142.15	0.44	380.00	284,287.95	282,631.65
FANNIE MAE NOTES DTD 11/12/2020 0.500% 11/07/2025	3135G06G3	185,000.00	AA+	Aaa	11/09/20	11/12/20	184,337.70	0.57	215.83	184,432.99	184,235.03
<b>Security Type Sub-Total</b>		<b>6,090,000.00</b>					<b>6,090,396.34</b>	<b>0.93</b>	<b>13,357.46</b>	<b>6,087,830.66</b>	<b>6,143,171.08</b>
<b>Corporate Note</b>											
IBM CORP BONDS DTD 01/27/2017 2.500% 01/27/2022	459200JO5	400,000.00	A-	A2	02/01/17	02/03/17	400,840.00	2.45	111.11	400,082.66	404,497.60
APPLE INC CORP NOTES DTD 02/09/2017 2.500% 02/09/2022	037833CM0	240,000.00	AA+	Aa1	01/07/19	01/09/19	236,438.40	3.01	2,866.67	239,393.23	242,418.96
BB&T CORP (CALLABLE) NOTES DTD 03/21/2017 2.750% 04/01/2022	05531FAX1	185,000.00	A-	A3	04/03/18	04/05/18	181,564.55	3.25	1,695.83	184,427.03	187,549.86
UNITED PARCEL SERVICE CORP NOTES DTD 09/27/2012 2.450% 10/01/2022	911312AO9	275,000.00	A-	A2	03/01/18	03/05/18	268,545.75	3.00	2,245.83	273,354.57	282,040.83

Managed Account Detail of Securities Held

For the Month Ending July 31, 2021

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
<b>Corporate Note</b>											
ADOBE INC CORP NOTE DTD 02/03/2020 1.700% 02/01/2023	00724PAA7	100,000.00	A+	A2	01/22/20	02/03/20	99,863.00	1.75	850.00	99,931.25	102,142.50
PFIZER INC CORP NOTES DTD 03/11/2019 2.950% 03/15/2024	717081ES8	260,000.00	A+	A2	04/02/19	04/04/19	263,146.00	2.69	2,897.56	261,642.01	276,476.72
MORGAN STANLEY CORP NOTES (CALLABLE) DTD 04/22/2021 0.731% 04/05/2024	61772BAA1	25,000.00	BBB+	A1	04/19/21	04/22/21	25,000.00	0.73	50.26	25,000.00	25,065.75
MORGAN STANLEY CORP NOTES (CALLABLE) DTD 04/22/2021 0.731% 04/05/2024	61772BAA1	75,000.00	BBB+	A1	04/20/21	04/22/21	75,094.50	0.69	150.77	75,081.11	75,197.25
AMAZON.COM INC CORPORATE NOTES DTD 05/12/2021 0.450% 05/12/2024	023135BW5	115,000.00	AA	A1	05/10/21	05/12/21	114,832.10	0.50	113.56	114,844.51	115,088.90
WALMART INC CORPORATE NOTES DTD 04/23/2019 2.850% 07/08/2024	931142EL3	360,000.00	AA	Aa2	07/10/19	07/12/19	371,235.60	2.19	655.50	365,089.98	384,170.40
JPMORGAN CHASE & CO CORPORATE NOTES (CAL DTD 09/16/2020 0.653% 09/16/2024	46647PBS4	115,000.00	A-	A2	09/09/20	09/16/20	115,000.00	0.65	281.61	115,000.00	115,160.43
BANK OF AMERICA CORP (CALLABLE) CORPORAT DTD 10/21/2020 0.810% 10/24/2024	06051GJH3	150,000.00	A-	A2	10/16/20	10/21/20	150,000.00	0.81	327.38	150,000.00	150,016.65
MICROSOFT CORP (CALLABLE) NOTES DTD 02/12/2015 2.700% 02/12/2025	594918BB9	190,000.00	AAA	Aaa	03/15/21	03/17/21	202,921.90	0.92	2,408.25	201,596.82	203,484.30
TOYOTA MOTOR CREDIT CORP CORP NOTES DTD 02/13/2020 1.800% 02/13/2025	89236TGT6	60,000.00	A+	A1	05/20/20	05/26/20	60,586.20	1.58	504.00	60,439.31	62,182.20
TOYOTA MOTOR CREDIT CORP CORP NOTES DTD 02/13/2020 1.800% 02/13/2025	89236TGT6	90,000.00	A+	A1	05/20/20	05/26/20	90,879.30	1.58	756.00	90,658.96	93,273.30
NOVARTIS CAPITAL CORP DTD 02/14/2020 1.750% 02/14/2025	66989HAP3	295,000.00	AA-	A1	05/06/20	05/08/20	305,504.95	0.98	2,394.83	302,743.72	305,177.80

Managed Account Detail of Securities Held

For the Month Ending July 31, 2021

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
<b>Corporate Note</b>											
CITIGROUP INC CORPORATE NOTES DTD 05/04/2021 0.981% 05/01/2025	172967MX6	50,000.00	BBB+	A3	04/27/21	05/04/21	50,000.00	0.98	118.54	50,000.00	50,317.00
CITIGROUP INC CORPORATE NOTES DTD 05/04/2021 0.981% 05/01/2025	172967MX6	55,000.00	BBB+	A3	04/28/21	05/04/21	55,145.75	0.91	130.39	55,136.85	55,348.70
GOLDMAN SACHS GROUP INC CORPORATE NOTES DTD 05/22/2015 3.750% 05/22/2025	38148LAE6	135,000.00	BBB+	A2	02/12/21	02/17/21	150,819.30	0.94	970.31	149,038.82	148,015.89
JPMORGAN CHASE & CO CORPORATE NOTES DTD 06/01/2021 0.824% 06/01/2025	46647PCH7	115,000.00	A-	A2	05/24/21	06/01/21	115,000.00	0.82	157.93	115,000.00	114,707.44
BRISTOL-MYERS SQUIBB CO CORPORATE NOTES DTD 11/13/2020 0.750% 11/13/2025	110122DN5	72,000.00	A+	A2	06/17/21	06/21/21	71,282.88	0.98	117.00	71,301.19	71,886.17
<b>Security Type Sub-Total</b>		<b>3,362,000.00</b>					<b>3,403,700.18</b>	<b>1.85</b>	<b>19,803.33</b>	<b>3,399,762.02</b>	<b>3,464,218.65</b>
<b>Certificate of Deposit</b>											
SUMITOMO MITSUI BANK NY CERT DEPOS DTD 07/14/2020 0.700% 07/08/2022	86565CKU2	155,000.00	A-1	P-1	07/10/20	07/14/20	155,000.00	0.70	72.33	155,000.00	155,669.91
NORDEA BANK ABP NEW YORK CERT DEPOS DTD 08/29/2019 1.850% 08/26/2022	65558TLL7	280,000.00	AA-	Aa3	08/27/19	08/29/19	280,000.00	1.84	2,244.67	280,000.00	284,791.92
SKANDINAV ENSKILDA BANK LT CD DTD 09/03/2019 1.860% 08/26/2022	83050PDR7	295,000.00	A+	Aa2	08/29/19	09/03/19	295,000.00	1.85	2,377.70	295,000.00	300,080.20
DNB BANK ASA/NY LT CD DTD 12/06/2019 2.040% 12/02/2022	23341VZT1	145,000.00	AA-	Aa2	12/05/19	12/06/19	145,000.00	2.03	493.00	145,000.00	148,444.04
CREDIT SUISSE NEW YORK CERT DEPOS DTD 03/23/2021 0.590% 03/17/2023	22552G3C2	155,000.00	A+	A1	03/19/21	03/23/21	155,000.00	0.59	332.78	155,000.00	155,261.18
<b>Security Type Sub-Total</b>		<b>1,030,000.00</b>					<b>1,030,000.00</b>	<b>1.52</b>	<b>5,520.48</b>	<b>1,030,000.00</b>	<b>1,044,247.25</b>
<b>Asset-Backed Security</b>											

Managed Account Detail of Securities Held

For the Month Ending July 31, 2021

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
<b>Asset-Backed Security</b>											
HAROT 2019-1 A3 DTD 02/27/2019 2.830% 03/20/2023	43814WAC9	47,939.54	AAA	NR	02/19/19	02/27/19	47,938.26	2.83	48.99	47,939.03	48,432.77
HYUNDAI AUTO RECEIVABLES TRUST DTD 04/10/2019 2.660% 06/15/2023	44932NAD2	38,705.26	AAA	NR	04/03/19	04/10/19	38,700.16	2.66	45.76	38,702.98	39,054.36
HAROT 2019-2 A3 DTD 05/29/2019 2.520% 06/21/2023	43815MAC0	63,083.83	NR	Aaa	05/21/19	05/29/19	63,081.48	2.52	44.16	63,082.74	63,817.76
TAOT 2019-A A3 DTD 02/13/2019 2.910% 07/15/2023	89239AAD5	77,297.61	AAA	Aaa	02/05/19	02/13/19	77,283.53	2.91	99.97	77,291.39	78,232.92
ALLYA 2019-1 A3 DTD 02/13/2019 2.910% 09/15/2023	02004WAC5	28,325.03	NR	Aaa	02/05/19	02/13/19	28,321.61	2.91	36.63	28,323.45	28,600.87
NAROT 2019-A A3 DTD 02/13/2019 2.900% 10/15/2023	65479KAD2	62,432.22	NR	Aaa	02/05/19	02/13/19	62,422.77	2.90	80.47	62,427.76	63,156.52
COPAR 2019-1 A3 DTD 05/30/2019 2.510% 11/15/2023	14042WAC4	58,273.74	AAA	Aaa	05/21/19	05/30/19	58,261.93	2.51	65.01	58,267.68	58,886.23
NAROT 2019-B A3 DTD 05/28/2019 2.500% 11/15/2023	65479HAC1	69,298.39	NR	Aaa	05/21/19	05/28/19	69,282.72	2.51	77.00	69,290.36	70,299.65
HAROT 2020-1 A3 DTD 02/26/2020 1.610% 04/22/2024	43813RAC1	105,000.00	NR	Aaa	02/19/20	02/26/20	104,979.42	1.61	46.96	104,986.50	106,382.94
TAOT 2020-A A3 DTD 02/12/2020 1.660% 05/15/2024	89232HAC9	140,000.00	AAA	Aaa	02/04/20	02/12/20	139,989.89	1.66	103.29	139,993.38	141,649.82
CARMX 2020-1 A3 DTD 01/22/2020 1.890% 12/16/2024	14315XAC2	100,000.00	AAA	NR	01/14/20	01/22/20	99,980.38	1.89	84.00	99,986.49	101,617.91
HAROT 2021-1 A3 DTD 02/24/2021 0.270% 04/21/2025	43813GAC5	55,000.00	NR	Aaa	02/17/21	02/24/21	54,998.99	0.27	4.13	54,999.10	54,975.91
HART 2021-A A3 DTD 04/28/2021 0.380% 09/15/2025	44933LAC7	45,000.00	AAA	NR	04/20/21	04/28/21	44,995.27	0.38	7.60	44,995.55	45,008.26
CARMX 2021-1 A3 DTD 01/27/2021 0.340% 12/15/2025	14316NAC3	30,000.00	AAA	NR	01/20/21	01/27/21	29,994.07	0.34	4.53	29,994.69	29,963.87



## Managed Account Detail of Securities Held

For the Month Ending **July 31, 2021**

### CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
<b>Asset-Backed Security</b>											
CARMX 2021-2 A3 DTD 04/21/2021 0.520% 02/17/2026	14314QAC8	65,000.00	AAA	NR	04/13/21	04/21/21	64,985.99	0.52	15.02	64,986.80	65,157.27
<b>Security Type Sub-Total</b>		<b>985,355.62</b>					<b>985,216.47</b>	<b>1.91</b>	<b>763.52</b>	<b>985,267.90</b>	<b>995,237.06</b>
<b>Managed Account Sub-Total</b>		<b>20,013,197.15</b>					<b>20,092,614.58</b>	<b>1.42</b>	<b>67,772.49</b>	<b>20,085,633.22</b>	<b>20,444,741.09</b>
<b>Money Market Mutual Fund</b>											
PFM Funds - Govt Select, Instl Cl		96,242.49	AAA	NR			96,242.49		0.00	96,242.49	96,242.49
<b>Liquid Sub-Total</b>		<b>96,242.49</b>					<b>96,242.49</b>		<b>0.00</b>	<b>96,242.49</b>	<b>96,242.49</b>
<b>Securities Sub-Total</b>		<b>\$20,109,439.64</b>					<b>\$20,188,857.07</b>	<b>1.42%</b>	<b>\$67,772.49</b>	<b>\$20,181,875.71</b>	<b>\$20,540,983.58</b>
<b>Accrued Interest</b>											<b>\$67,772.49</b>
<b>Total Investments</b>											<b>\$20,608,756.07</b>

Managed Account Security Transactions & Interest

For the Month Ending July 31, 2021

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Transaction Type		Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
Trade	Settle									
BUY										
07/02/21	07/07/21	US TREASURY NOTES DTD 01/31/2021 0.375% 01/31/2026	91282CBH3	475,000.00	(465,871.09)	(772.53)	(466,643.62)			
Transaction Type Sub-Total				475,000.00	(465,871.09)	(772.53)	(466,643.62)			
INTEREST										
07/01/21	07/01/21	FL ST BOARD OF ADMIN TXBL REV BONDS DTD 09/16/2020 1.258% 07/01/2025	341271AD6	150,000.00	0.00	943.50	943.50			
07/01/21	07/01/21	NJ TURNPIKE AUTHORITY TXBL REV BONDS DTD 02/04/2021 1.047% 01/01/2026	646140DP5	40,000.00	0.00	171.01	171.01			
07/01/21	07/25/21	FHMS K043 A2 DTD 03/01/2015 3.062% 12/01/2024	3137BGK24	110,000.00	0.00	280.68	280.68			
07/01/21	07/25/21	FHLMC SERIES K721 A2 DTD 12/01/2015 3.090% 08/01/2022	3137BM6P6	98,937.66	0.00	282.55	282.55			
07/01/21	07/25/21	FHLMC MULTIFAMILY STRUCTURED P DTD 12/01/2012 2.307% 08/01/2022	3137AWOH1	100,000.00	0.00	192.25	192.25			
07/01/21	07/25/21	FHLMC MULTIFAMILY STRUCTURED P DTD 11/01/2015 2.716% 06/01/2022	3137BLUR7	100,000.00	0.00	226.33	226.33			
07/01/21	07/25/21	FHLMC MULTIFAMILY STRUCTURED P DTD 05/01/2015 2.791% 01/01/2022	3137BHYX8	158,368.00	0.00	401.81	401.81			
07/01/21	07/25/21	FANNIEMAE-ACES DTD 04/01/2014 3.346% 03/01/2024	3136AJB54	107,133.79	0.00	298.71	298.71			
07/01/21	07/25/21	FNA 2018-M5 A2 DTD 04/01/2018 3.560% 09/01/2021	3136B1XP4	2,311.69	0.00	6.86	6.86			
07/08/21	07/08/21	SUMITOMO MITSUI BANK NY CERT DEPOS DTD 07/14/2020 0.700% 07/08/2022	86565CKU2	155,000.00	0.00	545.51	545.51			
07/08/21	07/08/21	WALMART INC CORPORATE NOTES DTD 04/23/2019 2.850% 07/08/2024	931142EL3	360,000.00	0.00	5,130.00	5,130.00			
07/10/21	07/10/21	FANNIE MAE NOTES DTD 07/10/2020 0.250% 07/10/2023	3135G05G4	280,000.00	0.00	350.00	350.00			
07/15/21	07/15/21	CARMX 2021-2 A3 DTD 04/21/2021 0.520% 02/17/2026	14314QAC8	65,000.00	0.00	28.17	28.17			

Managed Account Security Transactions & Interest

For the Month Ending July 31, 2021

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Transaction Type	Trade	Settle	Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
<b>INTEREST</b>											
	07/15/21	07/15/21	TAOT 2019-A A3 DTD 02/13/2019 2.910% 07/15/2023	89239AAD5	85,409.52	0.00	207.12	207.12			
	07/15/21	07/15/21	NAROT 2019-A A3 DTD 02/13/2019 2.900% 10/15/2023	65479KAD2	69,147.51	0.00	167.11	167.11			
	07/15/21	07/15/21	NAROT 2019-B A3 DTD 05/28/2019 2.500% 11/15/2023	65479HAC1	76,022.13	0.00	158.38	158.38			
	07/15/21	07/15/21	TAOT 2020-A A3 DTD 02/12/2020 1.660% 05/15/2024	89232HAC9	140,000.00	0.00	193.67	193.67			
	07/15/21	07/15/21	CARMX 2020-1 A3 DTD 01/22/2020 1.890% 12/16/2024	14315XAC2	100,000.00	0.00	157.50	157.50			
	07/15/21	07/15/21	ALLYA 2019-1 A3 DTD 02/13/2019 2.910% 09/15/2023	02004WAC5	31,674.55	0.00	76.81	76.81			
	07/15/21	07/15/21	COPAR 2019-1 A3 DTD 05/30/2019 2.510% 11/15/2023	14042WAC4	64,292.70	0.00	134.48	134.48			
	07/15/21	07/15/21	CARMX 2021-1 A3 DTD 01/27/2021 0.340% 12/15/2025	14316NAC3	30,000.00	0.00	8.50	8.50			
	07/15/21	07/15/21	HYUNDAI AUTO RECEIVABLES TRUST DTD 04/10/2019 2.660% 06/15/2023	44932NAD2	43,726.27	0.00	96.93	96.93			
	07/15/21	07/15/21	HART 2021-A A3 DTD 04/28/2021 0.380% 09/15/2025	44933LAC7	45,000.00	0.00	14.25	14.25			
	07/18/21	07/18/21	HAROT 2019-1 A3 DTD 02/27/2019 2.830% 03/20/2023	43814WAC9	53,776.51	0.00	126.82	126.82			
	07/21/21	07/21/21	HAROT 2020-1 A3 DTD 02/26/2020 1.610% 04/22/2024	43813RAC1	105,000.00	0.00	140.88	140.88			
	07/21/21	07/21/21	HAROT 2021-1 A3 DTD 02/24/2021 0.270% 04/21/2025	43813GAC5	55,000.00	0.00	12.38	12.38			
	07/21/21	07/21/21	FREDDIE MAC NOTES DTD 07/23/2020 0.375% 07/21/2025	3137EAEU9	185,000.00	0.00	346.88	346.88			
	07/21/21	07/21/21	HAROT 2019-2 A3 DTD 05/29/2019 2.520% 06/21/2023	43815MAC0	69,513.85	0.00	145.98	145.98			
	07/27/21	07/27/21	IBM CORP BONDS DTD 01/27/2017 2.500% 01/27/2022	459200JQ5	400,000.00	0.00	5,000.00	5,000.00			
	07/31/21	07/31/21	US TREASURY NOTES DTD 07/31/2017 2.125% 07/31/2024	9128282N9	125,000.00	0.00	1,328.13	1,328.13			

# Managed Account Security Transactions & Interest

For the Month Ending July 31, 2021

## CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Transaction Type	Trade	Settle	Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
<b>INTEREST</b>											
	07/31/21	07/31/21	US TREASURY NOTES DTD 01/31/2019 2.625% 01/31/2026	9128286A3	255,000.00	0.00	3,346.88	3,346.88			
	07/31/21	07/31/21	US TREASURY NOTES DTD 08/01/2016 1.250% 07/31/2023	912828S92	140,000.00	0.00	875.00	875.00			
	07/31/21	07/31/21	US TREASURY NOTES DTD 01/31/2021 0.375% 01/31/2026	91282CBH3	745,000.00	0.00	1,396.88	1,396.88			
	07/31/21	07/31/21	US TREASURY NOTES DTD 02/01/2016 1.750% 01/31/2023	912828P38	25,000.00	0.00	218.75	218.75			
<b>Transaction Type Sub-Total</b>					<b>4,570,314.18</b>	<b>0.00</b>	<b>23,010.71</b>	<b>23,010.71</b>			
<b>PAYDOWNS</b>											
	07/01/21	07/25/21	FHLMC MULTIFAMILY STRUCTURED P DTD 05/01/2015 2.791% 01/01/2022	3137BHY8	5,979.96	5,979.96	0.00	5,979.96	(37.37)	0.00	
	07/01/21	07/25/21	FNA 2018-M5 A2 DTD 04/01/2018 3.560% 09/01/2021	3136B1XP4	1,327.68	1,327.68	0.00	1,327.68	(26.41)	0.00	
	07/01/21	07/25/21	FHLMC SERIES K721 A2 DTD 12/01/2015 3.090% 08/01/2022	3137BM6P6	3,387.07	3,387.07	0.00	3,387.07	(28.84)	0.00	
	07/01/21	07/25/21	FANNIEMAE-ACES DTD 04/01/2014 3.346% 03/01/2024	3136AJB54	214.90	214.90	0.00	214.90	(10.44)	0.00	
	07/15/21	07/15/21	COPAR 2019-1 A3 DTD 05/30/2019 2.510% 11/15/2023	14042WAC4	6,018.96	6,018.96	0.00	6,018.96	1.22	0.00	
	07/15/21	07/15/21	ALLYA 2019-1 A3 DTD 02/13/2019 2.910% 09/15/2023	02004WAC5	3,349.52	3,349.52	0.00	3,349.52	0.41	0.00	
	07/15/21	07/15/21	TAOT 2019-A A3 DTD 02/13/2019 2.910% 07/15/2023	89239AAD5	8,111.91	8,111.91	0.00	8,111.91	1.48	0.00	
	07/15/21	07/15/21	NAROT 2019-B A3 DTD 05/28/2019 2.500% 11/15/2023	65479HAC1	6,723.74	6,723.74	0.00	6,723.74	1.52	0.00	
	07/15/21	07/15/21	NAROT 2019-A A3 DTD 02/13/2019 2.900% 10/15/2023	65479KAD2	6,715.29	6,715.29	0.00	6,715.29	1.02	0.00	
	07/15/21	07/15/21	HYUNDAI AUTO RECEIVABLES TRUST DTD 04/10/2019 2.660% 06/15/2023	44932NAD2	5,021.01	5,021.01	0.00	5,021.01	0.66	0.00	
	07/18/21	07/18/21	HAROT 2019-1 A3 DTD 02/27/2019 2.830% 03/20/2023	43814WAC9	5,836.97	5,836.97	0.00	5,836.97	0.16	0.00	

# Managed Account Security Transactions & Interest

For the Month Ending **July 31, 2021**

## CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)

Transaction Type		Security Description	CUSIP	Par	Principal	Accrued	Total	Realized G/L	Realized G/L	Sale
Trade	Settle				Proceeds	Interest		Cost	Amort Cost	
PAYDOWNS										
07/21/21	07/21/21	HAROT 2019-2 A3 DTD 05/29/2019 2.520% 06/21/2023	43815MAC0	6,430.02	6,430.02	0.00	6,430.02	0.24	0.00	
Transaction Type Sub-Total				59,117.03	59,117.03	0.00	59,117.03	(96.35)	0.00	
SELL										
07/02/21	07/07/21	APPLE INC CORP NOTES DTD 02/09/2017 2.500% 02/09/2022	037833CM0	200,000.00	202,324.00	2,055.56	204,379.56	5,292.00	2,895.48	FIFO
07/06/21	07/07/21	SOCIETE GENERALE NY CERT DEPOS DTD 02/19/2020 1.800% 02/14/2022	83369XDL9	190,000.00	191,860.10	1,358.50	193,218.60	1,860.10	1,860.10	FIFO
Transaction Type Sub-Total				390,000.00	394,184.10	3,414.06	397,598.16	7,152.10	4,755.58	
Managed Account Sub-Total					(12,569.96)	25,652.24	13,082.28	7,055.75	4,755.58	
Total Security Transactions					(12,569.96)	25,652.24	13,082.28	7,055.75	4,755.58	



**STAFF REPORT**  
**10/13/2021**

**TO:** Honorable Mayor and City Council Members

**FROM:** Maritza Martinez, Public Works Director

**SUBJECT:** Authorize City Manager to execute a Lease Agreement with Desert Recreation District for use of office space at City Hall.

**STAFF RECOMMENDATION:**

Authorize City Manager to execute a Lease Agreement with Desert Recreation District for use of office space at City Hall.

**EXECUTIVE SUMMARY:**

Additional office space became available at City Hall due to the acquisition of the Coachella Civic Center and the relocation of city permitting services to this city facility. The City Council has approved City Hall leases to: the Greater Coachella Valley Chamber of Commerce, Consejo De Federaciones Mexicanas En Norteamerica (COFEM), LGBT Community Center of the Desert and Kounkuey Design Initiative, Inc. (KDI). All approved leases provided the office space to the lessees at a per square footage rate of \$0.35. The Desert Recreation District needs more office space for its coordinators serving the City of Coachella and eastern Coachella Valley. DRD is requesting to lease a total of 264 square feet of office space at the City Hall property, at the same rate of \$0.35 per square foot. The available office space will accommodate the needs of the DRD and allow their organization to expand their services to the eastern Coachella Valley.

- Term = three years; October 15, 2021 – October 14, 2024.
- Utilities = to be paid by Lessee for said property; with the exception of the following: alarm, water, sewer, trash and electric.
- Maintenance/Janitorial = to be completed by Lessee for said property.
- Insurance = to be provided by Lessee for said property.

**FISCAL IMPACT:**

The recommended action would have a positive fiscal impact of \$1,108.80 annually.

Attachments:  
Proposed Lease

**LEASE AGREEMENT**

**BETWEEN THE CITY OF COACHELLA AND**

**DESERT RECREATION DISTRICT**

THIS LEASE AGREEMENT (the "Lease") is made as of October 13, 2021 by and between THE CITY OF COACHELLA, a California municipal corporation (the "Lessor"), and the DESERT RECREATION DISTRICT, a Public Agency and Special District organization (the "Lessee"), with reference to the following facts:

**RECITALS**

- A. The Lessor owns a civic building located at City Hall 1515 Sixth Street, Coachella, CA 92236, which is described in Exhibit A and totals 9,589 square feet (the "Building").
- B. Lessee desires to lease 264 square feet of the Building (the "Premises") from the Lessor, described in more detail in Exhibit "A" for purposes of providing recreation services and programs to residents of the City of Coachella and for all activities incidental or necessary to accomplish said purpose.
- C. Lessor will retain usage and access to one office located at the entrance of the current Administration Division – approximately 156 square feet – as described on Exhibit C.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

**AGREEMENT**

- 1. Recitals. Lessor and Lessee acknowledge the Recitals set forth above which are incorporated herein by this reference together with the Exhibits attached hereto.
- 2. Leasehold. Lessor hereby leases to Lessee, and Lessee hereby leases from Lessor, the Premises, for the term, at the rental and upon the conditions set forth herein. Lessee accepts the Premises, including the appurtenant improvements, structures, and facilities, if any, in "AS IS" condition.
- 3. Premises. The Premises described in Exhibit A amount to an area of approximately 264 square feet. Upon execution of this Lease, Lessor grants to Lessee the right to survey the Premises (the "Survey") and such Survey, if performed, shall replace Exhibit B as the description of the Premises.
- 4. Term of Lease. The original term of the Lease shall be for a three (3) year period commencing on October 15, 2021 and terminating on October 14, 2024 (the "Term"). Following expiration of the Term, unless and until Lessee or Lessor delivers a Notice of Termination in accordance with Section 11, the term of this Lease shall

automatically be extended by successive one (1) year periods beginning on October 15 of the subject year and expiring on October 14 of the following year (individually and collectively, the “Extended Term”).

## 5. Rent.

Term Minimum Annual Rent. During the Term of this Lease, Lessee shall pay to Lessor monthly rent in the sum of Ninety-Two Dollars and Forty Cents (\$92.40). Lessee shall pay Lessor all sums due for monthly rent without deduction, set off, prior notice, or demand, in advance of the 1<sup>st</sup> day of each month and continuing through the term of this Lease.

5.1 Extended Term Minimum Annual Rent. In the event that the Extended Term should become effective, on October 15, 2024 and on October 15<sup>th</sup> of each successive year during the Extended Term the monthly rent shall be Ninety-Two Dollars and Forty Cents (\$92.40) unless renegotiated between the Lessor and Lessee.

5.2 Where to Pay Rent. All rent shall be paid to Lessor at the address specified below in Section 19.

## 6. Utilities, Maintenance and Insurance.

- a) Utilities. Lessee shall make all arrangements for and shall pay for all utilities, with the exception of: electricity, trash, water, sewer and alarm system for the Premises.
- b) Maintenance. Lessee shall provide all maintenance and repairs, at Lessee's sole cost and expense, to keep the Premises in good order and condition, including any improvements approved by the Lessor to be constructed and/or installed by the Lessee during the term of this Lease. Lessee agrees to maintain the leased premises in the same condition as when received, wear and tear in the usual and ordinary operation by Lessee; provided Lessor agrees to repair and maintain all exterior walls, the roof and other structural portions of the building, except for damages caused by Lessee, its officers, agents and patrons of the Greater Coachella Valley Chamber of Commerce. Lessor further agrees to: 1) maintain and keep in good working condition the heating and cooling system including normal servicing and preventative maintenance.
- c) Insurance. All insurance carried by Lessee shall be primary to and not contributory with any similar insurance carried by Lessor, whose insurance shall be



considered excess insurance only. Lessee shall carry and maintain, during the entire term thereof, at Lessee's sole cost and expense, the following types of insurance in the amounts specified and in the form provided for in this section:

- i. General Liability Insurance. Broad-form comprehensive general liability insurance with limits of not less than One Million Dollars (\$1,000,000) per person and One Million Dollars (\$1,000,000) each occurrence, insuring against any and all liability of Lessee with respect to the Premises or arising out of the maintenance, use or occupancy thereof, and property damage liability insurance with a limit of not less than One Million Dollars (\$1,000,000) each accident, or One Million Dollars (\$1,000,000) combined single limit.
- ii. Property Insurance. Lessee shall obtain and maintain in force a policy or policies of insurance in the name of Lessee, with any loss payable to Lessee, and any lender of Lessor insuring against loss or damage to the improvements on the Premises, including, without limitation, any improvements installed or constructed by Lessee. The amount of such insurance shall be equal to the full insurable replacement cost of such improvements, as the same shall exist from time to time, or the amount required by any lender of Lessor, but in no event more than the commercially reasonable and available insurance value thereof. If the coverage is available and commercially appropriate, such policy or policies shall insure against all risks of direct loss or physical damage (except the perils of flood and earthquake unless required by a lender of Lessor). If such insurance coverage has a deductible clause, the deductible amount shall not exceed the amount permitted by a lender of Lessor. In the event any casualty results in damage to the improvements on the Premises which are the property of Lessor (and not constructed or installed by Lessee in accordance with the provisions hereof), Lessee shall either (i) use the proceeds of insurance to cause the restoration of such property of Lessor or (ii) pay or cause payment to Lessor or any lender of Lessor in an amount of the proportionate share of insurance proceeds attributable to damage to such property of Lessor.
- iii. Delivery of Certificate of Insurance. Lessee shall deliver to Lessor certificates of insurance evidencing the insurance procured by Lessee, which certificates shall name Lessor as an additional insured together with any lender of Lessor. The Certificates of Insurance shall be delivered by Lessee to Lessor at the time of the execution of the Lease and shall be monitored regularly.
- iv. Notice of Cancellation. All insurance policies shall contain a

provision that such policies shall not be canceled or terminated without thirty (30) days' prior notice from the insurance company to Lessor. Lessee agrees that on or before thirty (30) days prior to expiration of any insurance policy, Lessee will deliver to Lessor written notification in the form of a receipt or other similar document from the applicable insurance company that said policy or policies have been renewed, or deliver certificates of coverage from another good and solvent insurance company for such coverage.

7. Use. Lessee shall use and occupy the Premises for purposes of providing recreational services and programs and for all activities incidental or necessary to accomplish said purpose, and for no other purpose. Lessee shall not use the Premises for the purposes of storing, manufacturing or selling any inherently dangerous substance, chemical, thing, or device.
8. Janitorial Services. The Lessee agrees to provide at its sole cost and expense janitorial services for the leased Premises.
9. Hazardous Substances and Hazardous Materials.
  - a) Defined. For purposes of this Lease, the term "Hazardous Substances" shall be as defined in the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. §§ 9601 et seq., and any regulations promulgated pursuant thereto, and as used to define "Hazardous Wastes" in the Resource Conservation and Recovery Act, 42 U.S.C. §§ 6901 et seq., and any regulations promulgated thereto, or as may be identified or defined by any federal, state or local law or regulation.
  - b) Prohibition and Indemnity. Lessee shall not (either with or without negligence) cause or permit the use, storage, generation, escape, disposal or release of any Hazardous Substances or Hazardous Wastes in any manner not sanctioned by law. In all events, Lessee shall indemnify and hold Lessor harmless from any and all claims, damages, fines, judgments, penalties, costs, liabilities or losses (including, without limitation, any and all sums paid for settlement of claims, attorneys' fees, and consultants' and experts' fees) (collectively "Claims") from the presence or release of any Hazardous Substances or Hazardous Wastes on the Premises if caused by Lessee or persons acting under Lessee. The foregoing indemnity shall apply regardless of whether or not any such Claims are contributed to by the negligence or fault of the indemnified party, by the violation of any law, statute or regulation by the indemnified party, and even

if the indemnified party is strictly liable therefore. However, in the event of such contributory negligence or other fault of the indemnified party, then the indemnified party shall not be indemnified hereunder in the proportion that the indemnified party's negligence or other fault caused any such Claims. Lessee shall execute such affidavits, representations or other documents from time to time as Lessor may reasonably request concerning Lessee's best knowledge and belief as to the presence of Hazardous Substances or Hazardous Wastes on the Premises. This paragraph shall survive the termination of this Lease.

#### 10. Improvements.

- a) Consent of Lessor. Lessee shall not construct or make any installations, additions, improvements or alterations in or to the Premises, without the prior written consent of Lessor, which would not be unreasonably withheld.
- b) Lessee to Pay Improvement Cost. All installations, additions, improvements, or alterations constructed or made to the Premises, with the consent of Lessor, shall be made at the sole cost and expense of Lessee.
- c) Removal of Improvements. All installations, additions, improvements, or alterations constructed or made to the Premises by Lessee shall remain Lessee's personal property and, notwithstanding principles of law applicable to real property improvements, Lessee's installations, additions, improvements or alternations shall not be deemed improvements to Lessor's Premises and may be removed from the Premises by Lessee upon termination of this Lease in the sole discretion of Lessee. Further, upon termination of this Lease and following removal of Lessee's property, the Premises shall be restored to a condition reasonably satisfactory to Lessor, at Lessee's expense. Any of Lessee's property, as aforesaid, not removed from the Premises upon termination of this Lease shall become the property of Lessor.
- d) Mechanic's Liens. Lessee agrees to pay promptly for all labor or materials furnished for any work of construction, improvements, alterations, additions, repairs or maintenance performed by Lessee in connection with the Premises, and to keep and to hold the Premises free, clear, and harmless of and from all liens that could arise by reason of any such work.

11. Termination. Within ninety (90) days prior to expiration of the Term, either Lessor or Lessee may terminate this Lease, without cause, by serving the other party with thirty (30) days' prior written notice of such termination (a "Notice of Termination"). Upon

termination of this Lease, Lessee shall return the Premises in good condition and repair to the reasonable satisfaction of Lessor.

12. Signs. Lessee shall not install any signs on the Premises without the prior written consent of Lessor, which would not be unreasonably withheld.
13. Assignment and Subleasing. Lessee shall not assign, or mortgage, this Lease in whole or in part, nor sublet all or any part of the Premises, without the prior written consent of Lessor in each instance, which consent may be granted or denied in Lessor's sole discretion. This prohibition against assigning or subletting shall be construed to include a prohibition against any assignment or subletting by operation of law. In the event that Lessor's written consent is granted, Lessee shall pay all expenses in connection with such assignment and Lessee shall remain primarily obligated to Lessor for performance of all provisions of this Lease.
14. Use of Premises by Lessor. The Premises will be used as administrative office space and programming for the Lessee; however, the Lessor still has access and use of one office, approximately 156 square feet identified in Exhibit C.
15. Entry and Inspection. Lessee shall permit Lessor or Lessor's agents to enter upon the Premises at reasonable times and upon reasonable notice, for the purpose of inspecting the same.
16. Indemnification. To the extent permitted by law, Lessor shall not be liable for any damage or injury to Lessee, or any other person, or to any property, occurring on the Premises or any part thereof in connection with this Lease, unless caused by the gross negligence or willful misconduct of Lessor. Lessee agrees to indemnify and hold Lessor harmless from any claims for damages which arise in connection with any such occurrence. Lessor agrees to indemnify and hold Lessee harmless from any claims for damages which arise from the gross negligence or willful misconduct of Lessor in connection with the Premises or this Lease. Said indemnifications shall include indemnity from any reasonable costs or fees which the indemnified party may incur in defending any such claim. The provisions of this Section shall survive termination of this Lease.
17. Lessor's Remedies on Default. If Lessee defaults in the payment of rent or defaults in the performance of any of the other covenants or conditions hereof, Lessor may give Lessee notice of such default and if Lessee does not cure any such default within thirty (30) days after the giving of such notice (or if the default is of a nature that it cannot be completely cured within such period, if Lessee does not commence such cure within

such thirty (30) days and thereafter proceed with reasonable diligence and in good faith to cure such default), then Lessor may terminate this Lease on not less than thirty (30) days' notice to Lessee. On the date specified in such notice, the term of this Lease shall terminate and Lessee shall then quit and surrender the Premises to Lessor, without extinguishing Lessee's liability. If this Lease shall have been so terminated by Lessor, Lessor may at any time thereafter resume possession of the Premises by any lawful means and remove Lessee or other occupants and their effects.

18. Waiver. No Failure to Lessor to enforce any term hereof shall be deemed to be a waiver.

19. Notices. Any notice, request, demand, or other communication which either party may or is required to give, shall be in writing and shall be delivered in person or sent to the address set forth herein below by registered or certified mail, return receipt requested with postage prepaid, by commercial overnight courier, with written verification of receipt, or by telecopy. A notice shall be deemed given: (a) when delivered by personal delivery (as evidenced by the receipt); (b) three (3) days after deposit in the mail if sent by registered or certified mail; (c) one (1) business day after having been sent by commercial overnight courier as evidenced by the written verification of receipt or (d) on the date of confirmation if telecopies. Either party may change its address for receiving notice by written notice given to the other in accordance with the provisions of this Notices section.

To Lessor  
City of Coachella  
53462 Enterprise Way  
Coachella, CA 92236  
Attn: Maritza Martinez  
Phone: (760) 501-8111  
E-mail: [mmartinez@coachella.org](mailto:mmartinez@coachella.org)

To Lessee  
Desert Recreation District  
45-305 Oasis Street  
Indio, CA 92201  
Attn: Kevin Kalman  
General Manager  
Phone: (760) 347-3484  
E-mail: [kkalman@drd.us.com](mailto:kkalman@drd.us.com)

20. No Agency/Employment. In performing the terms of this Lease, the Lessor and Lessee each remain an autonomous and separate entity, solely responsible for its own actions

and those of its officers, employees, agents and volunteers. No relationship of employment, agency, partnership or joint venture is to be created by or implied from this Lease.

21. Time of Essence. Time is of the essence of this Lease.
22. Entire Agreement. This instrument constitutes the entire agreement between the parties and may be modified only by a writing signed by both parties.
23. Governing Law. This Lease shall be governed by and construed in accordance with the laws of the State of California.

IN WITNESS WHEREOF, the parties have executed this Lease as of the date first written above:

**LESSEE:**

**DESERT RECREATION DISTRICT**

California Public Agency

By: \_\_\_\_\_

Kevin Kalman, General Manager

**LESSOR:**

**CITY OF COACHELLA**

California Municipal Corporation

By: \_\_\_\_\_

Dr. Gabriel D. Martin, City Manager

*Attest:*

By: \_\_\_\_\_

Angela M. Zepeda

City Clerk - City of Coachella

*Approved as to Form:*

By: \_\_\_\_\_

Best, Best & Krieger LLP

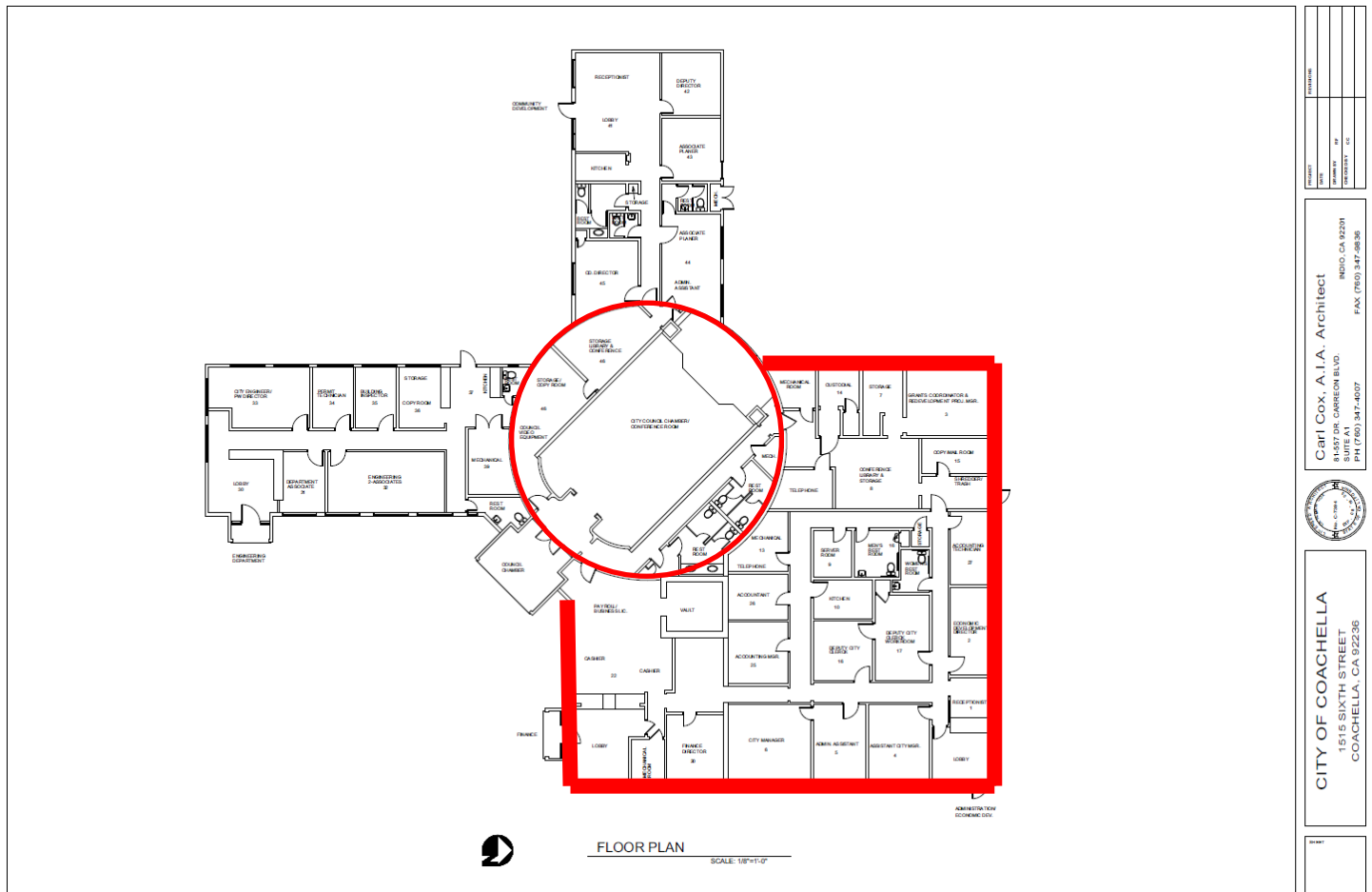
City Attorney

**EXHIBIT "A"**

### DESCRIPTION OF BUILDING:

The City of Coachella (Lessor) owns real property (approximately 9,589 square foot “Building”) located at 1515 Sixth Street, Assessor Parcel Numbers: 009-618-472, in the City of Coachella, County of Riverside, and the State of California.

  Administration Division (1600 square feet), Council Chambers (988 square feet) and Parking Lot (8,000 square feet)







## EXHIBIT "B"

### SURVEY OF PREMISES

*Pending*

# EXHIBIT "C"

Item 19.

## Office and Conference Room Use of Premises by the Lessor and Lessee:

City Council Chambers =



Lessor Use 156 square feet =



Chamber of Commerce use of 1600 square feet =



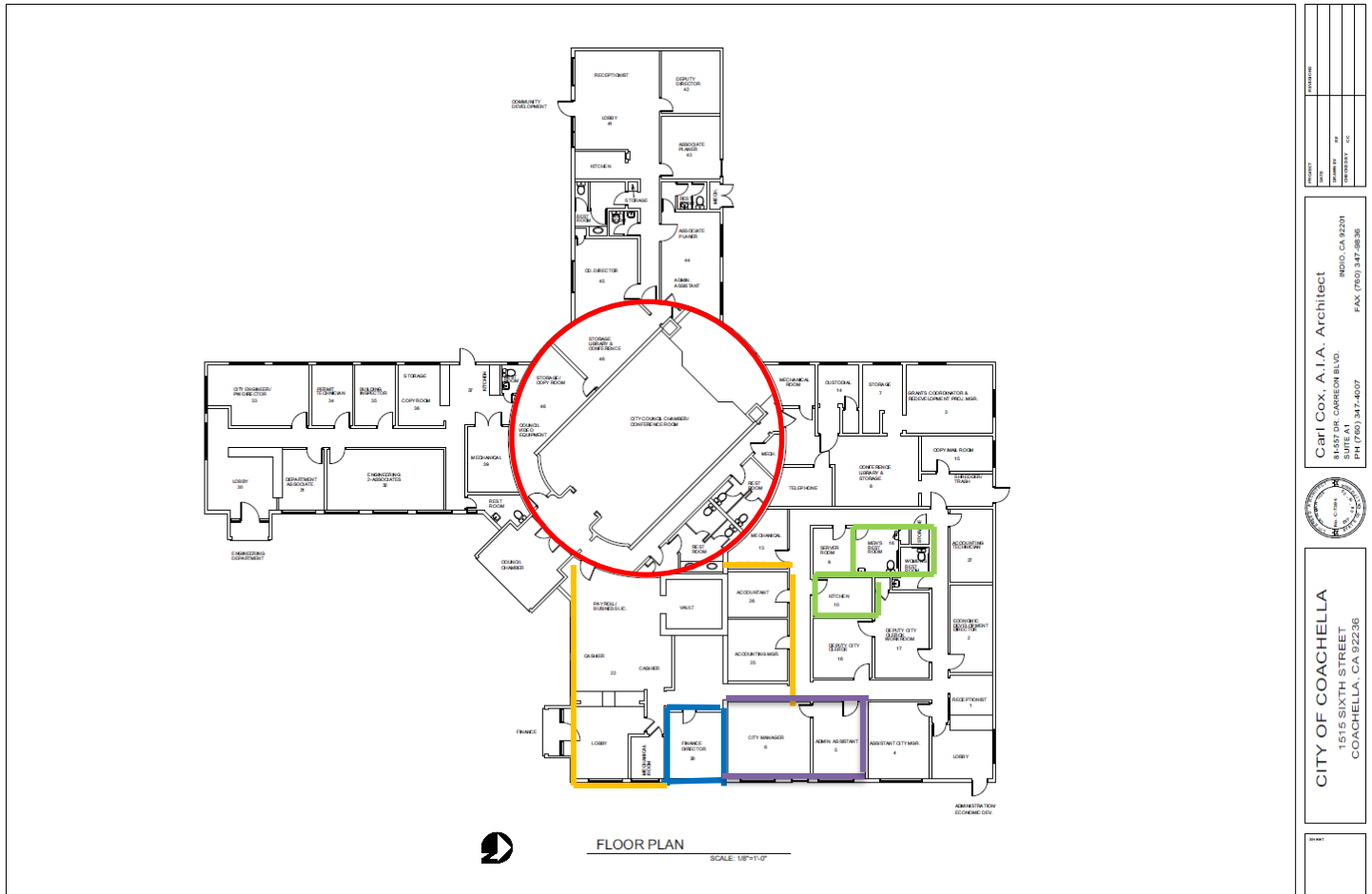
Lessee Kitchen and Restrooms =



Lessee Use 264 square feet =



\*Lessee will provide janitorial maintenance to identified Kitchen and Restroom areas and hallways.





**STAFF REPORT**  
**10/13/2021**

**TO:** Honorable Mayor and City Council Members

**FROM:** Andrew Simmons, P.E., City Engineer

**SUBJECT:** Authorize the City Manager to execute Grapefruit Blvd Urban Greening and Connectivity Project Change Order #29, City Project ST-123.

**STAFF RECOMMENDATION:**

Authorize the City Manager to execute on behalf of the City Council of the City of Coachella, Change Order #29 in an amount \$171,777.27 by and between the City of Coachella and C.S. Legacy to install a polymer enhanced colored concrete crosswalks for the Grapefruit Blvd Urban Greening and Connectivity Project, City Project ST-123.

**BACKGROUND:**

On November 2, 2018 the City of Coachella received a \$3.19 million grant from the California Natural Resources Agency (CNRA) for the Grapefruit Urban Greening and Connectivity Project. On November 18, 2020 City Council authorized the City Manager to execute a professional services agreement with NV5 to provide Engineering Services for the Design of a signalized intersection at 6<sup>th</sup> Street and Grapefruit Blvd.

On November 18, 2020 the City of Coachella awarded a construction contract with C.S. Legacy to construct a pleasant, safe, artful walkable roadway in the Pueblo Viejo Downtown District on Grapefruit Blvd. This project is currently under construction.

**DISCUSSION/ANALYSIS:**

The project design for the Urban Greening project included the installation of four new crosswalks to enhance the connectivity of the bike and pedestrian paths on each side of the roadway. The project included 3 midblock crosswalks, one at Leoco Street, one at 4<sup>th</sup> Street and one at 9<sup>th</sup> Street, and a fourth signalized intersection crosswalk located at 6<sup>th</sup> street. To enhance the visibility of these new crosswalks and encourage traffic calming and improve pedestrian safety, the engineering staff is recommending installation of enhanced crosswalks.

Engineering staff has worked with “Endurablend” to design and price the installation of color and texture enhanced crosswalks that will greatly increase the crosswalk visibility and encourage a traffic calming effect at the vehicle and pedestrian interfaces. “Endurablend” installs a high strength polymer enhanced concrete overlay that includes integrated long lasting color and

durability. Engineering staff is recommending that the crosswalks be installed in a two tone color pattern utilizing a burnt tan color in a herring bone pattern that will match the existing brick paver crosswalks already present in the downtown Pueblo Viejo vicinity. Further, Engineering Staff recommends integrated white pedestrian compliant striping be placed in the crosswalk areas to enhance visibility and safety.

Additional benefits of this product include the ability to place design graphics at any location which can enhance the overall aesthetics of the corridor and provide for a ground level artistic feature that should have an effect of calming traffic and improving safety in the down town district. In addition to the installation of the four crosswalks as described above, engineering staff recommends the installation of a City Logo at the signalized intersection of 6<sup>th</sup> and Grapefruit and Highway 111 symbols at the north and south ends of the downtown urban greening corridor.

Each of the proposed crosswalks, the proposed city logo and the proposed highway 111 symbols are detailed in the attached pdf titled “Enhanced Urban Greening Cross Walks”.

**FISCAL IMPACT:**

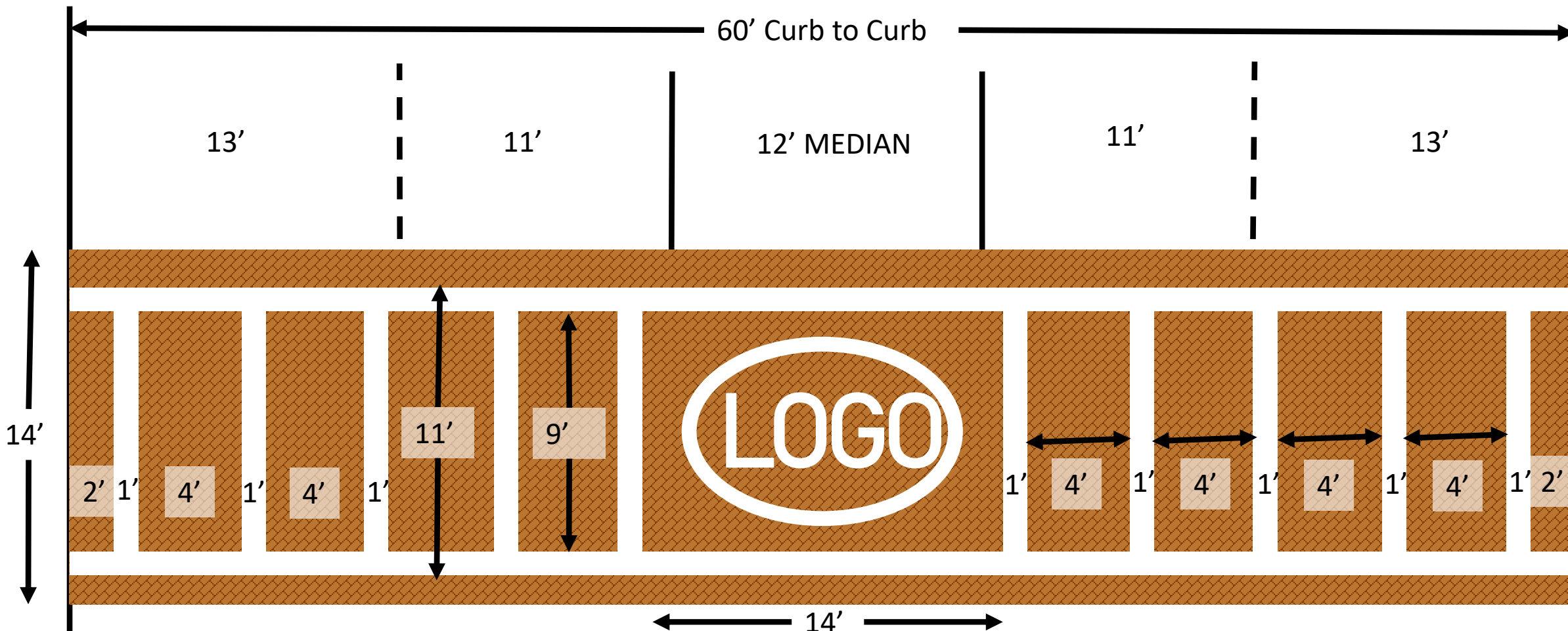
At this time, City Council has appropriated a total project budget of \$5,411,962.98 towards the Urban Greening (ST-123) project. This total includes authorization of \$405,063 in contingency funds and an appropriation of \$503,118.44 from Fund 127 (Street and Transportation DIF). At this time, it is estimated that the total project will be completed within this appropriated amount. No additional funding appropriations are requested at this time.

**Attachments:**

Enhanced Urban Greening Cross Walks presentation

ENHANCED CROSS WALKS FOR THE URBAN GREENING AND CONNECTIVITY PROJECT ST-123

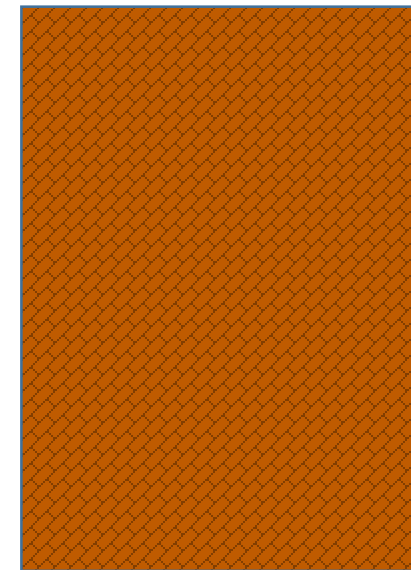
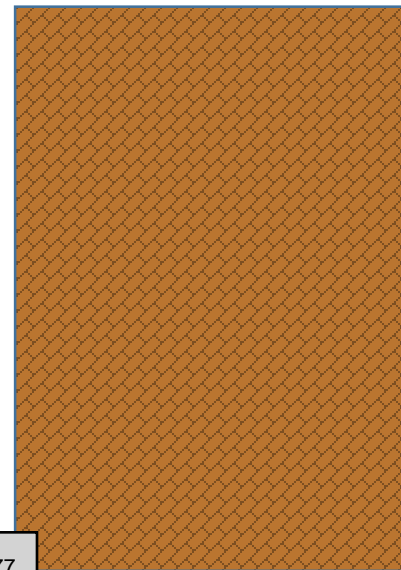
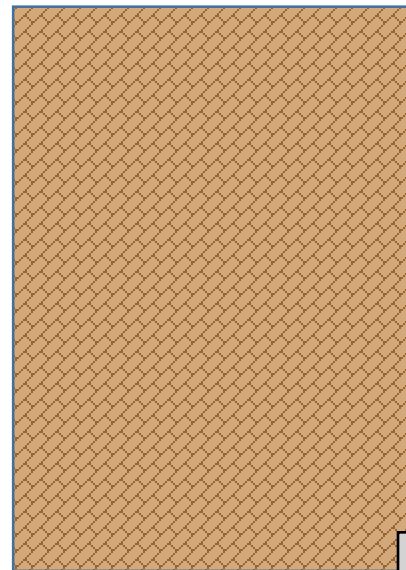
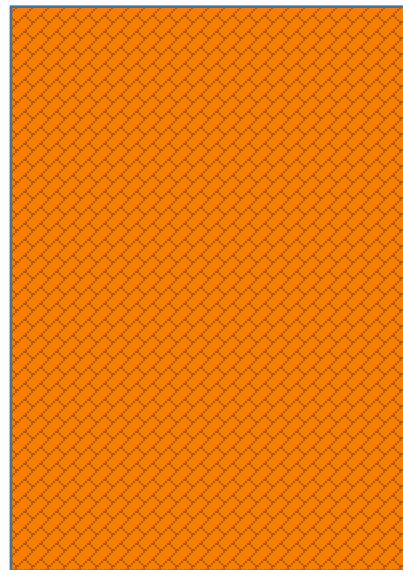
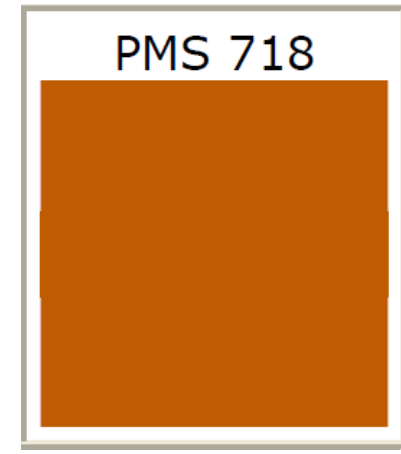
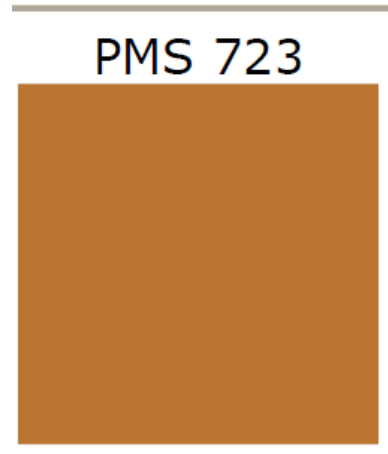
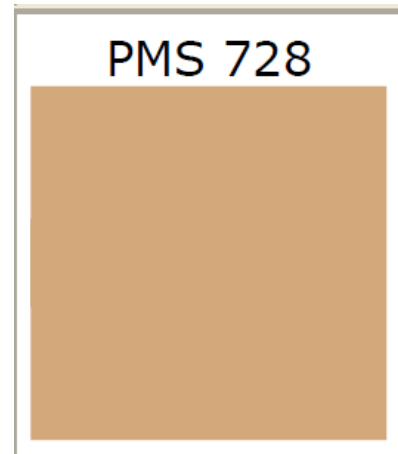
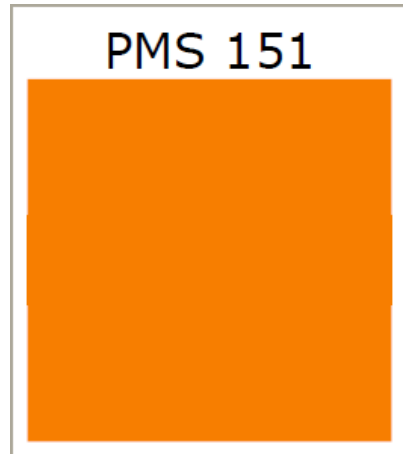
Item 20.



Logo to be 7 feet tall, width varies.  
All white lines to be 1 foot wide with 5 foot center to center spacing (4 foot clear)  
east/west and 10 foot center to center spacing (9 foot clear) north/south.  
Infill to either PMS 151, 718, 728 Herring Bone pattern.

## Desert Neutral Color Options (other colors available upon request)

Recommended color





# Installed Project Samples

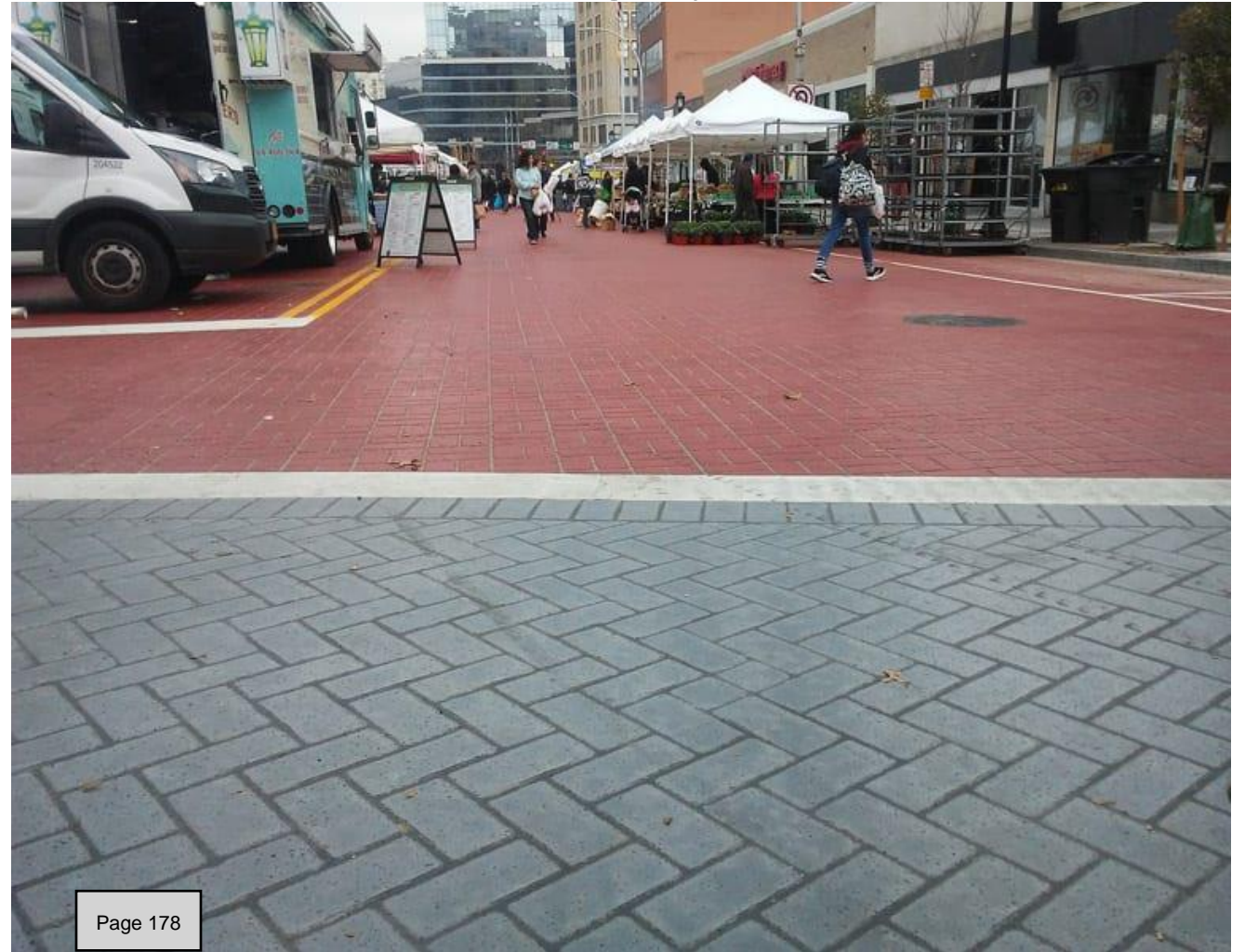


Item 20.

Recommended color to match  
existing city crosswalks: PMS 723



Recommended herring bone pattern  
to match existing city crosswalks





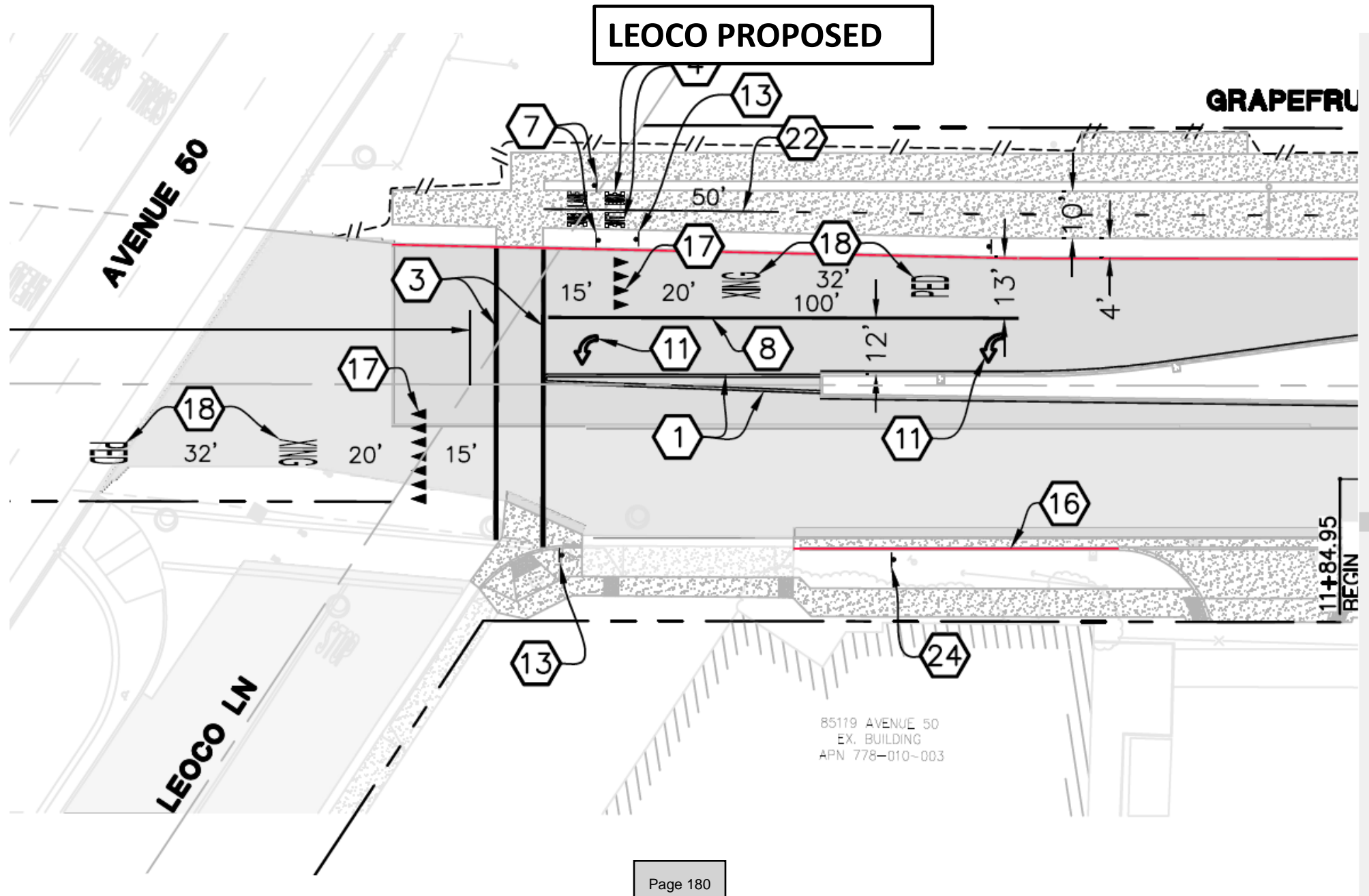
# Installed Project Samples

Crosswalk stripes with enhanced visibility for enhanced pedestrian safety



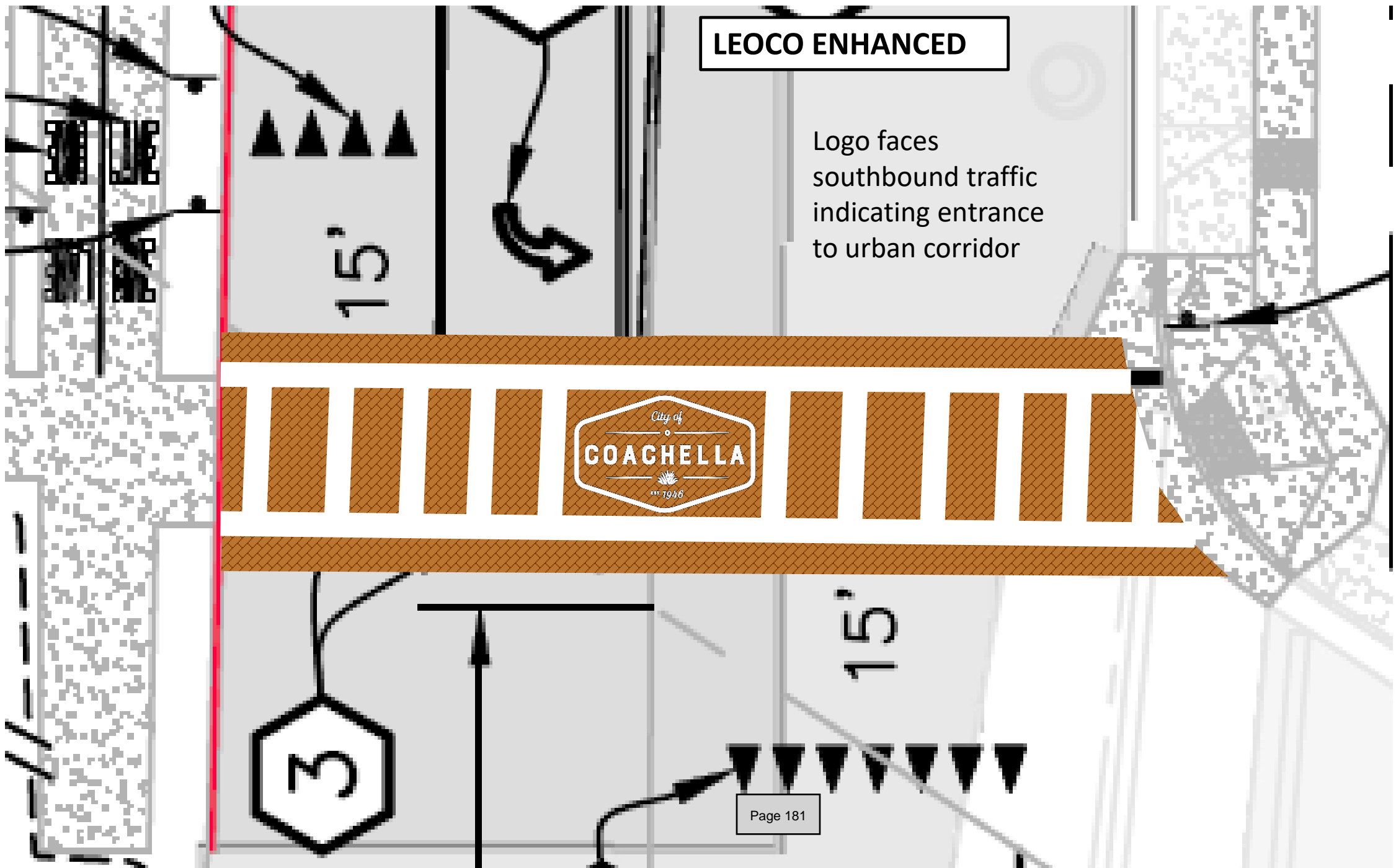
City Logo





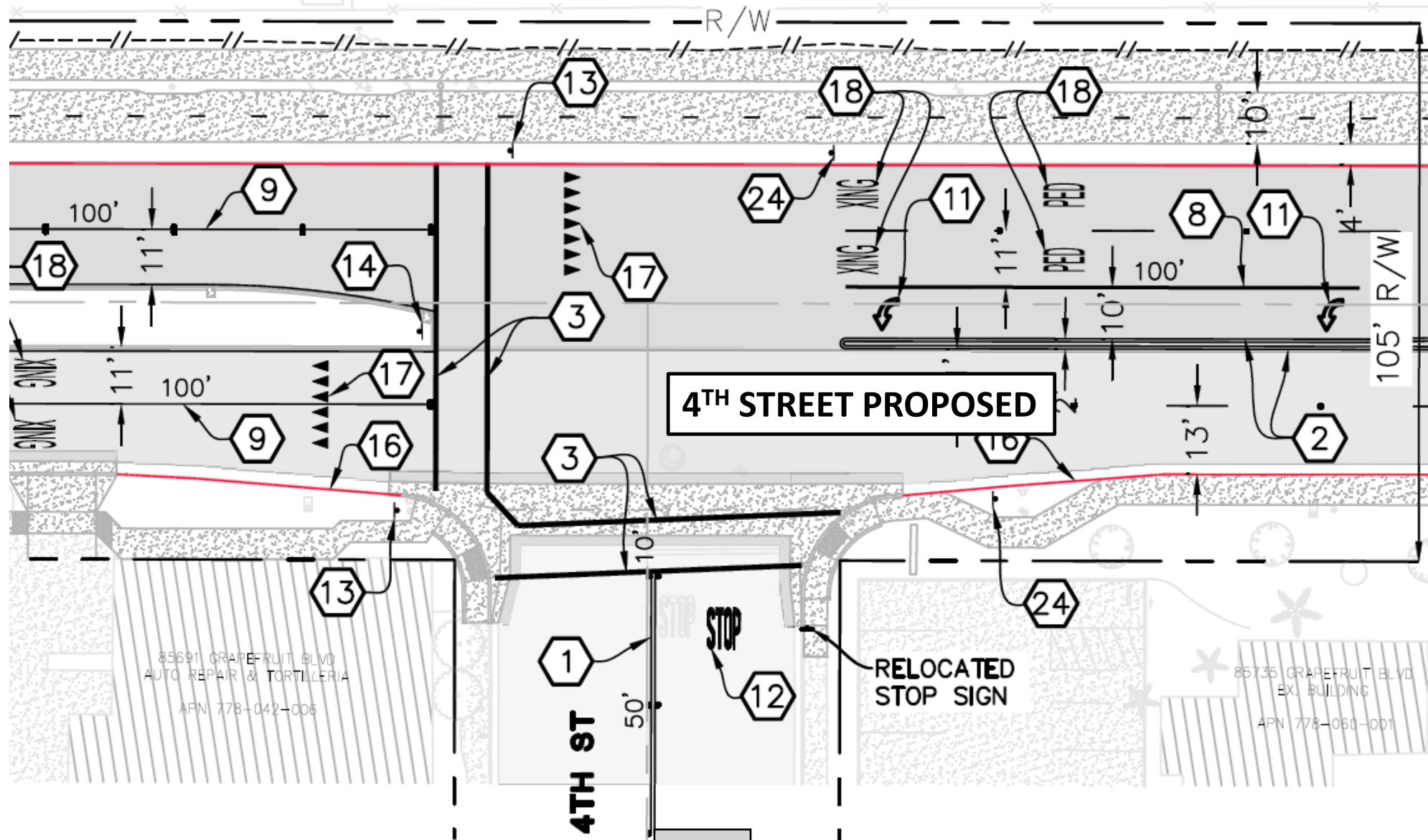
## LEOCO ENHANCED

Logo faces  
southbound traffic  
indicating entrance  
to urban corridor



# GRAPEFRUIT BLVD

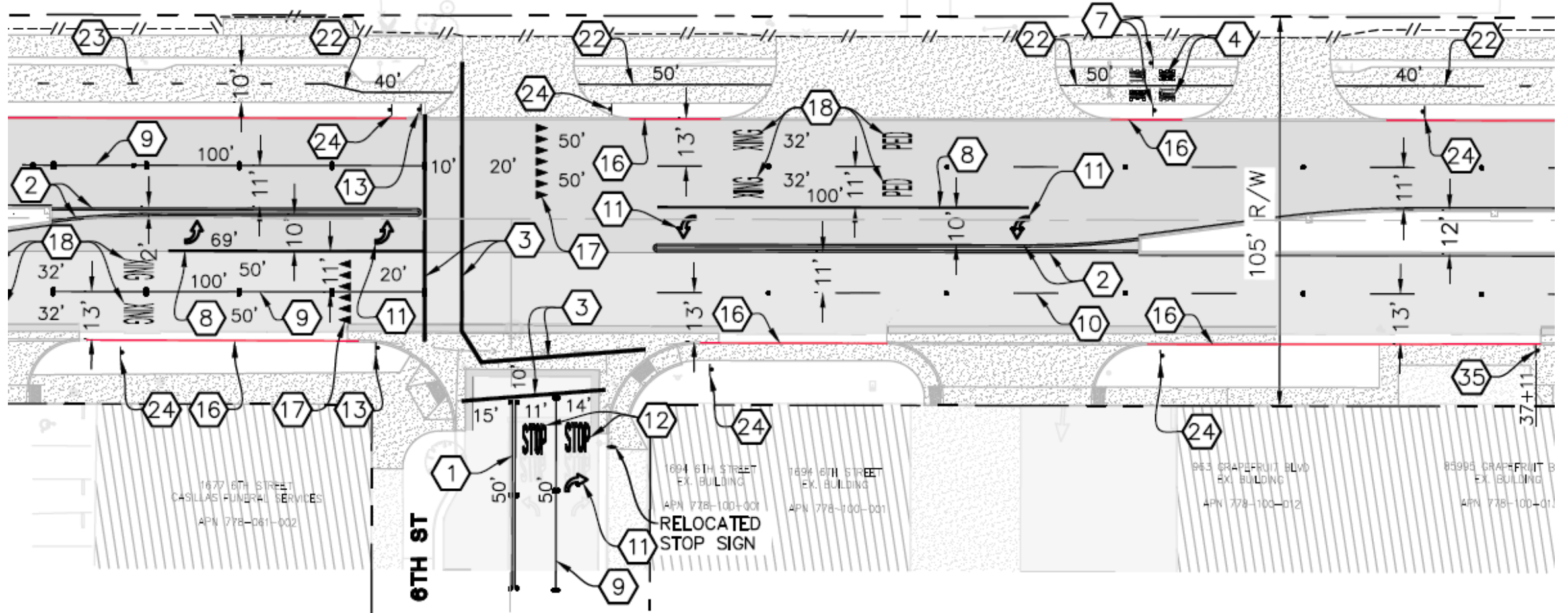
Item 20.

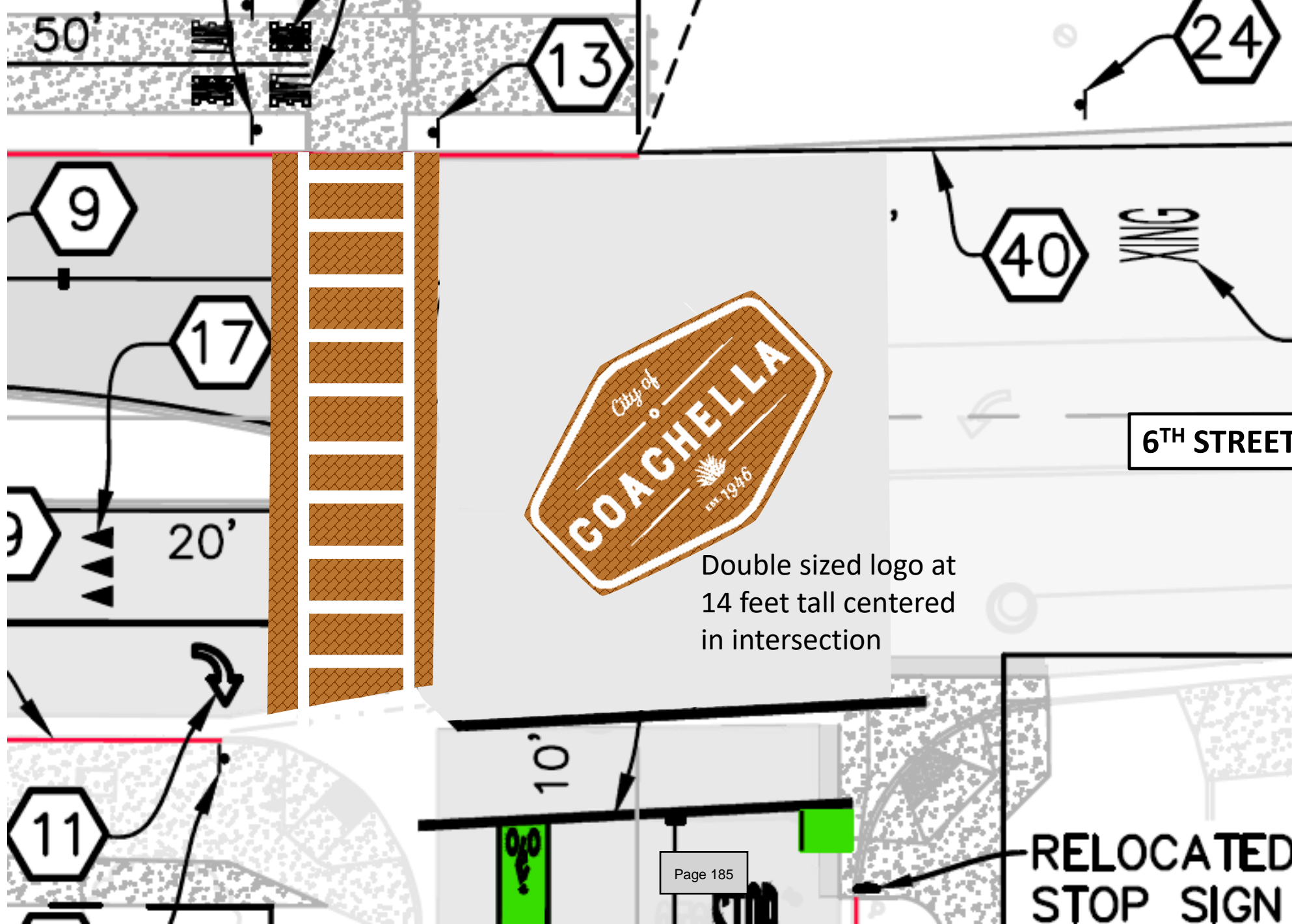


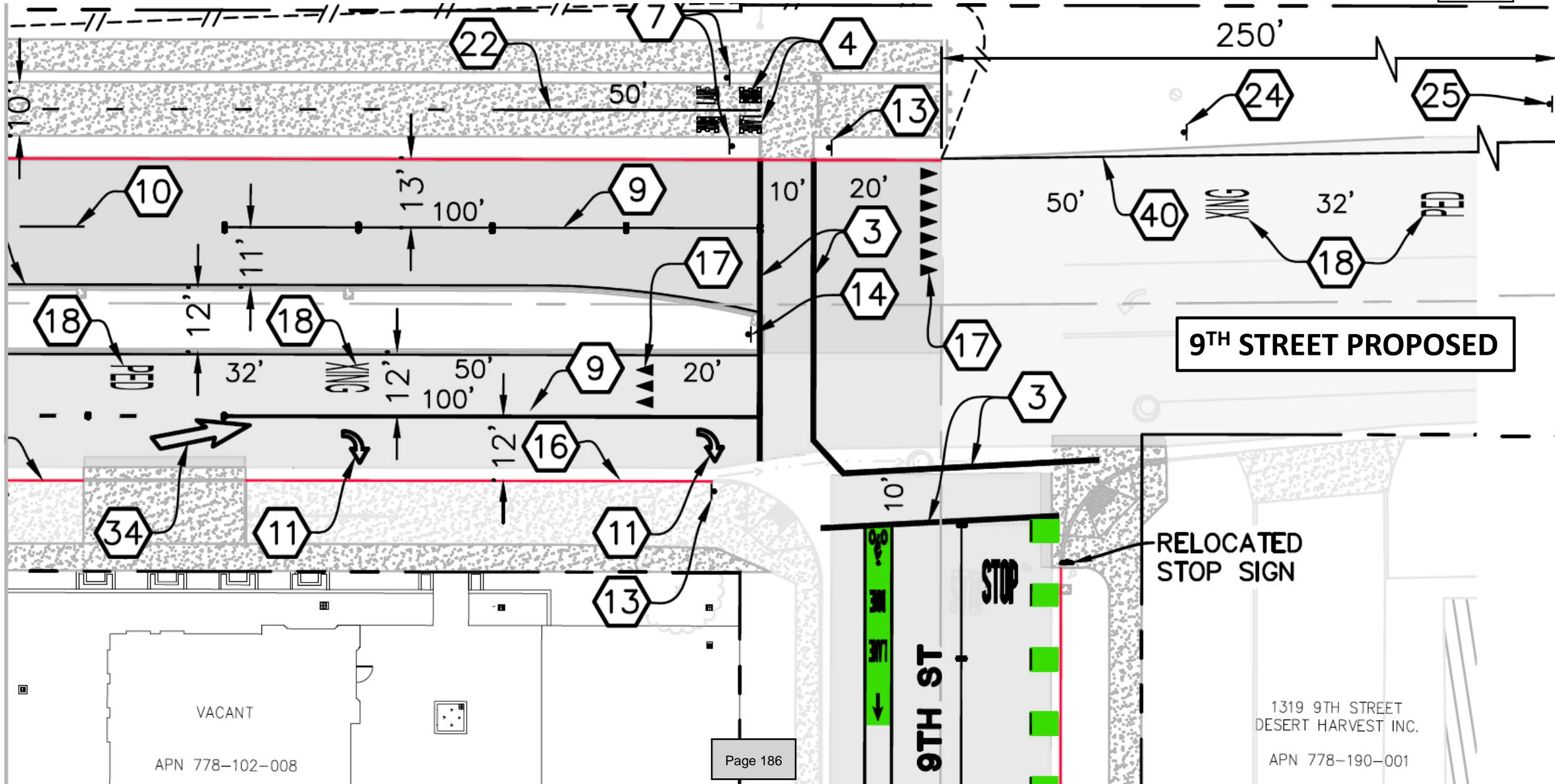


4<sup>TH</sup> STREET ENHANCED



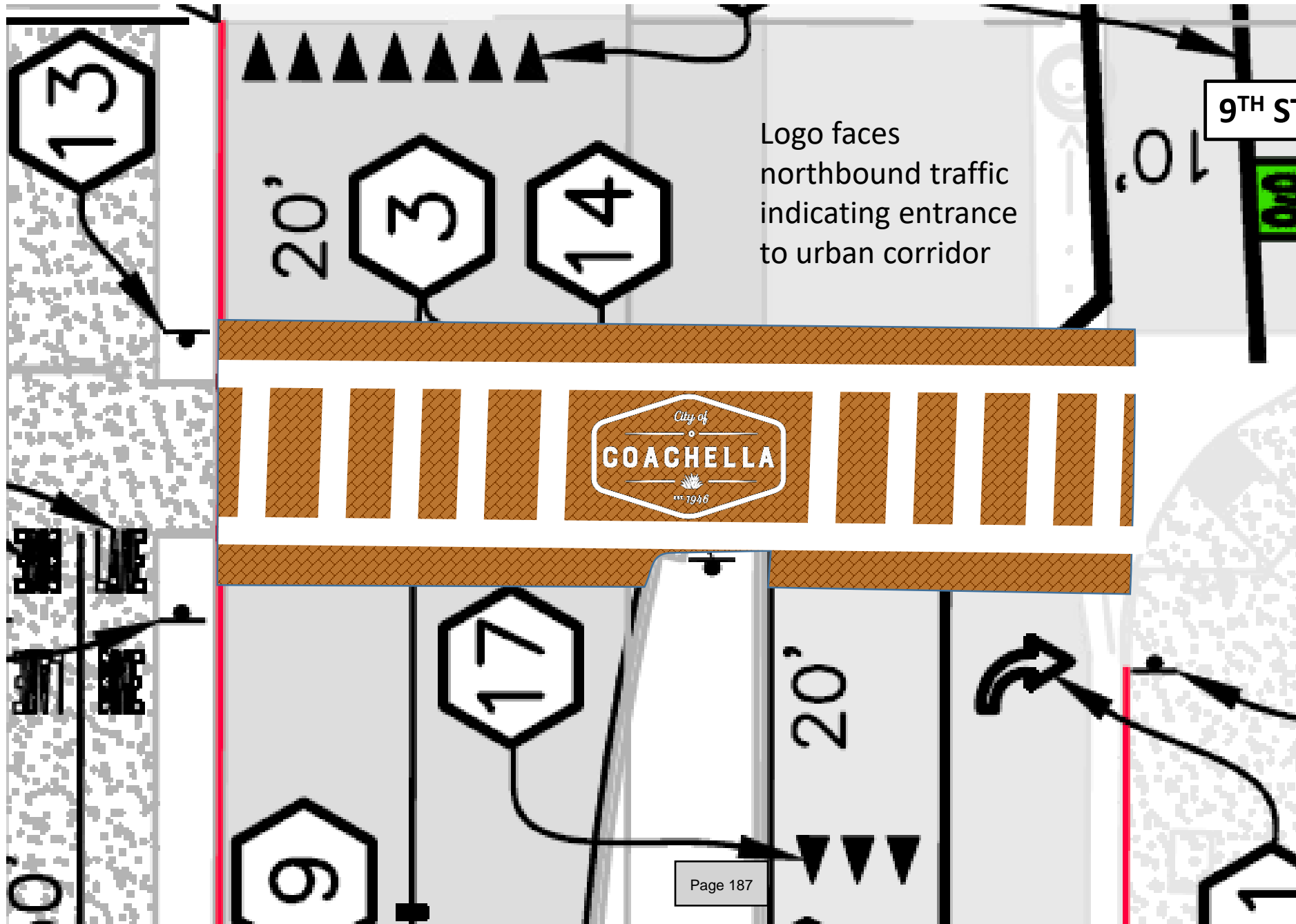






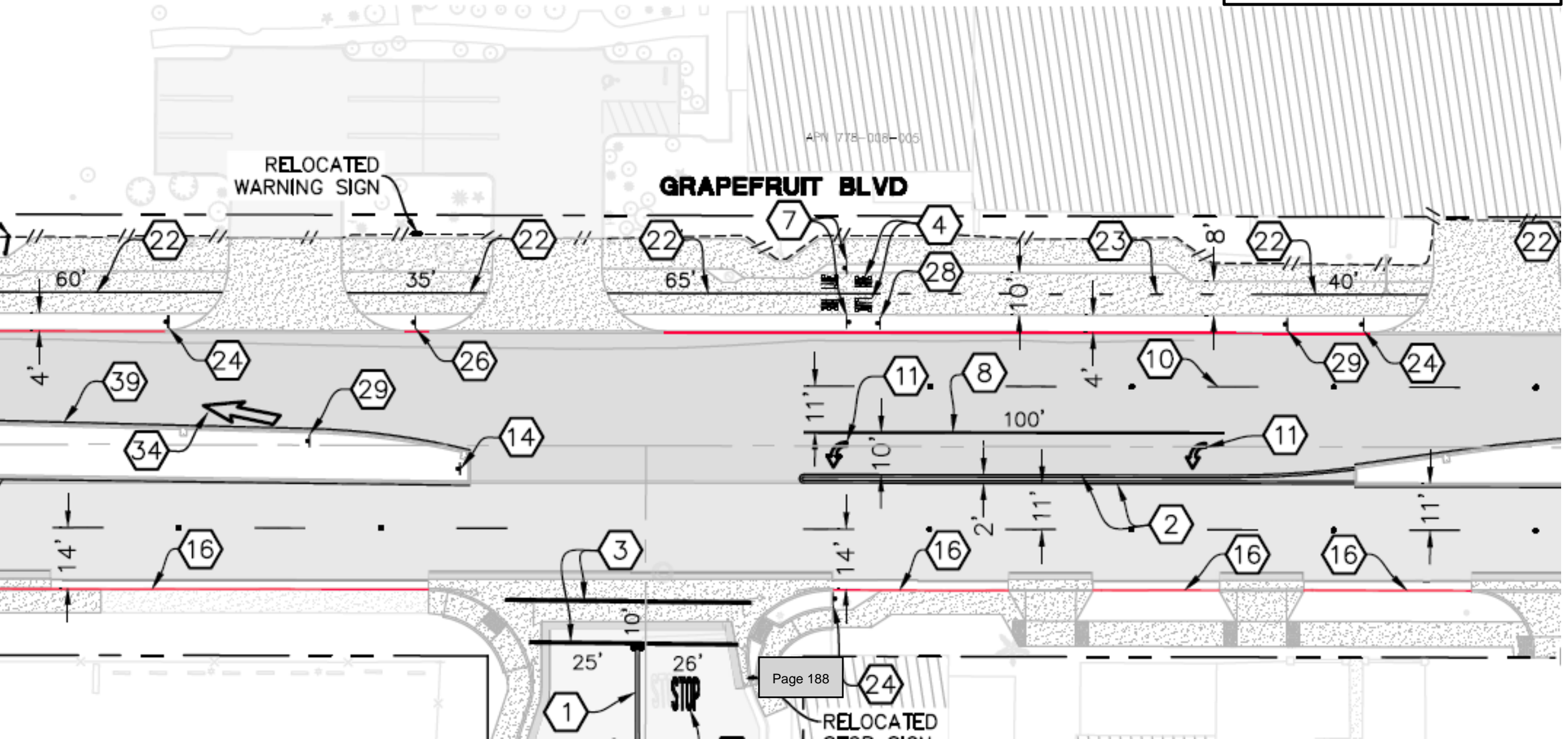


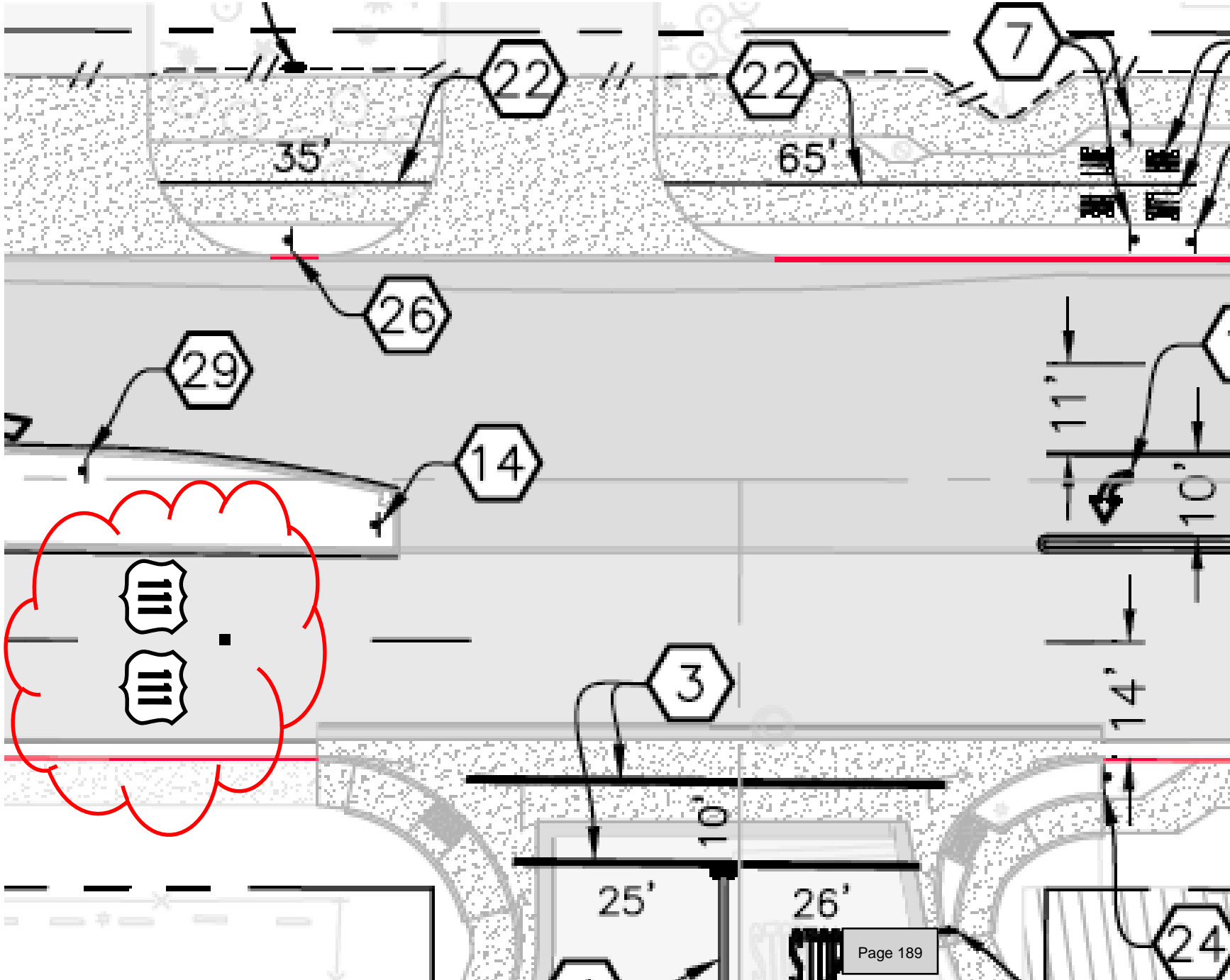
## 9TH STREET ENHANCED



Logo faces  
northbound traffic  
indicating entrance  
to urban corridor

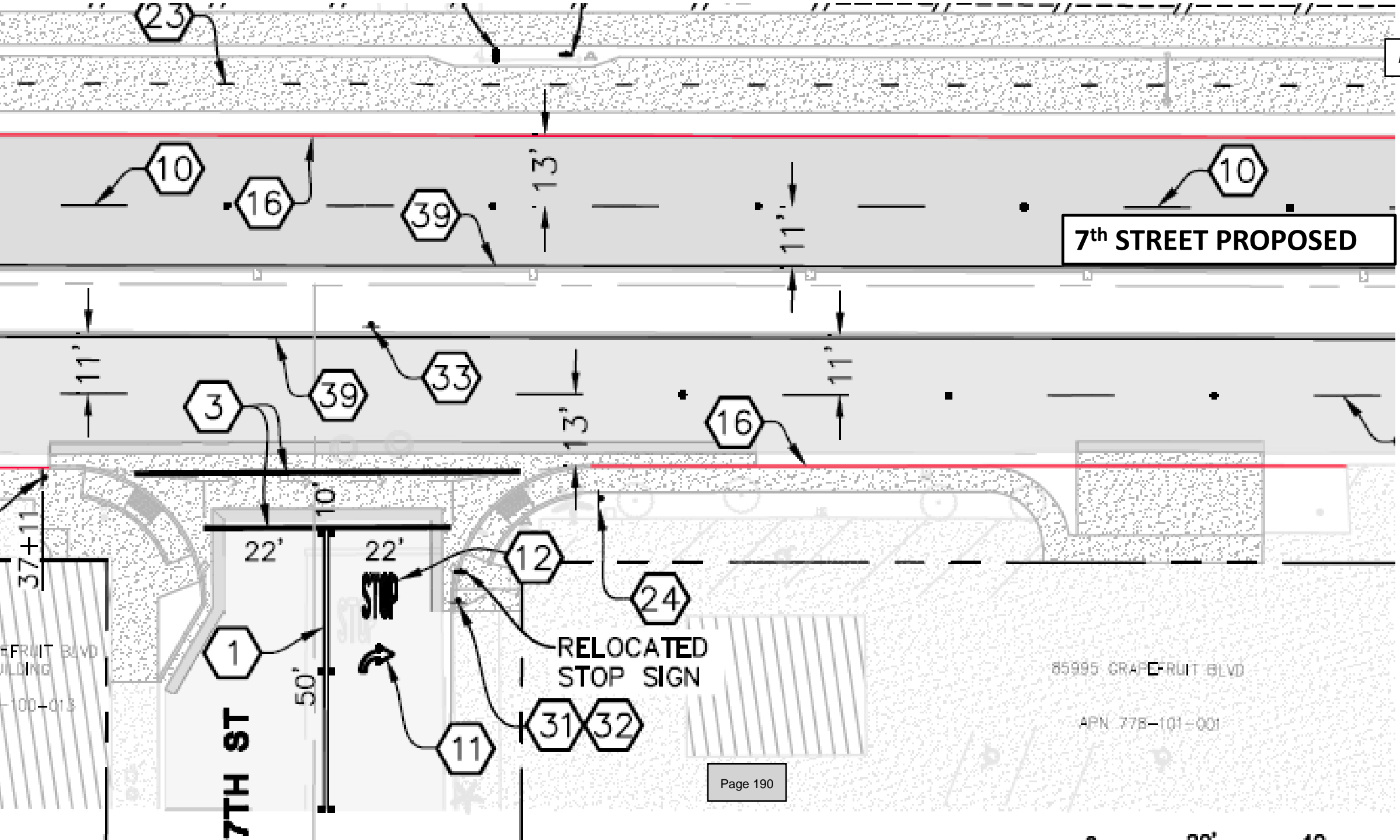
**1<sup>st</sup> STREET PROPOSED**

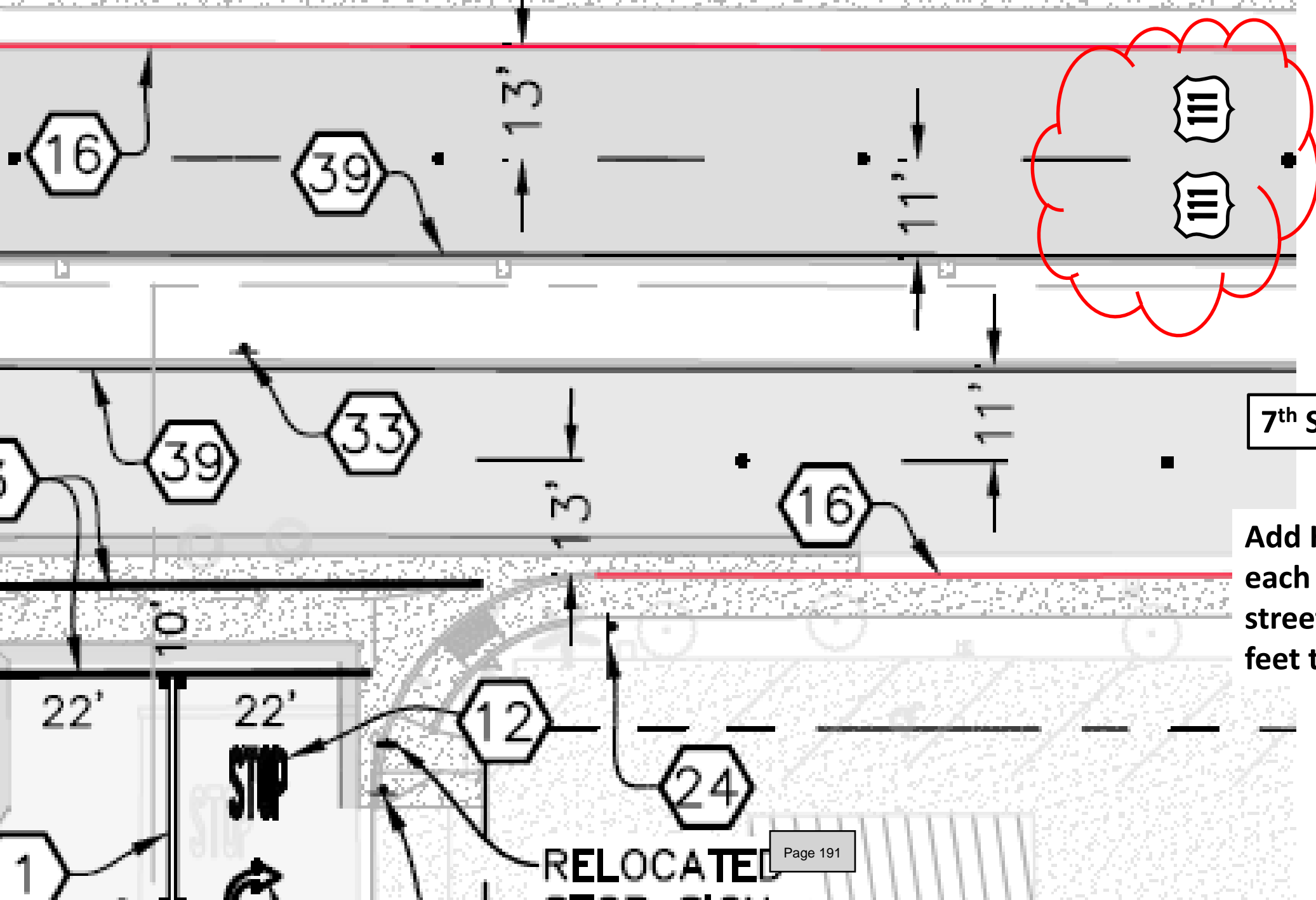




**1<sup>st</sup> STREET ENHANCED**

**Add Highway 111 logo in each lane just north of 1<sup>st</sup> street. Each logo to be 7 feet tall and 9 feet wide**





**7<sup>th</sup> STREET ENHANCED**

**Add Highway 111 logo in each lane south of 7<sup>th</sup> street. Each logo to be 7 feet tall and 9 feet wide**



**STAFF REPORT**  
**10/13/2021**

**TO:** Honorable Mayor and City Council Members

**FROM:** Maritza Martinez, Public Works Director

**SUBJECT:** Authorize appropriation from Undesignated General Fund Reserves for the Veterans' Pancake Breakfast, in the amount of \$12,000.

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**STAFF RECOMMENDATION:**

Authorize appropriation from Undesignated General Fund Reserves for the Veterans' Pancake Breakfast, in the amount of \$12,000.

**EXECUTIVE SUMMARY:**

Traditionally the city has a Veterans' Pancake Breakfast on the first Saturday in November, near Veteran's Day. This year the event would occur on Saturday, November 6<sup>th</sup> at 9am at Veterans' Memorial Park. The event will include veteran speakers, recognition to veterans and family members of those who have participated in the City's Freedom Flags for Families, a flyover by various military aircraft from the Palms Springs Air Museum, and a free pancake breakfast for veterans and their families. The total event budget requested be allocated is \$12,000.

**FISCAL IMPACT:**

Authorize appropriation from Undesignated General Fund Reserves for the Veterans' Pancake Breakfast Event in the amount of \$12,000.



**STAFF REPORT**  
**10/13/2021**

**TO:** Honorable Mayor and City Council Members

**FROM:** Maritza Martinez, Public Works Director

**SUBJECT:** Resolution No. 2021-62 approving a job title change for Streets Superintendent/Emergency Services Coordinator to Streets Supervisor and approving the salary scale for both the Parks Supervisor and Streets Supervisor at Grade 34.

---

**STAFF RECOMMENDATION:**

Approve Resolution No. 2021-62 approving a job title change for Streets Superintendent /Emergency Services Coordinator to Streets Supervisor, and approving a salary scale for both the Parks Supervisor and Streets Supervisor at Grade 34.

**BACKGROUND:**

Due to the upcoming retirement of the Streets Superintendent/Emergency Services Coordinator on December 16, 2021, staff has evaluated the needs of the department and is recommending that the position be filled as a Streets Supervisor. The Streets Superintendent was originally a Streets Supervisor but was reclassified on March 9, 2016 as part of a Classification and Compensation Study. The Streets Supervisor position is an existing position under the Confidential Mid-Management Unit.

**DISCUSSION/ANALYSIS:**

A Manager that has both street maintenance and emergency services experience is not a common blend of talents. The existing staff member in this role had experience as a former volunteer firefighter. Staff recommends recruiting for a Streets Supervisor position to oversee the operational duties of the Streets Division.

The existing salary pay grade for the Streets Supervisor is less than the salary scale for an hourly classification, the Landscape and Lighting Inspector (salary is \$70,595.20-\$85,758.40). The duties within the Streets Supervisor job descriptions include supervision and responsibility for duties that are included within the Landscape and Lighting Inspector job description, thus the salary scale should be higher than that of the Landscape and Lighting Inspector.

Similarly, the salary scale of the Parks Supervisor position is only slightly above (\$478.40/year) the current salary scale of the LLD Inspector, and the Parks Supervisor position includes supervisory responsibility over the landscape maintenance within the districts. Due to the responsibility and oversight correspondent to both the Streets and Parks Supervisor positions, staff is requesting that the pay grade for the Streets Supervisor and Parks Supervisor be adjusted to pay grade 34.

Position	Existing Pay Grade	Existing Salary	Proposed Salary Pay Grade 34
Parks Supervisor	16	\$71,073.60 - \$86,403.20	\$77,916.80- \$94,702.40
Streets Supervisor	30	\$67,912.00 - \$82,534.40	
Streets Superintendent/Emergency Services Coordinator	33	\$89,003.20 - \$108,201.60	n/a

### **FISCAL IMPACT:**

The requested reclassification of the Streets Superintendent/Emergency Services Coordinator to Streets Supervisor at pay grade 34 will result in a savings of \$11,086.40. The requested adjustment in salary scale for the Parks Supervisor will decrease the net savings by \$7,176 providing a net savings of \$3,910.40.

Attachments  
Resolution  
Streets Supervisor Job Description



**RESOLUTION NO. 2021-62**

**A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF COACHELLA, CALIFORNIA, APPROVING THE JOB TITLE  
CHANGE FROM STREETS SUPERINTENDENT/EMERGENCY SERVICES  
COORDINATOR TO STREETS SUPERVISOR AND APPROVING THE SALARY  
SCALE FOR BOTH THE PARKS SUPERVISOR AND STREETS SUPERVISOR AT  
GRADE 34**

**WHEREAS**, the Streets Superintendent/Emergency Services Coordinator position will be vacant this calendar year due to a pending retirement; and

**WHEREAS**, in preparation of the pending recruitment staff evaluated the needs of the Street Division; and

**WHEREAS**, the talents required for a Street Superintendent/Emergency Services Coordinator are not a common pairing; therefore, staff requests that the position be changed to a Streets Supervisor; and

**WHEREAS**, the salary scale for both the Streets Supervisor and Parks Supervisor positions should be in tandem, staff requests that their salary scale be set at Grade 34.

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

**Section 1.**     **Incorporation of Recitals.** The City Council hereby finds and determines that the foregoing Recitals of this Resolution are true and correct and hereby incorporated into this Resolution as though fully set forth herein.

**Section 2.**     **Title.** Adopt Resolution No. 2021-62, a Resolution of the City Council of Coachella, California, Approving the Job Title Change from Streets Superintendent/Emergency Services Coordinator to Streets Supervisor and approving the revised job description, and setting the salary scale for both the Parks Supervisor and Streets Supervisor positions at Grade 34.

**PASSED, APPROVED and ADOPTED** this 13<sup>th</sup> day of October 2021.

---

Steven A. Hernandez  
Mayor

**ATTEST:**

---

Angela M. Zepeda, City Clerk

**APPROVED AS TO FORM:**

---

Carlos Campos  
City Attorney

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

**I HEREBY CERTIFY** that the foregoing Resolution No. 2021-62 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 13<sup>th</sup> day of October 2021, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Andrea J. Carranza, MMC  
Deputy City Clerk



City Hall  
4515 Sixth Street  
53-990 Enterprise Way  
Coachella, CA 92236  
Telephone: (760) 398-3502

July 2012 **October 2021**

**FLSA: EXEMPT**

**STREETS ~~SUPERVISOR~~ SUPERINTENDENT/EMERGENCY SERVICES**  
**COORDINATOR**

**DEFINITION**

Under general direction, plans, **organizes, oversees, coordinates,** ~~schedules, assigns,~~ and reviews the work of assigned maintenance staff performing a variety of installation, maintenance, and repair activities on City streets, traffic signs, **traffic signals,** and storm drains, including long- and short-term project planning, design, and other programs; ~~plans and manages all programs and activities of the City's emergency management program for coordination of the City's response to local disasters and national security emergencies;~~ coordinates assigned activities with other City departments and outside agencies; provides ~~highly complex and~~ responsible support to the Public Works Director and others in areas of expertise; and performs related work as required.

**SUPERVISION RECEIVED AND EXERCISED**

Receives general direction from the Public Works Director, ~~City Manager, and/or Assistant City Manager.~~ Exercises direct and general supervision over technical and maintenance staff **through subordinate levels of supervision.**

**CLASS CHARACTERISTICS**

This is a management classification responsible for planning, organizing, supervising, reviewing, and evaluating the work of assigned maintenance staff either directly or through lead workers. ~~The class also functions as the City's Emergency Services Coordinator, providing management and administration of activities involved in the City's Emergency Response Plan.~~ The incumbent organizes and oversees day-to-day activities and operations of the assigned functional area, including participating in short- and long-term capital improvement planning and development and participates in the administration of departmental budgets, and various other projects and studies. Successful performance of the work requires an extensive maintenance and repair background as well as skill in coordinating work with that of other City departments and public agencies. This class is distinguished from the Public Works Director in that the latter has overall responsibility for all functions of the department and for developing, implementing, and interpreting public policy.

**EXAMPLES OF ESSENTIAL JOB FUNCTIONS (Illustrative Only)**

*Management reserves the right to add, modify, change or rescind the work assignments of different positions and to make reasonable accommodations so that qualified employees can perform the essential functions of the job.*

- Plans, organizes, assigns, supervises, and reviews the work of assigned staff in the installation, maintenance, and repair of all City streets, sidewalks, stormdrains, curbs and gutters, street signs, **traffic**

~~signals, and~~ street painting/stripping, ~~and graffiti abatement~~; administers specialized projects and programs in area of assignment.

- Participates in the development and implementation of goals, objectives, policies, and priorities for assigned services and programs; identifies resource needs; recommends and implements policies and procedures, including standard operating procedures for assigned facilities.
- Evaluates employee performance, counsels employees, and effectively recommends initial disciplinary action; assists in selection and promotion.
- Trains staff in work and safety procedures and in the operation and use of equipment and supplies; implements procedures and standards.
- Monitors operations and activities of the streets maintenance work unit; identifies opportunities for improving service delivery methods and procedures; provides recommendations concerning process changes; reviews with appropriate management staff; implements improvements.
- Determines and recommends equipment, materials, and staffing needs for assigned operations, projects, and programs; participates in the annual budget preparation; prepares detailed cost estimates; maintains a variety of records and prepares routine reports of work performance.
- Plans and lays out maintenance work projects; monitors and controls supplies and equipment; orders supplies and tools as necessary; prepares documents for equipment procurement; participates in the bid process for maintenance and repair projects.
- Supervises the use of and operation of tools, equipment, and vehicles; ensures that tools, equipment and vehicles are safely operated, maintained, and secured when not in use; schedules the service, repair, and replacement of tools and equipment.
- Inspects work in progress and completed work of assigned employees and contractors for accuracy, proper work methods, techniques, and compliance with applicable standards and specifications.
- Inspects the assigned City infrastructure for safety violations; ensures that safety procedures are followed and that safety equipment is worn; makes periodic safety presentations to assigned staff.
- ~~➤ Plans, develops, and manages the City's Emergency Response Plan and supporting documentation such as incident specific plans, emergency operations center procedures, and call-out lists.~~
- ~~➤ Confers with a variety of agencies, vendors, subject matter experts, and the general public in acquiring information about disaster preparedness, emergency operations, and safety programs; provides information regarding assigned programs.~~
- Provides support to Police, Fire, and hazardous materials response teams; receives training in specialized technical fields; develops and conducts in-service programs for **hazmat** emergency response personnel. ~~and presents public education demonstrations in areas of expertise and/or certification; compiles and prepares instructional materials, training, and public education; reviews and evaluates Federal, State, and local laws and regulations as they relate to disaster and emergency response program elements.~~
- ~~➤ Develops and provides training for City staff on emergency services to ensure maximum efficiency and effectiveness in dealing with disaster needs.~~
- ~~➤ Plans, provides for, and/or personally attends Emergency Management skills trainings and specialized emergency response workshops including that of the National Incident Management System (NIMS).~~
- Assists in the design, engineering, construction, and field inspection processes for Capital Improvement Projects and private developments to ensure contractors' and developers' compliance with City standards; attends pre-construction meetings; ~~performs detailed building plan checks of construction and design to ensure adherence to established policy and sound engineering practices.~~
- Performs the most complex streets maintenance duties and provides technical assistance to crews.
- Troubleshoots complex operational and maintenance problems; corrects or directs the correction and repair of operational and/or equipment problems.
- Coordinates assigned services and activities with those of other divisions and outside agencies.
- ~~➤ Provides staff assistance to the Public Works Director; prepares and presents staff reports and other written materials; supervises the preparation and maintenance of related reports, records, and files; ensures the proper documentation of operations and activities.~~

- Participates in annual budget process by preparing streets division and emergency services program budgets.
- Participates in Request for Proposal development, contract negotiations and administers Street Sweeping Contract.
- Coordinates DUI Safety check point program and street closures for special events and emergencies with Police Department and participates in special event planning and coordination with city departments.
- ~~➤ Stays current on the status of new and pending regulatory legislation; recommends changes to current policies and procedures in order to comply with changes in legislation.~~
- Oversees safety programs and training for the assigned functional areas and work groups; assists in action planning for safety programs; implements and monitors risk management plans regarding hazardous materials; responds to workers' compensation issues.
- Answers questions and provides information to the public; investigates inquiries; recommends corrective actions to resolve issues.
- ~~➤ Reviews landline phone, alarm, cell phone and power bills for traffic signals and all streets division invoices.~~
- ~~➤ Reviews alarm company, traffic signal, street sweeping, solid waste, recycling, waste oil contracts.~~
- ~~➤ Maintains two way radio system and radio licenses.~~
- Responds to emergency situations as necessary.
- Performs duties of disaster services worker in event of an emergency.
- Performs related duties as assigned.

## QUALIFICATIONS

### Knowledge of:

- Principles and practices of employee supervision, including work planning, assignment, review and evaluation, discipline, and the training of staff in work procedures.
- Principles and practices of public works maintenance and operations program development and administration.
- Principles, practices, equipment, tools, and materials of construction, maintenance, and repair of public works infrastructure.
- Applicable Federal, State, and local laws, ordinances, regulations, and guidelines.
- Basic principles and practices of budget and capital improvement program development, administration and accountability.
- Principles and practices of contract administration and evaluation.
- Safety principles, practices, and procedures of streets and related systems and facilities, including related equipment and materials.
- The operation and maintenance of a variety of hand and power tools, vehicles, and power equipment.
- ~~➤ Principles, practices, and techniques of emergency management program development, implementation, and training regarding the response to local disasters and national security emergencies.~~
- Modern office practices, methods, and computer equipment and applications related to the work.
- English usage, grammar, spelling, vocabulary, and punctuation.
- Techniques for effectively representing the City in contacts with government agencies, community groups, and various business, professional, regulatory, and legislative organizations.
- Techniques for providing a high level of customer service by effectively dealing with the public, vendors, contractors and City staff.

### Ability to:

- Assist in developing and implementing goals, objectives, practices, policies, procedures, and work standards.
- Supervise, train, plan, organize, schedule, assign, review, and evaluate the work of staff.
- Organize, implement, and direct assigned maintenance and operations activities.
- Interpret, apply, explain, and ensure compliance with applicable Federal, State, and local laws, rules, regulations, ordinances, and directives governing assigned public works as well as disaster/emergency preparedness programs and functions; analyze and evaluate potential disaster problems.
- Understand, interpret, and successfully communicate both orally and in writing, pertinent department policies and procedures.
- Identify problems, research and analyze relevant information, develop and present recommendations and justification for solution.
- Perform the most complex maintenance and operations duties and operate related equipment safely and effectively.
- Develop cost estimates for supplies and equipment.
- Research, analyze, and evaluate new service delivery methods, procedures, and techniques.
- Prepare clear and concise reports, correspondence, procedures, and other written materials.
- Establish and maintain a variety of manual and computerized files, record keeping, and project management systems.
- Read, interpret, retrieve, and produce drawings, blueprints, maps, and specifications.
- Make sound, independent decisions within established policy and procedural guidelines.
- Organize and prioritize a variety of projects and multiple tasks in an effective and timely manner; organize own work, set priorities, and meet critical time deadlines.
- Operate modern office equipment including computer equipment and software programs.
- Use English effectively to communicate in person, over the telephone, and in writing.
- Use tact, initiative, prudence, and independent judgment within general policy, procedural, and legal guidelines.
- Establish, maintain, and foster positive and harmonious working relationships with those contacted in the course of work.

### **Education and Experience:**

*Any combination of training and experience that would provide the required knowledge, skills and abilities is qualifying. A typical way to obtain the required qualifications would be:*

Equivalent to completion of the twelfth (12<sup>th</sup>) grade supplemented by college-level coursework and/or specialized technical training in a related field and five (5) years of increasingly responsible experience in public works construction and/or maintenance, including ~~one (1)~~ **three (3)** years of supervisory and/or administrative **comparable** experience. ~~Training and sufficient experience in fire, emergency, or law enforcement services and with related regulatory and government agencies is required.~~ An Associate's degree in construction management, public works, business or public administration, or a related field is desirable.

### **Licenses and Certifications:**

- Valid California class C driver's license with satisfactory driving record and automobile insurance.

### **PHYSICAL DEMANDS**

Must possess mobility to work in a standard office setting and use standard office equipment, including a computer, and to work in and around City streets, storm drains, sanitary systems, and related facilities; strength, stamina, and mobility to perform light to medium physical work, to work in confined spaces, around machines, to climb and descend ladders, to operate varied hand and power tools and equipment, and to operate a motor vehicle and visit various City and meeting sites; vision to read printed materials and a

computer screen; color vision to read gauges and identify appurtenances; and hearing and speech to communicate in person and over the telephone or radio. The job involves frequent walking in operational areas to identify problems or hazards. Finger dexterity is needed to access, enter and retrieve data using a computer keyboard or calculator and to operate above-mentioned tools and equipment. Positions in this classification bend, stoop, kneel, reach, and climb to perform work in and inspect work sites. Employees must possess the ability to lift, carry, push and pull materials and objects weighing up to 100 pounds, or heavier weights with the use of proper equipment.

### **ENVIRONMENTAL ELEMENTS**

Employees partly work in an office environment and partly work in and around public works infrastructure and are exposed to loud noise levels, cold and hot temperatures, inclement weather conditions, road hazards, vibration, confining workspace, chemicals, mechanical and/or electrical hazards, and hazardous physical substances and fumes. Employees may interact with upset staff and/or public and private representatives, and contractors in interpreting and enforcing departmental policies and procedures.





**STAFF REPORT**  
**10/13/2021**

**TO:** Honorable Mayor and City Council Members

**FROM:** Maritza Martinez, Public Works Director

**SUBJECT:** Provide staff direction for 2021 Hometown Heroes Honorees.

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**STAFF RECOMMENDATION:**

Provide staff direction for 2021 Hometown Heroes Honorees.

**BACKGROUND:**

The “Hometown Heroes” monument was created to recognize people who have contributed to the community and culture of our community. Currently, our “Hometown Heroes” include the following:

- Cesar Chavez; Civil Rights and Labor Leader
- Leonila Torres; Community Leader
- Linda Garza; Government Employee
- Elvira Acosta Murillo; Community Leader
- Severio “Cosmo” Lira Jr.; Commitment to Youth
- Raquel G. Medina; Community Volunteer
- Rich Ramirez; Educator and Mentor
- Chauncey Veatch; Educator and Mentor
- Juan Torres; Entrepreneur and Business Leader
- Joe and Maria Celia Munoz; Exceptional Citizens
- Julio Diaz, Antonio Diaz and Joel Diaz; Boxing Family Champions
- Eugenia Ortiz; Community Leader and Activist
- Clementine Olloque, Maria Carmona-Marron, Maria Serrano, Maria Munoz; Community Leaders and Activists
- Organización en California de Lideres Campesinas; Leaders and Community Activists
- Caballero Family, Boxing Family Champions
- Chris Romero, Exceptional Citizen
- Mary Lou Torres, Exceptional Citizen and Advocate
- Merlyn Hamner, Historian
- Joe Vega; Postmaster and Exceptional Citizen
- Lee Espinoza; Coach and Mentor
- CYSAS La Laja; Youth Sports Leaders
- Vanessa Madera; Youth Sports Leader

- Joe Ceja; Educator and Mentor
- Deputy David Solis; Exceptional Valor
- Mayor Yolanda R. Coba; Community Leader
- Enedina Rapan; Community Activist
- Enedina Rapan, Jesus Mota, Maria Hernandez, Prospero Montes, Jesus Sanchez; Inspirational Community Mentors
- Gabriela Fundora; Youth Sports Leader
- Citlalli Ortiz; Youth Sports Leader
- Cesar Sanchez, Entrepreneur and Business Leader
- Father Guy Wilson; Religious and Spiritual Leader
- Dr. Juan De Lara; Educator and Mentor
- Juanita Godwin; Community Leader and Youth Mentor
- Raices Cultura; Community Leader and Activists

#### **DISCUSSION/ANALYSIS:**

Annually during the City's Tree Lighting Ceremony the City has recognized individuals / organizations as Hometown Heroes; staff recommends selecting two (2) or (3) recognitions per year. In June 2020, staff was advised of a single recommendation for Hometown Hero consideration – Mario Lazcano, Community Leader and Advocate. Since that time staff has not been provided any additional recommendations for Hometown Hero by City Council and is requesting direction for 2021 Hometown Hero nominees.

#### **FISCAL IMPACT:**

The cost of each plaque to honor a Hometown Heroes is approximately \$450.00 each. These costs are included in the approved FY 21/22 budget.



**STAFF REPORT**  
**10/13/2021**

**TO:** Honorable Mayor and City Council Members

**FROM:** Celina Jimenez, Grants Manager

**SUBJECT:** Art in Public Places - Proposal for a Vietnam War Memorial Art Mural by Artist Autumn Martino and Artistic Director Pedro Salcido

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**STAFF RECOMMENDATION:**

Staff is recommending that the City Council approve the recommendation of the City of Coachella Cultural and Arts Commission for a Vietnam War Memorial art mural at Veterans Park through the City of Coachella's Art in Public Places Program in the amount of \$14,000.

**BACKGROUND:**

On January 1, 2011, the City Council approved Ordinance No. 1034 establishing an Art in Public Places Program and implementing a new development impact fee for certain new construction, remodeling and reconstruction of public art installations. The purpose of the Art in Public Places ordinance is to develop and maintain a visual arts program for the residents and visitors of Coachella, to add to the economic vitality of the community, and to enhance the environment and unique character of Coachella by providing for the acquisition and maintenance of quality works of public art.

The Cultural and Arts Commission reviewed and approved the proposed mural (option 2) at its September 14, 2021 meeting with modifications. After the meeting, the artist made the requested modification to the design based on commissioner and public comments creating the mural proposal described herein as option 1 which is recommended by the Cultural and Arts Commission to City Council for approval.

This mural proposal was reviewed by the Parks and Recreation Commission on September 21, 2021 due to its location in a City park. The Parks and Recreation Commission voted to recommend that City Council not approve the proposed mural as option 2.

**DISCUSSION/ANALYSIS:**

The submitted proposal is a painted mural project honoring Vietnam Veterans, including the "Forgotten, Unforgettable" poem and unit specific military unit badges.

### ***Budget***

Installation Costs – Labor	\$11,000
Installation Costs – Equipment Rental	\$1,000
Fabrication Costs – Paint & Materials	\$2,000
<b>TOTAL</b>	<b>\$14,000</b>

### ***About the Artist***

Autumn Martino is a local artist, born and raised in the Coachella Valley. She knew at a young age that she had an artistic side, and has been developing the artistic fire ever since. She attributes her love of art to her mother, who has been a strong force helping her channel energy into the artist she is now. She also gives thanks to all the wonderful people she has met along the way, who have all given her inspiration, opportunities, help and support. Her art is inspired by the beauty and culture of the desert. She uses vibrant color and organic form to create a unique style classified as Figurative Expressionism.

### ***Proposed Mural Design Rendition***

Vietnam Veterans Memorial Art Mural with “Forgotten, Unforgettable” poem and specific military unit badges.

**Option 1** (modified version of the mural—includes a woman and subjects are in silhouette form)



**Option 2** (this version was presented to the Cultural and Arts Commission and the Parks and Recreation Commission)



### **ALTERNATIVES:**

1. Approve the recommendation of the Cultural and Arts Commission (recommended by staff)
2. Not approve the Recommendation of the Cultural and Arts Commission and approve the recommendation of the Parks and Recreation Commission
3. Re-submit the proposed mural to the Cultural and Arts Commission
4. Provide Alternative Direction

### **FISCAL IMPACT:**

If the City Council approves this item, the \$14,000 costs will be appropriated in the Special Revenue Funds (130) – Development Impact Fees for Public Art for Fiscal Year 2021-22.

### **ATTACHMENTS:**

1. Application



## City of Coachella

### Art in Public Places Application Form

**Purpose:** The purpose of the Public Arts Commission shall be to act in an advisory capacity to the City Council on matters pertaining to the enrichment of the community through fine arts, visual arts, performing arts, arts education, historic preservation and cultural issues; to serve as an advocate for cultural activities and programs within the City; to implement the City's Art in Public Places Program, and to encourage the integration of cultural affairs into the social and economic fabric of the City to improve the quality of life for City residents. Art in public places are intended to promote the general welfare of the public through the acquisition and installation of public art works (Municipal Code Chapter 4.48).

The completeness of this application, which includes accompanying plans, shall be subject to the review of the Planning Division and Development Services Department. If you have any questions while completing this application please ask a member of the Planning Division for assistance. Incomplete applications will not be accepted (or the process may be delayed).

Fees apply to:

1. New commercial and industrial construction
2. Remodeling or reconstruction of existing commercial or industrial property;
3. New residential development of two or more units built in the same tract by the same owner or developer;
4. New individual single-family dwelling units in an existing subdivision with a permit valuation over \$100,000.

Fees are based on a percentage of the building cost:

1. One-half of one percent (.005) for new commercial or residential construction;
2. One-half of one percent (.005) for remodel or reconstruction of existing commercial or industrial property;
3. One quarter of one percent (.0025) for new residential subdivision of two or more units;
4. One quarter or one percent (.0025) for new individual single-family units constructed in an existing subdivision with a building permit over \$100,000 for that portion of the building permit valuation in excess of \$100,000.

Guidelines for approval and maintenance of art in public places shall include, but are not limited to, the following criteria:

- A. Quality of the artwork;
- B. Media. All visual art forms may be considered, subject to limitations set by the selection jury or the Planning Commission;
- C. Style. Artworks of all schools, styles, and tastes should be considered for the city collection;
- D. Environment. Artworks and art places should be appropriate in scale, material, form and content for the immediate, general, social and physical environments with which they relate;
- E. Permanence. Consideration should be given to structural and surface integrity, permanence, and protection against theft, vandalism, weathering, excessive maintenance, and repair costs;
- F. Elements of Design. Consideration should take into account that public art, in addition to meeting aesthetic requirements, also may serve to establish focal points, terminate areas, modify, enhance, or define specific spaces, or establish identity;
- G. Diversity. The public arts program should strive for diversity of style, scale, media, artists—including ethnicity and gender and equitable distribution of artworks and art places throughout the city;
- H. Visibility. The art work shall be clearly visible and easily accessible to the public
- I. Site Plan. The application shall include a site plan showing the location of the art work, complete with landscaping, lighting and other accessories to complement and protect the art work
- J. Artist. The art work shall be designed and constructed by persons experienced in the production of such art work and recognized by critics and by his or her peers as one who produces works of art

PROJECT INFORMATION (PLEASE PRINT OR TYPE)

Project Business Name: \_\_\_\_\_

Square Footage of Proposed Development: \_\_\_\_\_

Property Address/Location: \_\_\_\_\_

Assessor's Parcel Number(s): \_\_\_\_\_

Project Owner: \_\_\_\_\_ Telephone No.: \_\_\_\_\_

Owner Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Architect: \_\_\_\_\_

Architect Address: \_\_\_\_\_

Telephone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_

Dev. Project Completion (Estimated): \_\_\_\_\_

AIPP Fee Amount: \$ \_\_\_\_\_

Total Artwork Cost: \$ \_\_\_\_\_

### ARTIST/ARTWORK INFORMATION

Program Option (Please check one)

- A. ☒ Artwork on Site  
 B. ☐ Donate Artwork to City of Coachella  
 C. ☐ In Lieu Fee

Artwork Budget \$ <sup>14,000</sup> \_\_\_\_\_

Artwork Title: Vietnam Veterans Memorial Mural

Artwork Site: Veterans Park

Artwork Material: Acrylic paints, brushes and aerosol paint

Artwork Dimension: \_\_\_\_\_

Artist Name: Autumn Martino Telephone No.: 760-424-6084

Address: \_\_\_\_\_ Fax No.: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

E-mail Address: artworkbyautumn@gmail.com

Estimated Artwork Completion Date: TBD

### PROJECT APPLICANT REPRESENTATIVE

Applicant/Representative

Name: Pedro Salcido Nickname (if any): \_\_\_\_\_

Company Name: Flat Black art supply inc

Address: \_\_\_\_\_ E-mail Address: Flatblackshop1@gmail.com

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_



Telephone No.: 760-641-4655 Fax No.: \_\_\_\_\_

I certify under penalty of perjury that all the application information is true and correct:

Applicant's Signature: Pedro Salcido Date: 07/20/21

Date/Time Received: \_\_\_\_\_ Received By: \_\_\_\_\_ Amount Received: \_\_\_\_\_

A.P.P # \_\_\_\_\_ Receipt No(s): \_\_\_\_\_

#### SUBMITAL REQUIREMENTS

The Submittal Requirements provides the basic information necessary for review by the Development Services Department (staff review by City Departments). The Development Services Department may determine that additional information is required before further processing can take place.

- a. Complete and signed Art in Public Places Application Form
- b. Copy of Fee Receipt for \$ \_\_\_\_\_
- c. One overall concept drawing showing the work in plan, and;
- d. One rendered presentation drawing (plan and elevation), and;
- e. A site plan with building and grade elevation showing the placement of the proposed artwork, and;
- f. An artist concept statement, and;
- g. An artist resume or CV, and;
- h. Examples of artist's previous work, and;
- i. Evidence of the value of the proposed artwork (contract draft showing contract value and payment schedule will be sufficient).
- j. Maintenance plan (including frequency and anticipated costs of maintenance and description of materials).

**ARTWORK PROPOSAL AND SPECIFICATIONS**

Describe the artwork, its location, materials, installation requirements, and maintenance needs as completely as possible. You may use additional paper to complete this section of the application.

1. Artwork Description

A memorial mural honoring the service of our local Vietnam veterans.

Including the famous "Forgotten, unforgettable" poem. Along with specific unit badges

2. Siting

3. Materials with Specifications

Materials will include acrylic based paint, aerosol paint, brushes, ladders, masking tape and tarps

4. Fabrication and Installation Procedures

5. Yearly Maintenance and Conservation

Anti graffiti coat can be added for an added cost

**Budget**

Total AIPP FEE \$ \_\_\_\_\_

This worksheet is intended as a budgetary guideline to assist in developing accurate artwork cost projections. Once completed, this form should reflect all expenses associated with designing, fabricating, and installing the proposed artwork and should equal the public art fee. Differences in total expenses, which are less than the fee, will not be refunded at project completion.

**Travel**

Airfare: \_\_\_\_\_

Car Rental: \_\_\_\_\_

Per Diem@ \_\_\_\_\_

\$ \_\_\_\_\_ per day \_\_\_\_\_

**Insurance** \_\_\_\_\_**Office/Studio** \_\_\_\_\_

(Phone, fax, postage, etc.)

**Transportation**

(Materials or finished artwork)

**Installation Costs**

Labor \$10,000 \_\_\_\_\_

Equipment Rental 1,000 \_\_\_\_\_

Security \_\_\_\_\_

Permits \_\_\_\_\_

Other \_\_\_\_\_

**Professional Fees**

Architect \_\_\_\_\_

Landscape Architect \_\_\_\_\_

Engineer \_\_\_\_\_

**Other Costs (List)** paint and materials \$2,000 \_\_\_\_\_**Fabrication Costs**

Materials \_\_\_\_\_

Labor \_\_\_\_\_

**Contingency** Flat Black art supply art director fee \$1,000**Site Preparation**

Landscaping \_\_\_\_\_

Electrical \_\_\_\_\_

Plumbing \_\_\_\_\_

Foundation \_\_\_\_\_

Other \_\_\_\_\_

**Subtotal** \_\_\_\_\_**Artist Fee** \_\_\_\_\_**Grand Total** 14,000 \_\_\_\_\_

# WORK PLAN/ARTWORK PRODUCTION SCHEDULE (suggested)

- |           |   |
|-----------|---|
| Phase I   | <p>Design Development</p> <p>Date:</p> <ul style="list-style-type: none"> <li>a. Conceptual design approval by Art in Public Places Commission and City Council</li> <li>b. Start up meeting with client</li> <li>c. Design Development</li> </ul>  |
| Phase II  | <p>Design Completion and Commencement of Fabrication &amp; Site Work</p> <p>Date:</p> <ul style="list-style-type: none"> <li>a. Structural approval (client)</li> <li>b. Order materials</li> <li>c. Begin fabrication</li> </ul>   |
| Phase III | <p>Studio Fabrication Completion</p> <p>Date:</p> <ul style="list-style-type: none"> <li>a. Break out fabrication points</li> </ul>   |
| Phase IV  | <p>Installation Completion</p> <p>Date:</p> <ul style="list-style-type: none"> <li>a. Acquisition of all appropriate certificates and permits</li> <li>b. Site preparation</li> <li>c. Installation of artwork on site</li> <li>d. Site clean up</li> </ul>   |
| Phase V   | <p>Final Acceptance</p> <p>Date:</p> <ul style="list-style-type: none"> <li>a. Notification of Completion received by City staff</li> <li>b. Final approval from Art in Public Places Commission and City Council (submit letter requesting approval)</li> <li>c. Application of Certificate of Occupancy</li> <li>d. Submittal of Project Completion Notification and request for return of funds</li> </ul> |



**STAFF REPORT**  
**10/13/2021**

**TO:** Honorable Mayor and City Council Members

**FROM:** Celina Jimenez, Grants Manager

**SUBJECT:** Art in Public Places - Proposal for a Mural of Dolores Huerta by Michael Angelo Hernandez

**STAFF RECOMMENDATION:**

Staff recommends that the City Council approve the recommendation of the City of Coachella Cultural and Arts Commission (Commission) by awarding a grant to Michael Angelo Hernandez in the amount of \$15,000 from the City of Coachella's Art in Public Places Program to install a mural of Dolores Huerta at Taqueria Jalisco on the corner of Sixth Street and Vine Street.

**BACKGROUND:**

On January 1, 2011, the City Council approved Ordinance No. 1034 establishing an Art in Public Places Program and implementing a new development impact fee for certain new construction, remodeling and reconstruction of public art installations. The purpose of the Art in Public Places ordinance is to develop and maintain a visual arts program for the residents and visitors of Coachella, to add to the economic vitality of the community, and to enhance the environment and unique character of Coachella by providing for the acquisition and maintenance of quality works of public art.

**DISCUSSION/ANALYSIS:**

The submitted proposal is a painted mural project of Dolores Huerta in her present age. Dolores is co-founder of the United Farm Workers Association and is one of the most influential labor activists of the twentieth century and a leader of the Chicano civil rights movement.

***Budget***

Installation Costs – Labor	\$7,000
Installation Costs – Equipment Rental	\$1,000
Fabrication Costs – Materials	\$7,000
<b>TOTAL</b>	<b>\$15,000</b>

### ***About the Artist***

Michael Angelo Hernandez is an artist whose artistic creativity is influenced by his passion for music and art. Michael Angelo uses an original technique and style to express his emotions through the use of raw materials such as sealer pigments. This special technique is used to achieve an “Old World” look to withstand both time and the elements of nature, which he hopes will inspire audiences young and old. He is the founder of the art group collective “SOTA”, State of the Arts, established in April 2019 by inviting his artist friends to join him in creating arts events all over the desert area and throughout Southern California in an effort to educate, influence, and inspire children and adults alike.

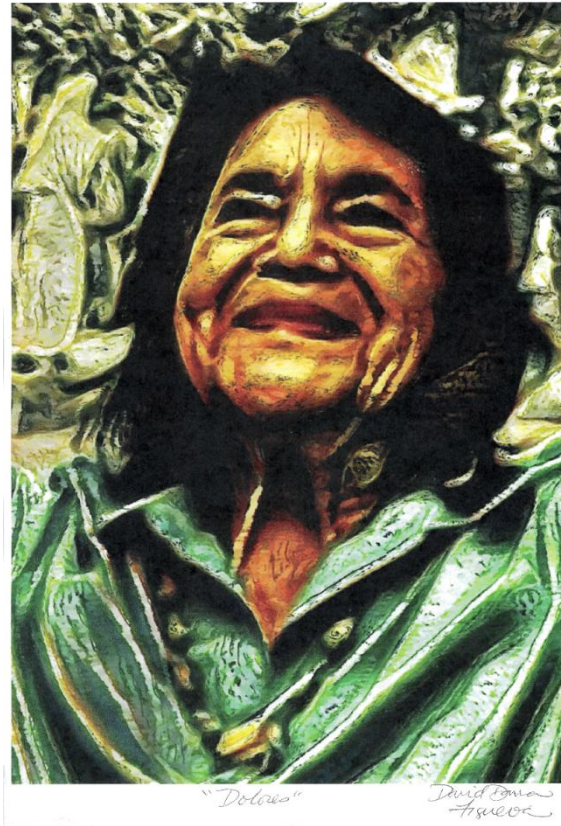
### ***Proposed Mural Design Rendition***

#### **“Legend, Dolores Huerta”**

This mural rendition represents a revised depiction based on input from the Commissioners and public input as recommended by the Commission and would depict her at her present age, once completed. The mural would also include a bronze plaque with her name and notable accomplishments.



This mural rendition was the original version submitted to and reviewed by the Commission.



#### **ALTERNATIVES:**

1. Not approve the recommendation of the Cultural and Arts Commission for the Mural Proposed by Michael Angelo Hernandez
2. Re-submit the item to the Cultural and Arts Commission for further consideration
3. Not proceed with this mural at this time
4. Provide alternative direction

#### **FISCAL IMPACT:**

If approved by City Council, the \$15,000 grant will be appropriated in the Special Revenue Funds (130) – Development Impact Fees for Public Art for Fiscal Year 2021-22.

#### **ATTACHMENTS:**

1. Application

- A. Quality of the artwork;
- B. Media. All visual art forms may be considered, subject to limitations set by the selection jury or the Planning Commission;
- C. Style. Artworks of all schools, styles, and tastes should be considered for the city collection;
- D. Environment. Artworks and art places should be appropriate in scale, material, form and content for the immediate, general, social and physical environments with which they relate;
- E. Permanence. Consideration should be given to structural and surface integrity, permanence, and protection against theft, vandalism, weathering, excessive maintenance, and repair costs;
- F. Elements of Design. Consideration should take into account that public art, in addition to meeting aesthetic requirements, also may serve to establish focal points, terminate areas, modify, enhance, or define specific spaces, or establish identity;
- G. Diversity. The public arts program should strive for diversity of style, scale, media, artists—including ethnicity and gender and equitable distribution of artworks and art places throughout the city;
- H. Visibility. The art work shall be clearly visible and easily accessible to the public
- I. Site Plan. The application shall include a site plan showing the location of the art work, complete with landscaping, lighting and other accessories to complement and protect the art work
- J. Artist. The art work shall be designed and constructed by persons experienced in the production of such art work and recognized by critics and by his or her peers as one who produces works of art

## PROJECT INFORMATION (PLEASE PRINT OR TYPE)

Project Business Name: Finest Touch Designs

Square Footage of Proposed Development: 220 sq. feet

Property Address/Location: Jalisco Restaurant 1605 Sixth St. Coachella  
CA. 92236

Assessor's Parcel Number(s): \_\_\_\_\_

Project Owner: Michael Angelo Hernandez Telephone No.: (760) 578-9589

Owner Address: 41580 Goodrich St. Indio CA. 92203

City: Indio State: CA. Zip Code: 92203

E-mail Address: finesttouchdesigns@hotmail.com

Architect: Artist

Architect Address: \_\_\_\_\_

Telephone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_



**Budget**

Total AIPP FEE \$ \_\_\_\_\_

This worksheet is intended as a budgetary guideline to assist in developing accurate artwork cost projections. Once completed, this form should reflect all expenses associated with designing, fabricating, and installing the proposed artwork and should equal the public art fee. Differences in total expenses, which are less than the fee, will not be refunded at project completion.

**Travel**

Airfare: \_\_\_\_\_  
 Car Rental: \_\_\_\_\_  
 Per Diem@ \_\_\_\_\_  
 \$ \_\_\_\_\_ per day \_\_\_\_\_

Insurance \_\_\_\_\_

**Office/Studio** \_\_\_\_\_  
 (Phone, fax, postage, etc.)

**Professional Fees**

Architect \_\_\_\_\_  
 Landscape Architect \_\_\_\_\_ Engineer \_\_\_\_\_

**Other Costs (List)** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Fabrication Costs**

Materials \$7,000  
 Labor \$7,000

**Site Preparation**

Landscaping \_\_\_\_\_  
 Electrical \_\_\_\_\_  
 Plumbing \_\_\_\_\_  
 Foundation \_\_\_\_\_  
 Other \_\_\_\_\_

**Transportation**

(Materials or finished artwork)

**Installation Costs**

Labor \$7,000  
 Equipment Rental \$1,000  
 Security \_\_\_\_\_  
 Permits \_\_\_\_\_  
 Other \_\_\_\_\_

Contingency 30%Subtotal \$15,000

Artist Fee \_\_\_\_\_

Grand Total \$15,000

**ARTWORK PROPOSAL AND SPECIFICATIONS**

Describe the artwork, its location, materials, installation requirements, and maintenance needs as completely as possible. You may use additional paper to complete this section of the application.

## 1. Artwork Description

The mural covers a wall of 220 sq. feet. The mural painting will honor legend Dolores Huerta. We will honor her by painting a portrait of her face at her present age.

## 2. Siting

The mural will be painted on the side wall of Jalisco Mexican Cuisine Restaurant located on 1605 Sixth St. Coachella CA. 92236

## 3. Materials with Specifications

- Smooth stucco texture poly Bond Mesh the hole wall
- primer paint
- Spray paint
- Golden paint
- Sealer
- Scaffold

## 4. Fabrication and Installation Procedures

- Step 1: Pressure wash the wall.
- Step 2: Stucco the wall with smooth texture.
- Step 3: Prep and primer the wall.
- Step 4: Paint mural project.
- Step 5: Seal the mural.

## 5. Yearly Maintenance and Conservation

It would be a privilege to do the yearly maintenance preservation of the mural.

Dev. Project Completion (Estimated): \_\_\_\_\_

AIPP Fee Amount: \$ \_\_\_\_\_

Total Artwork Cost: \$ 15,000

## ARTIST/ARTWORK INFORMATION

Program Option (Please check one)

- A. ☒ Artwork on Site  
 B. \_\_\_\_\_ Donate Artwork to City of Coachella  
 C. \_\_\_\_\_ In Lieu Fee

Artwork Budget \$ 15,000Artwork Title: Legend Dolores HuertaArtwork Site: Jalisco Restaurant 1605 Sixth StArtwork Material: Smooth stucco - primer - spray paintArtwork Dimension: 220 sq feet Mural Golden paint-SealerArtist Name: Michael Angelo H Telephone No.: 760) 578-9589Address: 41-580 Goodrich Fax No.: \_\_\_\_\_City: Indio State: CA. Zip Code: 92203E-mail Address: Finest touch designs @ <sup>Hot</sup>hotmail.comEstimated Artwork Completion Date: 1 Month Before Deposit

## PROJECT APPLICANT REPRESENTATIVE

Applicant/Representative

Name: \_\_\_\_\_ Nickname (if any): \_\_\_\_\_

Company Name: \_\_\_\_\_

Address: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone No.: 760) 578-9589 Fax No.: \_\_\_\_\_

I certify under penalty of perjury that all the application information is true and correct:

Applicant's Signature: Michael Angelo. J. Date: 8-9-21

Date/Time Received: \_\_\_\_\_ Received By: \_\_\_\_\_ Amount Received: \_\_\_\_\_

A.P.P # \_\_\_\_\_ Receipt No(s): \_\_\_\_\_

#### SUBMITAL REQUIREMENTS

The Submittal Requirements provides the basic information necessary for review by the Development Services Department (staff review by City Departments). The Development Services Department may determine that additional information is required before further processing can take place.

- a. Complete and signed Art in Public Places Application Form
- b. Copy of Fee Receipt for \$ \_\_\_\_\_
- c. One overall concept drawing showing the work in plan, and;
- d. One rendered presentation drawing (plan and elevation), and;
- e. A site plan with building and grade elevation showing the placement of the proposed artwork, and;
- f. An artist concept statement, and;
- g. An artist resume or CV, and;
- h. Examples of artist's previous work, and;
- i. Evidence of the value of the proposed artwork (contract draft showing contract value and payment schedule will be sufficient).
- j. Maintenance plan (including frequency and anticipated costs of maintenance and description of materials).



**STAFF REPORT**  
**10/13/2021**

**TO:** Honorable Mayor and City Council Members

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

**SUBJECT:** Avenue 53 Re-zone Project

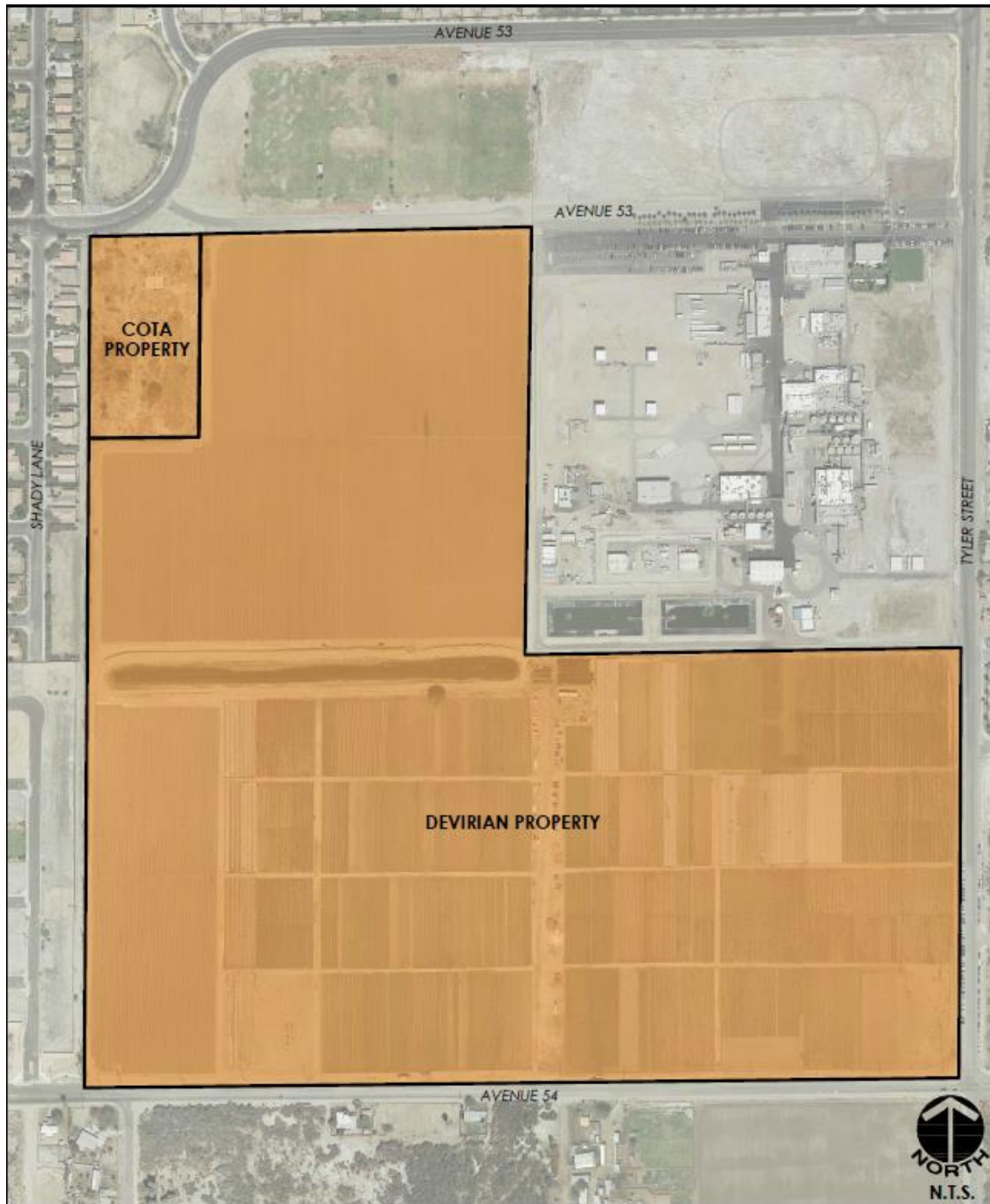
- a) Environmental Assessment (EA 21-02) recommending the adoption of a Negative Declaration pursuant to the environmental review guidelines of the California Environmental Quality Act.
- b) Change of Zone (CZ 21-02) to change the zone of approximately 50.6 acres of a 118-acre site from Manufacturing Service (M-S) to R-M Urban (20-38 du/ac). The site is located south of Ave 53, north of Ave 54, and west of Tyler St. (APN: 778-390-003, 778-390-004, 778-390-005, and 778-390-007)

**STAFF RECOMMENDATION:**

Staff recommends that the City Council adopt Resolution No. 2021-60 adopting a Negative Declaration, pursuant to CEQA Guidelines, and introduce by first reading, by title only, Ordinance No. 1187 approving Change of Zone No. 21-02 for the Avenue 53 Re-zone Project.

**BACKGROUND:**

The Avenue 53 Rezoning project ("Project") is located on approximately 118 acres located south of Ave 53, north of Ave 54, and west of Tyler St. (APN: 778-390-003, 778-390-004, 778-390-005, and 778-390-007). The City initiated effort is proposing a Change of Zone from the existing Manufacturing Service (M-S) to R-M Urban (20-38 du/ac). The Change of Zone will help create adequate zoning capacity to meet the City's 5th Cycle Regional Housing Needs Allocation (RHNA), consistent with the adopted Housing Element and General Plan. It will also allow a mixture of housing types available to all residents including market rate housing and affordable housing. The Project proposes a Change of Zone only, no development plans are proposed at this time for the property. The Planning Commission recommended approval of the Project on June 16, 2021. The exhibit below shows the project location.



### **DISCUSSION/ANALYSIS:**

The City of Coachella initiated Change of Zone No. 21-02 at the request of the State of California – Department of Housing and Community Development (HCD) pursuant to a mandatory re-zoning effort called out in the City’s Housing Element. The Change of Zone’s main purpose is to create additional “development ready” multifamily residential zoning to accommodate the City’s Regional Housing Needs Allocation (RHNA) from the 5<sup>th</sup> Cycle carryover which is required to be completed as part of the City’s 2013-2021 Housing Element. Communities use the RHNA in land

use planning, prioritizing local resource allocation, and in deciding how to address identified existing and future housing needs resulting from population, employment, and household growth. The rezoning is anticipated to allow for the development of a maximum of approximately 1,922 dwelling units as shown below in Table 4, Potential Project Units. The project would help create adequate zoning capacity to meet the City's 5th Cycle RHNA Allocation consistent with the adopted Housing Element and General Plan.

The Change of Zone will re-designate the property as shown below in Table 1 and illustrated in Figure 1 and 2 Proposed Change of Zone:

**Table 1: Current and Proposed Zoning**

Property	Existing Zones	Acres	Proposed Zones	Acres
Devirian	M-S	112.9	R-M Urban (20-38 un/ac)	45.9
			MS	21.7
			MS (Buffer Area)	45.3
Cota	M-S	4.7	R-M Urban (20-38 un/ac)	4.7
<b>Total</b>		<b>117.6</b>		<b>117.6</b>

The proposed Change of Zone will allow for Multi-Family uses. The R-M zone is intended to provide for the establishment and expansion of multiple family residential development areas at various medium and high population densities, including market rate housing, and related community services. The proposed zone is consistent with the project's land use designations of Urban Employment Center, established by the Coachella General Plan Update (CGPU) and therefore a General Plan Amendment is not needed for this project.

#### Land Use and Proposed Zoning Breakdown:

The project site is approximately 118 acres. The project proposes R-M Urban (20-38 du/ac) on approximately 50.6 acres of the site as illustrated in Figure 1 and 2 below. The R-M Urban land use permits 20 to 38 du/ac; therefore, this portion of the site could accommodate an average of 1,467 dwelling units. This is shown in Table 4, Potential Project Units.

The current General Plan Land Use category acreage, the Zoning District acreages, and the total dwelling unit yield for the project site are as shown below:

**Table 2 Existing GP Land Use Designations**

Land Use	Acres
Urban Employment Center	118

\*Approximate value

**Table 3 Proposed Zoning**

<b>Proposed Zoning</b>	<b>Acres</b>
R-M Urban (20-25 du/ac)	50.6
M-S	21.7
M-S (Buffer Area)	45.3
<b>Total*</b>	<b>117.6</b>

\*Approximate value

**Table 4 Potential Project Units**

<b>Proposed Zone</b>	<b>Acres</b>	<b>Allowed DU</b>	<b>Mid Density</b>	<b>Total DU/AC</b>
R-M Urban	50.6	20-38 du/ac	29 du/ac	1,467

Currently, the site has Manufacturing Service (M-S) zoning consisting. The properties immediately adjacent to the site are zoned Residential Single Family (R-S) and Residential Planned Unit Development (R-PUD) and are fully constructed residential neighborhoods. The properties immediately north are Manufacturing Service (M-S) and Heavy Industrial (M-H) zones. The Heavy Industrial zoning is the location of the Armtec Defense Products complex. To the South is Avenue 54 and vacant properties in unincorporated Riverside County.

The proposed Change of Zone Exhibit will change the zoning to have R-M Urban (25-38 du/ac) zoning for the 50.6 acres of the 118-acre site. The change of zone would not apply to a 750-foot buffer area around the Armtec property and would maintain the existing Manufacturing Service (M-S) zone. The R-M district with “minimum density” requirements, will allow further development of the sites without the need for additional discretionary actions, and are consistent with State Laws regarding the low and moderate-income categories of the Regional Housing Needs Allocation.

### **ENVIRONMENTAL REVIEW:**

The City of Coachella as the lead agency for this project prepared an Initial Study pursuant to the guidelines of the California Environmental Quality Act (CEQA). This Initial Study has been prepared in accordance with CEQA Guidelines Section 15063(c) to provide a preliminary analysis of the proposed project’s actions and to determine if the project, as proposed, may have a significant effect upon the environment. Staff undertook review of the proposed rezoning and determined the project could not have a significant effect on the environment, and subsequently a Negative Declaration has been prepared.

Attached to this staff report is a copy of the Notice of Intent to Adopt a Negative Declaration and the Initial Study/Negative Declaration document. The Planning Commission must find adequacy with the environmental documents, in making a recommendation to the City Council for approval of the Change of Zone.



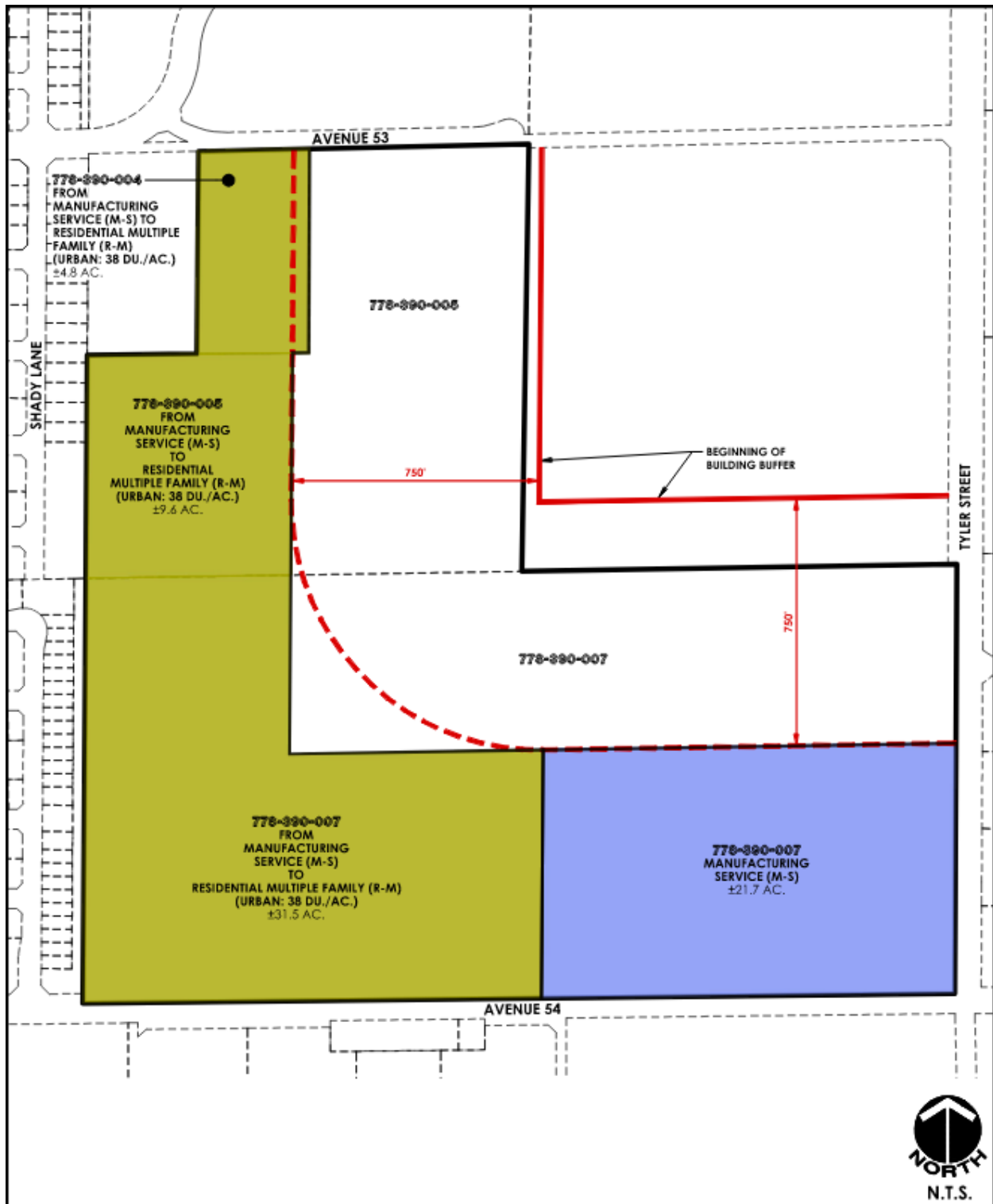


Figure 1: Proposed Change of Zone

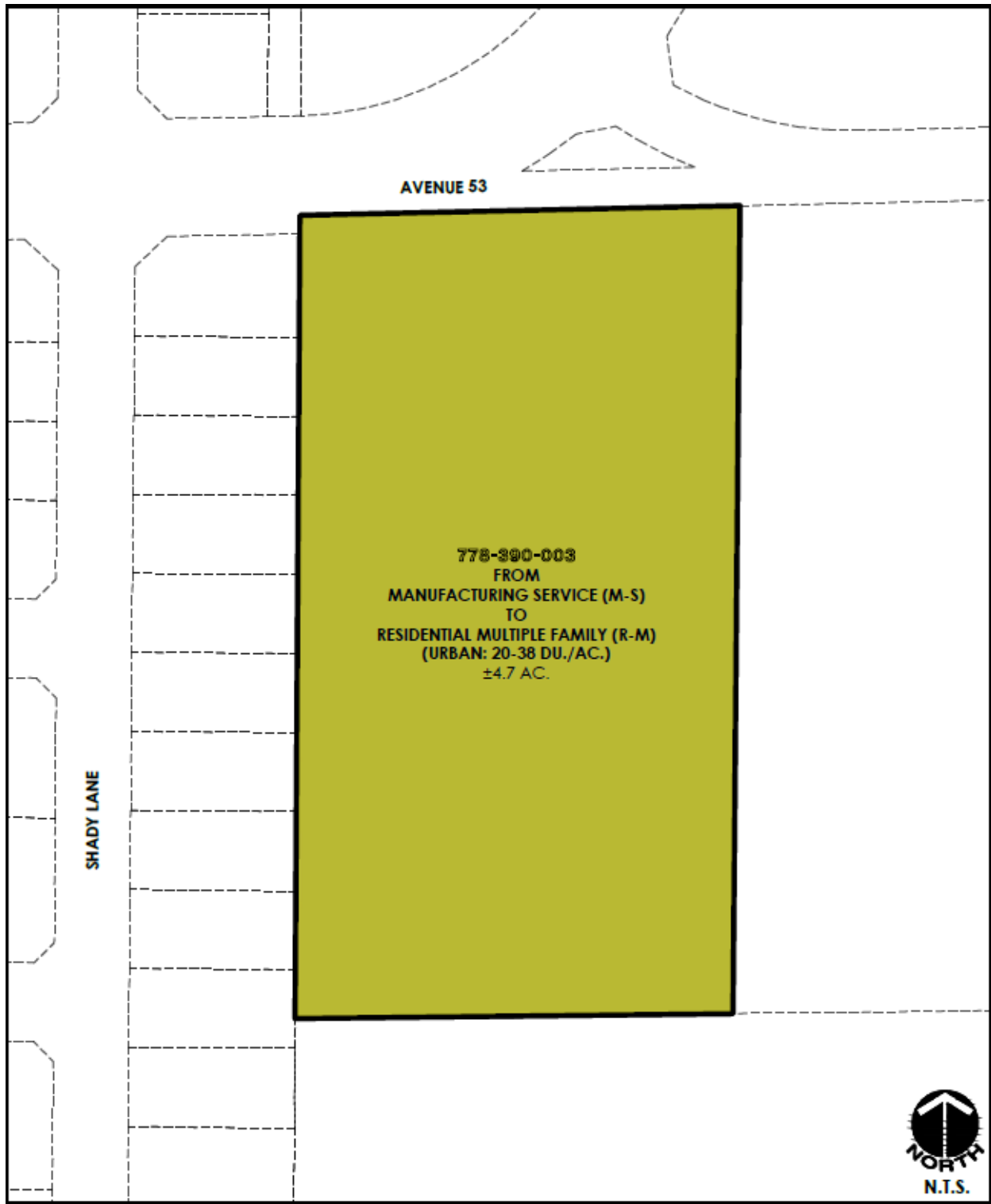


Figure 2: Proposed Change of Zone

**ALTERNATIVES:**

1. Adopt the attached Resolution No. 2021-60 approving a Negative Declaration (EA 21-02) and Introduce for 1<sup>st</sup> reading, by title only, Ordinance No. 1187 approving Change of Zone (CZ 21-02).
2. Take no action.
3. Continue this item and provide staff with direction.

**RECOMMENDED ALTERNATIVE(S):**

Staff recommends Alternative #1 as noted above.

**Attachment:**

1. Resolution No. 2021-60  
Exhibit A - CEQA Initial Study/ Negative Declaration (EA 21-02)
2. Ordinance No. 1187 (1<sup>st</sup> Reading)

## RESOLUTION NO. 2021-60

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA ADOPTING A NEGATIVE DECLARATION (ENVIRONMENTAL ASSESSMENT NO. 21-02) FOR THE AVENUE 53 CHANGE OF ZONE PROJECT, PURSUANT TO CEQA GUIDELINES, CONSISTING OF CHANGE OF ZONE (CZ 21-02) FOR 50.6 ACRES OF APPROXIMATELY 118 ACRES OF VACANT, AGRICULTURAL LAND LOCATED SOUTH OF AVENUE 53, NORTH OF AVENUE 54, AND WEST OF TYLER STREET (APN: 778-390-003, 778-390-004, 778-390-005, and 778-390-007). CITY OF COACHELLA, APPLICANT.**

**WHEREAS**, the Proposed Project, as set forth in Environmental Assessment (EA 21-02) and Change of Zone (CZ 21-02) consists of the above-referenced application on approximately 118 acres of vacant agricultural land located south of Ave 53, north of Ave 54, and west of Tyler St. (APN: 778-390-003, 778-390-004, 778-390-005, and 778-390-007); and the Project seeks to bring the properties into compliance with the General Plan's "Land Use and Community Character Element"; and,

**WHEREAS**, the General Plan Land Use Map policies, call for the subject property to include multi-family residential uses, and to create an urban pattern that includes short blocks with good street connectivity and pedestrian amenities; and,

**WHEREAS**, Prior to the approval of this Change of Zone (CZ 21-02), the project site contains the M-S (Manufacturing Service) zone which does not allow for the housing types envisioned by the General Plan; and,

**WHEREAS**, to bring the site into compliance with the General Plan, and to comply with the City's Housing Element re-zoning requirements, the City of Coachella Development Services Department with the consent of the Property Owner proposes to create the following Zoning District:

- R-M Urban (Multiple-Family Residential, 25-38 DU/AC),

**WHEREAS**, the City completed Environmental Assessment/Initial Study (EA 21-02) for the Proposed Project pursuant to the California Environmental Quality Act, as amended; and,

**WHEREAS**, based on this Environmental Assessment/Initial Study the City has made a determination that the Project will not have a significant impact on the environment and has prepared a Negative Declaration for this Project; and,

**WHEREAS**, a Notice of Intent to Adopt a Negative Declaration was posted with the County Clerk and the proposed Mitigated Negative was made available for a 20-day public review period commencing on August 9, 2021 and ending on August 30, 2021; and,

**WHEREAS**, interested and concerned individuals and public agencies had the opportunity to review and comment on the proposed Negative Declaration; and,

**WHEREAS**, findings of the Initial Study indicated that the Proposed Project would not create any significant impacts to the environment; and,

**WHEREAS**, the Proposed Project would not be detrimental to the general health, safety and welfare of the community.

**WHEREAS**, a Negative Declaration was prepared in accordance with the California Environmental Quality Act, as amended.

**WHEREAS**, the Planning Commission conducted a duly noticed public hearing on Change of Zone No. 21-02 and EA 21-02 on September 1, 2021 to consider staff recommendations and prior written and oral testimony regarding the project and recommended to the City Council adoption of a negative declaration and approval of Change of Zone No. 21-02; and,

**WHEREAS**, the City Council conducted a duly noticed public hearing on Change of Zone No. 21-02 and Environmental Assessment No. 21-02 on October 13, 2021 in the Council Chambers, 1515 Sixth Street, Coachella, California to consider staff recommendations and prior written and oral testimony regarding the project and wherein the public was given an opportunity to testify; and,

**NOW, THEREFORE**, be it resolved that the City Council has considered the Negative Declaration prepared for Change of Zone 21-02 (CZ 21-02) under Environmental Assessment No. 21-02 (EA 21-02), attached hereto as Exhibit A, and has determined that the project would have no significant deleterious effect on the environment and orders that a Negative Declaration be adopted and filed pursuant to the California Environmental Quality Act, as amended, for CZ 21-02 for approximately 50.6 acres of approximately 118 acres vacant, agricultural land located south of Ave 53, north of Ave 54, and west of Tyler St. (APN: 778-390-003, 778-390-004, 778-390-005, and 778-390-007).

**PASSED, APPROVED and ADOPTED** this 13<sup>th</sup> day of October 2021.

---

Steven A. Hernandez  
Mayor

**ATTEST:**

---

Angela M. Zepeda  
City Clerk

**APPROVED AS TO FORM:**

---

Carlos Campos  
City Attorney

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

**I HEREBY CERTIFY** that the foregoing Resolution No. 2021-60 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 13<sup>th</sup> day of October 2021, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Andrea J. Carranza, MMC  
Deputy City Clerk

**Initial Study / Negative Declaration for  
Avenue 53 Re-Zone Project**

**LEAD AGENCY:**

City of Coachella  
Development Services Department  
1515 Sixth Street  
Coachella, CA 92236



**APPLICANT:**

City of Coachella  
c/o Luis Lopez, Development Services Director  
53990 Enterprise Way  
Coachella, CA 92236

**PREPARED BY:**



MSA Consulting, Inc.  
34200 Bob Hope Drive  
Rancho Mirage, CA 92270



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## Chapter 1 Introduction

### 1.1 Overview

The Avenue 53 Rezone Project is proposing the development of a residential community located as part of an urban employment sector on approximately 117.6 acres in the City of Coachella. The proposed property is located south of Avenue 53, north of Avenue 54, and west of Tyler Street. The site is comprised of 4 parcels owned by two separate property owners (“Devirian” and “Cota”). The properties, their APNs, acreages, and current zoning designations are outlined in the table below:

**Table 1 Project Properties Existing Acreage and Zone**

Property	APN	Acreage	Existing Zone
Devirian	778-390-004	4.8	Manufacturing Service (M-S)
	778-390-005	29.8	Manufacturing Service (M-S)
	778-390-007	78.3	Manufacturing Service (M-S)
Cota	778-390-003	4.7	Manufacturing Service (M-S)

As indicated in Table 1, the entire 117.6-acre project property is zoned Manufacturing Service (M-S). The City of Coachella (the Applicant) is proposing to change the zone from Manufacturing Service (M-S) to Residential Multiple Family, Urban (RM-Urban, 20-38 units per acre) on approximately 50.6 acres of the site. The remaining 67 acres of the project property will maintain the existing Manufacturing Service zoning designation. Overall, the project proposes 50.6 acres of R-M Urban, 21.7 acres M-S, and approximately 45.3 acres of buffer area between the proposed R-M and M-S zones and the existing industrial property to the east. The buffer area separates the east-lying property from the proposed project by approximately 750 feet. Table 2 indicates the existing and proposed zones and acres of the three properties. Table 3 summarizes the proposed zones and total acreages.

**Table 2 Project Properties Existing and Proposed Acreage and Zone**

Property	Existing Zones	Acres	Proposed Zones	Acres
Devirian	M-S	112.9	R-M Urban (20-38 un/ac)	45.9
			M-S	21.7
			M-S (Buffer Area)	45.3
Cota	M-S	4.7	R-M Urban (20-38 un/ac)	4.7
<b>Total</b>		<b>117.6</b>		<b>117.6</b>

**Table 3 Proposed Zones and Acreages**

Proposed Zones	Acreages
R-M Urban (20-38 un/ac)	50.6
M-S	21.7
M-S (Buffer Area)	45.3
<b>Total</b>	<b>117.6</b>

The project site has been disturbed due to its previous uses and an agricultural operation and residential land. Approximately 112.9 acres of the site operated as agricultural fields, with a water reservoir in the

center of that portion of the property. Approximately 4.7 acres of the site is vacant, however, previous human disturbance is present in this area.

The property is surrounded by residential, agricultural, industrial, and vacant uses. Avenue 53 delineates the project's northern-most boundary, and a single-family residential community lies north of Avenue 53. A disturbed vacant lot is located northeast of the project site. The vacant lot has been previously graded, and the perimeter of the vacant lot is delineated by chain-link fencing. Industrial uses including, Armtec Defense Products, and vacant lots are located east of the project site. The southern property boundary is delineated by Avenue 54, and residential properties, agricultural lots, and vacant lots are located south of Avenue 54. A partially-developed residential neighborhood, with some vacant lots are located west of the project boundaries.

The project site is currently located within the City of Coachella's General Plan Urban Employment Center land use designation. Urban Employment Center land use designations are established to provide a range of employment uses to help expand and diversify the City's economy and transform Coachella from a small town into a full-service City. These centers are the primary location for office and professional jobs, supported by retail, services and homes.

The zoning for the project site includes Manufacturing Services (M-S). M-S zones are intended to provide for and encourage the orderly development of light manufacturing, wholesaling, and commercial service within the community. Such areas are vital to the community's economic health and well-being. The provisions of this zone are intended to ensure that manufacturing service areas will be compatible with adjacent, non-industrial development and will protect such areas from potential hazards of industrial development.

As stated previously, the project is proposing a Change of Zone from M-S to R-M Urban, 20-38 units per acre (un/ac) on approximately 50.6 acres of the property. The remaining 67 acres of the site will be designated M-S, however, approximately 45.3 acres of this area will be utilized as a buffer, separating the existing property to the east from the proposed project. The proposed zones are consistent with the existing General Plan land use designations; therefore, the only entitlement required for this project includes a Change of Zone.

## 1.2 Authority

The City of Coachella is the lead agency for the proposed Re-Zone. The City undertook the review of the applicant's submittal, and determined that it is a project, as defined by the California Environmental Quality Act (CEQA). Since the project includes a discretionary action, the City concluded that an Initial Study should be prepared. This Initial Study/Negative Declaration has been prepared in accordance with Public Resources Code Section 21000 et. seq.

## 1.3 Scope of Environmental Review

This Initial Study evaluates the proposed project's potential environmental effects on the following topics as contained in Appendix G of the CEQA Guidelines, as follows:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources

- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire
- Mandatory Significance of Findings

## 1.4 Impact Assessment Terminology

The Environmental Checklist identifies impacts using four levels of significance as follows:

No Impact: When the analysis finds that the project would not affect the environment.

Less than Significant: When the analysis finds that a project would not substantially impact the environment and no mitigation is required to reduce the impact to less than significant.

Less than Significant with Mitigation Incorporated: When the analysis finds that project would result in substantial impact on the environment, but feasible mitigation measures can be successfully implemented to reduce levels to less than significant.

Potentially Significant: When the analysis finds that a project would result in substantial impact on the environment and no mitigation measures can be implemented to reduce the impacts to less than significant.

## 1.5 Organization of the Initial Study

This Initial Study has been completed in the following format:

Chapter 1 Introduction: This chapter provides a brief summary of the proposed project and describes the regulatory framework for the preparation of an Initial Study under CEQA.

Chapter 2 Project Description: This chapter provides a comprehensive description of the applicant's proposal for the project, the General Plan and Zoning for the project and the surrounding land uses.

Chapter 3 Environmental Checklist: This chapter contains the analysis of each topic identified in CEQA Appendix G, and includes a discussion of the environmental setting, the project's impacts, the determination of significance, and mitigation measures where necessary.

Chapter 4 References: This chapter identifies the documents and technical reports used for this Initial Study.

## 1.6 Documents Incorporated by Reference

In addition to the documents listed in Chapter 4, the City of Coachella's General Plan, General Plan EIR, and Municipal Code were used as part of the evaluation of the proposed project. These documents are available on the City's website at [www.coachella.org](http://www.coachella.org) and at the Development Services Department, located at 1515 Sixth Street.

## Chapter 2 Project Description

### 2.1 Project Description

The Avenue 53 Re-Zone Project is proposing a Change of Zone of approximately 117.6 acres in the City of Coachella. The project includes four Assessor Parcel Numbers (APN), 778-390-003, 778-390-004, 778-390-005, and 778-390-007. The property is located south of Avenue 53, north of Avenue 54, and west of Tyler Street. The site is currently disturbed, with agricultural operations on approximately 112.9 acres of the site, and vacant disturbed uses on approximately 4.7 acres.

The existing zoning designation for the project includes Manufacturing Services (M-S). The project proposes a Change of Zone from M-S to R-M Urban (20-38 units per acre (un/ac)) on approximately 50.6 acres of the site. The remainder of the site does not propose a zone change and will continue to be designated M-S. However, approximately 45.3 acres will be utilized as a buffer area separating the proposed project from the existing industrial property to the east. The proposed zones are consistent with the project's land use designations of Urban Employment Center, established by the Coachella General Plan Update (CGPU). Development of the project site is not currently proposed.

The project site is currently disturbed, due to the development of the surrounding land uses, and the previous agricultural operations that took place onsite. The project's northern boundary is delineated by the Avenue 53. The eastern boundary is met by vacant land, Armtec Defense Products property, and Tyler Street. Avenue 54 delineates the property's southern boundary, and the western boundary is met by single family residential uses. Distribution and transmission power poles are located along the western, southern, and eastern boundaries. Distribution power poles are also located north of the project.

The R-M zones are intended to provide for the establishment and expansion of multiple family residential development areas at various medium and high population densities, all located in conformance with the general plan. The project proposes to provide affordable housing in compliance with the Regional Housing Needs Assessment (RHNA). The RHNA is mandated by State Housing Law as part of the periodic process of updating local housing elements of the General Plan. The RHNA quantifies the need for housing within each jurisdiction during specified planning periods. Communities use the RHNA in land use planning, prioritizing local resource allocation, and in deciding how to address identified existing and future housing needs resulting from population, employment, and household growth.

The project site is approximately 117.6 acres. The project proposes R-M Urban (20-38 un/ac) on approximately 50.6 acres of the site, and M-S on the remaining 67 acres of the site. Approximately 45.3 acres of the M-S designated area will act as a buffer area between the proposed R-M Urban and M-S zones. The buffer will be approximately 750 feet. The R-M Urban land use permits 20 to 38 un/ac; therefore, this portion of the site could accommodate between 1,012 to 1,922.8 dwelling units. M-S zones do not support residential dwellings, except for a single dwelling unit used by a manager/caretaker, or custodian of a use permitted within this zone (Coachella Municipal Code 17.30.020 (B)(1)). The number of dwelling units on the project site could range from 1,012 to 1,922.8 dwelling units on the property. This is shown in Table 2, Potential Project Units.

The Avenue 53 Rezone Project does not proposed development at this time. Future development of the site would also include landscaping, street improvements, and parking areas constructed in compliance with the standards established for Urban Employment Centers land use designations. The project will

submit a Change of Zone. Approval of this entitlement will render the project in full compliance with City regulations.

## 2.2 Proposed Land Use and Zoning Breakdown

The existing land use designation for the entire 117.6-acre property is Urban Employment Center. The proposed breakdown for the project is as follows:

**Table 1 Proposed Zoning**

Proposed Zones	Acreages
R-M Urban (20-38 un/ac)	50.6
M-S	21.7
M-S (Buffer Area)	45.3
<b>Total</b>	<b>117.6</b>

**Table 2 Potential Project Units**

Zone	Acreage	Allowed DU	Total UN/AC
R-M Urban (20-38 un/ac)	50.6	Min DU - 20	1,012
		Mid DU - 29	1,467.4
		Max DU - 38	1,922.8
M-S	21.7	--	--
M-S (Buffer Area)	45.3	--	--

## 2.3 General Plan and Zoning Designation

The existing General Plan Land Use designation for the project site is Urban Employment Center. The existing zoning designation is Manufacturing Services (M-S).

## 2.4 Environmental Setting and Surrounding Land Uses

The proposed project site is located in the southern portion of the City of Coachella, within the General Plan's Urban Employment Center land use. The vision for the Urban Employment Center land use designation is to create a mixed-use neighborhood with high-density residential uses in a business park / light industrial environment. Multi-family residences may also be integrated into Centers, often on upper floors of buildings above ground-floor businesses. The site has been highly disturbed due to its previous operations as agricultural fields and a grass sports field.

Surrounding land uses include:

North: Avenue 53 and a single family residential neighborhood

South: Avenue 54, vacant lots, and residential properties

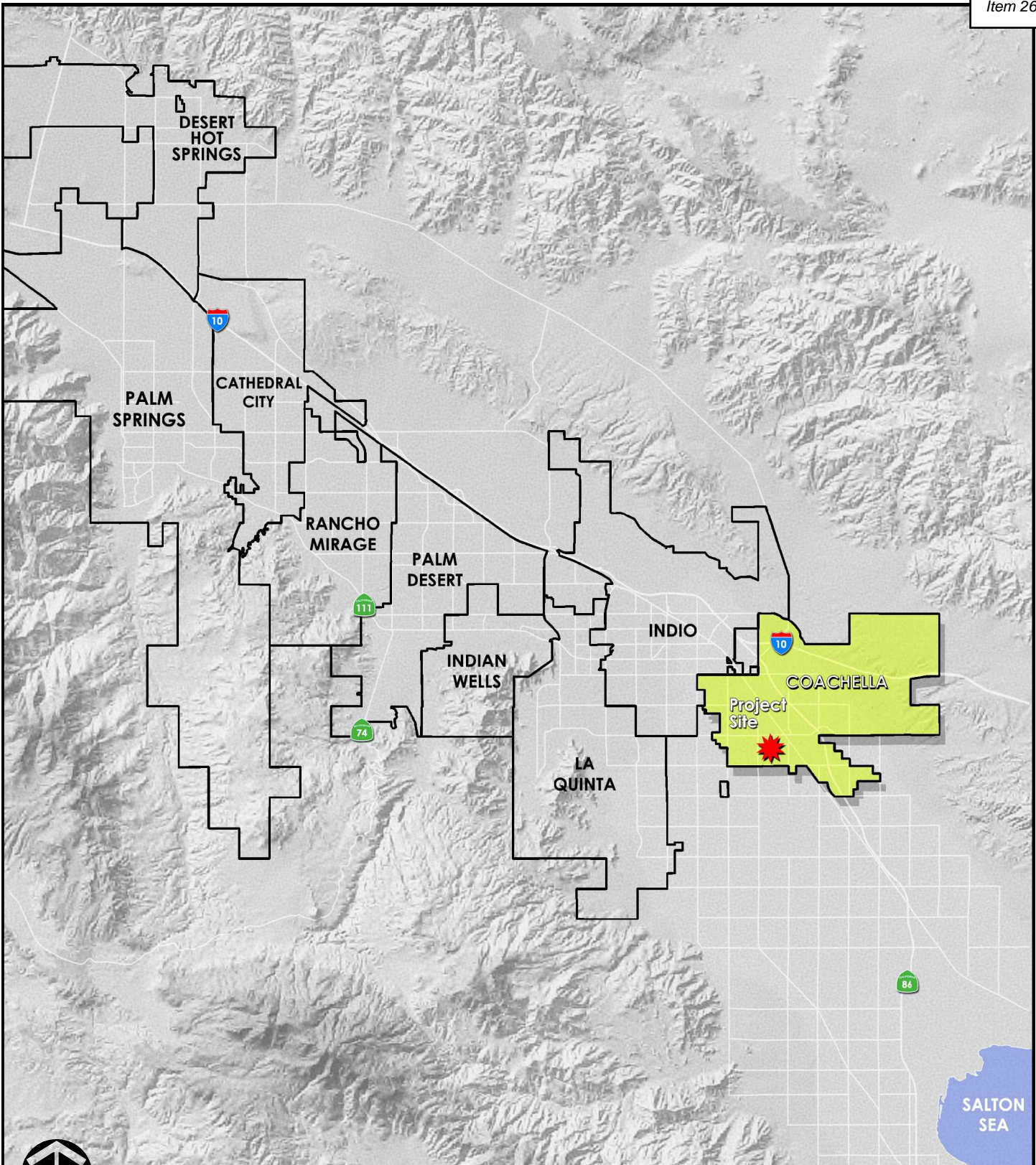
East: Armtec Defense Products, Tyler Street, trailer park, vacant lots, industrial uses

West: Single family residential neighborhoods



2.5 Permits/Approvals required from other public agencies:

None required for re-zoning of land

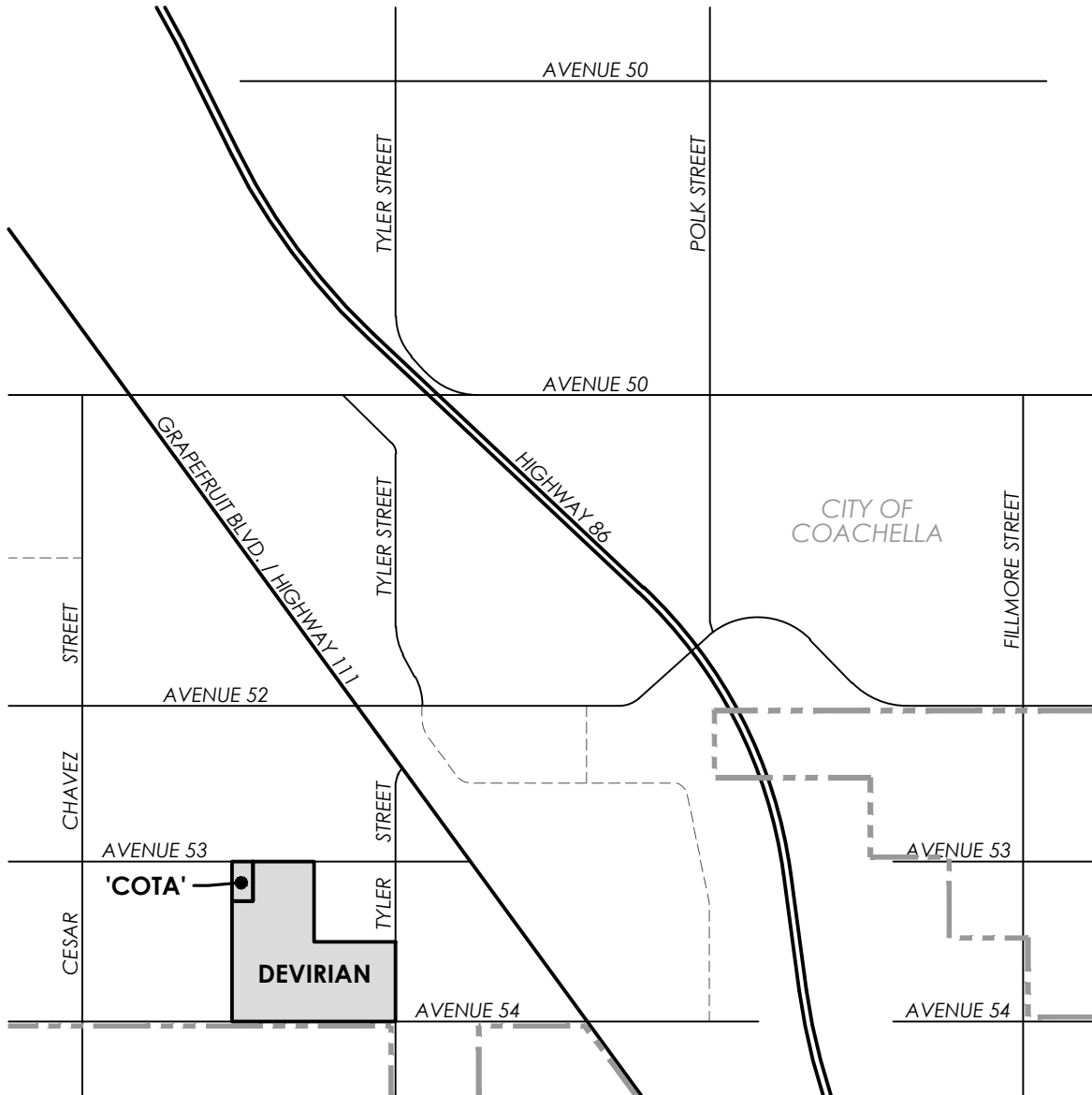


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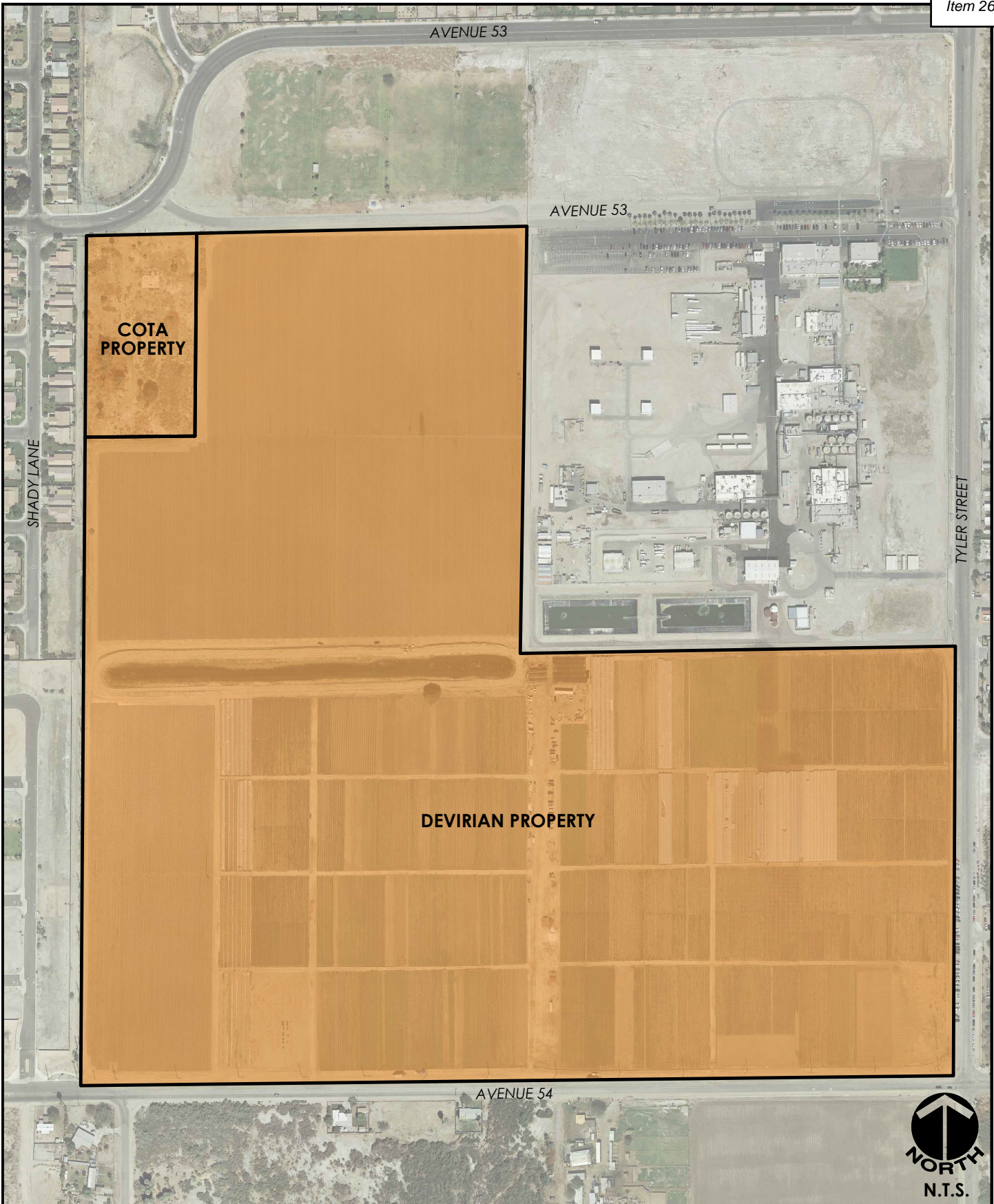


## REGIONAL LOCATION MAP

**DEVIRIAN & COTA PROPERTIES**







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## AERIAL PHOTOGRAPH

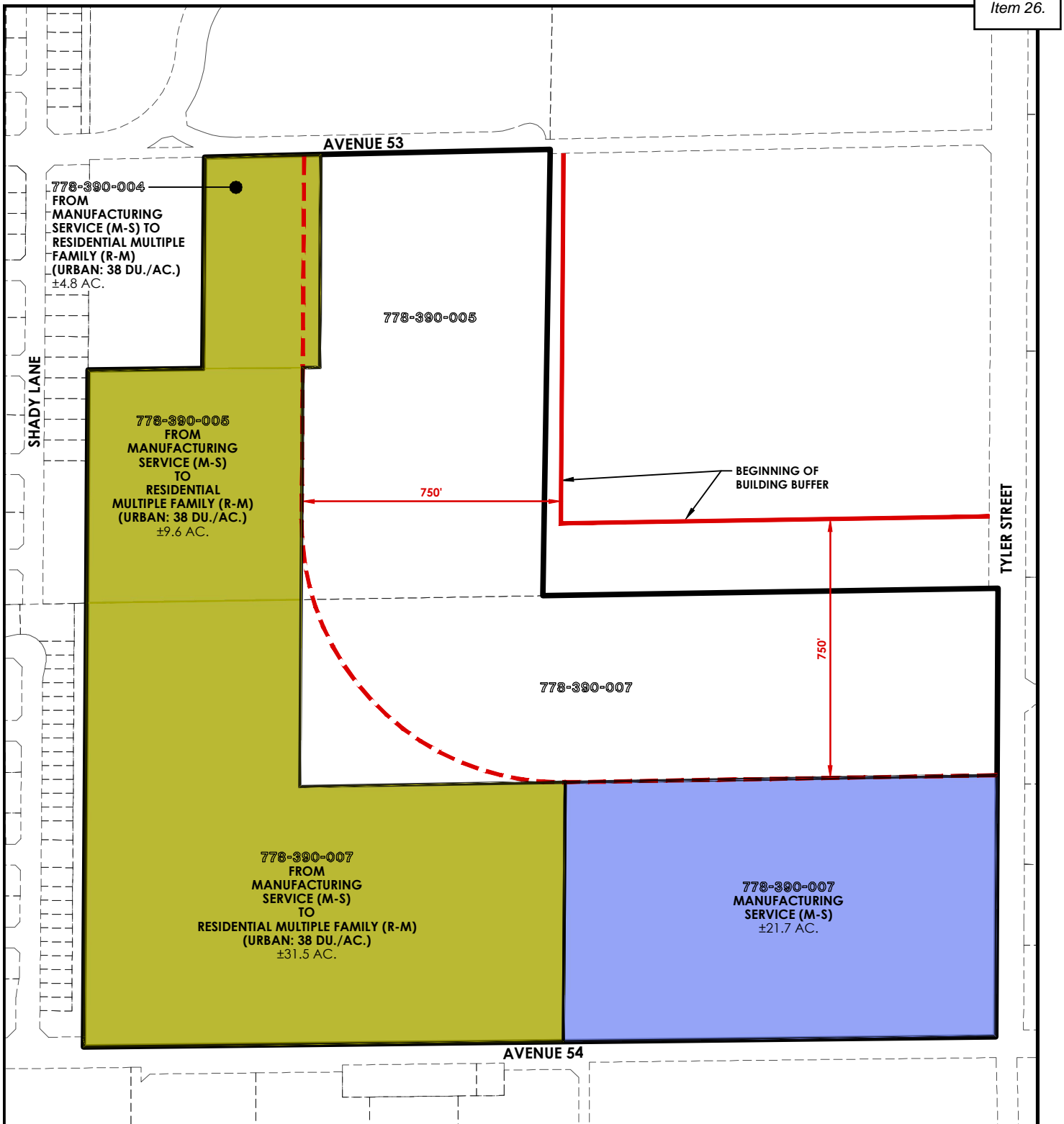
**DEVIRIAN & COTA PROPERTIES**

AVENUE 53 RE-ZONE



EXHIBIT

3



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## PROJECT SITE PLAN

DEVIRIAN

/ AVENUE 53 RE-ZONE

Page 247

EXHIBIT

4

AVENUE 53

SHADY LANE

778-390-003  
FROM  
MANUFACTURING SERVICE (M-S)  
TO  
RESIDENTIAL MULTIPLE FAMILY (R-M)  
(URBAN: 20-38 DU./AC.)  
±4.7 AC.



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## PROJECT SITE PLAN

COTA

/ AVENUE 53 RE-ZONE

EXHIBIT

4

**Environmental Impact Analysis****INITIAL STUDY/NEGATIVE DECLARATION**

Project Title:	Avenue 53 Re-Zone Project
Case No.	Environmental Assessment – EA -XX Change of Zone – CZ
Assessor's Parcel No.	778-420-014, 778-390-003, 788-390-004, 788-390-005, 788-390-007
Project Location:	South of Avenue 53, West of Tyler Street, & North of Avenue 54 Coachella, CA 92236 Riverside County
Project Sponsor's Name and Address:	<u>Devirian:</u> Hawthorne Boulevard, Suite 290 Torrance, CA 90508 <u>Cota:</u> 82460 Deborah Drive Indio, CA 92201
General Plan Designation(s):	Urban Employment Center
Zoning:	Manufacturing Services (M-S)
Lead Agency Name and Address:	City of Coachella – Planning Division 1515 Sixth Street Coachella, California 92236
Lead Agency Contact Person:	Gabriel Perez, Development Services Director
Phone Number:	(760) 398-3102
Date Prepared:	September 2021

**Environmental Factors Potentially Affected:**

The environmental factors checked below would be potentially affected by this project, as indicated by the checklist and corresponding discussion on the following pages.

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture and Forestry Resources	<input type="checkbox"/>	Air Quality
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Energy
<input type="checkbox"/>	Geology & Soils	<input type="checkbox"/>	Greenhouse Gas Emissions	<input type="checkbox"/>	Hazards & Hazardous Materials
<input type="checkbox"/>	Hydrology / Water Quality	<input type="checkbox"/>	Land Use / Planning	<input type="checkbox"/>	Mineral Resources
<input type="checkbox"/>	Noise	<input type="checkbox"/>	Population / Housing	<input type="checkbox"/>	Public Services
<input type="checkbox"/>	Recreation	<input type="checkbox"/>	Transportation	<input type="checkbox"/>	Tribal Cultural Resources
<input type="checkbox"/>	Utilities / Service Systems	<input type="checkbox"/>	Wildfire	<input type="checkbox"/>	Mandatory Findings of Significance

**DETERMINATION:** The City of Coachella Planning Department

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Gabriel Perez

Director of Development Services

Date



**PURPOSE OF THIS INITIAL STUDY**

This Initial Study has been prepared in accordance with the CEQA Guidelines Section 15063(c) to provide a preliminary analysis of a proposed project's actions and to determine if the project, as proposed, may have a significant effect upon the environment. The findings determined from the preliminary analysis are presented in the form of the Initial Study, which will be used in support of the preparation of a Negative Declaration.

**EVALUATION OF ENVIRONMENTAL IMPACTS**

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A list of references used during the preliminary analysis and research should be attached with this document. In addition, other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impacts to less than significance.

**I. AESTHETICS**

**Except as provided in Public Resources Code Section 21099, would the project:**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(Sources: "California Scenic Highway Mapping System," 2019; 2035 Coachella General Plan Update, 2015; Coachella Municipal Code.)

**Setting**

The Coachella Valley is defined as a low and relatively flat desert basin bounded by mountainous terrain. The surrounding mountain ranges specifically include the Little San Bernardino Mountains to the northeast, the Santa Rosa Mountains to the south, and the San Jacinto Mountains to the west. The topographic variety in the Coachella Valley establishes elevations from 1,000 feet in the Mecca Hills to the east, to approximately 160 feet below sea level south of Thermal. Although the elevation varies widely, the City of Coachella is relatively flat, with a gentle slope from northwest to southeast. The project site is located in the southern portion of the City, surrounded by both developed and vacant properties to the north, west, south, and east.

The approximately 117.6-acre project site is currently disturbed, due to its previous operation as agricultural land, a sports field, and disturbed lot. Historical imagery shows the project site was previously occupied by agricultural and ranch/farm residential uses prior to 1953. However, the project is disturbed with scattered vegetation according to historical imagery from 1972. Between the years 1986 to present, the site has been used intermittently for agricultural purposes, showing evidence of harvesting and clearing of land. However, agricultural operations have ceased. The industrial property, east of the project, was developed by 1986, however, the properties north, west, and south of the project remain in the same condition at this time. The residential community west of the project was developed between 2004 and 2009. The residential community north of the project was cleared and graded in 2006, and fully developed by 2016.

The City of Coachella categorizes the different land uses into six specific designations. These six different designations include: Ranchos, Neighborhoods, Centers, Districts, Specific Plans and Public. The project

site is located in the Centers designation, specifically Urban Employment Center. Urban Employment Centers provides for a range of employment uses to help expand and diversify the City's economy and transform Coachella from a small town into a full-service city. These centers are the primary location for office and professional jobs, supported by retail, services and homes. Uses allowed within Urban Employment Centers primarily includes office, research and development, live-work, multifamily residential, and support retail. Per the Coachella General Plan Update, Urban Employment Centers building heights are generally two to five stories. Development intensities for Urban Employment Center Land Use designations vary from 30 to 65 dwelling units per acre (un/ac), with a floor area ratio (FAR) of 0.5 to 2 (2035 Coachella General Plan Update).

The proposed project site is also located in Coachella's Manufacturing Services (M-S) zoning designation. M-S zones are intended to provide for and encourage the orderly development of light manufacturing, wholesaling, and commercial service within the community. Such areas are vital to the community's economic health and well-being. The provisions of this zone are intended to ensure that manufacturing service areas will be compatible with adjacent non-industrial development and will protect such areas from potential hazards of industrial development (Coachella Municipal Code 17.30).

The project proposes a Change of Zone from the M-S zone to R-M Urban (20-38 un/ac) on approximately 50.6 acres of the site. The remaining 67 acres will continue to be zoned M-S. The increased densities would permit more housing that is needed in the City of Coachella. The proposed zones are consistent with the property's existing land use designations of Urban Employment Center (discussed further in the Land Use and Planning Section of this document). The existing land use designations and proposed zoning designations establish standards and guidelines that contribute to the visual character and scenic quality of the City. They also establish guidelines that maintain the existing natural landscaping and scenic vistas in the City. The project does not currently propose development on the 117.6-acre property and a site plan does not currently exist. However, analysis of future development on aesthetics and aesthetic resources are provided in this discussion. The City of Coachella's General Plan Update was used to determine the aesthetic resources in the City, as well as development regulations, guidelines, and standards for the proposed uses.

### Discussion of Impacts

- a) **No Impact.** The City of Coachella lists various aspects of scenic beauty in the City's General Plan Update (CGPU). These include views of the mountains, the rural and agricultural character, as well as parks and open space areas. According to the City, the natural topography of the hills, the existing agricultural uses and the views of the surrounding mountains should be maintained and preserved for its scenic quality. The value of scenery can be highly subjective due to personal preference and opinion and is generally affected by the presence and intensity of neighboring man-made improvements, such as structures, overhead utilities, and landscape, to name a few. Certain man-made features can either add to or obstruct a scenic vista, depending on viewpoint and perspective.

The project site is located in the southeast portion of the City of Coachella, in the City's Airport District General Plan Subarea. The zoning designations within the project site includes Manufacturing Services (M-S) zone. The project site is surrounded by Avenue 53 to the north, Armtec Defense Products and Tyler Street to the east, Avenue 54 to the south, and single-family residential properties to the west. The residential properties west of the site are separated from the project by fencing or block wall perimeters.

According to the CGPU, hillsides and mountains in the Coachella Valley are considered visual resources to the City. From the project site, the Little San Bernardino Mountains are located to the north, the San Jacinto Mountains are located to the northwest, the Santa Rosa Mountains are located to the south and southwest, and the Orocopia Mountains are located to the east. Due to the largely developed areas north and west of the site, views of the Little San Bernardino Mountains and the San Jacinto Mountains are largely obstructed. The existing residential communities, landscaping, and manmade structures obstruct the views of the mountains to the north and west. The Santa Rosa Mountains and Orocopia Mountains can be viewed from a distance; however, views of these mountain ranges are distant and partially obstructed by existing manmade structures and landscaping.

The project proposes to change the current zoning designation of Manufacturing Services (M-S) to R-M Urban (20-38 un/ac) on approximately 50.6 acres. The remaining 67 acres do not propose a zone change as it will continue to operate within the existing designation. The project, located in the City's Urban Employment Center land use designations, will comply with the requirements of properties within the designation. The intended physical character of this designation includes buildings configured in an urban format of walkable blocks, attractive streetscapes, and buildings at or near the sidewalk edge. There is limited surface parking and minimal landscaping between the buildings and the sidewalk, typical of office or business parks in the Coachella Valley and Western Riverside County. Per the CGPU, buildings within this land use designation are generally two to five stories.

Future development may partially obstruct the views of the Orocopia Mountains (east) to the single-story residences immediately west of the site. Future development may also partially obstruct the views of the Santa Rosa Mountains to the south, when viewed at the existing residential properties north of the project site. However, as established previously, these views are already distant and obstructed. Building heights within the project will not exceed 5 stories, per the CGPU. The proposed buildings will also be separated from the existing residential communities east of the project by setbacks established for Multifamily Residential zones (R-M), per the Coachella Municipal Code Chapter 17.20, R-M Multiple-Family Residential Zone.

Construction of future development may partially obstruct the views of the Orocopia Mountains and the Santa Rosa Mountains from the west-lying and north-lying properties (respectively). During future development, the property would be required to abide by building, and setback standards established for R-M and M-S zones.

The industrial, residential, and agricultural uses, including Armtec Defense Products, scattered residential lots, and agricultural lots, are located east and south of the site. The residential and agricultural uses, south of the project are separated from the site by Avenue 54. Future development of the project is not anticipated to obstruct the views of the Little San Bernardino Mountains and the San Jacinto Mountains to the north and northwest (respectively) since the views of these mountains are currently distant and largely obstructed by existing structures and landscaping.

The proposed project is not expected to obstruct the views of the surrounding scenic vistas. Future proposed building height, setbacks and design standards will comply with the guidelines established in the City's Municipal Code for R-M and M-S zones, as well as design standards

outlined in the CGPU for Urban Employment Center land use designations. The distant views of the various mountain ranges will remain visible to the surrounding residencies and residents after the construction of the project. The project may partially obstruct the views, depending on location and viewpoint; however, the project will comply with the standards established in the City Municipal Code and General Plan regulating building heights and setbacks to ensure scenic vistas continue to be visible. Therefore, less than significant impacts to the scenic vistas are anticipated.

- b) No Impact.** The approximately 117.6-acre project property lies on previously disturbed land in the southern portion of Coachella. Prior land uses of the site included farmland operations. Historical aerial imagery (dating back to 1953) indicates that the property was used for agriculture, since at least 1953. A structure is evident on the northwest portion of the site, according to the historical images. However, the structure has been demolished, based on current aerial imagery. Grading of the site, as well as the growing and clearing of crops has occurred onsite from at least 1953 to recent years.

Scenic resources, including trees, rock outcroppings, and scenic highways within the viewsheds of State Scenic Highways provide aesthetic and visual appeal for residents and visitors of the City's Planning Area. Similarly, scenic routes provide valuable visual relief to travelers. The State Scenic Highway Program was established to preserve and enhance the natural beauty of California. It not only adds to the pleasure of the residents, but also encourages the growth of the recreation and tourism in the State. The California Department of Transportation (Caltrans) manages the State Scenic Highway Program. To be listed as a Scenic Highway, the road must traverse an area of outstanding scenic quality, containing striking views, flora, geology, or other unique natural attributes. There are three officially designated State Scenic Highways in Riverside County. They include Highway 273, 62 and the closest, Highway 74, which is approximately 13 miles west of the project site. The northern section Highway 111 (Palm Springs to Palm Desert) and the southern section (Mecca to the Salton Sea) is categorized as an eligible State Scenic Highway, but it is not officially designated.

There are no designated, or eligible, State Scenic Highways within the General Plan Planning Area. According to the CGPU Environmental Impact Report (EIR), certain sections of Old Highway 99 (now Dillon Road between Grapefruit Boulevard and Interstate 10), Old Highway 86 (Harrison Street south of Grapefruit Boulevard), Old Highway 111 (Grapefruit Boulevard), and Highway 86-S Expressway (south of Interstate 10) represent visual corridors and serve as an aesthetic resource for the City. The project lies approximately 0.40 miles west of the closest City designated visual corridor, Grapefruit Boulevard. Due to the distance from the project to Grapefruit Boulevard, the project will not obstruct the scenic resources viewed by motorists driving along the roadway.

Conclusively, the proposed project is not located adjacent to a designated Scenic Highway, as identified by Caltrans or the City. Additionally, there are no significant trees, rock outcroppings, or historical buildings due to the cleared and disturbed character of the site. Therefore, the proposed project would not result in adverse impacts to scenic resources adjacent to or near a State Scenic Highway because the re-zoning would not damage scenic resources, including trees, rock outcroppings, and historic buildings within a state scenic highway.

- c) No Impact.** According to the Coachella General Plan Update Environmental Impact Report (EIR), the City has a unique visual characteristic in its scenic geographical location, agricultural and

rancho history, and quality architecture of historic buildings. Although the alteration of the existing landscape is unavoidable due to future development, the views of the mountains, rural, agricultural character should be respected, maintained, and preserved.

The EIR presents policies to help preserve the existing visual character of the City where it is deemed valuable, or direct future development to either enhance the existing visual character in the City or create a new, complementary visual character. Specifically, these policies direct new development to maintain the existing small-town character and cultural diversity of Coachella, preventing development not compatible with the existing character from being constructed. The policies identify specific urban design practices, such as the development of complete neighborhoods, preservation of agriculture and open space, pedestrian-oriented design, and sustainable development practices, as methods of achieving the preservation of this character. Further, the policies specify that the City's natural resources should be retained to help preserve visual character, which will further preserve the existing character. Finally, the policies require high-quality and long-lasting building materials and quality architecture, which will also ensure quality visual character in the community by preventing the construction of bland, poor quality buildings.

The project site is currently characterized by disturbed land previously utilized for agricultural operations. Historical imagery dating from 1953, shows the property graded and operating as agricultural land. The properties north, west, south, and east of the project were also utilized as agricultural land in 1953. Between 1953 to the recent years, the project site has been harvested and cleared of agriculture intermittently. Evidence of a structure in the northwest portion of the project property is indicated in aerial imagery dated 1953. However, this structure has been demolished. No buildings occur on the project site throughout this time. In 1974, the property east of the project site (now Armtec Defense Products) was being developed, however, the conditions of the north-, west-, and south-lying properties remain the same. During this time, the site appears vacant. By 2002, however, the project is graded, and agricultural uses are occurring on the project site. From 2004, the intermittent use of agricultural operations is occurring on the project property. By 2004, the residential community, west of the project site, is being developed, and is complete by 2009. By 2005, development of the residential community, north of the project site, has begun. This community was complete by 2015. The surrounding developed context largely contributes to the existing scenic quality of the area.

Currently, the project is designated as Manufacturing Services (M-S) as established by the City's Zoning Map. M-S zones are intended to provide for and encourage the orderly development of light manufacturing, wholesaling, and commercial service within the community. Such areas are vital to the community's economic health and well-being. The provisions of this zone are intended to ensure that manufacturing service areas will be compatible with adjacent, non-industrial development and will protect such areas from potential hazards of industrial development.

The approximately 117.6-acre project proposes a Change of Zone from the existing M-S zone to Multiple Family Residential (R-M) Urban on approximately 50.6 acres of the site. The remaining 67 acres of the site will not change its zone. Future development may include a mixed-use community consisting of multifamily residential uses and manufacturing services uses on approximately 72.3 acres. Approximately 45.3 acres of the site will act as a buffer, separating the proposed residential and manufacturing uses from the existing property east of the site. Development is not proposed in this buffer area. The City's Zoning Code will regulate the

developmental standards for the proposed project. The City's Zoning Code establishes permitted uses and property development standards for the zones within the City.

The project proposes a Change of Zone from the M-S designation to R-M Urban on 50.6 acres. R-M zones are intended to provide for the establishment and expansion of multiple family residential development areas at various medium and high population densities and related community services, all located in conformance with the general plan.

As previously stated, M-S zones are intended to provide for and encourage the orderly development of light manufacturing, wholesaling, and commercial service within the community.

The project proposes an increased residential density and use within the project area. The Coachella Municipal Code establishes property development standards for the various zones within the City. These standards include density and lot size requirements, yard requirements, height limits, distances between buildings, usable open space, off-street parking standards, and minimum dwelling unit sizes. The project will be required to comply with the standards and requirements listed in the Coachella Municipal Code for the proposed R-M and M-S zones.

The project is also located within the City's Urban Employment Center land use designation established in the General Plan. The intended physical character of Urban Employment Center is to create buildings configured in an urban format of walkable blocks, attractive streetscapes and buildings at or near the sidewalk edge. There is limited surface parking and minimal landscaping between buildings and the sidewalk. Office, research and development, live-work, multifamily residential, and support retail are allowed land uses. Per the General Plan Update, urban form guidelines for Urban Employment Centers include the following:

1. The primary building types allowed should be Office/R&D and Mixed Use/Main Street. Other allowed building types are Garden Apartment and Urban Apartment. Rowhouses/Townhouses may be allowed in limited circumstances to serve as a transition to lower density residential uses.
2. Buildings with ground-floor shopfronts are generally built to the sidewalk and office or R&D buildings may be set back behind shallow front yards or forecourts.
3. Building entrances are directly from the sidewalk, via forecourts, shopfronts, dooryards, stoops and porches.
4. Building heights are generally two to five stories.
5. Vehicular access is provided to parking lots or structures by alleys and driveways. Services and trash should be located behind the buildings in alleys or rear parking areas.
6. Buildings made of, or emulating, heavy masonry are generally recommended in the Downtown subarea. Concrete buildings – including good quality tilt-up buildings designed with appropriate urban facades – as well as buildings clad with metal are appropriate expect in the Downtown subarea.

Future development shall comply with the City's standards for projects in Urban Employment Center and land use area in order to achieve the intended physical character and scenic quality of the designated land uses.

Future development at the project site shall follow the City of Coachella's standards for buildings in R-M and M-S zones and Urban Employment Center land use designation. Additionally, in order

to ensure that future development will properly comply with the architectural guidelines of the City and the provisions of development standards, future development would be subject to Architectural Review. The Change of Zone project is not expected to degrade the existing visual character or quality of the site and its surroundings; thus, no impacts are expected.

- d) **No Impact.** As stated in the previous discussions, the project site is located in the Urban Employment Center land use designation in the City of Coachella. The existing zoning designation for the project is M-S. The project proposes a Change of Zone from the M-S zone to R-M Urban on approximately 50.6 acres of the site. The remaining 67 acres will continue to be designated M-S. The proposed zones are consistent with the existing General Plan land use designation. The majority of the project site is currently disturbed due to its prior use as an agricultural operation. Due to the existing character of the project site, the property does not currently contribute to the ambient lighting in the area.

Sources of fixed nighttime lighting in the areas surrounding the project can be attributed to the existing homes north and west of the project, and the industrial use east of the project. The individual home lighting typically consists of low-intensity, wall-mounted, downward-oriented fixtures in the patio, side and front yards of homes. Nighttime lighting from the industrial use typically includes exterior lighting systems to provide adequate security. Non-fixed sources of daytime or nighttime lighting are attributed to vehicular traffic in the surrounding area.

Future development is expected to consist of residential and industrial uses on the 117.6-acre site. Future buildout of the proposed project can be expected to generate increased levels of light and glare from interior and exterior building lighting, safety and security lighting, landscape lighting, and vehicles accessing the site. Stationary lighting in the residential portion of the project will be consistent with exterior and interior lighting typical for residential communities in Coachella. These typically consist of low-intensity, wall-mounted, downward-oriented fixtures, which avoid spilling onto adjacent properties.

Chapter 17.54.010 (K) (off-street parking and loading: lighting) of the Coachella Municipal Code, states that parking area lighting is not always required; however, if lighted parking areas are required, such lighting fixtures shall be located, with hoods provided and adjusted, so as to preclude the direct glare of the light from shining onto property or streets. Future development shall comply with Chapter 17.54.010 (K) in order to provide lighting for cars and pedestrians without generating excess light and spillage.

As stated previously, future development is anticipated to generate increased levels of light compared to the primary existing use as fallow agricultural land. Although the land use density will increase, the lighting levels are not expected to exceed typical levels within the surrounding environment and levels inconsistent with the Urban Employment Center land use designation and proposed R-M and M-S zones.

Pertaining to glare, the project would not introduce buildings with large reflective surfaces that would generate substantial glare. Building surfaces and materials used in future development would be subject to review by the City of Coachella and Architectural Review to ensure that the future development is consistent with the development standards in the City's Municipal Code and aligns with the intended physical character of the associated land use designations.



No impacts are expected pertaining to project-generated light and glare are anticipated relative to the Change of Zone.

**Mitigation Measures:** None required

**II. AGRICULTURAL RESOURCES**

<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526) or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

(Sources: 2035 Coachella General Plan, Figure 3-6, 2015; "Riverside County Important Farmland 2014 Map," sheet 2 of 3, California Department of Conservation, updated November 2016.)

**Setting**

As a part of Riverside County, the City of Coachella's agricultural lands are a key aspect of the County and its character. Agricultural land covers approximately 40 percent of the City's General Plan area. Though, most of the agricultural land is located in and around the unincorporated areas of Coachella, with the more centralized areas being converted into or being used for urban or industrial use.

The California Land Conservation Act, also known as the Williamson Act, was adopted in 1965 in order to encourage the preservation of the State's agricultural lands and to prevent its premature conversion to urban uses. The Williamson Act creates an arrangement whereby private landowners' contract with counties and cities to voluntarily restrict land to agricultural and open space uses. Under the Williamson Act, an agricultural preserve must consist of no less than 100 acres, any development on the property must be related to the primary use of the land for agricultural purposes, and development must be in compliance with local uniform rules or ordinances. Williamson Act contracts are estimated to save agricultural landowners from 20 to 75 percent in property taxes each year.

The vehicle for these agreements is a rolling-term, 10-year contract (i.e., unless either party files a "notice of nonrenewal," the contract is automatically renewed annually for an additional year). In return, restricted parcels are assessed for property tax purposes at a rate consistent with their actual use, rather than potential market value (California Department of Conservation, 2006). If a "notice of nonrenewal" is

filed by a landowner, a nine-year nonrenewal period commences. Over this period of time, the annual tax assessment gradually increases. At the end of the nine-year nonrenewal period, the contract is terminated. Only the landowner can petition to cancel a Williamson Act contract.

### Discussion of Impacts

- a) **Less than Significant Impact.** Preservation of agriculture is considered integral to the City's future. Agricultural land is one of several predominant land uses within Coachella, covering approximately 29 percent (11,139 acres) of the City's planning area. Approximately 5,112 acres of the total agricultural land within the Planning Area is located within the City's incorporated area. Most of the agricultural land is located in the unincorporated areas (6,058 acres). Of this agricultural land, much of it is Important Farmland as defined by the State.

The project site is currently located within the City of Coachella's General Plan Urban Employment Center land use designation. This designation is established to provide a range of employment uses to help expand and diversify the City's economy and transform Coachella from a small town into a full-service City. Some residential is allowed, but mainly business buildings in a walkable setting. The 117.6-acre project is currently disturbed due to its previous agricultural operations. An analysis of historical imagery shows that the site has been used as farmland since prior to 1953. According to the most recent Riverside County Important Farmland Map, the portion of the project that lies below Avenue 53 is classified as Prime Farmland, while the portion of the site north of Avenue 53 is considered Urban and Built-Up Land. Prime Farmland is defined by the California Department of Conservation as farmland with the best combination of physical and chemical features able to sustain long term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

Historical aerial imagery reveals that, as of 1953, the project site and the surrounding area operated as agricultural land. The surrounding areas started to become more urbanized by around 1996, leading to the development of the neighboring residential and manufacturing facilities. A portion of the project property was used intermittently as an agricultural field. The site currently lies within an urbanized area of Coachella. The project is also located within Subarea 5, the Airport District, of the Coachella General Plan. The Airport District contains a variety of industrial uses, very low-density residential development, and agricultural uses. Generally bounded by Harrison Street on the west, Airport Boulevard on the south and Highway 111 on the east, the area has exceptional regional highway and airport access and a significant amount of vacant parcels. The Airport District will continue to evolve into one of the primary industrial areas of the City.

Although the site is designated as Prime Farmland, the City-designated land uses established for the site intends for the development of manufacturing buildings. The project is currently zoned as Manufacturing Services (M-S) and is proposing a zone change on approximately 50.6 acres of the site from M-S to Multiple Family Residential (R-M) Urban (20-38 un/ac). The project is only proposing a zoning change on a portion of the site; thus, development of the project area is not expected at the time of writing. Additionally, the property is surrounded by residential, agricultural, industrial, and vacant land uses on all sides. Less than significant impacts are expected.

- b) **No Impact.** Review of agricultural maps indicates that there are 994 acres of agricultural land covered by Williamson Act contracts within the Coachella Planning Area and 1,480 acres of agricultural land covered by Williamson Act contracts that have filed for non-renewal. Existing Agricultural Uses summarizes the agricultural lands within the Planning Area that are and are not covered by Williamson Act contracts. General information about the Williamson Act can be found on page 4.2-7 of the City of Coachella General Plan Update. There are no lands with a Williamson Act contract in the immediate project vicinity. The site has partially been used for agricultural purposes; however, the project does not lie in an area zoned for agriculture. The site is proposing a zone change from Manufacturing Services (M-S) to Multiple Family Residential, Urban (R-M, 20-38 un/ac) on approximately 50.6 acres of the site. The remaining 67 acres will continue to be designated M-S. The site does not propose any development at the time of writing. Therefore, the project will have no impact on zoning for agricultural use or Williamson Act contract.
- c) **No Impact.** The project property is not within an area that is currently zoned as forest land, timberland, or timberland production. Development of the project will not result in the re-zoning of forest land, timberland or timberland zoned for timberland production. No impacts are anticipated.
- d) **No Impact.** The proposed project is currently zoned for Manufacturing Services (M-S) uses. No forest land, timberland or Timberland Production zoning occurs on the project site or in the surrounding area because forest vegetation is not characteristic of the Coachella Valley desert environment. No impacts are anticipated.
- e) **Less than Significant Impact.** As previously described, the project site and vicinity are designated by the City of Coachella Zoning Map as Manufacturing Services (M-S). The project is proposing a zone change to Multiple Family Residential, Urban (R-M, 20-38 un/ac) on approximately 50.6 acres. The zone of the remainder of the site will not change. Development is not expected at the time of writing. However, development of the site within the proposed zoning designations would not result in the conversion of any forest land because no forest land is situated within or adjacent to the project.

The project site is currently disturbed with agricultural and vacant disturbed uses. Development of the project area within the proposed zoning designations will convert farmland to non-farmland uses. The project property is located within an urbanized area of Coachella, surrounded by developed communities. This includes residential to the north and west, a manufacturing facility to the east, and a combination of vacant land, farmland, and residential properties to the south. As stated in discussion a), the project site is located within Subarea 5, the Airport District. The Airport District contains a variety of industrial uses, very low-density residential development and agricultural uses. Generally bounded by Harrison Street on the west, Airport Boulevard on the south and Highway-111 on the east, the area has exceptional regional highway and airport access and a significant amount of vacant parcels. The Airport District will continue to evolve into one of the primary industrial areas of the City.

Portions of the project are being used for agricultural purposes, while a small portion is considered vacant and disturbed land. Development of the proposed project will convert the existing farmland to non-farmland uses. The project property is located within an urbanized area of Coachella, surrounded by developed communities. This includes residential to the north, west, and portions of the south, a manufacturing facility to the east, and vacant lands to the east and

south. As stated in discussion a), the project site is located within Subarea 5, the Airport District. The Airport District contains a variety of industrial uses, very low-density residential development and agricultural uses. Generally bounded by Harrison Street on the west, Airport Boulevard on the south and Highway-111 on the east, the area has exceptional regional highway and airport access and a significant amount of vacant parcels. The Airport District will continue to evolve into one of the primary industrial areas of the City.

In addition to the project's location within Subarea 5 of the City, the land use designation for the project area is Urban Employment Center, as established by the Coachella General Plan. Urban Employment Centers offer the City's economy to sustain and thrive as it offers business, research and development, and other job creating activities. Some residential is allowed, but mainly business buildings in a walkable setting.

The project proposes a zone change from M-S to R-M Urban on approximately 50.6 acres of the 117.6-acre site. The zone of the remainder of the site (approximately 67 acres) will not change. The proposed land use designations would be consistent with the vision of Subarea 5 and the land use designations of Urban Employment Center. If developed, the project would convert land previously utilized as farmland to non-farmland uses. However, the project will still follow the General Plans Land Use and Zoning designations and its allowable developments. Less than significant impacts are required.

**Mitigation Measures:** None required

**III. AIR QUALITY**

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(Sources: Coachella 2035 General Plan, 2015, CalEEMod Version 2016.3.2)

**Setting**

The project site and the Coachella Valley are located in the northern region of the Salton Sea Air Basin (SSAB), within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The regional climate, as well as the temperature, wind, humidity, precipitation, and amount of sunshine significantly influence the air quality in the SSAB. Climate in the Coachella Valley is considered a continental, desert-type climate, with hot summers, mild winters, and very little annual rainfall. Precipitation is less than six inches annually and occurs mostly in the winter months from active frontal systems and in the late summer months from thunderstorms. The Coachella Valley is exposed to frequent gusty winds. The flat terrain of the valley and strong temperature differentials, created by intense solar heating, produce moderate winds and deep thermal convection. Higher wind speeds occur most frequently in the months of April and May. As subsequently discussed, SCAQMD has established Rules 403 and 403.1 to prevent wind erosion and fugitive dust impacts, particularly during land disturbance and earth moving activities associated with construction.

Existing air quality is measured at established SCAQMD air quality monitoring stations. Monitored air quality is evaluated in the context of ambient air quality standards. These standards are the levels of air quality that are considered safe, with an adequate margin of safety, to protect the public health and welfare. Monitoring stations are located in Indio, Palm Springs and Mecca. To maintain compliance with the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS), SCAQMD has adopted a series of Air Quality Management Plans (AQMPs). AQMPs are updated regularly in order to more effectively reduce emissions, accommodate growth, and to minimize any negative fiscal impacts of air pollution control on the economy.

In March of 2017, SCAQMD released the most current Final Air Quality Management Plan (2016 AQMP), which is a regional blueprint for achieving the federal air quality standards. The 2016 AQMP is the most recently adopted air quality plan, which includes both stationary and mobile source strategies to ensure

that the approaching attainment deadlines are met and public health is protected to the maximum extent feasible. As with every AQMP, a comprehensive analysis of emissions, meteorology, atmospheric chemistry, regional growth projections, and the impact of existing control measures is updated with the latest data and methods. Land use designation adopted by local jurisdictions are important considerations in the AQMP development. The 2016 AQMP provides local guidance for the State Implementation Plans (SIP), which establishes the framework for the air quality basins to achieve attainment of the state and the National Ambient Air Quality Standards (NAAQS).

### Discussion of Impacts

- a) **No Impact.** Since the project is not proposing development at the time of writing, future development of the site has been evaluated for consistency with the local air quality management plans, which links local planning and individual projects to the regional plans developed to meet the ambient air quality standards and the most recently accepted air quality plans. The assessment takes into consideration whether the project forms part of the expected conditions identified in local plans (General Plan Land Use and Zoning) and whether the project adheres to the City's air quality goals, policies, and local development assumptions factored into the regional 2016 Air Quality Management Plan (2016 AQMP) by SCAQMD. Air emissions associated with the short-term construction activities and long-term operations were analyzed for this purpose.

As discussed in the land use and planning section of this Initial Study, the existing General Plan land use designation for the project site is Urban Employment Center. Urban Employment Center land use designations are established for a range of employment uses to help expand and diversify the City's economy and transform Coachella from a small town to a full-service city. These centers are the primary location for office and professional jobs, supported by retail, services and homes. The allowable development intensity for Urban Employment Center designation ranges from 30 to 65 dwelling units per acre (un/ac), with a floor area ratio of 0.5 to 2.0. As part of the proposed entitlement process, the project will result in a Change of Zone (CZ) on a portion of the site from the existing Manufacturing Service (M-S) zoning designation to Multiple Family Residential, Urban (R-M, 20-38 un/ac). The R-M Urban zone is proposed to occupy approximately 50.6 acres of the site. The zone of the remainder of the site (approximately 67 acres) will not change. For the analysis of future development, the residential density was estimated at a mid-density of 29 un/ac for the R-M Urban zone. These densities are within the allowable range intended under the General Plan designation and assumptions.

Based on the 2019-2020 California Department of Finance population and housing estimates, the City of Coachella's current total population is approximately 47,186 with an average household size of 4.65. Future development is estimated to support a tenant population of 6,823 persons, which represents approximately 14 percent of the current City population. The project site is located in the City of Coachella's Urban Employment Center land use designations, as established in the City's General Plan. Urban Employment Centers allow for density intensities of 30 to 65 dwelling units per acre. Therefore, the maximum number of allowable dwelling units on the 117.6-acre project site would be 7,644 dwelling units (117.6 acres x 65 du). The number of dwelling units for the future development develop less dwelling units than that allowed in Urban Employment Centers, per the City General Plan. It is anticipated that some of the project tenants served by the project will be existing residents from within the City of Coachella and/or from neighboring incorporated and unincorporated areas. The net population increase resulting from the project is expected to be less than 14 percent. Therefore, the proposed development and

associated tenant population are not expected to conflict with the City's land use composition, zoning, housing diversity, or other regulatory policies factored into the local and regional air quality objectives for complying with the applicable air quality standards. The project is expected to meet the General Plan objective for Urban Employment Center designations by contributing housing uses in proximity to employment and commercial uses.

An impact is potentially significant if concentration of emissions exceed the State or Federal Ambient Air Quality Standards. Based on Table 2-4 of the Final 2016 AQMP, the two primary pollutants of concern in the Coachella Valley including the City of Coachella are ozone (O<sub>3</sub>) and particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>). The project site is located within the Salton Sea Air Basin, which has been designated by the California Air Resources Board as a nonattainment area for ozone (8-hour standard) and PM<sub>10</sub>. Violations of the air quality standards for ozone are impacted by pollutant transport from the South Coast Air Basin.

Ozone (O<sub>3</sub>) is described in the Final 2016 AQMP as being formed when byproducts of combustion react in the presence of ultraviolet sunlight. This process occurs in the atmosphere where oxides of nitrogen (NO<sub>x</sub>) combine with reactive organic gases (ROG), such as hydrocarbons, in the presence of sunlight. Ozone is a pungent, colorless, toxic gas, and a common component of photochemical smog. Although also produced within the Coachella Valley, most ozone pollutants affecting the Valley are transported by coastal air mass from the Los Angeles and Riverside/San Bernardino air basins, thereby contributing to occasionally high local ozone concentrations.

Particulate Matter (PM<sub>10</sub> and PM<sub>2.5</sub>) is described in the Final 2016 AQMP as consisting of fine suspended particles of ten microns or smaller in diameter, and are the byproducts of road dust, sand, diesel soot, windstorms, and the abrasion of tires and brakes. The elderly, children, and adults with pre-existing respiratory or cardiovascular disease are most susceptible to the effects of PM<sub>10</sub> and PM<sub>2.5</sub>.

To assist lead agencies in determining the significance of air quality impacts, SCAQMD has established suggested short-term construction-related and long-term operational impact significance thresholds for direct and indirect impacts on air quality. Table III-1 displays the established construction and operational daily significance thresholds, which are recommended for use by lead agencies in considering potential impacts on air quality. Future development effects would be considered potentially significant if the emissions exceed these thresholds.

**Table III-1**  
**SCAQMD's Air Quality Significance Thresholds (Pounds/Day)**

Emission Source	CO	VOC	NO <sub>x</sub>	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Construction or Operation	550	75	100	150	150	55

Source: Air Quality Analysis Guidance Handbook, Chapter 5.

Prepared by the South Coast Air Quality Management District. [www.aqmd.gov/ceqa/hndbk.html](http://www.aqmd.gov/ceqa/hndbk.html)

In November of 2017, the SCAQMD in conjunction with the California Air Pollution Control Officers Association (CAPCOA) and other California air districts, released the latest version of the California Emissions Estimator Model™ (CalEEMod™) Version 2016.3.2. CalEEMod serves as an adopted platform to calculate both construction emissions and operational emissions from a land use project. The purpose of this model is to calculate construction-source and operational-source



criteria pollutant (NO<sub>x</sub>, VOC, PM<sub>10</sub>, PM<sub>2.5</sub>, SO<sub>x</sub>, and CO) and greenhouse gas (GHG) emissions from direct and indirect sources; and quantify applicable air quality and GHG reductions achieved from mitigation measures. CalEEMod utilizes widely accepted methodologies for estimating emissions combined with default data that can be used when site-specific information is not available. Sources of these methodologies and default data include but are not limited to the United States Environmental Protection Agency (USEPA) AP-42 emission factors, California Air Resources Board (CARB) vehicle emission models, studies commissioned by California agencies such as the California Energy Commission (CEC) and CalRecycle. In addition, some local air districts provided customized values for their default data and existing regulation methodologies for use for projects located in their jurisdictions.

CalEEMod Version 2016.3.2 was utilized to estimate the short-term construction-related and long-term operational emissions of criteria air pollutants and greenhouse gases associated with future development on the project site. Short-term construction-related emissions are calculated for site preparation, grading (earth movement), vertical construction, paving, and architectural coating. Long-term operational emissions are attributed to mobile sources (vehicle trips, vehicle emissions, fleet mix and road dust), land use area sources, energy use, solid waste disposal, and water use.

The SCAQMD requires any emission reductions resulting from existing rules or ordinances to be included as part of the unmitigated project emissions. Those measures that are mandated and therefore required of all developments by applicable ordinances, rules, and regulations are not considered mitigation. The previously cited Coachella Code of Ordinances (Chapter 8.20 – Fugitive Dust Control) and SCAQMD Rule 403 and 403.1 outline the minimum requirements for construction activities to reduce man-made fugitive dust and corresponding PM<sub>10</sub> emissions. The City will require the preparation of a Fugitive Dust Control Plan identifying the fugitive dust sources at the site and the work practices and control measures proposed to meet the minimum performance standards and Coachella Valley Best Available Control Measures (CVBACM). Being surrounded primarily by existing residential uses, the required dust control plan must be coordinated with the construction logistics plan to identify the appropriate temporary construction access point that results in the least amount of disturbance to existing nearby residents. The plan must also call for appropriate temporary fencing with screening along perimeter segments without an existing solid block wall. Moreover, the proper soil stabilization measures must be implemented to control visible dust. Therefore, the implementation of fugitive dust control measures are a requirement and not deemed mitigation.

Based on the emissions modeling results shown in Table III-2, construction related emissions resulting from site preparation, grading, utilities/building construction, paving, architectural coating, and construction workers commuting would not exceed the applicable SCAQMD regional thresholds of significance for any criteria pollutants, including PM<sub>10</sub> and Ozone precursors. Thus, a less than significant impact would occur for future development-related construction-source emissions and no additional mitigation is required.

**Table III-2**  
**Short-Term Air Pollutant Emissions Associated with Projected**  
**Construction at Mid-Density Development Scenario (Pounds/Day)**

Emission Source	ROG/VOC	NOx	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Maximum Daily Emissions Resulting from Site Preparation, Grading, Building Construction, Paving, and Architectural Coating Activities	58.1228	46.4416	46.4680	0.1431	8.8620	4.6263
SCAQMD Threshold	75	100	550	150	150	55
<b>Threshold Exceeded</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

*Note: The PM<sub>10</sub> and PM<sub>2.5</sub> emissions are based on compliance with Chapter 8.20 (Fugitive Dust Control) in the City's Code of Ordinances and the local standard requirement to implement SCAQMD Rule 403 and 403.1 to control fugitive dust. VOC and ROG are summed in the CalEEMod report under the header ROG.*

**Table III-3**  
**Long-Term Operational Air Pollutant Emissions**  
**Associated with Mid-Density Development Scenario (Pounds/Day)**

Emission Source	ROG/VOC	NOx	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Total Area Sources, Energy Use, Mobile Sources	53.2564	98.8692	269.3108	0.7140	51.6256	14.8827
SCAQMD Threshold	75	100	550	150	150	55
<b>Threshold Exceeded</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

*Note: VOC and ROG are summed in the CalEEMod report under the header ROG.*

Furthermore, CalEEMod was utilized to estimate the long-term operational air pollutant emissions that would result from operation of future development of the project site. Operational emissions are ongoing emissions that will occur during the life of the future uses. These sources include energy demand and vehicular emissions. As shown in Table III-3, the future development-related emissions of criteria pollutants are not projected to exceed any of the SCAQMD recommended significance threshold criteria for operational impacts.

In summary, future development is not expected to result in growth or land use changes which would interfere with the City or region's ability to comply with the most current air quality plans. Moreover, the future development's short-term construction and long-term operational emissions would not exceed the established regional thresholds. Pertaining to the obstruction of an applicable air quality plan, less than significant impacts are anticipated for the future development. No impacts are anticipated for the Change of Zone.

- b) No Impact.** Riverside County portion of the Salton Sea Air Basin (SSAB) is designated by the U.S. Environmental Protection Agency (EPA) as a "Severe-15" ozone nonattainment area for the 1997 8-hour federal ozone standard (0.080 ppm) and the more stringent 2008 standard (0.075 ppm). Violations of the ambient air quality standards for ozone in the Coachella Valley are primarily due

to pollutant transport from the neighboring SCAB. Ozone is formed on sunny days from ozone precursors in the lower atmosphere that are emitted upwind of the Coachella Valley, in the coastal and central Los Angeles County areas of the South Coast Air Basin (SCAB). Pollutant transport through the Banning Pass, from the SCAB to the Salton Sea Air Basin, is the primary cause of the high ozone concentrations experienced in the Coachella Valley in the late afternoon and early evening. The attainment date for the 1997 8-hour ozone standard is June 15, 2019.

Based on reference publications by SCAMQD, ozone is a pungent, colorless toxic gas produced in the troposphere by the photochemical process. In the Coachella Valley, peak ozone concentrations occur in the late afternoon and early evening hours. The attainment date for the 2008 8-hour ozone standard is July 20, 2027. The 2016 AQMP addresses the Clean Air Act planning requirements for ozone in the SCAB and the Coachella Valley portion of the SSAB. As demonstrated in tables III-3 and III-4, future development-related short-term construction and long-term operational emissions are not expected to exceed the daily thresholds of significance established by SCAQMD for ozone precursors, such as NOx and ROG/VOC. By complying with the adopted thresholds, the future development is also complying with the overall attainment strategies reflected in the 2016 AQMP.

Furthermore, the Coachella Valley is currently designated as a serious nonattainment area for PM10 (particulate matter with an aerodynamic diameter of 10 microns or less). In the Coachella Valley, there are two primary sources of PM10: natural sources consisting of sea salts, volcanic ash, and pollens, and man-made or anthropogenic sources. Man-made sources originate from direct emissions, such as industrial facilities, fugitive dust sources (e.g., construction sites) and paved and unpaved road dust. The U.S. EPA-approved 2002 Coachella Valley PM10 State Implementation Plan (2002 CVSIP) includes an attainment strategy for meeting the PM10 standards. Some of the existing measures include the requirement of detailed dust control plans from builders that specify the use of more aggressive and frequent watering, soil stabilization, wind screens, and phased development to minimize fugitive dust. Appropriate air quality measures to prevent fugitive dust are required by the City's fugitive dust control policies, which is consistent with SCAQMD Rules 403 and 403.1 that apply to the Coachella Valley strategy for reducing fugitive dust emissions.

Relative to the PM10 emissions threshold, construction activities associated with future development will be required to adhere to the City's Fugitive Dust and Erosion Control policies and ordinance to minimize potential temporary construction related emissions. An approved Fugitive Dust (PM10) Control Plan will be required prior to issuance of a grading permit. Implementation of the Fugitive Dust Control Plan is required to occur under the supervision of an individual with training on Dust Control in the Coachella Valley (Rule 403 and 403.1). The plan will include methods to prevent sediment track-out onto public roads, prevent visible dust emissions from exceeding a 20-percent opacity, and prevent visible dust emissions from extending more than 100 feet (vertically or horizontally from the origin of a source) or crossing any property line. The most widely used measures include proper construction phasing, proper maintenance/cleaning of construction equipment, soil stabilization, installation of track-out prevention devices, and wind fencing. Since emissions related to future development would be consistent with the Air Quality Management Plan, the Coachella Valley PM10 SIP, and all SCAQMD Air Quality Significance Thresholds, long-term operational air quality impacts associated with future development should not be considered cumulatively considerable. No impacts are anticipated relative to the Change of Zone.

- b) No Impact.** A sensitive receptor is a person in the population who is particularly susceptible (i.e. more susceptible than the population at large) to health effects due to exposure to an air contaminant. Sensitive receptors and the facilities that house them are of particular concern if they are located in close proximity to localized sources of carbon monoxide, toxic air contaminants, or odors. Land uses considered by the SCAQMD to be sensitive receptors include residences, long-term health care facilities, schools, rehabilitation centers, playgrounds, convalescent centers, childcare centers, retirement homes, and athletic facilities.

As previously introduced, the vacant project property is surrounded primarily by residential uses to the north and west, industrial uses to the east, and agricultural, residential and vacant lots to the south. During construction of future development on the project property is expected to produce temporary and localized emissions, which based on the Air Quality Study's modeling results, would not exceed the SCAQMD thresholds of significance. Implementation of the required SCAQMD rules, best available dust control measures and the City's Fugitive Dust Control policies will minimize those temporary impacts, preventing pollutants emissions from reaching any substantial concentrations. Examples of best available dust control measures include constructing a temporary fence with a wind screen to prevent propagation of dust emissions, utilizing properly maintained equipment, maintaining stabilized soil, and constructing track-out prevention devices at construction access points. These standard practices are consistent with the SCAQMD Rule 403 and 403.1 and the Coachella Valley Best Available Control Measures (CVBACM), as identified in the SCAQMD Coachella Valley Fugitive Dust Control Handbook.

The South Coast Air Quality Management District (SCAQMD) has developed and published the Final Localized Significance Threshold (LST) Methodology to identify potential impacts that could contribute or cause localized exceedances of the federal and/or state ambient air quality standards (NAAQS/CAAQS). LST methodology was developed in response to environmental justice and health concerns raised by the public regarding exposure of individuals to criteria pollutants in local communities. The purpose of analyzing LSTs is to determine whether a project may generate significant adverse localized air quality impacts in relation to the nearest exposed sensitive receptors, such as schools, churches, residences, hospitals, day care facilities, and elderly care facilities. LST thresholds represent the maximum emissions from a project that will prevent an exceedance of the most stringent applicable federal or state ambient air quality standard at the nearest sensitive receptor, taking into consideration ambient concentrations in each source receptor area (SRA), project, size, and distance to the sensitive receptor. Therefore, meeting the lowest allowable emissions thresholds translates to meeting the most stringent air quality standards for a project locality.

As part of the LST methodology, SCAQMD has divided its jurisdiction into 37 source receptor areas (SRAs) which can be used to determine whether a project may generate significant adverse localized air quality impacts. The proposed development is located in SRA 30, which covers the Coachella Valley and City of Coachella. LSTs only apply to certain criteria pollutants: carbon dioxide (CO), oxides of nitrogen (NOx) particulate matter equal to or less than 10 microns in diameter (PM10), and particulate matter equal to or less than 2.5 microns in diameter (PM2.5).

Geographic Information Systems (GIS) mapping analysis was used to delineate the project area and identify the nearest sensitive receptors using the distance intervals established by the LST methodology, which are 25 meters (82 feet), 50 meters (164 feet), 100 meters (328 feet), 200

meters (656 feet), and 500 meters (1,640 feet). Since the project's immediate surroundings include residential developments and an elementary school, the shortest and most conservative distance interval of 25 meters (82 feet) was used for this analysis. The shortest distance interval establishes the strictest threshold with the lowest emissions allowances needed to maintain compliance. The existing separation between the project property and existing neighboring residential units includes solid block walls (6-ft tall). It is worth noting that in accordance with SCAQMD Rule 403.1 and Chapter 8.20 (Fugitive Dust Control) of the City of Coachella Code of Ordinances, the proponent of the future development is required to install and maintain a temporary wind fence during construction to contain dust emissions.

**Table III-4**  
**Localized Significance Thresholds (LSTs) Associated with**  
**Associated with Projected Construction at Mid-Density Development Scenario**  
**With Receptors at 25 Meters (82 Feet), 5-Acre Area Increments**  
**(In Pounds/Day)**

Emission Source	NOx	CO	PM10	PM2.5
Maximum Unmitigated Emissions Resulting from Site Preparation, Grading, Building Construction, Paving and Architectural Coating (Rounded Value)	46.4416	46.4680	8.8620	4.6263
SCAQMD LST Threshold for SRA 30	304	2,292	14	8
<b>LST Threshold Exceeded?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
Sources: CalEEMod Results and AQMD LST Look-Up Tables Note: The PM10 and PM2.5 emissions are based on the CalEEMod mitigated results due to the local standard requirement to implement SCAQMD Rule 403 and 403.1 to control fugitive dust.				

California Emissions Estimator Model™ (CalEEMod™ Version 2016.3.2) was utilized to calculate the maximum daily on-site emissions that will occur during construction based on the largest acreage interval allowed by the LST methodology, which is 5 acres. The data provided in Table III-4 demonstrates that the construction activities would not generate emissions in excess of the site-specific LSTs; therefore, site-specific impacts during construction of future development would be less than significant. Based on the LST methodology, if the calculated emissions for the proposed construction or operational activities are below the LST emission levels. Related to the exposure of sensitive receptors to substantial pollutant concentrations as a result of future development, less than significant impacts are anticipated. However, no impacts are expected related to the Change of Zone.

- d) No Impact.** As previously analyzed and disclosed, implementation of the proposed Change of Zone will not result in emissions that would exceed the South Coast AQMD Air Quality Significance Thresholds pertaining to construction or operation. Moreover, the project emissions would not exceed the Localized Significance Thresholds applicable to the project setting in relation to the nearby residences.

The proposed Change of Zone will not include the types of facilities commonly known to generate odors, such as wastewater treatment plants, sanitary landfills, composting/green waste facilities, recycling facilities, petroleum refineries, chemical manufacturing plants, painting/coating operations, rendering plants, or food packaging facilities. As such, the Change of Zone is not

expected to result in odor emissions adversely affecting nearby neighbors. Pertaining to other emissions adversely affecting a substantial number of people, no impacts are expected relative to the proposed Change of Zone.

**Mitigation Measures:** None Required

IV. BIOLOGICAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Setting

The proposed project site is comprised of approximately 117.6 acres in the City of Coachella. The project site has been disturbed due to its previous agricultural purposes. The project is located within the Coachella Valley Multiple Species Habitat Conservation Plan area (CVMSHCP) but is not within a Conservation Area.

### Discussion of Impacts

- a) **No Impact.** The proposed project is currently disturbed, with agricultural operations on approximately 112.9 acres of the site, and vacant disturbed uses on approximately 4.7 acres in the northwestern corner of the site, totaling approximately 117.6 acres of land in the City of Coachella. The project proposes a Change of Zone on approximately 50.6 acres of the site from the existing Manufacturing Services (M-S) to Multiple Family Residential (R-M) Urban (20-38 un/ac). The remaining 67 acres will not change its zoning designation (M-S). Surrounding properties include residential to the north and west, a manufacturing facility to the east, and a

combination of vacant land, farmland, and residential properties to the south. The properties northern, eastern, and southern boundaries are physically delineated by paved roadways. The western boundary is delineated by an unpaved roadway.

According to historic imagery dating back to 1953, prior applications of the site and surrounding areas appear to be consistent with agricultural uses. Due to the property's varying uses, as well as the developed nature of the surrounding properties, the current state and activities of the site do not provide a condition that would support natural vegetation communities or habitats, including the presence of plant or animal species given special status by governing agencies.

Per the Coachella General Plan Draft EIR, the project site is not identified as a vegetation community or habitat plan and is not in a location where special status plant or wildlife resources have been identified. The property is within the CVMSHCP, which outlines policies for conservation of habitats and natural communities. The project site is not located within a CVMSHCP Conservation Area and there are no known significant biological resources on the project site. Therefore, the project would not have a substantial adverse impact on candidate, sensitive, or special status species. No impacts are expected to species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or US Fish and Wildlife Service (USFWS).

- b) **No Impact.** The project does not contain nor is it adjacent to any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California department of Fish and Wildlife, or U.S. Fish and Wildlife service. The Coachella Valley Topographic Map provided by the United States Geological Survey (USGS) does not identify any streamlines or riparian habitats within the site, however, a human-made water reservoir is located in the center of the site. The project is proposing a zone change from Manufacturing Services (M-S) to Multiple Family Residential, Urban (R-M, 20-38 un/ac) on approximately 50.6 acres of the site. The remaining 67 acres will continue to be zoned (M-S). The proposed zones comply with the City of Coachella General Plan Update land use designations. As a result, no impacts to riparian habitat or other sensitive natural communities are anticipated.
- c) **No Impact.** The project site is surrounded by residential communities to the north and west, a manufacturing facility to the east, and a combination of vacant land, farmland, and residential properties to the south. The project site does not contain, nor is adjacent to, federally protected wetlands, marshes, or other drainage features.

The project proposes a Change of Zone on approximately 50.6 acres of the site from the existing Manufacturing Services (M-S) to Multiple Family Residential, Urban (R-M, 20-38 un/ac). Approximately 67 acres of the site will remain zoned M-S. The project does not propose development within the site boundaries at the time of writing. If development within the project area is proposed, the project applicant will be required to create and implement a Project-Specific Water Quality Management Plan (WQMP) to ensure that the project does not contribute pollutants of concern from storm runoff. As a result, implementation of the proposed project would not result in the direct removal, filing or other hydrological interruption of these resources. Therefore, no impacts are anticipated.

- d) **No Impact.** No migratory wildlife corridors or native wildlife nursery sites are found on the project or adjacent properties. As previously discussed, the project has been graded and used for



agricultural purposes for decades. Moreover, there are no existing drainages that would support wildlife nursery sites or corridors and the site is not located in a known wildlife corridor. Therefore, no impacts to movement of any native resident or migratory fish or wildlife species, corridors or wildlife nursery sites are expected.

- e) **No Impact.** The site has been disturbed for several years and, as a result, does not support natural vegetative communities or habitats. The project only proposes a zone change and does not propose any development at this time, therefore, project implementation would not result in demolition or tree removal. If development of the proposed land uses were to occur, then landscaping improvements would occur in a manner that is consistent with local development standards. The project will comply with the CVMSHCP and there are no other unique local policies or ordinances protecting biological resources that would cause a conflict nor does the site support high valuable biological resources that could be affected. There are no applicable tree preservation policies or ordinances, thus, no impacts are expected.
- f) **No Impact.** The project lies within the boundary of the CVMSHCP, which outlines policies for conservation of habitats and natural communities. However, the project is not located within or adjacent to a designated Conservation Area under this plan. Therefore, it is not subject to CVMSHCP requirements regarding lands adjoining Conservation Areas. The CVMHSCP implements a Local Mitigation Development Fee (LDMF) from all new development to support the acquisition of conservation lands. The fee would be applied per Chapter 4.48.060 of the City of Coachella Municipal Code. Based on these provisions, the applicable fees would be collected by the City and the project is expected to comply with the provisions of the CVMSHCP. Less than significant impacts would result from project implementation.

**Mitigation Measures:** None Required

**V. CULTURAL RESOURCES**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(Source: City of Coachella General Plan 2035, 2015; City of Coachella General Plan 2035 Draft Environmental Impact Report, 2015)

**Setting**

The City of Coachella sits on the shoreline of ancient Lake Cahuilla, a large intermittent freshwater lake created by the Colorado River. Its shorelines continually changed as the lake was filled and emptied by the river, and when it was full it attracted human settlement with its plentiful resources. Settlement along the lakeshore in the Coachella Valley was particularly intensive, with evidence of large-scale, multi-seasonal occupation.

The first known human inhabitants of the Coachella Valley included the Cahuilla Indians, whose occupancy spread from the Banning Pass to the Salton Sea. Anthropologists divided the Cahuilla into three groups based on their geographic setting: (1) the Pass Cahuilla of the San Geronio Pass-Palm Springs area; (2) the Mountain Cahuilla of the San Jacinto and Santa Rosa Mountains; and (3) the Cahuilla Valley, and the Desert Cahuilla of the eastern Coachella Valley. The Cahuilla Indians developed a seasonal mobility system, which utilized the lake when it was full and benefited from the available terrestrial resources once the lake desiccated. They also migrated to higher elevations to utilize the resources and cooler temperatures.

The City of Coachella contains a significant amount of archeological resources due to its rich cultural history and historical settlements within its boundaries. It was once the site of Native Americans tribal land and some tribal land still exists there. While having a rich Native American historical background, the Native American population is still present in Coachella. Due to its historical, cultural, and archaeological resources, most of the City is designated as "medium sensitivity to historical resource sensitivity" (Coachella 2035 General Plan Final EIR, Figure 4.4-2).

The project property occupies approximately 117.6 acres of disturbed land located north and south of Avenue 53, north of Avenue 54, and west of Tyler Street. Surrounding properties include residential to the north and west, a manufacturing facility to the east, and a combination of vacant land, farmland, and residential properties to the south. The properties northern, eastern, and southern boundaries are physically delineated by paved roadways. The western boundary is delineated by an unpaved roadway.

A portion of the site has previously operated as agricultural land and has been subject to grading, clearing, and harvesting since before 1953, according to historical imagery. The project proposes a Change of Zone on a portion of the site from the existing Manufacturing Services (M-S) to Multiple Family Residential (R-

M) Urban. The R-M Urban zone is proposed to occupy approximately 50.6 acres of the site, while the remainder of the site will remain M-S zoning designation.

### Discussion of Impacts

- a) **Less than Significant Impact.** A historical resource, as defined in Section 15064.5 of the CEQA Guidelines, shall include: a resource listed in or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources; a resource determined as historically or culturally significant; any object, building, structure, site, area, place, record or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military or cultural annals of California may be considered to be an historical resource.

The project site occupies approximately 117.6 acres of agricultural, and vacant disturbed land. There are no known or observable historic resources as defined in Section 15046.5 of the CEQA Guidelines that would be adversely affected by the proposed zone change. This includes known or observable objects, buildings, structures, sites, areas, places, records, or manuscript which a lead agency determines to be historically significant.

According to the National Register Database and Research, historic buildings do not exist within or near the project site. In addition, historical imagery dated between 1953 and 2016 do not indicate the existence of any buildings within the project vicinity. Therefore, no man-made features were known to be present in the project area prior to then. The aerial photographs further demonstrate that the project area and vicinity have been primarily used as farmlands since 1953, alternating between fallow and vegetative cycles until present day.

The project site is not located on or near a mapped historical resource as identified in the Multipurpose Open Space of the Riverside County General Plan. At such time when development of residential uses is proposed, the property would be subject to further environmental analysis and a project specific cultural analysis shall be conducted by a qualified professional. The proposed project would only involve a zoning change and does not involve approval of any development entitlements.

Therefore, there are no recognizable potential historical resources as defined in Section 15064.5 of the CEQA Guidelines that would be adversely affected by the proposed project. Less than significant impacts are anticipated.

- b) **No Impact.** The City of Coachella defines an archeological resource as places where human activity has measurably altered the earth or left deposits of physical remains and may be either prehistoric-era (before European contact) or historic-era (after European contact). Archaeological resources are important for scientific, historic, and/or religious reasons to cultures, groups, or individuals. Given the sheer number of recorded resources and Native American or Euro-American locations throughout the Coachella Valley, the City of Coachella can be considered sensitive for archaeological resources (2035 Coachella General Plan EIR).

The proposed project would only involve a policy action to amend the zoning designation and does not involve approval of any development entitlements. Future development of residential uses would be subject to further environmental analysis and require a project specific cultural

analysis be completed by a qualified professional. This would identify any archaeological resources and provide appropriate project mitigation as needed. No significant impacts relative to adverse change in archaeological resources are anticipated as a result of the proposed zoning change.

- c) **No Impact.** As previously discussed, the project site has been previously disturbed and has land consistent with agricultural, and vacant disturbed land uses. The project site is not likely to uncover human remains during grading operations, since the site was previously disturbed during agricultural operations. However, the California Health and Safety Code Section 7050.5, and the CEQA Guidelines Section 15064.5 requires that in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site, or any nearby area reasonably suspected to overlay adjacent remains, until the County Coroner has examined the remains. If the coroner determines the remains to be Native American or has reason to believe that they are those of Native American, the coroner shall contact by telephone the Native American Heritage Commission within 24-hours. Pursuant to the mentioned California Health and Safety Code, proper actions shall take place in the event of a discovery or recognition of any human remains during project construction activities. Pursuant to the mentioned California Health and Safety Code, proper actions shall take place in the event of a discovery or recognition of any human remains during project construction activities. No impacts are expected relative to the proposed Change of Zone.

**Mitigation Measures** None Required

**VI. ENERGY**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(Sources: The City of Coachella 2035 General Plan, 2015; City of Coachella Climate Action Plan, 2014; California Energy Consumption Database, California Energy Commission, 2019; CalEEMod Version: CalEEMod.2016.3.2, accessed July 2019; U.S. Energy Information Administration, 2019).

**Setting**

The project proposes a mixed-use community located on approximately 117.6 acres in the City of Coachella. The site is located south of Avenue 53, west of Tyler Street, and north of Avenue 54. The project is currently located within the Coachella General Plan Urban Employment Center land use designations. The existing zoning designation for the project is Manufacturing Service (M-S). The project is proposing a Change of Zone from the M-S zone to Multiple Family Residential, Urban (R-M, 20-38 un/ac) on approximately 50.6 acres of the site. Approximately 67 acres will remain M-S.

According to the City of Coachella's Climate Action Plan (CAP), energy is used for heating and cooling, transportation, manufacturing, and producing food. The most common sources of energy include fossil fuels like oil, gasoline, natural gas and coal. The consumption of these energy sources leads to the production of greenhouse gas (GHG) emissions. In 2010, total GHG emissions in Coachella were approximately 382,787 metric tons (MTCO<sub>2</sub>e), a 22 percent increase over 2005 emissions of 312, 628 MTCO<sub>2</sub>e. This number accounts for direct emissions from the on-site combustion of fuels and the combustion of fuel in vehicles, as well as indirect emissions associated with community electricity consumption, and emissions from solid waste generated, crop management and water consumed by Coachella. The residential sector was the third largest producer of GHG emissions within the City, after transportation and commercial/industrial. The City of Coachella established various methods to reduce energy related GHG emissions produced by the City in their CAP.

Electricity is provided to the City of Coachella by Imperial Irrigation District (IID). IID is the sixth-largest utility in California, has an energy service area of 6,471 square miles, serving more than 145,000 customers and controlling more than 1,100 megawatts (MW) of energy. Electricity is delivered through high voltage transmission and low voltage distribution power lines. Distribution power lines transport anywhere from 4 kV to 69 kV, while transmission lines can transport 69 kV to 765 kV of electricity. Transmission and distribution power poles are located along the property's perimeter.

The Southern California Gas Company (SoCalGas or the Gas Company) provides natural gas to the City of Coachella, including the project site. Natural gas is used primarily for space and water heating, as well as cooking. The closest high-pressure distribution line provided by the Gas Company is located immediately south of the project site. High pressure distribution pipelines that operate at pressures above 60 psi and deliver gas in smaller volumes to the lower pressure distribution system.

The project does not currently propose development on the 117.6-acre property and a site plan does not currently exist. However, energy consumption of future development is analyzed in this Energy discussion. Future development is expected to consume energy in the form of electricity, natural gas and petroleum during project construction and operation. The latest version of CalEEMod v2016.3.2 was utilized to calculate construction-source and operational-source energy use for the future development. The discussion of the findings is provided below.

### Discussion of Impacts

- a) **Less than Significant Impact.** As previously stated, the proposed Change of Zone will not consume energy. However, future development of the project site will consume energy during its construction and operation. Energy consumption (via electricity, natural gas, and petroleum) relative to potential future development of the site is analyzed below. Energy consumption was calculated using the latest version of CalEEMod.

#### Electricity

According to the California Energy Commission (CEC), the residential sector in Riverside County consumed approximately 7,705.52 million kWh (GWh) in 2018. The non-residential sector in Riverside County consumed approximately 8,275.21 million kWh in 2018. This equals a combined electrical consumption of residential and non-residential uses 15,980.73 million kWh.

Electricity is provided to the City of Coachella, and the project site, by Imperial Irrigation District (IID). Electricity use resulted in the second largest emissions produced community-wide, behind petroleum (discussed further below). Electricity use increased from approximately 212 million kWh in 2005 to 220 million kWh in 2010, a 4 percent increase. Residential electricity consumption increased by 20 million kWh (25 percent) and outdoor and street lighting electricity use rose by approximately 300,000 kWh (48 percent).

#### Construction

Temporary electrical power for lighting and electronic equipment, such as computers inside interim construction trailers, would be provided by IID. Electricity consumed for onsite construction trailers, which are used by managerial staff during the hours of construction activities, as well as electrically powered hand tools are expected to use a minimal amount of electricity. However, the electricity used for such activities would be temporary and negligible. Most energy used during construction would be from petroleum consumption (discussed further below).

#### Operation

Future development is anticipated to be composed of mixed uses including residential and industrial uses. The project would not result in the use of excessive amounts of fuel or electricity and would not result in the need to develop additional sources of energy. While energy use at the site would not be excessive, future development would incorporate several measures directed at minimizing energy use. These measures include applying energy efficient design building shells and building components, such as windows, roof systems, electrical lighting systems, and heating, ventilating and air conditioning systems to meet the most current Title 24 Standards at the time

of development, as well as providing low-flow appliances and covered parking stalls with PV solar facilities. Therefore, reducing the use of electricity during operation.

According to the CalEEMod calculations future development could generate the demand for approximately 6,944,520 kWh of annual electricity use for the multiple-family residential component (depicted in CalEEMod as “apartments low-rise”), as depicted in the table below.

**Table VI-1 Operational Electricity Demand**

	Electricity Use
Land Use	kWh/yr.
Apartments Low-Rise	6,944,520
<b>Total</b>	<b>6,944,520</b>

### **Natural Gas**

According to the California Energy Commission, the residential sector consumed approximately 259.34 million therms of natural gas in 2018, while the non-residential sector consumed approximately 139.19 million therms in 2018. Combined, both the residential and non-residential sectors consumed approximately 398.54 million therms in 2018.

Natural gas is provided to the City of Coachella, and the project site, by the SoCal Gas Company. In 2010, the residential sector consumed approximately 2.1 million therms of natural gas. Specifically, single family residential natural gas use grew by over 500,000 therms (35 percent), multifamily residential natural gas fell by approximately 20,000 therms (16 percent), and commercial and industrial natural gas use increased by over 50,000 therms (4 percent). Throughout the City, natural gas use between 2005 and 2010 increased 20 percent, equivalent to an increase of approximately 600,000 therms. Natural gas combustion resulted in 11,000 MTCO<sub>2e</sub> of greenhouse gas emissions. Natural gas use within multi-family residential contributed one percent of the emissions (City of Coachella Climate Action Plan).

*Note:* The CalEEMod program uses thousand British thermal units (kBtu) to quantify natural gas use, where 1 therm equals approximately 99.976 kBtu. For example, the approximately 600,000 therm increase of natural gas consumption between 2005 and 2010 is equivalent to approximately 59,985,680 kBtu. Thousand British thermal units will be used when analyzing the potential project-related natural gas consumption below.

### Construction

Natural gas is not anticipated to be required during construction of the future development. Fuels used for construction would primarily consist of diesel and gasoline, which are discussed under the following petroleum subsection. Any minor amounts of natural gas that may be consumed because of construction would be temporary and negligible and would not have an adverse effect.

### Operation

The consumption of natural gas typically occurs during building heating, water heating and cooking, which is during project operation. The project’s expected natural gas consumption was calculated using the CalEEMod default values. Based on the CalEEMod calculations, the project is

estimated to consume approximately 22,863,400 thousand British thermal units (kBtu) of natural gas annually during operation of the multiple-family residential (apartment low-rise) component. This is displayed in Table VI-2, Operational Natural Gas Demand, below.

As such, future development would result in a long-term increase in demand for natural gas. However, future development would be designed to comply with Title 24, Part 6 of the California Code of Regulations (CCR). Natural gas consumption would be appropriate and not place a significant burden on SoCal Gas services.

**Table VI-2 Operational Natural Gas Demand**

	<b>Natural Gas Use</b>
<b>Land Use</b>	<b>kBTU/yr</b>
Apartments Low Rise	22,863,400
<b>Total</b>	<b>22,863,400</b>

### **Petroleum**

Petroleum is the largest U.S. energy source according to the U.S. Energy Information Administration (EIA). Petroleum products are used to fuel vehicles and produce electricity. U.S. Petroleum consumption in 2017 was primarily used by the transportation sector (71 percent). The industrial sector accounted for 24 percent petroleum consumption, the residential sector consumed 3 percent, commercial consumed 2 percent, and finally, electric power consumed 1 percent.

Gasoline is the most consumed petroleum product in the United States. In 2017, consumption of finished motor gasoline averaged about 392 million gallons per day, which was equal to about 47 percent of total U.S. petroleum consumption, according to the U.S. EIA. Gasoline and other vehicle fuels are commercially provided commodities and would be available to the project via commercial outlets.

The transportation sector within the City of Coachella produced approximately 130,000 MTCO<sub>2</sub>e in 2010, being the largest contributor to GHG emissions in the City. Overall, the transportation sector emitted 45 percent of the City's GHG emissions in 2010. Transportation sector emissions were estimated in the City's CAP by applying conversion factors to daily vehicle miles traveled (VMT). It was estimated that 75 percent of the greenhouse gas emissions from the transportation sector were the result of burning gasoline, and the remainder resulted from burning diesel fuel.

### Construction

Petroleum would be consumed throughout construction of future development of the project property. Fuel consumed by construction equipment would be the primary energy resource expended over the course of construction, while VMT associated with the transportation of construction materials and construction worker commutes would also result in petroleum consumption. Heavy-duty equipment used for project construction would rely on diesel fuel, as would haul trucks involved in off-hauling materials from excavation. Construction workers are expected to travel to and from the project site in gasoline-powered passenger vehicles. There are no unusual characteristics or construction processes that would require the use of equipment



that would be more energy intensive that is used for comparable activities or use of equipment that would not conform to current emission standards (and related fuel efficiencies).

Heavy-duty construction equipment of various types would be used during each phase of construction. CalEEMod was used to estimate construction equipment usage. In the analysis of the future development, the mitigated construction figures were used, based on the assumption that the site will implement applicable mitigation measures. Fuel consumption from construction equipment was estimated by converting the total CO<sub>2</sub> emissions from each construction phase to gallons using the conversion factors shown in the tables included below.

Table VI-3, Construction Worker Gasoline Demand (below), illustrates the demand of gasoline fuel for construction worker trips to and from the site. These trips are associated with the arrival and departure of construction workers during the construction phases of the project. Construction worker gasoline demand equals a total of 553,418.9 gallons of gasoline fuel during construction of the entire project.

**Table VI-3 Construction Worker Gasoline Demand**

Phase	Days	Trips	Miles	VMT	KgCO <sub>2</sub> e	Kg/CO <sub>2</sub> /Gallon	Gallons
Site Prep.	120	18	11	23,760	3,620.3	8.89*	407.2
Grading	60	20	11	13,200	3,998.1	8.89	449.7
Building Const.	1,550	1,057	11	18,021,850	4,820,066.0	8.89	542,189.6
Paving	120	15	11	19,800	4,684.6	8.89	526.9
Arch. Coating	160	211	11	371,360	87,526.4	8.89	9,845.5
<b>Total</b>							<b>553,418.9</b>

\*<https://www.epa.gov/energy/greenhouse-gases-equivalencies-calculator-calculations-and-references>  
<https://www.epa.gov/energy/greenhouse-gas-equivalencies-calculator>

Table VI-4, Construction Vendor Diesel Fuel Demand (below), illustrates the demand of diesel fuel for construction vendor trips to and from the site. These trips are associated with the delivery of construction materials during the construction phase. Construction vendor demand equals a total of 236,670.8 gallons of diesel fuel.

**Table VI-4 Construction Vendor Diesel Fuel Demand**

Phase	Days	Trips	Miles	VMT	KgCO <sub>2</sub> e	Kg/CO <sub>2</sub> /Gallon	Gallons
Site Prep.	120	0	0	0	0	10.18	0
Grading	60	0	0	0	0	10.18	0
Building Const.	1,550	157	5.40	1,314,090	2,409,308.7	10.18	236,670.8
Paving	120	0	0	0	0	10.18	0
Arch. Coating	160	0	0	0	0	10.18	0
<b>Total</b>							<b>236,670.8</b>

Table VI-5, Construction Equipment Diesel Fuel Demand, displays the demand of diesel fuel for construction vehicles on-site during the various construction phases. Construction equipment diesel demands equals a total of 217,620.7 gallons of diesel fuel.

**Table VI-5 Construction Equipment Diesel Fuel Demand**

Phase	Days	Equipment Units	KgCO <sub>2</sub> e	Kg/CO <sub>2</sub> /Gallon	Gallons
Site Preparation	120	7	101,118.1	10.18	9,933.0
Grading	60	8	164,826.3	10.18	16,191.2
Building Const.	1,550	9	1807,893.7	10.18	177,592.7
Paving	120	6	121,086.6	10.18	11,894.6
Arch. Coating	160	1	20,453.9	10.18	2,009.2
<b>Total</b>					<b>217,620.7</b>

Overall, future development is estimated to consume approximately 553,418.9 gallons of gasoline and 454,291.5 gallons of diesel fuel during the construction phases. In total, future development may consume approximately 1,007,710.4 gallons of petroleum during the estimated 8 years of construction. Petroleum use is necessary to operate construction equipment. The US EPA applied a Tier 3 program in order to reduce the impacts of motor vehicles on air quality and public health. The vehicle emissions standards will reduce both tailpipe and evaporative emissions from passenger cars, light-duty trucks, medium duty passenger vehicles, and some heavy-duty vehicles. The construction equipment will utilize Tier 3 engines or higher, therefore would be newer off-road equipment units.

The energy used during the construction of future development would be limited to the development of the property and would not require long-term petroleum use. Additionally, at this time there are no unusual characteristics or construction processes that would require the use of equipment that would be more energy intensive that is used for comparable activities or use of equipment that would not conform to current emissions standards (and related fuel efficiencies). Thus, construction is not anticipated to consume petroleum in a wasteful or inefficient manner. No impacts relative to the Change of Zone are anticipated.

#### Operation

Lowering transportation emissions requires making vehicles and their fuels cleaner, reducing the length of driving trips, managing the demand for travel, and providing alternatives such as walking, biking, and transit for travel. According to the Coachella CAP, in 2010 the City produced approximately 900,000 vehicle miles traveled each day, producing 180,078 MTCO<sub>2</sub>e from transportation-related emissions.

According to the figures provided by the CalEEMod calculations, future development could potentially generate and estimated annual VMT of 20,374,708, depicted in Table VI-6 below. The average daily trip (ADT) rate for weekdays could be 9,674.12 ADT, 10,510.88 ADT on Saturdays, and 8,910.76 ADT on Sundays. Total mobile source CO<sub>2</sub>e is 9,892.237 MT per year, or 9,892,237 kg per year. CalEEMod assumes 92.5 percent of VMT burns gasoline, while the remaining 7.5 percent burn diesel. Thus, of the 9,892,237 kg of mobile emissions (CO<sub>2</sub>e), 9,150,319.2 kgCO<sub>2</sub>e is generated by gasoline combustion and 741,917.8 kgCO<sub>2</sub>e is generated by diesel combustion. Future development could have an annual gasoline demand of 1,029,282.2 gallons and an annual diesel demand of 72,879.9 gallons, as displayed in the following Table VI-7.

**Table VI-6, Operational Petroleum Demand**

Land Use	Annual VMT
Apartments Low Rise	20,374,708
<b>Total</b>	<b>20,374,708</b>

**Table VI-7 Operational Annual Petroleum**

	Annual VMT	KgCO <sub>2</sub> e*	Kg/CO <sub>2</sub> /Gallon	Annual Gallons
<b>Gasoline</b>	18,846,604.9	9,150,319.2	8.89	1,029,282.2
<b>Petroleum</b>	1,528,103.1	741,917.8	10.18	72,879.9
<b>Total</b>				<b>1,102,162.1</b>

$$*9,892,237 \times 0.925 = 9,150,319.2; 9,892,237 \times 0.075 = 741,917.8$$

Over the lifetime of operation of future development, the fuel efficiency of vehicles in use is expected to increase, as older vehicles are replaced with newer more efficient models. Therefore, it is expected that the amount of petroleum consumed due to the vehicle trips to and from the future development site during operation would decrease over time. Additional advancement of technology includes the use of plug-in hybrid and zero emission vehicles in California, which will also decrease the amount of future petroleum consumed in the state. With the foregoing, operation of future development is expected to use decreasing amounts of petroleum over time, due to advances in fuel economy.

Additionally, future development is located within a mile radius of various existing markets, restaurants and services. These services are located primarily on Grapefruit Boulevard, approximately 2,000 feet northeast of the project site, and Harrison Street, approximately 2,600 feet west of the project site. Bus services, provided by SunLine Transit, will also be accessible to future residents and employees of the project site. The closest bus stop to the project site is located approximately 600 feet west of the site, on Avenue 54, identified as Ave 52 and Shady (Stop ID 942). Additional bus stops are located approximately 1,600 feet south of the site (Stop ID 900 and 987), and approximately 2,600 feet west, on Harrison Street (Stop ID 981). The availability of bus lines and services will reduce the amount of potential VMTs created by future development.

Although future development of the project property would result in an increase in petroleum use during construction and operation compared to the existing, vacant conditions, the property would comply with the City's General Plan Update, City Municipal Code, and Climate Action Plan regarding VMT reduction. Additionally, future development would provide a pedestrian access network that internally links all uses and connects to all existing external streets and pedestrian facilities contiguous with the site. Providing a pedestrian access network to link areas of the site encourages people to walk instead of drive, therefore, reducing the regional VMTs and associated vehicular-source emissions. Given these considerations, petroleum consumption associated with operation would not be considered excessive.

Development and operation of future development would increase demand for energy in the project area and in the service areas of IID and SoCal Gas Company. However, based on the findings described above, construction and operation are not anticipated to result in potentially significant impacts due to wasteful, inefficient, or unnecessary consumption of energy resources,

during project construction or operation. No impacts to energy resources relative to the Change of Zone are expected.

- b) **No Impact.** The project proposes to change the existing zoning of an approximately 117.6-acre property at the northwest corner of Avenue 54 and Tyler Street in Coachella. The site is currently designated as M-S; however, the proposed Change of Zone will revise approximately 50.6 acres of the project from M-S zones to R-M Urban. As stated in the previous discussion, the proposed project will not use an unnecessary or wasteful amount of energy resources. To ensure the conservation of energy, the state of California and the City of Coachella implements various regulations in order to be more energy efficient and reduce the amount of GHG emissions. Some of the state-wide and local regulations are listed below.

### **State Regulations**

#### Assembly Bill 32

Assembly Bill 32 (AB 32) was signed in 2006 to establish and reduce the amounts of greenhouse gases being emitted on a state-wide level. Specifically, AB 32 requires a reduction of emissions to 1990 levels by 2020. It plans to do this by establishing an annual reporting program for significant sources. Energy efficiency goals listed in AB 32 includes maximizing energy efficiency building and appliance standards, and pursuing additional efficiency efforts including new technologies, and new policy and implementation mechanisms.

#### Executive Order S-3-05

Executive Order (EO) S-3-05, passed in 2005, established reduction targets of an 80 percent of 1990 levels reduction by 2050, and created agencies to achieve these targets. The passage of this regulation requires the use of more energy efficient practices regarding building development and operation in order to reduce the amount of GHGs produced.

#### Title 20: Appliance Efficiency Standards

The California Code of Regulations (CCR), Title 20: Division 2, Chapter 4, Article 4, Sections 1601-1608 (Appliance Efficiency Regulations) regulates the sale of appliances in California. The Appliance Efficiency Regulations include standards for both federally regulated appliances and non-federally regulated appliances. 23 categories of appliances are included in the scope of these regulations. The standards within these regulations apply to appliances that are sold or offered for sale in California, except those sold wholesale in California for final retail sale outside the state and those designed and sold exclusively for use in recreational vehicles or other mobile equipment.

#### Title 24: Building Energy Efficiency Standards and CALGreen Building Standards Code

In addition to Title 20 (Sections 1601-1608) of the CCR, Title 24, parts 6 and 11, also outlines energy efficient building designs for new development. The CCR's 2019 Building Energy Efficiency Standards (Title 24, Part 6), and the CALGreen Building Standards Code (Title 24, Part 11), establish mandatory guidelines and standards requiring more energy efficient new and existing developments. The California Energy Commission adopted the Building Energy Efficient Standards for all new residential and nonresidential construction to reduce greenhouse gases, as a part of the California Building Code, Title 24. This requires new homes to include at least 50 percent of kitchen lighting to be LED, compact fluorescent or similar high efficiency fixtures, double pane windows, cool roofs, and other design techniques to reduce heat loss. Title 24, Part 11, establishes

design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties. The proposed project will be required to comply with the state implemented standards for energy efficient new developments.

#### California's Renewable Portfolio Standards

The California Renewable Portfolio Standards will reduce GHG emissions by requiring utility companies, such as IID, to switch from non-renewable resources, such as coal-fired power plants, to renewable resources, such as wind turbines and solar power.

#### Low Carbon Fuel Standard

The Low Carbon Fuel Standard (LCFS), or Executive Order (EO) S-1-07, establishes a low carbon fuel standard for transportation fuels in California. EO S-1-07 was enacted to reduce carbon intensity in transportation fuels as compared to conventional petroleum fuels, such as gasoline and diesel. It requires that the carbon intensity of California's transportation fuels be reduced at least 10 percent by 2020.

#### Clean Car Standards

The Clean Car Standards, otherwise known as Pavley 1493, sets more stringent vehicle fuel economy standards for cars and light trucks that reduce greenhouse gas emissions. In 2009, the federal government enabled the state of California to enforce stricter tailpipe emissions limits on new passenger vehicles. In 2010, the US EPA and the Department of Transportation's National Highway Safety Administration announced new vehicle greenhouse gas emission standards and corporate average fuel economy standards that reinforce California's standard.

### **City Regulations**

#### The City of Coachella Climate Action Plan

The City of Coachella developed their Climate Action Plan (CAP) in 2014 in order to achieve community-wide greenhouse gas emissions reductions. The CAP quantifies emissions from the build-out of the City and includes additional policies and implementation actions to help Coachella further reduce emissions. The CAP analyzes policies from the General Plan Update, that reduce energy use, vehicle miles traveled, resource consumption, and greenhouse gas emissions, comparing the emissions to voluntary statewide emissions targets outlined in the California Climate Action Scoping Plan and Executive Order S-03-05. In compliance with the statewide emission targets, the City established a per service population 2020 emissions reduction target of 15 percent below 2010 levels and a 2035 emissions reduction target of 49 percent below 2010 levels.

The CAP organizes the General Plan policies into six strategies to reduce emissions reductions throughout the City: building and infrastructure energy efficiency, renewable energy generation, land use and transportation, vegetation and open space, solid waste, and water use. According to the CAP residential and non-residential buildings produce approximately 39 percent of Coachella's emissions and are a primary target for the CAP. The City plans to achieve this emissions reduction through energy efficiency policies for homes, and businesses including energy performance targets to construct buildings 15 percent more energy efficient than Title 24 standards.

Coachella General Plan Update

The City of Coachella's 2015 General Plan Update (GPU) emphasizes the importance to increase energy conservation and efficiency and reduce energy consumption and emissions within its City. The various goals and policies outlined within the Sustainability and Natural Environment Element of the GPU focuses on City development and its impact to climate change, energy and water resources, while presenting the goal to implement green building design into new developments in the City. Reoccurring policies include GHG emissions reductions, water conservation methods, energy efficient building design, and implementation of renewable energy sources. Goal 2 specifically requires and energy efficient community that relies primarily on renewable and non-polluting energy sources. Policies within this goal include building design strategies such as passive solar design, use of alternative energy, construction standards, and energy performance targets in order to create a more energy efficient community.

The importance of efficient land use and transportation patterns is also a goal in the GPU, in order to reduce emissions and VMTs, while improving air quality. The overall goal is to reduce energy consumption in the City to improve air quality, reduce GHG emissions, to increase the quality of life for the City's residents.

Coachella Municipal Code

Similar to the City's CAP and GPU, the City's Municipal Code also encourages the reduction of air pollution created by vehicle emissions. Chapter 12.40, Transportation Demand Management Program, of the Coachella Municipal Code, is intended to protect the public health, welfare and safety by reducing air pollution caused by vehicle trips and VMTs. This chapter is intended to reduce emissions by requiring the development of a trip reduction and travel demand element to the congestion management plan (CMP), and adoption and implementation of trip reduction and travel demand ordinances by local agencies.

The project property proposes a residential and industrial project on approximately 117.6 acres of disturbed, vacant land in the City of Coachella. The project will comply with state-implemented building standards such as those outlined in Title 20 and Title 24 of the California Code of Regulations. As stated in the previous discussion, project-related energy consumption and VMTs created by the project are not anticipated to be substantial. Construction activities would require the use of equipment that would be more energy intensive that is used for comparable activities. However, construction equipment will comply with the Tier 3 program engines or higher, therefore would be newer off-road equipment units.

The project property is located in a built urban environment, surrounded by existing residential uses. Existing grocery stores, elementary schools, parks, churches and bus stops all lie within a half-mile radius of the project property. Pedestrian pathways that internally links all uses and connects to all existing planned external streets will assist in reducing potential project-related VMTs. Future development of the project property will comply with all applicable State and local guidelines and regulations regarding energy efficient building design and standards. The proposed Change of Zone will not conflict or obstruct a state or local plan for renewable energy or energy efficiency. No impacts.

**Mitigation Measures:** None Required

**VII. GEOLOGY AND SOILS**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(Sources: The City of Coachella 2035 General Plan, 2015; The City of Coachella 2035 General Plan Update EIR, 2015; Technical Background Report to the Safety Element, 2014; FEMA Flood Zone Map: Riverside County, 2017; Riverside County General Plan EIR, 2014)

**Setting**

Coachella defines its city as highly diverse both physically and geologically. The multiple faults that traverse the area and climate helps define the Coachella Valley region as a low and relatively flat desert basin bounded by mountainous terrain. The surrounding mountain ranges specifically include the Little San Bernardino Mountains to the northeast, the Santa Rosa Mountains to the south, and the San Jacinto Mountains to the west. The topographic variety in the Coachella Valley establishes elevations from 1,000 feet in the Mecca Hills to the east, to approximately 160 feet below sea level south of Thermal. Although the elevation varies widely, the City of Coachella is relatively flat, with a gentle slope from northwest to southeast. The project site is located in the southern portion of the City on previously disturbed, flat land.

The City of Coachella, including the project site, is located within a northwest-southeast structural depression extending from the Banning Pass to the Gulf of California. This region is designated as the Salton Trough, which was inundated by the Colorado River's water, forming ancient Lake Cahuilla. Since that time, the floor of the Trough has been repeatedly flooded with other "fresh" water lakes, the most recent being the current Salton Sea. The Trough is an internally draining area with no readily available outlet to the Gulf of California portions well below sea level. The sole outlet for these waters is evaporation, leaving behind vast amounts of terrestrial sediment materials.

The project does not currently propose development on the 117.6-acre property and a site plan does not currently exist. However, analysis of future development on geology and soils are provided in this discussion. In 2014 the City of Coachella published a Technical Background Report to the Safety Element Update, which analyzes various hazards that can possibly occur in the City. The various hazards addressed within the Technical Background Report includes seismic, geologic, flood, fire, hazardous material and severe weather hazards. The seismic and geologic hazards sections of the Technical Background Report were consulted for this Geology and Soils Section.

### Discussion of Impacts

- a.i) **No Impact.** The City of Coachella recognizes the potential of seismic hazards in the region. The 2035 Coachella General Plan Update (CGPU) states that because the San Andreas Fault passes through the northeastern portion of the City, the potential for primary surface fault rupture and strong ground shaking are very high. For this reason, a project's location relative to the Alquist-Priolo Earthquake Fault Zone is evaluated to determine the project's susceptibility to seismically induced rupture. The Alquist-Priolo Earthquake Fault Zone is a northwest-southeast descending zone established in 1971 to reduce losses from surface fault rupture on a statewide basis. The intent of the zone is to ensure public safety by prohibiting the siting of most structures for human occupancy across traces of active faults that constitute potential hazards to structures from surface faulting or fault creep.

According to the City of Coachella's Technical Background Report, the maximum magnitude recorded from the San Andreas Fault was 7.2, and the Coachella section is the only section of the southern San Andreas Fault that has not produced a major earthquake in historic times. Surface rupture is expected to occur along pre-existing, known active fault traces, however, it could potentially splay or step from the known active faults or rupture along unidentified traces. The Alquist-Priolo Earthquake Fault Zone Map issued by the State Geologist, determined that the subject property lies approximately 2.70 miles southwest of the closest Alquist-Priolo Earthquake Fault Zone.

The City of Coachella's Municipal Code reflects the possible impacts of potential seismic hazards in Chapter 15.66, Seismic Hazards Mitigation. New buildings are required to follow these codes in order to be theoretically stronger and more likely to survive an earthquake, with the main purpose to prevent the collapsing of structures. Therefore, risks associated with fault rupture at the project site is considered low since the project site is not located within the Alquist-Priolo Earthquake Fault Zone and will comply with the requirements outlined in the Coachella Municipal Code. No impacts are expected associated with the Change of Zone.

- a.ii) **Less Than Significant Impact.** The project site is located in a seismically active region where earthquakes originating on local and regional seismic faults can produce severe ground shaking.



Like most of the Coachella Valley, the project site has been subjected to past ground shaking by nearby faults. According to Plate 1-1 of the Technical Background Report, the closest recorded historical (years 1800-2014) seismic event to the project occurred approximately 3,200 feet northeast of the site, with an earthquake magnitude 2 to 3.

In order to reduce hazards associated with ground shaking impacts on people and buildings, the City of Coachella implements the latest seismic safety design standards outlined in both the Coachella General Plan Technical Background Report, and the most recent edition of the updated California Building Code (CBC). The City of Coachella requires new buildings to be constructed in accordance with the most recent edition of the CBC and City Municipal Code. The Coachella Municipal Code provides regulations for collapse-resistant design, which will be enforced during structure design and construction. Remedial grading and construction will work to reduce exposure of people or structures to adverse effects to the greatest extent possible against seismic hazards.

The approximately 117.6-acre project is proposing a zone change on a portion of the site (approximately 50.6 acres) from Manufacturing Services (M-S) to Multiple Family Residential, Urban (R-M, 20-38 un/ac). The remaining 67 acres of the site will not change its current zoning designation of M-S. Development of the project is not proposed at the time of writing. If construction of the site within the parameters of the proposed zoning designations were to occur, then the buildings and structures proposed for the project will be required to follow all applicable building standards outlined in the CBC and the City's Municipal Code, in order to ensure the safety of the residents. All grading and construction plans will be reviewed by the City. No impacts associated with the Change of Zone are expected.

- a.iii) No Impact.** The General Plan's Technical Background Report addresses the different forms of ground failure that the City of Coachella may be susceptible to after the event of an earthquake, including liquefaction, settlement and slope failure. Liquefaction, according to the Technical Background Report, typically occurs in saturated, loose, fine- to medium-grained sandy to silty soils in the presence of ground accelerations of 0.2g, and groundwater within 50 feet below the ground surface. In an event of an earthquake, the increase of water pressure may fill the pores and increase subsurface water pressure, causing the soil to lose strength and behave like a liquid, and potentially compromising the ground stability. According to the General Plan Seismic Hazard Zones Map in the Technical Background Report (Plate 1.3), the project site is located in an area with high liquefaction susceptibility due to the youthful, unconsolidated sediments, and historically shallow groundwater within 30 feet of the ground surface.

The Coachella Water Authority and Sanitary District operates and maintains the water distribution system for the project property and the City of Coachella. According to the California Department of Water Resources Groundwater Information Center, one of the nearest monitored public well to the project is identified as State Well 06S08E22D002S, located approximately 1.66 miles southwest of the site. Based on the most recent monitoring information, reported on June 24, 2020, the depth to groundwater at this well site was approximately 18.80 feet. Additional wells in proximity to the project includes State Wells 06S07E13J003S and 06S07E13J004S, which are located approximately 1.7 miles southwest of the site, and State Well 05S08E33D001S, approximately 2.54 miles east of the site. Groundwater depths at these sites were measured at 58.4 feet below ground surface (measured November 18, 2020), 18.1 feet below ground surface (measured November 18, 2020), and 26.3 feet below ground surface (measured October 15,

2020) respectively. Due to the shallow groundwater depths in the area, the site is susceptible to seismically-induced liquefaction.

Settlement is a potential consequence of seismic activity and liquefaction, where the excess pore pressure generated by ground shaking and leading to liquefaction is associated with the tendency for loosely compacted, saturated soil to rearrange into a denser configuration during shaking. Dissipation of that excess pore pressure will produce volume decreases (termed consolidation or compaction) within the soil that may be manifested at the ground surface as settlement. Unconsolidated young alluvial deposits are especially susceptible to this hazard. Artificial fills may also experience seismically induced settlement. Damage to structures typically occurs as a result of local differential settlements. Plate 2-1a (Geologic Map) in the Technical Background Report indicates that the project site, and a majority of the City's valley floor is underlain by young, unconsolidated alluvial and lacustrine sediments, locally mantled with wind deposits (map symbols Qg and Ql/Qa). These sediments are susceptible to seismically induced settlement.

Per the Technical Background Report, mitigation for seismically induced settlement is similar to those used for liquefaction. Over-excavation and re-compaction are the most commonly used method to densify soft soils susceptible to settlement. Deeper over-excavation below final grades, especially at cut/fill, fill/natural, or alluvium/bedrock contracts may be recommended to provide a more uniform subgrade. Over excavation should also be performed so that large differences in fill thickness are not present across individual lots. In some cases, specially designed deep foundations, strengthened foundations, and/or fill compaction to a minimum standard that is higher than that required by the applicable building codes may be recommended. The potential for seismic related ground failure at the project site is projected to be less than significant with the efforts established in the California Building Code and Coachella Municipal Code.

Seiches can occur in bodies of water both near and far from the earthquake epicenter. Given that there are canals, ponds, and pools in the Coachella area, seiches as a result of ground shaking can be expected to occur in the region. The amplitude of these waves cannot be predicted but these are typically less than about 1.6 feet (0.5 meters) high. The amplitude of the seiche waves that could occur in these water bodies cannot be predicted given that several parameters combine to form these waves, although, given the relatively shallow depth of these bodies of water, the seiches are anticipated to be relatively minor. Water in swimming pools is known to slosh during earthquakes, but in most cases, the sloshing does not lead to significant damage, according to the Technical Background Report. Given its distance from the ocean, Coachella does not have a tsunami hazard.

The Change of Zone will not be impacted by seismically induced liquefaction, settlement, or seiches.

- a.iv) No Impact.** The City defines landslides as movements of relatively large landmasses, either as nearly intact bedrock blocks, or as jumbled mixes of bedrock blocks, fragments, debris and soils. The potential for landslides is dependent on various factors including slope height, slope steepness, shear strength and orientation of various weak layers underground. Strong ground shaking can cause existing slopes to become unstable, which may lead to landslides or rockfalls that can overrun structures, harm people or damage property, sever utility lines and block roads. According to the City of Coachella's Technical Background Report to the Safety Element Update, the majority of the City has a 0 to 10 percent grade, including the project site (Plate 2-2). Areas

with a 10 percent grade or greater involves the areas along the San Andreas Fault northeast of the project site. In the Technical Background Report, the City recognizes and maps the various landslide and rockfall hazard areas in Coachella (Plate 1-3). These areas are also located where the percent grade is higher than 10 percent.

Rockfalls and landslides are more likely to occur in the northeastern and eastern portions of the Coachella General Plan area due to the steep slopes located in those regions. Protection from rockfalls or surficial slides can often be achieved by protective devices such as barriers, retaining structures, catchment areas, or a combination of the above. According to Plate 1-3, in the Technical Background Report, the project property is not located in an area that is susceptible to seismically induced rockfalls, rockslides, soil falls, soil slides and soil slumps. This is due to the project's location in a generally developed and urban area, as well as its distance from the nearest sloped areas. The subject site is located on relatively level ground and is not located immediately adjacent to any mountains or hillsides. As such, the site is not susceptible to any forms of slope instability. Therefore, no impacts are anticipated.

- b) No Impact.** The Coachella Technical Background Report states that climate, topography, soil and rock types and vegetation are all influential factors of erosion, runoff and sedimentation in the Coachella Valley. Human activities, such as grading and construction, is also a large contributor to erosion in the region. The soils most susceptible to erosion include the unconsolidated sediments in the canyon bottoms and valley floor, as well as the granular semi-consolidated sediments forming the hills. Windborne, waterborne and human-borne erosion are concerns for the City of Coachella, especially because wind-blown sand causes soil loss, dryness and deterioration of soil structure, nutrient and productivity losses, air pollution, sediment transport and deposition, and health problems.

Windborne erosion is a widespread concern in Riverside County, especially in the Coachella Valley. Approximately 20 percent of land area in the County is vulnerable to "high" and "very high" wind erosion. The Coachella Valley floor is highly susceptible to wind erosion due to the high winds funneled from the west (Riverside County 2016 General Plan Figure S-8). As previously stated, windborne erosion not only causes physical and structural damage, but also damages to the public health by causing respiratory problems.

The proposed project will require activities such as clearing onsite vegetation, grading, construction, and other ground disturbances by heavy machinery that could result in the loss of some topsoil and generate particulate matter. The City of Coachella requires mitigation of this hazard with the implementation of a Fugitive Dust Control Plan (Coachella Municipal Code Chapter 8.20, Fugitive Dust Control). The Fugitive Dust Control Plan is a document that describes fugitive dust sources at a site and the corresponding control measures. Pursuant to SCAQMD Rules 403 and 403.1, the project is required to implement the Fugitive Dust Control Plan and the use of best management practices (BMPs) during operations capable of generating fugitive dust in the Coachella Valley.

The City is susceptible to a number of different forms of erosion, including soil, wind, and water. The hazard of soil erosion within the planning area ranges from slight to moderate. Portions of the City are designated as having Very High and High Potential for Erosion. The northern portion of the site is considered as having Very High potential, while the southern portion has High potential, and the southeastern portion of the site is not designated as either.

Additionally, the City of Coachella determines that a majority of the City, including the project site, is susceptible to water erosion due to the distal fan and lake deposits. According to the Federal Emergency Management Agency (FEMA) Map Panel Number 06065C2270H, revised March 6, 2018, the entire project is located within the FEMA Flood Zone X, protected by levee. Flood Zone X are areas determined to have moderate to low flood risk, and corresponds to areas of 500-year flood, areas of 100-year flood with average depths of less than one foot or with drainage areas less than one square mile, and areas protected by levees from 100-year flood.

The approximately 117.6-acre project proposes a zone change from Manufacturing Services (M-S) to Multiple Family Residential, Urban (R-M, 20-38 un/ac) on 50.6 acres of the site. The remaining 67 acres of the site will not change its current zoning designation of M-S. The project does not propose development at the time of writing, however, if development were to occur, the project will be required to comply with the State's most current Construction General Permit (CGP). The mitigation of waterborne erosion at the project site during construction activities includes the developer's compliance with the State's most current Construction General Permit (CGP) (Order No. 2009-0009-DWQ, as amended by 2010-0014-DWQ and 2012-0006-DWQ). Compliance with the CGP involves the development and implementation of a project-specific Stormwater Pollution Prevention Plan (SWPPP) designed to reduce potential adverse impacts to surface water quality during the period of construction. The required plan will identify the locations and types of construction activities requiring BMPs and other necessary compliance measures to prevent soil erosion and stormwater runoff pollution. The plan will also identify the limits of allowable construction-related disturbance to prevent any exceedances or violations.

To reduce the amount of soil erosion created, future development shall implement a Fugitive Dust Control Plan, a SWPPP, and best management practices, which are required not only by Coachella but also the Riverside County. No impacts are expected associated with the Change of Zone.

- c) **No Impact.** The proposed project site is located within the southern portion of the City, on previously disturbed land. The majority of the City has a grade of 0 to 10 percent, meaning that Coachella is relatively flat. Per the Coachella's General Plan Technical Background Report, Quaternary river channel deposits (Qg), alluvial fan and stream deposits (Qa), and interbedded lake and distal fan deposits (Ql/Qa) sediments are cohesionless and loose in the upper sections, and thus susceptible to liquefaction. According to Figure 4.5-7 in the Coachella General Plan Draft EIR, Soils Classification, the surficial sediments at the project site includes lake and distal deposits (Ql/Qa). These sediments are fine-grained sand, silt, and clay of the valley floor. The various soil components are vital to the stability of the project site specifically regarding landslides, lateral spreading, subsidence, liquefaction, or collapse.

As previously stated in discussion VII.a.iii, above, the project site is located in an area susceptible to liquefaction due to the youthful, unconsolidated sediments, and historically shallow groundwater. Since the site is potentially susceptible to liquefaction, it may also be susceptible to lateral spreading, which also requires a shallow water table or proximity to a water source that could cause inundation of onsite soils. However, ground improvement (such as over-excavation and re-compaction of low-density soils) and foundation design can mitigate the potential effects of liquefaction, lateral spread, and settlement.

The site is not susceptible to landslides due to its relatively flat terrain and distance from mountainous slopes, and although tectonic subsidence has been documented in the Coachella Valley, it is not known to occur in the project vicinity.

Settlement or collapsible soils, as the Safety Element of the Coachella GPU states, typically occur in recently deposited sediments that accumulated in arid or semi-arid environments. Collapsible soils do not appear to be widespread in the planning area, but most likely do occur in localized areas, especially in those with distal fan and lake deposits. However, settlement resulting from the anticipated foundation loads should be minimal provided that foundation design and construction complies with the applicable California Building Code and the Coachella Municipal Code standards. Less than significant impacts are anticipated.

Overall, no impacts of liquefaction, lateral spread, landslides and rockfall, settlement, or collapsible soils to the project site are anticipated relative to the proposed Change of Zone.

- d) **No Impact.** Expansive soils typically contain large amounts of clay that expand when water is absorbed and shrink when they dry. The best defense against this hazard in new developments is to avoid placing expansive soils near the surface or over watering the expansive soils.

As stated in discussion VII.c, the surficial sediments at the project site includes lake and distal deposits (Ql/Qa), which includes fine-grained sand, silt, and clay of the valley floor. According to the Technical Background Report, the potential for expansive soils in lake and distal deposits is generally low, except where lake deposits of silt and clay are within or just below the depth of structural foundation elements. These deposits are suitable for fill materials; however, clay-rich sediments should not be placed in foundation areas if possible. No impacts are anticipated relative to risks of structural damage caused by expansive soils regarding the Change of Zone.

- e) **No Impact.** The project site previously operated as agricultural land intermittently since at least 1953. Currently, crops are not being harvested and the site is fallow. Residential structures have not occurred onsite, and septic tanks do not occur within the project boundaries. The project property is surrounded by residential developments to the north and west, industrial uses and Tyler Street to the east, and residential, agricultural and vacant lots to the south. The proposed project will connect to the City's existing sewer system. No alternative wastewater disposal systems are proposed. No adverse impacts associated with wastewater disposal systems will occur. No impacts are expected regarding wastewater disposal systems and sewers.

- f) **No Impact.** The City values its rich history and paleontological resources; therefore, the preservation of these resources is highly important. The protection of important archaeological and paleontological resources from loss or destruction depends on the implementation of appropriate mitigation during development activities.

Per the Riverside County Environmental Impact Report (EIR), the County categorizes the project site as having a "High Sensitivity A" regarding paleontological sensitivity. High Sensitivity A, as defined by the Riverside County EIR, "is based on geologic formations or mapped rock units that are known to contain or have the correct age and depositional conditions to contain significant paleontological resources. These include rocks of Silurian or Devonian age and younger that have potential to contain remains of fossil fish, and Mesozoic and Cenozoic rocks that contain fossilized body elements and trace fossils such as tracks, nests and eggs."

Although the Riverside County General Plan EIR mapped the project as an area with high paleontological resources, the Coachella GPU EIR considers the project site and surrounding area as having an “undetermined sensitivity” for paleontological resources (Figure 4.4-3, Paleontological Resource Sensitivity).

Additionally, the site has been subject to previous human disturbance since at least 1953, where it served as agricultural land. Agricultural activities include tilling the land, and planting, growing and harvesting crops. Paleontological resources are not likely to be onsite due to the use of the property for agricultural purposes for multiple decades. The project is also located in an urbanized context within the City and due to the disturbance on the project site, the property is not recognized as a unique paleontological or a unique geologic feature. Therefore, the proposed project is not expected to destroy a unique paleontological resource or site or unique geologic feature. No impacts are expected associated with the Change of Zone.

**Mitigation Measures** None required

**VIII. GREENHOUSE GAS EMISSIONS****Would the project:**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(Sources: CalEEMod Version 2016.3.2; 2035 General Plan, 2015; City of Coachella Climate Action Plan, June 2014.)

**Setting**

Greenhouse gases (GHG) are a group of gases that trap solar energy in the Earth's atmosphere, preventing it from becoming too cold and uninhabitable. Common greenhouse gases in the Earth's atmosphere include: water vapor, carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), ozone, and chlorofluorocarbons to a lesser extent. Carbon dioxide is the main GHG thought to contribute to climate change. Carbon dioxide reflects solar radiation back to Earth, thereby trapping solar energy and heat within the lower atmosphere. Human activities (such as burning carbon-based fossil fuels) create water vapor and CO<sub>2</sub> as byproducts, thereby impacting the levels of GHG in the atmosphere. Carbon dioxide equivalent (CO<sub>2</sub>e) is a metric used to compare emissions of various greenhouse gases. It is the mass of carbon dioxide that would produce the same estimated radiative forcing as a given mass of another greenhouse gas. Carbon dioxide equivalents are computed by multiplying the mass of the gas emitted by its global warming potential. Global Climate Change (GCC) is defined as the change in average meteorological conditions on the earth with respect to temperature, precipitation, and storms. GCC is currently one of the most controversial environmental issues in the United States, and much debate exists within the scientific community about whether or not GCC is occurring naturally or as a result of human activity.

To address the long-term adverse impacts associated with global climate change, California's Global Warming Solutions Act of 2006 (AB 32) requires California Air Resource Board (CARB) to reduce statewide emissions of greenhouse gases to 1990 levels by 2020. In 2016, Governor Jerry Brown signed Senate Bill 32 (SB32) that requires California to reduce GHG emissions to 40 percent below 1990 levels by 2030. With the passage of the California Global Warming Solutions Act of 2006 (Assembly Bill 32) in California, environmental documents for projects pursuant to CEQA are required to analyze greenhouse gases and assess the potential significance and impacts of GHG emissions. On July 11, 2018, CARB announced in a press release (No. 18-37) that greenhouse gas pollution in California fell below 1990 levels for the first time since emissions peaked in 2004, an achievement roughly equal to taking 12 million cars off the road or saving 6 billion gallons of gasoline a year. Moreover, according to the CARB report on California Greenhouse Gas Emissions for 2000 to 2016, which tracks the trends of GHG emissions, California's GHG emissions have followed a declining trend between 2007 and 2016. The largest reductions are attributed to the electricity sector, which continues to see decreases as a result of the State's climate policies.

**Discussion of Impacts**

- a) **Less Than Significant Impact:** CalEEMod Version 2016.3.2 was used to quantify GHG emissions associated with the project. As previously mentioned, this software was developed in conjunction with the California Air Pollution Control Officers Association (CAPCOA) to estimate air emissions, including GHGs. CalEEMod utilizes widely accepted methodologies for estimating emissions combined with default data that can be used when site-specific information is not available. Sources of these methodologies and default data include but are not limited to the United States Environmental Protection Agency (USEPA) AP-42 emission factors, California Air Resources Board (CARB) vehicle emission models, studies commissioned by California agencies such as the California Energy Commission (CEC) and CalRecycle. The project's total building area and parking lot uses were factored into the model to evaluate whether the estimated criteria pollutants and GHG emissions would exceed the established thresholds and therefore conflict with the plans and efforts of reducing the emissions of greenhouse gases. Construction-related GHG emissions were amortized over a 30-year period and added to the project's annual operational GHG emissions. The operational GHG emissions can be attributed to the following sources:

Area Sources: Landscape maintenance equipment would generate emissions from fuel combustion and evaporation of unburned fuel. Equipment in this category would include lawnmowers, shredders/grinders, blowers, trimmers, chain saws, and hedge trimmers used to maintain the landscaping of the developed site.

Energy Sources: GHGs are emitted from buildings as a result of activities for which electricity and natural gas are typically used as energy sources. Combustion of any type of fuel emits CO<sub>2</sub> and other GHGs directly into the atmosphere; these emissions are considered direct emissions associated with a building. GHGs are also emitted during the generation of electricity from fossil fuels; these emissions are considered to be indirect emissions.

Mobile Sources: GHG emissions will also result from mobile sources associated with the project, which include the typical daily operation of motor vehicles by employees and visitors. Project mobile source air quality impacts are dependent on both overall daily vehicle trip generation and the effect of the project on peak hour traffic volumes and traffic operations in the local vicinity.

Solid Wastes: The proposed land uses will result in the generation and disposal of solid waste. A large percentage of this waste will be diverted from landfills by a variety of means, such as reducing the amount of waste generated, recycling, and/or composting. The remainder of the waste not diverted will be disposed of at a landfill. GHG emissions from landfills are associated with the anaerobic breakdown of material. GHG emissions associated with the disposal of solid waste associated with the proposed project were calculated by the CalEEMod model using default parameters.

Water Supply, Treatment and Distribution: Indirect GHG emissions result from the production of electricity used to convey, treat and distribute water and wastewater. The amount of electricity required to convey, treat and distribute water depends on the volume of water as well as the sources of the water.

The currently applicable GHG thresholds for local lead agency consideration are referenced from the SCAQMD Draft Local Agency Threshold supporting documentation, which establishes an interim tiered approach. Under this guidance, a screening threshold of 3,000 metric tons of



carbon dioxide equivalent (MTCO<sub>2</sub>e) per year has been an acceptable approach for non-industrial projects, while industrial projects have higher screening level of 10,000 MTCO<sub>2</sub>e per year. As a conservative measure, the GHG analysis for future development aims to meet the lowest screening level of 3,000 MTCO<sub>2</sub>e per year, as shown below.

**Table VIII-1  
Total Project Greenhouse Gas Emissions  
Associated with Future Construction at Mid-Density Development Scenario**

Unmitigated Emission Source	Emissions (metric tons per year)
	Total CO <sub>2</sub> E
Annual Construction Emissions Amortized Over 30 Years	50.06884
Area, Energy, Mobile Sources, Waste, and Water Usage	16,136.7991
Total CO <sub>2</sub> E (All Sources)	16,186.8679
Service Population	6,500
Total CO <sub>2</sub> e/Service Population	2.4902
Threshold	3.0 (Based on 2035 Target)
Threshold Exceeded?	NO

As shown in VIII-1 resulting from the CalEEMod calculations, future construction is expected to generate approximately 16,186.8 MTCO<sub>2</sub>e per year from construction, area, energy, stationary, waste, and water usage sources. As such, future development GHG emissions would not exceed the lowest threshold of significance set at 3,000 MTCO<sub>2</sub>e per year. Having been evaluated against the regionally accepted thresholds, which are part of the State's regulations aimed at addressing climate change, future development is not expected to interfere with the plans, policies, or regulations adopted for the purpose of reducing the emissions of greenhouse gases. The Change of Zone project will result in no impacts.

- b) No Impact:** The City of Coachella has prepared and adopted Climate Action Plan (CAP) in conjunction with a General Plan Update as a roadmap for achieving community-wide greenhouse gas emissions reductions. The CAP builds on the 2015 General Plan Update, quantifying emissions from the build-out of the proposed plan and includes additional policies and implementation actions to help Coachella further reduce emissions. It also includes strategies to protect public health and make the community more resilient to climate change. Coachella's CAP is designed to provide clear policy guidance to the City staff and decision-makers on how to reduce greenhouse gas emissions. It identifies a pathway to reduce emissions within a range of voluntary, state-level emissions reduction targets. This path includes strategies for improving connectivity and land use patterns, transportation modes and systems, incorporating energy efficiency standards, increasing the City's renewable energy supply, and reducing waste and consumption. By providing an emissions inventory, emissions targets, and strategies for reducing greenhouse gas emissions, the City of Coachella has established a framework evaluating and mitigating greenhouse gas emissions. Part of these emissions reductions will need to be achieved through better environmental performance of new development.

The CAP organizes General Plan policies into six strategies to reduce emissions throughout the City: building and infrastructure energy efficiency; renewable energy generation; land use and transportation; vegetation and open space; solid waste; and water use. Each strategy is supported by a number of more specific programs, actions, and measures that will be implemented as part of the City's General Plan.

Energy Efficiency: Residential and non-residential buildings produce approximately 39% of Coachella's emissions and are a primary target for the CAP. This strategy for energy performance targets to construct buildings 15% more energy efficient than Title 24, increase passive solar design features, and planting new shade trees. The proposed development will include solar photovoltaic panels mounted on the proposed carports, thus complying with the energy efficiency strategy identified in the City's CAP.

Energy Generation: This strategy includes General Plan policies that will help homes and businesses in Coachella increase renewable energy production. It includes requirements for solar photovoltaic infrastructure on new homes and businesses and pursuing clean energy through community choice aggregation. The proposed development will include solar photovoltaic panels mounted on the proposed carports, thus complying with the energy efficiency strategy identified in the City's CAP.

Land Use and Transportation: Coachella's General Plan provides clear guidance for how Coachella will become a city of walkable neighborhoods tied together by multi-modal transportation corridors and interspersed with vibrant districts for shopping, working, entertaining, and commerce. The walkable neighborhoods will have a diverse mix of housing types and will be in close proximity to shopping and neighborhood services so that the majority of one's daily needs are a short walk away. This strategy evaluates the land use and transportation policies in the General Plan that aim to reduce vehicle miles travelled and improve mobility. Specific implementation measures involve changing land uses, adopting a new perspective on community design, promoting alternative modes of travel, and revising antiquated parking standards.

Future development of the project property will occur on a site located within a walkable environment in terms of proximity to schools, commercial uses, and other services. Specifically, the site is located adjacent to the nearest elementary school, and approximately one half-mile (equivalent to a 10-minute walk) to the nearest commercial establishment. As such the project's location is expected to align with the land use and transportation strategy of the CAP.

Solid Waste: Solid waste generation produces only a small percentage of Coachella's emissions (3%), but with population and employment growth, the specific actions outlined in the General Plan to increase waste diversion can result in significant emissions reductions. This strategy includes General Plan policies related to increase residential and commercial recycling and construction recycling. The proposed development is expected to follow the City's most current recycling and other waste diversion programs, which tend to be promoted at the Citywide level. Therefore, no conflicts with this strategy are anticipated.

Vegetation and Open Space: Not only do trees and open space enhance the appearance of a community, they reduce ambient air temperature, lower energy use, reduce air and water pollution, and absorb greenhouse gases. Coachella's General Plan includes policies for increasing

access to parks and open spaces and planting new trees. This compilation of General Plan policies focuses on the carbon sequestration benefits of new vegetation and trees. Approximately 60 percent of the site's land use composition will consist of open space while the remaining 40 percent will be occupied by residential buildings, community buildings, and paving.

Water Use: Water use represents one of the fastest growing emissions sectors in the Coachella CAP with potable water use growing 45% between 2005 and 2010. The General Plan includes policies to address indoor and outdoor water use and future water supply. This strategy analyzes the effectiveness of these measures at reducing greenhouse gas emissions. The proposed development is expected to implement the required water-efficient landscape irrigation and indoor fixtures to support the water use strategy.

The CAP includes a process in which projects are evaluated for their design attributes and performance. The CAP establishes a per service population 2020 emissions reduction target of 15% below 2010 levels and a 2035 emissions reduction target of 49% below 2010 levels. The CAP's 2020 targeted GHG emissions per service population goal is 7.0 MTCO<sub>2</sub>e/SP/year and the 2035 targeted GHG emissions per service population goal is 4.2 MTCO<sub>2</sub>e/SP/year.

As previously discussed, future development on the project property may result in GHG emissions totaling 16,186.8 MTCO<sub>2</sub>e. The City of Coachella CAP defines a service population as the total number of residents and employees (jobs) in a geographic area. From the perspective of service population efficiency, the project's total emissions (16,186.8 MTCO<sub>2</sub>e) divided by a service population of 6,500 residents is equivalent to 2.49 MTCO<sub>2</sub>e/SP/year, which satisfies the 2035 targeted GHG emissions per service population goal is 4.2 MTCO<sub>2</sub>e/SP/year. As such, the proposed residential development is not expected to conflict with the applicable plan for the purposes of reducing greenhouse gas emissions. No impact relative to the Change of Zone is anticipated.

**Mitigation Measures:** None required

**IX. HAZARDS AND HAZARDOUS MATERIALS**

<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(Sources: City of Coachella 2035 General Plan Update, 2015; Coachella Municipal Code; Coachella Technical Background Report to the Safety Element Update, 2014; Enforcement and Compliance History Online, EPA; EnviroStor, Department of Toxic Substances Control; GeoTracker, State Water Resources Control Board.)

**Setting**

The project site is located on approximately 117.6 acres of disturbed land south of Avenue 53, north of Avenue 54, and west of Tyler Street in the City of Coachella. The 117.6-acre project proposes to re-zone approximately 50.6 acres of the property from its current designation of Manufacturing Service (M-S) zone to Multiple Family Residential, Urban (R-M, 20-38 un/ac). The remaining 67 acres do not propose to change the zoning designation. Overall, the project proposes 50.6 acres R-M Urban, 21.7 acres M-S, and a 45.3-acre buffer area between the project's proposed R-M and M-S zones and the existing industrial property, east of the project site.

The project site has been disturbed due to its previous agricultural operations. The sports field is located at the northern-most portion of the site. Approximately 117.6 acres of the site operated as agricultural fields, with a water reservoir in the center of the site. Approximately 4.7 acres of the site is vacant, however, previous human disturbance is present in this area.

The project does not currently propose development on the 117.6-acre property and a site plan does not currently exist. However, a general analysis of future development relative to hazards and hazardous materials are provided in this discussion.

### Discussion of Impacts

- a-b) **No Impact.** As stated in the Setting, the project proposes to re-zone approximately 117.6 acres of land south of Avenue 53, north of Avenue 54, and west of Tyler Street in Coachella. The property is surrounded by residential, recreational, agricultural, industrial, and vacant uses to the north, east, south, and west. Avenue 53 delineates the project's northern-most boundary, and a recreational (grass) field lies north of Avenue 53. A disturbed vacant lot is located northeast of the project site. The vacant lot has been previously graded, and the perimeter of the vacant lot is delineated by chain-link fencing. The industrial uses including, Armtec Defense Products, and vacant lots are located east of the project site. The southern property boundary is delineated by Avenue 54, and residential properties, agricultural lots, and vacant lots are located south of Avenue 54. A developed residential neighborhood, and undeveloped residential lots are located west of the project boundaries.

The Code of Federal Regulations (CFR Title 40, Part 261) defines hazardous materials based on ignitability, reactivity, corrosivity, and/or toxic properties. The State of California defines hazardous materials as substances that are toxic, ignitable or flammable, reactive and/or corrosive, which have the capacity of causing harm or a health hazard during normal exposure or an accidental release. As a result, the use and management of hazardous or potentially hazardous substances is regulated under existing state, federal and local laws. Hazardous wastes require special handling and disposal methods to reduce their potential to damage public health and the environment. Manufacturer's specifications also dictate the proper use, handling, and disposal methods for the specific substances.

Future construction would involve the use of heavy equipment that have a potential of fuel and oil spills due to the usage of fuel, oil, lubricants, and other potential flammable substances. The contractor will be required to identify a staging area for storing these materials, as well as other practices to prevent any hazardous discharge or release into the environment, in their Storm Water Pollution Prevention Plan (SWPPP). The SWPPP requires a list of pollutant sources and the identification of construction areas where additional control measures are necessary to prevent pollutants from being discharged. Best management practices (BMPs) are necessary for proper material delivery and storage, material use and spill prevention and control. The measures will outline the required physical improvements and procedures to prevent impacts of pollutants and hazardous materials to workers and the environment during construction. For example, all construction materials including paints, solvents, and petroleum products must be stored in controlled areas and according to the manufacturer's specifications. Additionally, perimeter controls (fencing with wind screen), linear sediment barriers (gravel bags, fiber rolls or silt fencing), and access restrictions (gates) would help prevent temporary impact to the public and environment. No impacts will occur associated with this Change of Zone.

The project proposes residential and manufacturing service zoning designations on the approximately 117.6-acre site. The proposed residential portion of the project would include Multiple Family Residential (R-M) Urban developments, which allows 20 to 38 un/ac. R-M zones are intended to provide for the establishment and expansion of multiple family residential development areas at various medium and high population densities, all located in conformance with the general plan. The nature of the residential uses is not expected to involve, as a primary activity, the routine transport, use or disposal of hazardous materials in quantities or in a manner that would pose a threat to the project and its surroundings or create a significant hazard through a foreseeable accident condition involving the release of hazardous materials into the environment. The regular operation of future development will involve the handling, application, and storage of cleaning agents, building maintenance products, paints, solvents and other related substances commonly used with residential apartment maintenance. These products are not expected to be used in amounts harmful to the public.

Approximately 21.7 acres of the project proposes Manufacturing Service zone. Manufacturing Service zones are intended to provide for and encourage the orderly development of light manufacturing, wholesaling, and commercial service within the community. Such areas are vital to the community's economic health and well-being. The provisions of this zone are intended to ensure that manufacturing service areas will be compatible with adjacent, non-industrial development and will protect such areas from potential hazards of industrial development. Permitted uses in M-S zones are outlined within the Coachella Municipal Code (Section 17.30.020). Some permitted uses include engineering research and testing firms and laboratories; trailer, camper, mobile home manufacturer or assembly; automotive repair garage; sales of rental of trucks, autos, farm machinery; bakery; boat building; and bottling plant, to name a few. Approximately 45.3 acres of the site is proposed to act as a buffer between the proposed R-M and M-S zones and the existing industrial development located east of the project. This buffer will provide approximately 750 feet of separation between the project and the existing property.

The handling, application and storage of cleaning agents, building maintenance products, paints, solvents and other related substances is expected to occur within the project in order to carry out the necessary operations for the residential and industrial uses. However, in the proposed R-M and M-S zones, these materials would not be present in sufficient quantities that pose a significant hazard to public health and safety, or the environment. Hazardous materials used and stored in the M-S zones may occur in amounts hazardous to the surrounding environment, due to the nature of such facilities. Currently a manufacturing facility is not proposed. However, development of a facility will require approval from the City, as well as additional entitlement and review. If a future development proposes the storage, disposal, or use of hazardous materials, the future development would be required to follow handling instructions from the manufacturer, as well as implement relevant standards for regulations for facilities that handle hazardous materials. The Change of Zone project will result in no impacts.

- c) **No Impact.** The closest school is located approximately 0.33 miles northwest of the project, Valley View Elementary School. As previously discussed, the project proposes a Change of Zone on approximately 50.6 acres of the project from M-S to R-M Urban. The remaining 67 acres of the site will not change the existing M-S zoning designation. During the construction of future development, proper safety measures will be implemented. These standard operational procedures and protocols as well as the best management practices (BMPs), will minimize any

potential public exposure to hazardous materials. However, the project property is located more than one-quarter mile from the closest elementary school; therefore, impacts are less than significant. No impact to schools is expected relative to the Change of Zone.

- d) **No Impact.** As previously discussed, the project site proposes a change of zone on 50.6 acres of the site from M-S to R-M Urban (20-38 un/ac). Approximately 67 acres will remain M-S. Since before 1953, the project site operated as agricultural land; however, the site is currently vacant.

Record searches on the project property were performed within multiple database platforms, pursuant to Government Code 65962.5 and its subsections. The resources consulted included GeoTracker, EnviroStor and the EPA Enforcement and Compliance History Online (ECHO).

GeoTracker is a database maintained by the State of California Water Resources Control Board that provides online access to environmental data. It serves as the management system for tracking regulatory data on sites that can potentially impact groundwater, particularly those requiring groundwater cleanup and permitted facilities, such as operating underground storage tanks and land disposal sites.

EnviroStor is a database maintained by the State of California Department of Toxic Substances Control (DTSC). The EnviroStor database identifies sites with known contamination or sites for which there may be reasons to investigate further. It includes the identification of formerly contaminated properties that have been released for reuse; properties where environmental deed restrictions have been recorded to prevent inappropriate land uses; and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Moreover, the ECHO database focuses on inspection, violation, and enforcement data for the Clean Air Act (CAA), Clean Water Act (CWA) and Resource Conservation and Recovery Act (RCRA) and also includes Safe Drinking Water Act (SDWA) and Toxics Release Inventory (TRI) data.

In February 2021, a search was performed on all three database platforms. The three consulted databases did not list any facilities related to the project site. The three databases, however, recorded sites within a half-mile radius of the project property. The results are described below:

GeoTracker is a database maintained by the State of California Water Resources Control Board to provide online access to environmental data. It serves as the management system for tracking regulatory data on sites that can potentially impact groundwater. The database search results revealed seven Leaking Underground Storage Tanks (LUST) Cleanup Sites and Cleanup Program Site within a half-mile of the project site. The facilities are listed as follows:

- El Super Toro Loco #3, located approximately 0.45 miles northeast of the project at 52051 Grapefruit Avenue. This facility is registered as a LUST Cleanup Site; however, the site currently has a status of Completed Case Closed as of July 7, 2006.
- Circle K/Former, located at 51989 Grapefruit Boulevard, approximately 0.45 miles northeast of the project site. This registered facility is listed as a LUST Cleanup Site; however, the facility currently has a status of Completed Case Closed as of December 12, 2002.

- Kinder Morgan Energy Partners (Former Santa Fe Pacific Pipeline Partners – 52<sup>nd</sup> Ave/HWY) is located at 85989 Avenue 52, approximately 0.50 miles northeast of the site. This facility is registered as a Cleanup Program Site and has the status of Open – Remediation as of July 15, 1990. The site is currently monitored, and quarterly and semi-annual groundwater monitoring reports are administered at the site (available at GeoTracker).
- Koolco is located approximately 0.50 miles northeast of the project, at 52112 Industrial Way. This facility is listed as a LUST Cleanup Site, with an existing status of Completed Case Closed as of December 24, 1994.
- Coachella Valley Water District, located at 85995 Avenue 52, approximately 0.50 miles northeast of the project. The site is listed as a LUST Cleanup Site three times. The site currently has a status of Completed Case Closed as of August 26, 1996, April, 29, 2005, and January 13, 2011.
- Torrence Farms is located approximately 0.50 miles west of the project, at 54050 Highway 86, Thermal. This site is registered as a LUST Cleanup Site; however, the site currently has a status of Completed Case Closed as of 7/10/1992.
- Private Residence, located approximately 0.50 miles south of the project site on Avenue 55. This registered facility is listed as a LUST Cleanup Site; however, the facility currently has a status of Completed Case Closed as of April 26, 2005.

The facilities listed above are not anticipated to impact the project site due to their distances from the site and their statuses of Completed Case Closed. The Kinder Morgan Energy Partner facility has a current status of Open-Remediation; however, the project site is not located down-gradient from the registered facility.

The EnviroStor database did not identify sites with known contamination or sites for which there may be reasons to investigate further within a half-mile of the project site.

When consulting the Enforcement and Compliance History Online (ECHO) database, no facilities or records on the property were identified, however, seven were listed within a half-mile radius of the project. The facilities are listed as follows:

- Armtec Defense Products Company: 85901 Avenue 53, east of the project. This site is registered under the RCRA as an active large quantity generator (LQG), the CWA as a Minor General Permit Covered Facility, and the Toxic Release Inventory (TRI). No violation.
- Imperial Western Products: 86600 Avenue 54, approximately 0.25 miles east of the project. This site is registered under the CWA as a Minor Unpermitted Facility and the RCRA. No violations.
- Desert Cottonseed Products, Inc.: 86600 Avenue 54, approximately 0.25 miles east of the project. This facility is registered under the CAA and RCRA as an SQG. No violations.
- South West Pump & Drilling Inc: 53381 Highway 111, approximately 0.30 miles east of the project site, is registered under the RCRA. No violations.
- Woodspur Operations LLC: 52200 Industrial Way, approximately 0.50 miles northeast of the project. This facility is registered with the RCRA. No violations.
- SFPP LP Coachella Site: 85985 Avenue 52, approximately 0.50 miles northeast of the project. This site is registered with the RCRA as an active small quantity generator (SQG). No violations.
- Coachella Valley Water District: Avenue 52 and Highway 111, approximately 0.50 miles northeast of the project. This facility is registered under the RCRA as an SQG. No violations.



The facilities listed above are not anticipated to impact the project site due to their distances from the site and their statuses of “No Violations”. Future development on the project property would be required to assess the statuses of the facilities registered in the property’s vicinity prior to development of the site.

The project site is characterized by approximately 117.6 acres of disturbed land and proposes a Change of Zone from M-S to R-M General, R-M Urban, and MS-IP. The nature of the proposed zones will not use hazardous materials in sufficient quantities as to create a significant hazard to the public or the environment. The facilities registered in the GeoTracker, EnviroStor, and ECHO are not associated with the project, and the project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The Change of Zone will have no impacts.

- e) **No Impact.** The Jacqueline Cochran Regional Airport is located approximately 1.50 miles south of the project site. The proposed project is located within Zone D of the airport’s Land Use Compatibility Plan (LUCP). According to the Airport’s LUCP, residential land uses (densities ranging from 5.1 to 8.0 dwelling units per acre) located north of the airport potentially conflict with the high and low options for Zone D. For non-residential uses, Zone D intensity limits (100 people/acre) apply to areas designated as Light Industrial/Warehousing and Low-Intensity Commercial/Office northwest and northeast of airport.

The project site is characterized by approximately 117.6 acres of disturbed land and proposes a Change of Zone from M-S to R-M Urban on approximately 50.6 acres of the site. Development of the project site is not currently proposed. Future development of the project property may be required to consult with the Riverside County Airport Land Use Commission (ALUC) prior to development of the site, to ensure standards of the ALUC are met. No impacts are anticipated relative to the Change of Zone.

- f) **No Impact.** The City of Coachella’s Technical Background Report to the Safety Element Update analyzes various safety hazards within the City. These potential hazards include seismic hazards, geologic hazards, fire hazards, hazardous materials management and severe weather hazards. The preparation, response and recovery of these hazards are outlined within Chapter 7 of the Technical Background Report. According to Chapter 7, the City of Coachella is a participant member of the Riverside County Operational Area Multi-Jurisdictional Hazard Mitigation Plan (HMP) approved by FEMA in 2005 and ongoing updates to the document.

The Coachella Fire Department Station is located approximately 1 mile northwest of the project site, at 1377 6<sup>th</sup> Street. The closest police station to the project site is the Riverside County Sheriff Department Thermal Station at 86625 Airport Boulevard, approximately 2.25 miles southeast of the project property. The Indio Police Department, at 46800 Jackson Street, and the Indio Fire Department, at 46990 Jackson Street, lies approximately 4 miles northwest of the project site. The Police Department typically serves as the lead organization in carrying out evacuations, supported by the Fire Department as appropriate. The Public Works Department typically assists in the identification of the best evacuation routes and in barricading the evacuated areas.

As depicted in Plate 7-2 in the Technical Background Report, major evacuation routes within the City of Coachella includes 48<sup>th</sup> Avenue, 50<sup>th</sup> Avenue, Avenue 52, Route 86, Harrison Street,

Grapefruit Boulevard, and Interstate 10 (I-10) freeway. The closest major evacuation routes to the project site are Grapefruit Boulevard and Avenue 52, which lies approximately 0.34 miles northeast, and 0.38 miles north of the project, respectively.

The proposed Change of Zone project will not alter the existing circulation pattern in the project area or adversely impact evacuation plans, considering that the site is currently surrounded by developed homes and existing paved improvements. The project lies within the City's General Plan Urban Employment Center land use designation. This land use designations permit the development of residential dwelling units, commercial uses, and industrial uses. The project's northern boundary is met by Avenue 53 and residential properties; the eastern boundary is met by vacant land, industrial uses, and Tyler Street; the southern boundary is met by Avenue 54 and residential, agricultural and vacant lots; and the western boundary is met by residential homes. The area surrounding the project is developed with paved roadways and existing infrastructure. The project will not impact existing evacuation routes.

As previously discussed, the project proposes a Change of Zone on approximately 117.6 acres of disturbed land. Future ingress and egress would occur along the existing paved roadways: Avenue 53, Tyler Street, and Avenue 54. These roadways will also provide emergency access to the project site. Future parking and circulation plans will be reviewed by the Fire and Police Departments to assure that the project's ingress/egress driveways and roads are adequate for accommodating emergency vehicles. In order to assure that the future development does not interfere with emergency access during development, a construction traffic plan may be required to be submitted to the Fire Department for review prior to development. The Change of Zone will have no impacts.

- g) **No Impact.** Large areas of Southern California are susceptible to wildfires all year around due to the region's weather, topography and vegetation conditions. The Coachella Valley's hot, dry summer with the dry brush vegetation creates ideal conditions to fuel most wildfires. The California Board of Forestry considers wildland as important source of water, timber, minerals, wildlife, recreation and forage. Wildland fire protection in California is the responsibility of either the State, local government, or federal government. Local responsibility areas include incorporated cities where fire protection is typically provided by City fire departments, fire protection districts, counties and by CAL Fire under contract to local government.

The project site is located in the Coachella General Plan's Urban Employment Center land use designation. It is located in an urbanized area of the City with existing residential units to the north and west; industrial uses, residential, and vacant lots to the east; and residential, agricultural, and vacant lots to the south. The Riverside County General Plan and the CAL Fire Maps for Western Riverside County indicate that the project and its surroundings are not located within the Very High Fire Hazard Severity Zone for both State or Federal Responsibility Areas and Local Responsibility Areas. With the foregoing, the project would not expose people or structures to significant injury, loss or death due to wildfires. See the Wildfire Section of this Initial Study for further discussion. No impacts are anticipated.

**Mitigation Measures:** None Required

**X. HYDROLOGY AND WATER QUALITY****Would the project:**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:				
i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned storm-water drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(Sources: Flood Insurance Rate Map #06065C2270H, Federal Emergency Management Agency, March 6, 2018; 2035 Coachella General Plan, 2015; City of Coachella, 2015 Urban Water Management Plan, 2016)

**Setting**

The Clean Water Act (CWA) of 1972 was enacted to restore and maintain the chemical, physical, and biological integrity of the nation's waters by regulating the discharge of pollutants to waters of the U.S. from point sources. As part of the National Pollutant Discharge Elimination System (NPDES) program, subsequent amendments to the CWA established a framework for regulating non-point source discharges from urban land runoff and other diffuse sources that were also found to contribute to runoff pollution. Under CWA, the Environmental Protection Agency (EPA) authorized the NPDES permit program to various state, tribal, and territorial governments, enabling them to perform many of the permitting,

administrative, and enforcement aspects of the program. California is a delegated NPDES state and has authority to administer the NPDES program within its limits.

The Porter-Cologne Act is the principal law governing water quality regulation for surface waters in California. It established a comprehensive program to protect water quality and the beneficial uses of water. Presently in the state of California, the State Water Resources Control Board (SWRCB) and nine California Regional Water Quality Control Boards (RWQCBs) regulate and protect water quality pursuant to NPDES. Their regulations encompass storm water discharges from construction site, municipal separate storm sewer systems (MS4s), and major industrial facilities.

The approved Colorado River Basin Water Quality Control Plan (Basin Plan) identifies the beneficial water uses, describes the water quality which must be maintained to support such uses, and describes the programs, projects, and other actions necessary to achieve the standards and protect water quality. The proposed project is located within the Whitewater River Watershed in the Colorado River Region (Region 7). As a component of Region 7, the Whitewater River Watershed MS4 established a compliance program that covers approximately 1,645 square miles, including the City of Coachella and the proposed project.

The Regional Basin Plan establishes water quality standards for surface waters within the Colorado River region, which include designated beneficial uses of those water bodies and the levels of water quality that must be met and maintained to protect those uses. Based on the project's location and setting, the nearest receiving water to the project is the Coachella Valley Stormwater Channel (CVSC), located approximately 1.2 miles northeast of the project property. CVSC is the primary regional flood control facility in the eastern Coachella Valley and City of Coachella. As an unlined, engineered extension of the Whitewater River, CVSC accepts agricultural irrigation return water and conveys treated wastewater, urban runoff, and stormwater runoff to the Salton Sea.

Water bodies where the assessed water quality does not meet the standards to support the beneficial uses are regionally listed pursuant to Section 303(d) of the CWA. The most current 2014 and 2016 Integrated Report (Clean Water Act Section 303(d) List/305(b) Report) indicates that portions of the CVSC are impaired by DDT (Dichlorodiphenyltrichloroethane), Dieldrin, Indicator Bacteria, PCBs (Polychlorinated Biphenyls), and Toxaphene. These water quality impairments are not known to be associated with or caused by development.

The Chapter 13.16 (Water Quality Control) of the Coachella Code of Ordinances serves as the local stormwater management standard, aligning with CWA, NDPEs, and MS4 provisions.

### Discussion of Impacts

- a) **No Impact.** The project proposes a zone change on approximately 50.6 acres of the site from Manufacturing Services (M-S) to Multiple Family Residential, Urban (R-M, 20-38 un/ac). The zone will continue to be the same for the remaining 67 acres of the site (zoned M-S). Moreover, the project does not propose any construction within the site limits. However, should development of the site within the allowances of the proposed zonings occur, the project proponent would need to comply with the existing regulations pertaining to water quality standards and waste discharge requirements during and after construction. As a result, the project proponent would have to comply with the State's most current Construction General Permit (CGP), Order No. 2009-0009-DWQ, as amended by 2010-0014-DWQ and 2012-006-DWQ. Compliance with the CGP involves the development and implementation of a project-specific Storm Water Pollution

Prevention Plan (SWPPP), designed to prevent potential adverse impacts to surface water quality during the period of construction. The required plan will identify the limits of disturbance during construction, indicating specific locations where activities will require implementation of storm water Best Management Practices (BMPs). Storm water BMPs refer to a schedule of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent, eliminate, or reduce the pollution of water of the receiving waters. BMPs also include treatment requirements, operating procedures, and practices to control plant site runoff spillage or leaks. Consistent with Section XIV of the CGP, the required SWPPP will also specify the necessary recordkeeping, relevant good site housekeeping requirements, proper waste management, proper handling and storage within the allowable construction limits.

Based on the project location and setting, the compliant SWPPP would be expected to identify temporary sediment track-out prevention BMPs at each construction entrance/exit point that eventually exits to a public street. This type of BMP provides temporary stabilization to prevent sediment track-out and fugitive dust emissions from exiting the site. Linear sediment barriers may be warranted along portions of the construction perimeter to prevent soil erosion impacts and sediment impacts. As construction progresses, any on-site catch basin inlets that become operational will require temporary protection to prevent sediment or pollutants from entering the on-site storm drain system. As a standard condition, any ground surface area disturbed by construction activities must be entirely covered by the SWPPP and must be properly re-stabilized to satisfy the City and NPDES requirements. The BMPs will be regulated by the plan review process prior to obtaining a grading permit and will be enforced as part of the agency site inspection protocols during construction.

During construction, the project will also be required to comply with South Coast Air Quality Management District's (SCAQMD) Rule 403 and 403.1 and the City's Fugitive Dust Control policies, which establish the minimum requirement for construction and demolition activities and other specified sources in order to reduce man-made fugitive dust and the corresponding PM10 emissions. Implementation of Fugitive Dust Control Plan primarily pertains to air quality, but also supports water quality protection through the requirement of soil stabilization measures to prevent sediment erosion and track-out. The concurrent implementation of the required SWPPP and Dust Control Plan plans will prevent the potential construction-related impacts to water quality at the site and its surroundings, therefore, resulting in less than significant impacts.

The proposed zone change involves approximately 117.6 acres of land that is made up of agricultural and vacant disturbed land. As previously mentioned, the current condition of the property exhibits a relatively flat topography with varying vegetation coverage due to mixed use. At the time of writing, the project only proposes a zone change, thus, development of the site is not expected at this time. If construction within the project limits were to ever occur, the project proponent must develop and implement a project-specific Water Quality Management Plan (WQMP) to comply with the most current standards of the Whitewater River Region Water Quality Management Plan for Urban Runoff and the Whitewater River Watershed MS4 Permit. In addition, the project will be required to design and implement an on-site stormwater retention system that, during the life of the project, will comply with the City's drainage requirements by preventing site discharge and transport of untreated runoff. Proposed storm drain systems include facilities which have been preliminarily sized to provide sufficient storage for the 100-year controlling storm event.

If any development within the site should occur, a project-specific WQMP and Hydrology Report would be necessary to identify a strategy of site design, source controls, and treatment controls with a required operation and maintenance program to address post-construction runoff quality and quantity. To achieve this, a potential project would be divided into multiple drainage management areas with corresponding underground retention facilities. Runoff from impervious areas of the potential project (buildings, hardscape, asphalt) would then be conveyed to a corresponding underground retention facility sized to collect and percolate the entire stormwater volume resulting from the controlling 100-year storm event. A site plan, grading design, catch basin design, and retention facility design specific to the potential project would be factored in the project-specific WQMP development and documentation. The project design would also be subject to City review and approval. Additionally, during future construction and operation, future project implementation would be required to comply with CWA, NPDES, and local regulations to prevent impacts to water quality standards and the beneficial uses assigned to local receiving waters. Finally, proposed stormwater capture and management strategies prepared for the potential project would prevent urban runoff and waste discharge violations through the implementation of properly sized retention facilities. During construction and operation, future development will be required to comply with CWA, NPDES, and local regulations to prevent impacts to water quality standards and the beneficial uses assigned to local receiving waters. No impacts are anticipated relative to the Change of Zone.

- b) No Impact.** The Coachella Water Authority (CWA) is the primary domestic water purveyor for the City of Coachella and the project area, primarily relying on groundwater as the primary supply. The project area and City of Coachella are underlain by the East (Lower) Whitewater River Subbasin, which forms part of the Coachella Valley groundwater basin. The East (Lower) Whitewater River Subbasin is managed regionally by a collaborative effort by multiple agencies. The collaboration among CWA, CVWD, and other local water districts has resulted in an established water conservation, water reuse, and groundwater recharge strategy to ensure water availability and system capacity to meet the growing needs of the City. These planning efforts include: residential and commercial landscape and irrigation upgrade rebates, water audits, water conservation kits, budget-tiered rate structure, water conservation workshops, and a Memorandum of Understanding between the City and CVWD to help ensure a sufficient and reliable water supply for development projects within the City and in its Sphere of Influence.

In 2014, the California Legislature signed a three-bill legislative package into law, collectively known as the Sustainable Groundwater Management Act (SGMA). SGMA allows local agencies to manage groundwater resources in a sustainable manner, with management efforts tailored to the resources and needs of their specific communities. Groundwater management is described as the planned and coordinated monitoring, operation, and administration of groundwater basin sustainability. As part of this effort, the Coachella Water Authority was elected to serve as a groundwater sustainability agency (GSA) to develop and implement the Groundwater Sustainability Plan. Since groundwater management has been a historic effort in the Coachella Valley, local agencies, including Coachella Water Authority, have been able to adapt their current measures as part of their sustainability plan.

Local groundwater resources are managed under the 2015 City of Coachella Urban Water Management Plan (2015 UWMP). The 2015 UWMP serves as a planning tool that documents actions in support of long-term water resources planning and ensures adequate water supplies are available to meet the existing and future urban water demands.

The 2015 UWMP indicates that the Coachella Valley groundwater basin historically has been in a state of overdraft. An overdraft condition occurs when the outflows (demands) exceed the inflows (supplies) to the groundwater basin over a period of time. To address this condition, the Coachella Water Authority and other domestic water suppliers like CVWD have implemented water conservation measures and groundwater replenishment efforts to stabilize the groundwater levels and eliminate the overdraft condition. Artificial replenishment, or recharge, is recognized by the water districts as one of the most effective methods available for preserving local groundwater supplies, reversing aquifer overdraft and meeting demand by domestic consumers. According to the CVWD web site on Ground Replenishment and Imported Water, local agencies have percolated over 650 billion gallons of water back into the aquifer to date. In the eastern Coachella Valley, Thomas E. Levy Groundwater Replenishment Facility is the primary site for groundwater recharge. This facility operates by recharging water obtained from the Coachella Canal at a capacity of 40,000 acre-feet per year (AFY).

Combined with water conservation and efficiency requirements, individual development projects can contribute to groundwater sustainability by implementing the required stormwater runoff retention and infiltration facilities.

The project's location and setting will not impede the process of any existing or planned groundwater recharge facility, such that it would disrupt sustainable groundwater management in this manner. The project proposes a zone change, and no development is expected at this time. If the project were to begin development within the parameters of the proposed zoning, the subsequent project will be required to align with the local and regional groundwater recharge strategies by implementing on-site retention, infiltration and low impact development improvements as part of the site design. Project's stormwater management design includes a system of on-site retention basins designed to collect and infiltrate storm water runoff resulting from the controlling 100-year event. Based on the preliminary engineering estimates, the proposed underground retention structures will have a combined capacity of approximately 60,524 cubic feet. As such, the entire volume of stormwater runoff generated on-site up to the 100-year event will be percolated on-site, contributing to groundwater recharge.

Furthermore, any future development within the project site will implement water conservation measures in accordance with the 2015 UWMP. These measures include water efficient landscaping and irrigation and water efficient plumbing and appliances. The subsequent project will be required to conserve water through measures that may include efficient irrigation and drought-tolerant planting materials. Therefore, the Change of Zone will not interfere with the regional groundwater recharge efforts or groundwater sustainability for the regional basins. No impacts are anticipated.

- c.i) **No Impact.** As discussed previously, the project site consists of vacant land with a relatively flat terrain and varying vegetation coverage absent of any on-site natural drainage features or courses attributed to any stream or river. The site does, however, contain a human-made water reservoir used for agricultural purposes in the center of the site. The site also lacks any human-made drainage controls, including fully improved curb and gutter improvements along its entire existing frontage. Runoff resulting from precipitation events would have the propensity to follow the elevation gradient toward the southeast, but no defined drainage paths, depressions, or basins are present. The nearest defined drainage feature to the project is the engineered Coachella

Valley Stormwater Channel (CVSC), located approximately 1.2 miles northeast. This channel accepts urban runoff from developed and undeveloped areas throughout the City of Coachella and other upstream jurisdictions.

The project site is composed of undeveloped land in the form of vacant land, and farmland. As such, future development within the project site will result in the conversion of largely pervious (undeveloped) land cover into a largely impervious condition.

The increase in impervious land cover would normally result in an increase in the rate and amount of surface runoff produced by a site. As a project design feature and in compliance with the local drainage requirements, future proposed projects will be required to include an on-site stormwater retention system that, during the life of the project, will capture and infiltrate stormwater runoff up to the controlling 100-year storm event. Implementation of such designs will ensure that runoff from throughout the impervious surfaces are adequately conveyed via concrete-lined, drainage swales, or underground pipes to the designated underground retention points. Any existing erosion or siltation attributed to the undeveloped condition will be replaced with the properly designed conveyances and facilities. No impacts are anticipated related to the Change of Zone.

- c.ii) No Impact.** According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs) (Panel 06065C2270H), the entire project property is located within Zone X, which applies to areas of 0.2 % annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas of less than 1 square mile; and areas protected by levees from 1% annual chance flood. Furthermore, this flood zone is categorized as an area of minimal flood hazard. As such, future development would be required to implement storm drain and flood control improvements specific to the site. With the application of these improvements, future development within the site will not be expected to substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. No impacts are anticipated relative to the Change of Zone.
- c.iii) No Impact.** As previously discussed, the project will not introduce stormwater runoff into the municipal stormwater system due to the undeveloped nature of the site. Additionally, any future development will be required to implement an on-site stormwater retention system sized to accept and percolate runoff from the controlling 100-year storm event. Runoff from the impervious surfaces introduced by potential future development will not be directly connected to the municipal stormwater system, such that it would exceed its capacity or introduce additional sources of runoff pollution. The City is currently in the process of developing its stormwater master plan, which will factor land use projects with and without on-site retention facilities. In complying with the applicable retention requirements, future projects are not expected to interfere with the City's stormwater master planning efforts currently underway. No impacts are anticipated relative to the Change of Zone.
- c.iv) No Impact.** As previously discussed, the project is absent of any mapped natural drainage courses or designated FEMA zones with flood flow concerns. In addition, the site is not situated in an area where flood flows could be impeded, redirected, or increased as a result of potential site construction. Future construction projects on-site will be required to develop storm drain improvement plans that will be required to meet the local MS4 and City requirements by including properly sized retention facilities. No impacts are anticipated relative to the Change of Zone.



- d) **No Impact.** Flood Insurance Rate Maps (FIRMs) serve as the basis for identifying potential flood hazards. According to FIRM panel 06065C2270H, effective March 6, 2018, the entire Subject Property is located within Zone X, which applies to areas of 0.2 % annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas of less than 1 square mile; and areas protected by levees from 1% annual chance flood. Furthermore, this flood zone is categorized as an area of minimal flood hazard. The project is not located near any coastal areas and therefore is not prone to tsunami hazards. The project is not located near any body of water and therefore is not prone to seiche hazards. The project is proposing a zone change from Manufacturing Services (M-S) to Multiple Family Residential (R-M) Urban on approximately 50.6 acres of the site. The remaining 67 acres will not change its current zoning designation of M-S. No development is proposed at this time. Additionally, the site is currently considered either vacant land or farmland. Moreover, development of the proposed residential zoning will not host the storage of pollutants, petroleum products, or other hazardous materials in conditions which would be deemed a risk of release in an inundation condition. Therefore, no impacts are anticipated.
- e) **No Impact.** As discussed previously, any future development within the project will be required to implement a project-specific Water Quality Management Plan (WQMP) to comply with the most current standards of the *Whitewater River Region Water Quality Management Plan for Urban Runoff*, *Whitewater River Watershed MS4 Permit*, and the City of Coachella's Water Quality Control regulations outlined in the Code of Ordinances (Chapter 13.16). A WQMP incorporates grading, hydrology, and other plans to document the site design, source controls, and treatment controls with a required operation and maintenance program to comply with the hierarchy water quality objectives. Combined with the required water conservation practices, future development within the project site is expected to contribute to the groundwater sustainability efforts implemented for the Coachella Valley region. No impacts are anticipated related to the Change of Zone.

**Mitigation Measures:** None required

**XI. LAND USE AND PLANNING**

<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

(Sources: City of Coachella 2035 General Plan Update, 2015; Coachella Municipal Code)

**Setting**On-site and Vicinity Land Uses

Per the City of Coachella General Plan Update (CGPU), residential land uses (which include single family, multi-family and other) occupy approximately 1,339 acres of the City. This makes up almost 4 percent of the total area within the City, while vacant land occupies approximately 53 percent. Agricultural land uses occupy 33 percent of the City's area, being the second largest land use classification in the City. Transportation, communications, and utilities is the third largest land use, covering approximately 6 percent of the City. Commercial land uses occupy approximately 138 acres (0.4 percent) in the City. The site of the proposed project is currently characterized by disturbed land, used previously for agricultural purposes.

The project site is primarily surrounded by developed, single family residential homes to the north and west; vacant land, industrial uses, and residential to the west; and vacant lots, residential lots, and agricultural lots to the south. Avenue 53 delineates the property's northern boundary, Tyler Street partially delineates the property's eastern boundary, and Avenue 54 delineates the property's southern boundary.

Existing General Plan Land Use Designations

Future development of the project site and all lands within the City of Coachella are subject to land use and other development related goals and policies contained in the recently adopted City of Coachella General Plan 2035, and the codified regulations, standards and other criteria provided in the Coachella Municipal Code. The current General Plan Update Land Use designation for the project site is Urban Employment Center. Urban Employment Center land use designations are established to provide a range of employment uses to help expand and diversify the City's economy and transform Coachella from a small town into a full-service City. These centers are the primary location for office and professional jobs, supported by retail, services and homes.

Existing Zoning Designations

The existing zone for project site is Manufacturing Service (M-S), as designated by the City of Coachella. M-S zones are intended to provide for and encourage the orderly development of light manufacturing, wholesaling, and commercial service within the community. Such areas are vital to the community's economic health and well-being. The provisions of this zone are intended to ensure that manufacturing

service areas will be compatible with adjacent, non-industrial development and will protect such areas from potential hazards of industrial development (Coachella Municipal Code Chapter 17.30).

### Discussion of Impacts

- a) **No Impact.** The project site is currently located on disturbed land, surrounded by existing, developed properties. Single-family residential communities are located north and west of the project; industrial uses, vacant lots and a residential community are located east of the project; and residential, agricultural, and vacant lots are located south of the project. Avenue 53 delineates the property's northern boundary, Tyler Street partially delineates the property's eastern boundary, and Avenue 54 delineates the property's southern boundary. The boundaries of the existing residential units that surround the project property are clearly separated from the project site, by either fencing or block walls, or paved roads. The existing communities are developed and operate independently from the project property. Therefore, the project site is not anticipated to physically divide an established community. No impact.
- b) **Less Than Significant Impact.** As stated previously, the subject property occurs in an area designated for Urban Employment Center, according to the General Plan Map. Urban Employment Centers land uses allow 30 to 65 dwelling units per acre (un/ac), and a floor area ratio (FAR) of 0.5 to 2.0.

#### General Plan Consistency

The project proposes to process a Change of Zone to facilitate the development of a housing community available within the Urban Employment Center land use designations established by the City of Coachella. Project design features and land use operations shall be consistent with the General Plan land use designations.

#### Zoning Consistency

The City's Official Zoning Map identifies the project to be located in Manufacturing Service Zone (M-S). M-S zones are intended to provide for and encourage the orderly development of light manufacturing, wholesaling, and commercial service within the community. Such areas are vital to the community's economic health and well-being. The provisions of this zone are intended to ensure that manufacturing service areas will be compatible with adjacent, non-industrial development and will protect such areas from potential hazards of industrial development.

The approximately 117.6-acre project proposes a Change of Zone (CZ) to change the current M-S zone to R-M Urban (25-38 un/ac) on approximately 50.6 acres of the project site. R-M Urban zones allow for 20 to 38 un/ac. The remaining 67 acres of the site will continue to operate under the M-S designation.

Chapter 17.20 of the Coachella Municipal Code states that R-M zones are intended to provide for the establishment and expansion of multiple-family residential development areas at various medium and high population densities and related community services. R-M zones allows higher density residential developments and is consistent with the Urban Neighborhood land use, designated by the General Plan. The increased land use density will provide much needed affordable housing to the City of Coachella. M-S zones, as previously stated, are intended to

provide for and encourage the orderly development of light manufacturing, wholesaling, and commercial service within the community.

The proposed R-M Urban and M-S zones are consistent with the existing General Plan land use designations of Urban Employment Center. As previously stated, Urban Employment Center land use designations permit 30 to 65 un/ac.

The CZ would permit an increased density and intensity allowed on the project site, compared to the existing M-S zoning designation. The proposed project would allow the development of much needed affordable housing units in the City.

Future development will participate in Architecture Review as part of the entitlement process. Overall, the Change of Zone will comply with the land use policies provided by the City of Coachella to ensure impacts are less than significant.

**Mitigation Measures:** None required

**XII. MINERAL RESOURCES**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(Sources: Coachella 2035 General Plan, 2015; California Division of Mines and Geology, 1987; Riverside County General Plan, 2015)

**Setting**

Riverside County emphasizes the importance of mineral resources and its protection. For this reason, the State Mining and Geology Board (SMGB) listed and prioritized the mineral deposits in Riverside County. These Mineral Resource Zones (MRZ) help identify mineral deposits that need to be protected from encroaching urbanization and land uses incompatible with mining. The SMGB categorized the mineral resources into six zones and identifies designation as having either a regional or a statewide economic significance. The purpose of these designations is to identify those areas that are of prime importance in meeting the future needs of the study region and protect these areas from a land use perspective.

As described in Section VII of this document, the sedimentary units in the Coachella area are composed of a mix of water-transported alluvial sand, silt, clay, and gravel derived from erosion of the adjacent hills and mountains and very fine-grained ancient lake deposits. Very young, unconsolidated alluvial sediments line the drainage courses. The existing and potential mineral resources in Coachella include sand and gravel, clay, oil and gas, and geothermal.

The project site is located in the City of Coachella's Light Industrial land use designations, specifically zoned as Manufacturing Services (M-S). The project proposes a Change of Zone from M-S to Multiple Family Residential, Urban (R-M, 20-38 un/ac) on approximately 50.6 acres of the site. The remainder of the site (approximately 67 acres) will continue to operate under the existing M-S zoning designation. The proposed zones are consistent with the project's land use designations of Urban Employment Center, established by the Coachella General Plan Update (CGPU).

As stated throughout this document, the project site has been utilized for agricultural operations from the 1950s to recent years. The project site is currently disturbed due to the development of the surrounding land uses, and the previous agricultural operations that took place. According to the U.S. Department of Agriculture, the soil types present at the project site include Coachella fine sandy loam (CsA), Gilman silt loam (GfA), and Indio very fine sandy loam (It).

**Discussion of Impacts**

- a-b) No Impact.** The project site is designated as Mineral Resource Zone 1 (MRZ-1) by the State Mining and Geology Board. Available geological information indicates that areas within this designated zone have little likelihood of significant mineral resources (Riverside County General Plan 2015).

The project site also occurs in an Urban Employment Center land use designation and is not designated for mineral resource land uses. The proposed zone change, therefore, will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.

Due to the mineral resource designation by the State Mining and Geology Board, and the land use designation selected by the City, the proposed zone change is not expected to result in the loss of availability of a locally important mineral resource recovery site defined on a local general plan, specific plans or other land use plans. No project-related impacts to mineral resources are anticipated.

**Mitigation Measures:** None required

**XIII. NOISE**

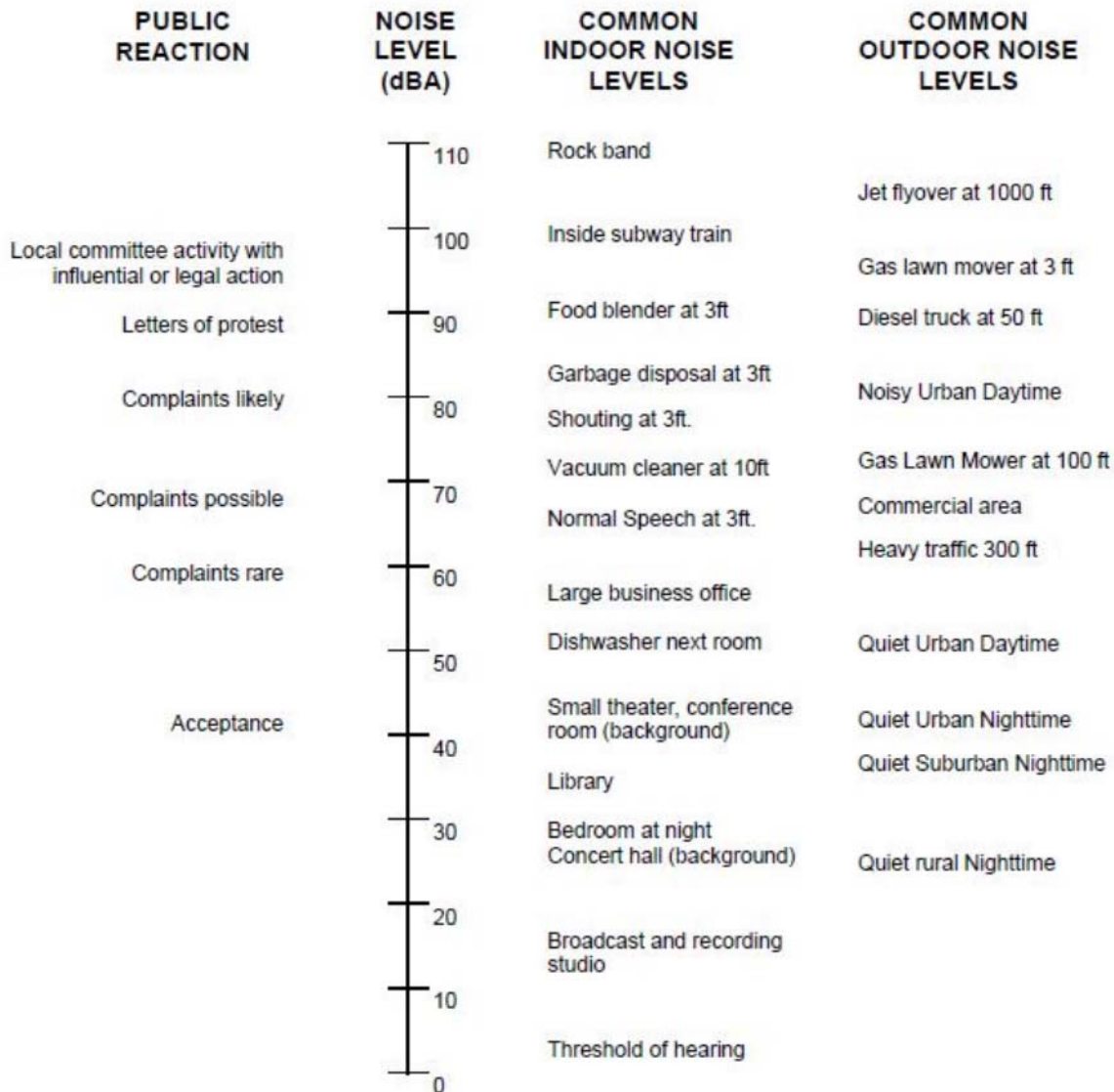
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project result in:</b>				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(Sources: Coachella 2035 General Plan, 2015)

**Setting**Noise

Noise is simply defined as “unwanted sound.” Sound becomes unwanted when it interferes with normal activities, causing physical harm or causing adverse effects on health. Noise is measured on a logarithmic scale of pressure level known as a decibel (dB). An A-weighted decibel (dBA) is an expression of the relative loudness of sounds in air as perceived by the human ear. In the A-weighted system, the decibel values of sounds at low frequencies are reduced compared with unweighted decibels, in which no correction is made for audio frequency. Excessive noise or prolonged exposure to noise can contribute to temporary and permanent impairments, such as hearing loss, fatigue, stress, sleep deprivation, anxiety, and annoyance. Although noise has been accepted as a necessary by-product of urban development, it can become an environmental hazard. A variety of components of the urban environment generate noise; these include construction equipment and activities, motor vehicles, air traffic, mechanical equipment, household appliances, and other sources. Figure 4.10-1 in the Coachella General Plan Update (CGPU) Environmental Impact Report (EIR) outlines common indoor and outdoor noise levels. The figure is provided below.

Figure XIII-1 Examples of Typical Sound Levels



Source: City of Coachella, Noise Technical Appendix, Figure 1, 2015.

Noise transmission is affected by a variety of factors, such as temperature, wind speed and direction, as well as the type of ground surface. Soft ground surfaces tend to reduce sound levels better than hard surfaces. This reduction of sound intensity caused by surfaces, walls, vegetation, or other material is called attenuation. A drop off rate of 4.5 dBA per doubling distance is typical across soft ground. In comparison, hard ground, such as concrete, stone, and hard packed earth reduce sound by 3.0 dBA per doubling distance. Effective noise barriers, such as walls or berms, can help reduce noise levels by 10 to 15 decibels. These types of barriers can provide relief from traffic noise. Vegetation, on the other hand, is less effective for reducing noise levels. For a noise barrier to work, walls need to be high enough and long enough to block the view of a road.

The State of California requires each city and county to adopt Noise Elements as a part of their General Plan. In addition to the 12 Land Use Categories included in the Noise Element, there are 4 Community



Noise Equivalent Level's (CNEL), in order to interpret the compatibility of the 12 Land Use Categories. Zone A (Green) – Clearly Compatible, Zone B (Yellow) – Normally Compatible, Zone C (Orange) – Normally Incompatible, Zone D (Red) Clearly Incompatible. The four zones of compatibility are dependent on the Land Use Categories (Figure 10-1 Coachella General Plan Update). Figure 10-1 from the CGPU is provided below.

**Figure 10-1 Coachella Land Use/Noise Compatibility Matrix**

LAND USE CATEGORIES		CNEL					
CATEGORIES	USES	55	60	65	70	75	80
RESIDENTIAL	Single Family, Duplex, Multiple Family	Green	Green	Yellow	Yellow	Orange	Red
RESIDENTIAL	Mobile Homes	Green	Green	Yellow	Orange	Orange	Red
COMMERCIAL - Regional, District	Hotel, Motel, Transient Lodging	Green	Green	Yellow	Yellow	Orange	Red
COMMERCIAL - Regional, Village District, Special	Commercial Retail, Bank, Restaurant, Movie Theater	Green	Green	Green	Green	Yellow	Yellow
COMMERCIAL INDUSTRIAL	Office Building, Research and Development, Professional Offices, City Office Building	Green	Green	Green	Yellow	Yellow	Red
COMMERCIAL - Recreation INSTITUTIONAL - Civic Center	Amphitheater, Concert Hall Auditorium, Meeting Hall	Yellow	Yellow	Orange	Orange	Red	Red
COMMERCIAL - Recreation	Children's Amusement Park, Miniature Golf Course, Go-cart Track, Equestrian Center, Sports Club	Green	Green	Green	Yellow	Yellow	Red
COMMERCIAL - General, Special INDUSTRIAL, INSTITUTIONAL	Automobile Service Station, Auto Dealership, Manufacturing, Warehousing, Wholesale, Utilities	Green	Green	Green	Green	Yellow	Yellow
INSTITUTIONAL - General	Hospital, Church, Library, School Classroom	Green	Green	Yellow	Orange	Orange	Red
OPEN SPACE	Parks	Green	Green	Green	Yellow	Orange	Red
OPEN SPACE	Golf Course, Cemeteries, Nature Centers, Wildlife Reserves, Wildlife Habitat	Green	Green	Green	Green	Yellow	Orange
AGRICULTURE	Agriculture	Green	Green	Green	Green	Green	Green

#### INTERPRETATION

##### ZONE A (GREEN) CLEARLY COMPATIBLE

Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

##### ZONE B (YELLOW) NORMALLY COMPATIBLE

New construction or development should be undertaken only after an analysis of the noise reduction requirements is made and needed noise insulation features included in the design are determined. Conventional construction, with closed windows and fresh air supply systems or air conditioning will normally suffice.

##### ZONE C (ORANGE) NORMALLY INCOMPATIBLE

New construction or development should be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

##### ZONE D (RED) CLEARLY INCOMPATIBLE

New construction or development should generally not be undertaken.

\* Construction of new residential uses will not be allowed within the 65 dBA CNEL contour for airport noise.

Noise levels are generally low in agricultural and rural areas, and higher in more urbanized areas. Noise in eastern Coachella Valley is generally related to linear sources, or "noise corridors," such as roadways and railroads, or to aircraft. Within the General Plan area, principal noise corridors are major roadways such as Highway 111 and Highway 86/86S; Southern Pacific Railroad; Harrison Street and Polk Street; and the

Jacqueline Cochran Regional Airport. Other sources of vehicular noise include the local streets in the General Plan area. Transportation noise is concentrated along these roadways and can vary with the volume of traffic, the vehicular speed, the vehicular mix, and the roadway cross-section.

The project site is located on the northwest corner of Avenue 54 and Tyler Street. As part of the development of the Noise Element of the General Plan, noise level measurements were collected at 11 different locations throughout the City. The measurement locations were selected on the basis of proximity to major noise sources, noise sensitivity of nearby land uses, and obtaining a representative sample of different noise environments throughout the community. The closest noise measurement to the project site occurred at Shady Lane Park, at the northeast corner of Avenue 52 and Shady Lane (approximately 0.40 miles north of the project site) at 10:22 a.m. The noise level measurement at this location was 62.7 dBA. The second closest measurement to the project site occurred at Harrison Street, south of Valley Road (approximately 0.54 miles northwest of the project site). This measurement was taken at 1:56 p.m. The noise level measurement at this location was 68.6 dBA. Contours of 70 dBA are rated normally compatible with residential land use categories. According to the City's Noise Technical Appendix, high traffic volumes do not occur on Avenue 53, Avenue 54, or Tyler Street (north, south, and east of the project, respectively).

Interior and exterior noise standards for the City of Coachella are outlined in Table 4.10-3 in the Noise Element of the CGPU EIR and displayed below. In Coachella, interior and exterior noise standards for residential communities are 45 dB (interior) and 65 dB (exterior).

**Table XIII-1 Coachella Interior and Exterior Noise Standards**

LAND USE CATEGORIES		ENERGY AVERAGE CNEL (DB)	
<u>CATEGORIES</u>	<u>USES</u>	INTERIOR <sup>1</sup>	EXTERIOR <sup>2</sup>
RESIDENTIAL	Single Family, Duplex, Multiple Family	45 <sup>3</sup>	65
	Mobile Homes	-----	65 <sup>4</sup>
COMMERCIAL	Hotel, Motel, Transient Lodging	45	65 <sup>5</sup>
INDUSTRIAL	Commercial Retail, Bank, Restaurant	55	----
INSTITUTIONAL	Office Building, Research and Development, Professional Offices, City Office Building	50	----
	Amphitheater, Concert Hall, Amphitheater, Meeting Hall	45	----
	Gymnasium (Multipurpose)	50	----
	Sports Club	55	----
	Manufacturing, Warehousing, Wholesale, Utilities	65	----
	Movie Theaters	45	----
INSTITUTIONAL	Hospitals, School classroom	45	65
	Church, Library	45	
OPEN SPACE	Parks	----	65

### INTERPRETATION

1. Indoor environment excluding: bathrooms, toilets, closets, corridors.
2. Outdoor environment limited to:
  - \* Private yard of single family residence
  - \* Multi-purpose private patio or balcony which is served by means of exit from inside
  - \* Mobile home Park
  - \* Hospital patio
  - \* Park's picnic area
  - \* School's playground
  - \* Hotel and motel recreation area
3. Noise level requirement with closed windows. Mechanical ventilating system or other means of natural ventilation shall be provided as of Chapter 12, Section 1205 of the Uniform Building Code.
4. Exterior noise level should be such that interior noise level will not exceed 45 CNEL.
5. Except those areas affected by aircraft noise.

Source: City of Coachella General Plan Noise Element Background Study, November 1996.

### Vibration

Vibration is sound radiated through the ground. The rumbling sound caused by the vibration of room surfaces is called groundborne noise. Groundborne vibration is almost exclusively a concern inside buildings and is rarely perceived as a problem outdoors. Groundborne vibration related to human annoyance is generally related to root mean square (RMS) velocity levels expressed in vibration decibels (VdB). However, construction-related groundborne vibration in relation to its potential for building damage can also be measured in inches per second (in/sec) peak particle velocity (PPV), as determined by the Federal Transit Administration (FTA) (2006).

The background vibration velocity level in residential and educational areas is usually around 50 VdB. The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity level of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for many people. Most perceptible indoor vibration is caused by sources within buildings, such as operation of mechanical equipment, movement of people, or the slamming of doors. Typical outdoor sources of perceptible groundborne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. If a roadway is smooth, the groundborne vibration of traffic is rarely perceptible. The range of interest is from approximately 50 VdB, which is the typical background vibration velocity level, to 100 VdB, which is the general threshold where minor damage can occur in fragile buildings.

The project site is located on approximately 117.6 acres on the northwest corner of Avenue 54 and Tyler Street. Surrounding land uses includes residential communities to the north and west; industrial uses, residential and vacant lots to the east; and residential, agricultural, and vacant lots to the south. The project proposes a Change of Zone from the existing designation of Manufacturing Service (M-S) to Multiple Family Residential, Urban (R-M, 20-38 un/ac) on approximately 50.6 acres of the site. The remaining 67 acres will continue to be designated under the existing M-S zone. The land use designation

for the project property is Urban Employment Center. The existing land use designations are compatible with the proposed Change of Zone.

The project does not currently propose development on the project property and a site plan does not currently exist. However, analysis of noise generated by the proposed zone changes is provided in this Noise discussion. All future activities within the project property will be required to adhere to the City's Noise Ordinance. Project-related impacts to noise and vibration will be less than significant.

### Discussion of Impacts

- a) **No Impact.** As stated above in the Setting, the project proposes a Change of Zone on approximately 50.6 acres of the site from M-S to R-M Urban (20-38 un/ac). The remainder of the site does not propose a Change of Zone and will continue to be designated M-S. The project property is currently disturbed and vacant, however, previous onsite operations included agricultural uses. Land uses surrounding the project includes residential communities, industrial uses, vacant lots, and agricultural lots.

According to the CGPU, noise sources in the City can be divided into two basic categories, transportation sources (primarily traffic) and non-transportation sources; however, transportation sources are by far the largest contributor to noise in Coachella. Project-related construction and operational noise impacts are discussed in greater detail below.

### Construction

Construction of future development would include development of residential and industrial uses on approximately 117.6 acres of land previously used for agriculture. Construction activities include site preparation (i.e., clearing, watering the site), grading, building construction, and paving the site; all activities that impact the noise environment.

Sensitive receptors are located near to the potential project construction site of future development. In order to mitigate the potential noise impacts generated by construction, the City of Coachella established hours of construction permitted for projects adjacent to sensitive receptors. The restriction on hours of construction would keep any such construction activities at the nearest sensitive receptor from significantly interfering with people's sleep or morning and evening activities. Section 7.04.070 of the Coachella Municipal Code (CMC) specifically exempts noise sources associated with construction, erection, demolition, alteration, repair, addition to or improvement of any building, structure, road or improvement to realty, provided that such activities take place during daytime hours, as follows:

October 1<sup>st</sup> through April 30<sup>th</sup>

Monday – Friday: 6:00 a.m. to 5:30 p.m.

Saturday/Sunday/Holidays: 8:00 a.m. to 5:00 p.m.

May 1<sup>st</sup> through September 30<sup>th</sup>

Monday – Friday: 5:00 a.m. to 7:00 p.m.

Saturday/Sunday/Holidays: 8:00 a.m. to 5:00 p.m.

During construction, future development shall follow common industry standards that will help limit noise level increases. For example, construction equipment, fixed or mobile, should be equipped and properly operating and maintained mufflers and the engines should be equipped with shrouds. Approved haul routes shall be used to minimize exposure of sensitive receptors to potential adverse levels from hauling operations. Construction equipment shall be in proper working order and maintained to reduce backfires. To maintain normal noise levels during construction and vehicle movement on/off the project site, the staging area(s) will be required to maintain a safe minimal distance from the nearby residences to avoid high noise levels.

Additionally, future construction traffic and equipment are also anticipated to generate noise along access routes during future development of the site. The larger pieces of heavy equipment would be moved onto the development during their associated construction activity (i.e., site preparation, grading, etc.). Daily transportation of construction workers and the hauling materials both on and off the project site are expected to cause increases in noise levels along surrounding roadways. However, vehicle movement on/off the project site shall occur within the City designated construction times.

### **Operation**

The Change of Zone project proposes Urban Employment Center land use designations. Primary project-related operational noise sources will include vehicular traffic accessing the site, grounds maintenance equipment, and heating ventilation and air conditioning (HVAC) units. Stationary noise and traffic noise generated by the proposed project are discussed subsequently.

### **Stationary Noise**

Stationary noise generated by the proposed project's R-M and M-S zones will include activities normally associated with residential communities. These activities include the operation of HVAC units, people talking, parking area noise, car alarms, trash pick-ups, and landscaping and property maintenance equipment (i.e. lawn mowers). People talking at a normal level typically has a noise level of 60 to 65 dBA, while louder activities such as operating HVAC equipment and car alarms typically lie within the moderately loud range of 65 to 80 dBA, and garbage trucks can be very loud at 100 dBA. However, these activities are typically temporary and intermittent; therefore, stationary noise generated by the proposed project is not anticipated to increase the existing ambient noise environment substantially.

Table 4.10-3 in the CGPU EIR's Noise Element outlines the interior and exterior noise standards for the various land uses within the City (this table is also included in the Setting discussion of this Noise section). Per Table 4.10-3, residential land uses are permitted to have a maximum exterior noise standard of 65 dB (energy average CNEL), and interior noise standard of 45 dB. The 45 dB noise level for residential interiors is the requirement with closed windows (excluding bathrooms, toilets, closets, and corridors). Interior noise can be mitigated by using standard building materials during construction of the residential structures.

The outdoor environment is limited to private yard of single family residence, multi-purpose private patio or balcony which is served by means of exit from inside; mobile home park, hospital patio, park's picnic area, school's playground, and hotel and motel recreation area. The Coachella Land Use/Noise Compatibility Matrix (CGPU, Figure 10-1) defines noise levels up to 70 CNEL within

residential developments (single-family, duplex, and multiple family) to be normally compatible. Noise levels exceeding 70 dBA CNEL are categorized as normally incompatible and clearly incompatible in residential land uses.

Per the Noise Element in the CGPU, the goal is to create a community where excessive noise from stationary sources is minimized through policies such as the City noise ordinance and noise control. Chapter 7.04.030 of the Coachella Municipal Code states that regardless of whether an objective measurement by sound level meter is involved, it shall be unlawful for any person to make, continue, or cause to be made or continued, within the city limits any disturbing excessive or offensive noise or vibration which causes discomfort or annoyance to any reasonable person of normal sensitivity residing in the area or that is plainly audible at a distance greater than fifty (50) feet from the sources point for any purpose. The following ten-minute average sound level limits, unless otherwise specifically indicated, shall apply as indicated in the following table as it relates to a fixed noise source.

Zone	Time	Applicable Ten-Minute Average Decibel Limit (A-weighted)
Residential – All Zones	6:00 a.m. to 10:00 p.m.	55
	10:00 p.m. to 6:00 a.m.	45

Maintenance of the project site is anticipated to include activities, such as landscaping and gardening, that create a stationary source of noise. Chapter 7.04.075 of the Coachella Municipal Code states that noise associated with property maintenance activity and all portable blowers, lawnmowers, edgers, or similar devices shall be prohibited except during the following hours:

Date	Permitted Hours of Property Maintenance
October 1 <sup>st</sup> through April 30 <sup>th</sup>	Monday – Sunday: 9:00 a.m. to 5:30 p.m.
May 1 <sup>st</sup> through September 30 <sup>th</sup>	Monday – Friday: 8:00 a.m. to 5:30 p.m. Saturday and Sunday: 9:00 a.m. to 5:30 p.m.
*Property maintenance activities shall not occur on holidays.	

Notwithstanding the hours of permitted operations, such equipment that constitutes a public nuisance may be abated as otherwise provided in the Noise Control Chapter of the City's Municipal Code.

Stationary noise generated by the project's M-S zone will include activities normally associated with industrial developments. These activities include the operation of HVAC units, people talking, parking area noise, car alarms, delivery trucks, and machinery. As previously stated, people talking at a normal level typically has a noise level of 60 to 65 dBA, while louder activities such as operating HVAC equipment and car alarms typically lie within the moderately loud range of 65 to 80 dBA, and garbage trucks can be very loud at 100 dBA. However, these activities are typically temporary and intermittent. Industrial activities, such as packaging and manufacturing would occur inside buildings, therefore, reducing noise levels generated from those activities. Stationary noise generated by the M-S zone is not anticipated to increase the existing ambient noise environment substantially.

The project proposes residential and industrial uses on approximately 117.6 acres. The project is currently located within the City's Manufacturing Service (M-S) zoning designation. However, the project proposes a Change of Zone from M-S to Multiple Family Residential, Urban (R-M, 20-38 un/ac) on approximately 50.6 acres. The remaining 67 acres of the site will continue to be designated M-S. The proposed zones are consistent with the land uses designations for the project, which is Urban Employment Center. The project proposes increased development intensities for the residential portion of the site; however, the noise levels are not anticipated exceed the City's noise compatibility level for residential properties.

Future development will include building materials and noise attenuating devices, such as block walls and landscaping, in order to decrease noise generated by the project. Additionally, the project will comply with the City's Noise Ordinance which designates times permitted for operation of the project (i.e., property maintenance). Future development will not introduce a land use that will exceed the allowable noise levels in residential areas. Additionally, the project's proposed zones comply with existing land use designations for the project, and the surrounding area. Therefore, the project will not generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project.

#### Traffic Noise

The project proposes Multiple-Family Residential and Manufacturing Services zones on approximately 117.6 acres. The vehicle mix will be comparable with existing vehicles on surrounding roads and within the vicinity of the project. The industrial uses on the project site would result in an increase in traffic noise, since it would offer employment opportunities to the site. A discussion of onsite and offsite vehicle traffic noise is provided subsequently.

#### *Onsite Traffic Noise*

Vehicular use related to residential properties typically include commuter vehicles. The project proposes R-M Urban and M-S zones on the 117.6-acre property. Residential communities typically do not generate high levels of traffic noise in a neighborhood due to the decreased traffic speeds, traffic calming designs, and pedestrian pathways generally designed for residential communities. These features keep traffic noise levels low and maintains the ambient noise environment typical for residential communities. The residential portion of the project will not generate a substantial increase in ambient noise levels. The residential portion of the project will increase the existing ambient noise level due to the proposed land use, however, the implementation of traffic calming designs, pedestrian features, and low vehicle speeds will ensure that the increase of noise level is not substantial.

Traffic generated by the industrial zone at the site would likely increase the noise environment in the area nominally. Onsite traffic generated by industrial uses would consist of employees arriving and departing from the property, and possibly deliveries, depending on the industrial facility. The M-S zone proposed at the project site will include a buffer from the residential zones, so that noise generated from industrial-activities are reduced. Additionally, traffic generated by the future industrial portion of the project would occur during the permitted hours of operation and would cease during the nighttime hours. At the time of writing, a specific industrial development is not proposed onsite. Future development on the project would be reviewed by the City of Coachella.

As previously stated, Urban Employment Center land uses promotes a range of employment uses to help expand and diversify the City's economy and transform Coachella from a small town to a full-service city. The desired employment uses are office and research and development rather than industrial uses such as manufacturing, distribution, and warehouse. The employment uses are supported by retail, service, and similar uses. Residential uses are allowed in residential-only buildings or in a mixed-use configuration with ground-floor retail. Therefore, this land use anticipates the increase of traffic in the area.

Impacts relative to the Change of Zone are not expected.

#### *Offsite Traffic Noise*

Operation of future development would result in an increase of vehicular traffic on the existing surrounding roadways, Avenue 53 (north), Tyler Street (east), and Avenue 54 (south) due to the increased land use densities. As stated in the Setting discussion of this Noise section, noise level measurements were collected at 11 different locations throughout the City for the development of the Noise Element in the CGPU. The measurement locations were selected on the basis of proximity to major noise sources, noise sensitivity of nearby land uses, and obtaining a representative sample of different noise environments throughout the community. The project site is located on the northwest corner of Avenue 54 and Tyler Street. According to the Noise Technical Appendix, high traffic volumes do not occur on the roadway segments adjacent to the project site (Avenue 53, Tyler Street, or Avenue 54). As part of the development of the Noise Element of the General Plan, noise level measurements were collected at 11 different locations throughout the City. The measurement locations were selected on the basis of proximity to major noise sources, noise sensitivity of nearby land uses, and obtaining a representative sample of different noise environments throughout the community. The closest noise measurement to the project site occurred at Shady Lane Park, at the northeast corner of Avenue 52 and Shady Lane (approximately 0.50 miles north of the project site) at 10:22 a.m. The noise level measurement at this location was 62.7 dBA. The second closest measurement to the project site occurred at Harrison Street, south of Valley Road (approximately 0.64 miles northwest of the project site). This measurement was taken at 1:56 p.m. The noise level measurement at this location was 68.6 dBA. Contours of 70 dBA are rated normally compatible with residential land use categories. The CGPU EIR analyzes noise sections throughout the City to establish existing conditions. The surrounding roadways were not analyzed for the CGPU EIR, since the roadways are not anticipated to generate a substantial increase in traffic noise levels, at City buildout.

A local government has little direct control of transportation noise at the source. State and federal agencies have the responsibility to control vehicle noise emission levels. The most effective methods local governments have to mitigate transportation noise is through land use planning that reduces vehicle trips and physical interventions that reduce the impact of the noise on the community (e.g., building and site design that shields sensitive receivers from noise sources).

Although noise barriers and setbacks have historically been common methods of protecting noise sensitive land uses from excessive transportation-related noise in many communities, recent attempts to emphasize pedestrian-friendly design and mixed-use development have led to consideration of alternative strategies for dealing with transportation-related noise sources. These alternative strategies include land use planning to reduce and slow (or "calm") vehicle trips,



and incorporation of noise attenuating features into the architectural design of projects. Low vehicle speeds will be implemented in the residential community.

The project site is currently designated for Urban Employment Center land use in the General Plan. Properties within this land use designations allows for the exterior noise levels of 65 dBA CNEL and greater. The proposed project is consistent with surrounding land uses, and therefore, will not result in unacceptably high noise levels requiring mitigation. The City requires that all projects conform to all applicable General Plan goals and policies and will include noise attenuation strategies in its review of the project-specific design. No impacts relative to the Change of Zone are anticipated.

- b) No Impact.** Ground-borne vibration and/or ground-borne noise generated during construction of future development could be felt by adjacent land uses. The Federal Transit Administration's (FTA) May 2006 *Transit Noise and Vibration Impact Assessment*, states that temporary construction create "frequent" vibration events and a threshold of 72 VdB for frequent events affecting residences and buildings where people normally sleep.

Sensitive receptors are located near to the potential project. The restriction on hours of construction would keep any such construction activities exceeding 72 VdB at the nearest sensitive receptor from significantly interfering with people's sleep. Section 7.04.070 of the Coachella Municipal Code (CMC) specifically exempts noise sources associated with construction, erection, demolition, alteration, repair, addition to or improvement of any building, structure, road or improvement to realty, provided that such activities take place during daytime hours, as follows:

Date	Permitted Hours of Construction
October 1 <sup>st</sup> through April 30 <sup>th</sup>	Monday – Friday: 6:00 a.m. to 5:30 p.m. Saturday/Sunday/Holidays: 8:00 a.m. to 5:00 p.m.
May 1 <sup>st</sup> through September 30 <sup>th</sup>	Monday – Friday: 5:00 a.m. to 7:00 p.m. Saturday/Sunday/Holidays: 8:00 a.m. to 5:00 p.m.

The primary source of ground-borne vibration will be operation of heavy equipment, such as grading vehicles; however, the impacts will be temporary and will end once construction is complete. Construction of future development will involve the temporary operation of vehicles and equipment which could result in localized, short-term vibration increases during the permitted hours of construction established by the City.

Additionally, all construction equipment staging will be located within the temporary construction limits, while vehicular and equipment access to the construction site would be restricted to only the approved entry points that minimize disturbance to local traffic.

The transport of workers, equipment, and building materials to and from the construction site will incrementally increase noise levels along the roadways leading to and from the site. The increase, although temporary in nature, could be audible to noise receptors located along the roadways utilized for this purpose. Even though there could be a relatively high single event noise exposure potential with passing trucks causing annoyance, the effect on ambient noise levels

would be substantially less than 3 dBA when truck noise (87 dBA at 50 feet) is added to existing noise levels and averaged over a 24-hour period.

Neither the County nor the affected cities have vibration standards for temporary construction, but the County's General Plan Noise Element does contain the human reaction to typical vibration levels. Vibration levels with peak particle velocity of 0.787 inches per second are considered readily perceptible and above 0.1968 in/sec are considered annoying to people in buildings. Riverside County General Plan Policy 15.3 identifies a motion velocity perception threshold for vibration due to passing trains of 0.01 inches per second (in/sec) over the range of one to 100 Hz.

No impact is anticipated relative to the Change of Zone.

- c) **No Impact.** The project is located approximately 1.50 miles north from the Jacqueline Cochran Regional Airport and is located outside of the 65, 60, and 55 CNEL noise contours associated with this facility. No impacts are expected relative to the Change of Zone.

**Mitigation Measures:** None required

**XIV. POPULATION AND HOUSING**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(Source: Coachella 2035 General Plan, 2015; E-5 Population and Housing Estimates prepared by the California Department of Finance; E-8 Historical Population and Housing Estimates prepared by the California Department of Finance; SCAG: Profile of the City of Coachella [2019])

**Setting**

According to the California Department of Finance (DOF), the City of Coachella had a total population of 40,704 people in 2010. Based on the 2020 DOF population and housing estimates, the City of Coachella's current total population is approximately 47,186, which is an approximately 16 percent increase from the City's population in 2010. The City of Coachella's population accounts for approximately 1.9 percent of the County of Riverside's total population of 2,442,304 people (2020). In 2018 the median age in the City of Coachella was 30.8, while the median age in Riverside was 35 (SCAG Local Profiles, Coachella). Additionally, the number of jobs in Coachella in 2017 was 9,785; an approximately 9.2 percent increase in jobs since 2016.

Table XIV-1 shows the increase in number of households (total and occupied housing units) between 2000 and 2020, according to the DOF Population and Housing Estimates. In 2000, Coachella had 5,024 total households which increased to 10,631 total households by 2020, representing a 111.6 percent increase in 20 years.

**Table XIV-1 Total Households, 2000 to 2020**

Jurisdiction	Household	2000	2020	# Increase	% Increase
County of Riverside	Total	584,674	856,124	271,450	46.4
	Occupied	506,218	746,160	239,942	47.4
City of Coachella	Total	5,024	10,631	5,607	111.6
	Occupied	4,807	10,126	5,319	110.6

Source: California Department of Finance E-8 Historical Population and Housing Estimates for Cities, Counties, and the State, 1990-2000; E-5, Population and Housing Estimates for Cities, Counties, and the State, 2011-2020.

There are three housing types in the City of Coachella, as presented in Table XIV-2, Total Dwelling Units by Type of Structure, 2000 to 2020. The housing units include single family units, consisting of both detached and attached units; multifamily units, consisting of apartments, duplexes, triplexes, fourplexes, plus; and mobile homes.

**Table XIV-2 Total Dwelling Units by Type of Structure, 2010 to 2020**

Building Type	2000		2020		Change 2000-2020	
	Units	% of Total	Units	% of Total	Units	% Change
Single Family	3,419	68.0	7,838	73.7	4,419	+129.2
Multifamily	1,150	22.9	2,164	20.3	1,014	+88.2
Mobile Home	455	9.1	629	6.0	174	+38.2
Total Dwelling Units	5,024	100	10,631	100	5,607	+111.6

Source: California Department of Finance E-8 Historical Population and Housing Estimates for Cities, Counties, and the State, 1990-2000; E-5, Population and Housing Estimates for Cities, Counties, and the State, 2011-2020.

In 2020, the City of Coachella had a total of 10,631 total housing units, in which 10,126 units (approximately 95 percent of units), were occupied. Conversely, 505 units, or 5 percent, were registered as vacant in 2020 by the DOF. This vacancy rate may be due to the seasonal, recreational, or occasional use of homes that is popular in the Coachella Valley. The average household size in the City of Coachella is 4.65 persons.

The project proposes a Change of Zone on approximately 117.6 acres of land at the northwest corner of Avenue 54 and Tyler Street. The site previously operated as agricultural land; however, agricultural operations has stopped. The site is currently located within the City's Manufacturing Service (M-S) zoning designation. The project proposes a Change of Zone on approximately 50.6 acres of the site from the M-S designation to R-M Urban (20-38 un/ac). The remaining 67 acres will not change their M-S zoning designation.

The Change of Zone proposed for the project is consistent with the Coachella General Plan Land Use designations within the project area. Currently, the project is located within the City's Urban Employment Center. Urban Employment land use designations permit residential densities between 30 to 65 un/ac. The proposed R-M Urban zone permit 20 to 38 units per acre (un/ac). Therefore, the proposed project would permit an average of approximately 1,467.4 dwelling units on approximately 50.6 acres proposed for R-M zones. This is illustrated in Table XIV-3.

**Table XIV-3 Potential Project Units**

Proposed Zone	Acreage	Allowed DU	Mid Density	Total UN/AC
R-M Urban	50.6	20-38 un/ac	29 un/ac	1,467.4
M-S	21.7	--	--	--
M-S (Buffer Area)	45.3	--	--	--
<b>Total</b>				<b>1,467.4</b>

\*For purposes in the analysis of this Initial Study, Mid density dwelling units are utilized.

R-M Urban	Total Potential Units
Min* Unit	1,012
Mid Unit	1,467.4
Max Unit	1,922.8

\*Min = Minimum number du (20 in R-M Urban), Mid = Medium/middle du (29 in R-M Urban), and Max = Maximum du (38 in R-M Urban)

The proposed project could generate a tenant population of 6,823 (mid un), when referencing the 4.65 persons per household in the City. The potential population generated from the project (6,823 persons) represents approximately 13 percent increase of the City's current population. It is anticipated that some of the project tenants served by the future development will be existing residents from within the City of Coachella and/or from neighboring incorporated and unincorporated areas. The net population increase resulting from the project is expected to be less than 13 percent. Additionally, the project site is located in the City of Coachella's Urban Employment Center land use designations, as established in the City's General Plan. Urban Employment Centers allow for density intensities of 30 to 65 dwelling units per acre. Therefore, the maximum number of allowable dwelling units on the 117.6-acre project site would be 7,644 dwelling units (117.6 acres x 65 un). The number of dwelling units for the future development develop fewer dwelling units than that allowed in Urban Employment Centers, per the City General Plan. Therefore, the proposed development and associated tenant population are not expected to conflict with the City's land use composition, zoning, housing diversity, or other regulatory policies. The project is expected to meet the General Plan objective for Urban Employment Center land use designation by contributing to the housing diversity within a walkable environment to retail and industrial uses.

The project does not currently propose development on the 117.6-acre property and a site plan does not currently exist. However, analysis of future development on population and housing are provided in this discussion.

### Discussion of Impacts

- a) **No Impact.** As stated in the Setting, the project site is located in the City's General Plan Urban Employment Center land use designation. Per the Coachella General Plan Update (CGPU), Urban Employment Center designations are established to provide a range of employment uses to help expand and diversify the City's economy and transform Coachella from a small town into a full-service City. These centers are the primary location for office and professional jobs, supported by retail, services and homes. Permitted land uses within Urban Employment Centers includes office, research and development, live-work, multifamily residential, and support retail. Development intensities in this land use range from 30 to 65 un/ac.

The project's currently zoning designation includes M-S; therefore, the project proposes a Change of Zone to change the zoning designation on approximately 50.6 acres of the site from M-S to R-M Urban (20-38 un/ac). The remainder of the site will continue to be designated M-S. The proposed R-M designation would increase development intensity since the project would reduce the M-S zone. However, the densities allowed within R-M Urban zones are consistent with the development intensities permitted in Urban Employment Centers, as distinguished in the Coachella General Plan Update.

The CGPU Environmental Impact Report analyzed future growth under Chapter 4.13, Population and Housing. Figure 4.13-2 in the EIR forecasts a population of 135,000 by year 2035. As of January 2020, the City of Coachella had a population of 47,186 (California Department of Finance). As a result of project build-out, the future development could add up to approximately 6,823 new residents to the City, for an approximate City population of 54,009. This is an increase of 13 percent and still below the projected 2035 population forecast of 135,000. Although future development would contribute to the growth within the City of Coachella, significant growth to population, housing and employment is already anticipated in the City's General Plan and EIR.

Furthermore, the project site is within an area that is fully served by existing infrastructure, public services and utilities. As a result, development of the project would not cause potential growth inducing effects by extending utilities into an undeveloped area.

No impacts are anticipated relative to the Change of Zone.

- b) **No Impact.** The entire property is currently disturbed and vacant land designated by the City General Plan as Urban Employment Center. The project area was previously utilized as agricultural land. Based on historical aerial imagery, a structure was located on the approximately 4.7-acre site, located on the northwestern portion of the project property. However, this structure was demolished, and does not exist onsite. Residential dwellings do not currently exist on the project site; therefore, the proposed project would not displace any existing housing or require replacement housing. No impacts are anticipated.

**Mitigation Measures:** None required

**XV. PUBLIC SERVICES**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project result in:</b>				
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting**Fire Protection:

The City of Coachella contracts with Riverside County Fire Department (RCFD) for a full range of fire protection services provided 24-hours a day, 7-days a week. The RCFD is staffed with a combination of County and State of California Department of Forestry & Fire Protection employees. They operate 96 fire stations that serve 1,360,000 residents over 6,970 miles of Riverside County. The City of Coachella has one Fire station, Battalion 6, Coachella Fire Station No. 79, located at 1377 6<sup>th</sup> Street and approximately 1 mile from the site. Fire Station No. 79 is staffed by 18 full time personnel, 10 volunteer firefighters, and 10 explorer cadets. Six firefighters are on duty at times. The Station is equipped with two Type 1 fire engines which includes a staff of three persons per engine per day.

It is the goal of the RCFD fire service to have the first engine company arrive on the scene within five minutes 90 percent of the time. Response times to emergency calls within the City average approximately four minutes or less 80% of the time.

Police:

Law enforcement services are provided to the City of Coachella through a contractual agreement with Riverside County Sheriff's Department. The Sheriff's department provides 24-hour municipal police services associated with a City police department. The Sheriff's station is located at 86-625 Airport Boulevard, approximately 2.25 miles southeast of the subject property. Per the City's General Plan EIR, the Coachella Police Department has 36 sworn officers and 2 non-sworn, totaling 38 positions. 24 of these positions are dedicated to the patrol division with the remaining deputies dedicated to special assignments such as the Community Action Team, a School Resources Officer, and Gang and Narcotics Enforcement. The Coachella Police Department divides the City into three beats. The Patrol Division of the department covers an area of 30 square miles.

Schools:

The project site falls within the boundary of the Coachella Valley Unified School District (CVUSD). The nearest elementary school is Valley View Elementary School located approximately 0.33 miles northeast of the project site, at 85270 Valley Road. Bobby Duke Middle School located at 85358 Bagdad Avenue is the closest secondary school, approximately 0.55 miles from the project site. Coachella Valley High School is approximately 1.70 miles southwest of the project site.

Parks:

The Coachella Valley Recreation and Park District (CVRPD) provide park and recreational services to the City. Per the City of Coachella General Plan EIR (2015), there are seven public parks located within the City of Coachella, totaling approximately 60.3 acres.

**Discussion of Impacts**

- a) **No Impact.** The approximately 117.6-acre project proposes a Change of Zone (CZ) of approximately 50.6 acres of the project site from Manufacturing Service (M-S) to R-M Urban (20-28 un/ac). The remaining 67 acres of the project would not change its existing zoning designation of M-S. The proposed project is located on an infill site surrounded by existing residential neighborhoods to the north and west, industrial uses to the east, and agricultural, vacant, and residential to the east and south. The site is currently within an area that is provided with fire protection and emergency services by Riverside County Fire. The proposed CZ would permit the development of 20 to 38 un/ac in the proposed R-M Urban zone. M-S zones allow a wide variety of commercial uses, goods, and services.

The proposed zone changes would allow for a development that would result in an increase in emergency and public service calls for fire services; however, based on the project sites proximity to Fire Station 79 (approximately 1 mile), the project would not require new or expanded facilities. Moreover, to ensure adequate emergency fire protection services, the City of Coachella maintains a mutual aid agreement with surrounding City and County jurisdictions. There are three other existing stations that are within the proximity of the City. These include Fire Station No. 39, located outside of the City limits at the Jacqueline Cochran Airport in Thermal, Fire Station No. 70 located at Avenue 54 and Madison Street in La Quinta, and Fire Station No. 86, located at Jackson Street and Dr. Carreon Boulevard in Indio. Fire Station 39 is approximately 2.25 miles away from the project site, Fire Station 70 is approximately 4.50 miles away and Fire Station 86 is approximately 4.0 miles away.

Through the Regional Fire Serve System, the City of Coachella received an immediate response from the outlying stations, including personnel and equipment for any major event or multiple events that may occur within the City. The City also participates in a cost sharing agreement with the Cities of Indio, La Quinta, and Riverside County for the use of the 100' ladder truck located at Fire Station 86 in Indio.

As previously stated, the project proposes a Change of Zone of approximately 50.6 acres of the 117.6-acre site. A site plan of the project is not currently provided; however, it can be concluded that development of the site would result in an increase in service and emergency service calls. Therefore, analysis of the proposed residential zone impact on fire services is provided in this discussion. Development on the project site would be required to be designed to comply with all applicable fire safety requirements, to include, installation of fire hydrants, and sprinkler system



and construction provisions contained in Title 14, California Building Code, and Riverside County Fire Department Standards. Additionally, future development would be required to comply with the City's Development Impact Fees in place at the time of construction. Payment of these fees helps offset impacts by providing revenue for necessary improvements to ensure acceptable fire facilities, response times, equipment and personnel are maintained. The project will be required to annex into the City's Communities Facilities District for Fire Services, which is a special tax used to pay for public services. Therefore, no significant impacts to fire protection services are expected relative to the Change of Zone.

- b) No Impact.** The project proposes a CZ on approximately 50.6 acres of the project site from M-S zone to R-M Urban (20-38 un/ac). The remaining 67 acres of the project will not change its existing zoning designation. A site plan of the project is not currently provided; however, it can be concluded that development of the site would result in an increase in service and emergency service calls, due to its increase in density. Therefore, analysis of the proposed residential zone impact on police services is provided in this discussion.

Future development of the project will increase calls and demand for police and emergency services. However, this demand is not expected to hinder the City's ability to provide police services or create demands that would require the construction of a new police station. The project is located in a developed in an urban area, surrounded by existing development that is currently served by the Riverside County Sheriff's Department. The project will be required to comply with the City's Development Impact Fees in place at the time of construction. These fees on new development allow the City to continue to finance public facilities which goes towards the funding of various public services, including police. It also assists in offsetting impacts by providing enough revenue for necessary emergency service improvements to ensure acceptable police and fire response times, equipment, and personnel are maintained. Future development will be required to annex into the City's Communities Facilities District for Police Services, which is a special tax used to pay for public services.

The Change of Zone will contribute no impacts to fire protection services.

- c) No Impact.** Public education services are provided to the City of Coachella by the Coachella Valley Unified School District. The project proposes a Change of Zone from M-S to R-M Urban (20-38 un/ac) on approximately 50.6 acres of the site. The proposed Change of Zone is consistent with the existing land use designations: Urban Employment Center. With the proposed Change of Zone, the project site could allow an average of approximately 1,398 dwelling units on the site (see the Population and Housing section for further discussion). This is assuming that the site develops the mid-density dwelling units onsite. Per the 2020 CA Department of Finance, the average persons per household (PPH) is 4.65 persons. At full buildout, future development of the site has the potential to generate approximately 1,062 new students based on the District's Student Generation Rate (Table XVI-1).

**Table XV-1 CVUSD District Wide Student Generation Rate**

School Type	Dwelling Units	Generation Rate*	Students Generated**
Elementary School	1,467	0.3974	583
Middle School	1,467	0.1207	177
High School	1,467	0.2058	302
<b>Total New Students</b>			<b>1,062</b>

\*Source: 2020 CVSUSD Fee Justification Study for New Residential and Commercial/Industrial Development, May 5, 2020  
\*\*Student Generated numbers were rounded.

The addition of 1,062 new students is not anticipated to cause a substantial impact to the District nor would additional school facilities need to be constructed as a result of the proposed project. The District currently has school capacity to house approximately 21,004 students as calculated by the District. Elementary school facilities are sufficient to house 12,216 students in kindergarten through sixth grade, middle school facilities are sufficient to house 2,828 students in seventh through eighth grade, high school capacity is sufficient for 5,960 students in ninth through twelfth grade.

Per the 2020 CVUSD Fee Justification Study, a capacity analysis was conducted for the 2019/2020 school year and the District has excess capacity at its elementary and high school to accommodate students from new development. Middle schools were over capacity by 90 students for the 2019/2020 school year. Moreover, school age children may also attend several private schools located in the Coachella Valley.

Assembly Bill 2926 and Senate Bill 50 (SB 50) allow school districts to collect “development fees” for all new construction for residential/commercial and industrial use. At the time of writing, development fees are \$4.08/sq.ft. to residential and \$0.66/ sq.ft for commercial. Monies collected are used for construction and reconstruction of school facilities. The legislation was enacted to mitigate the impacts to schools by providing funds for the construction of additional facilities based on the additional demand created by new development. Should future construction be proposed, the property would be required to comply with CVUSD development fees. No impacts to local schools are expected relative to the Change of Zone.

- d) **No Impact.** The City of Coachella offers a diverse range of park and recreation facilities. The City operates eight parks, one tot lot, two community centers, one boxing club and a swimming pool. As discussed in the Recreation section (XVI) of this document, the proposed project would not create additional demand for public park facilities or result in the need to modify existing or the construction of new park facilities. Therefore, no impacts are expected.
- e) **No Impact.** No increase in demand for government services or other public facilities is expected beyond those discussed in this section. No impacts to other public facilities are expected.

**Mitigation Measures:** None required

**XVI. RECREATION**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(Sources: Coachella 2035 General Plan, 2015)

**Setting**

Parks and open space provide for the preservation, continued growth and enhancement of Coachella's parklands, recreational areas and surrounding open spaces. Open spaces are areas intended to remain essentially open with limited or no development. This includes spaces used for passive recreation, resource protection and/or hazard avoidance. Parks include greenways, developed parks and other areas primarily used for recreation. Typically, these areas are characterized by a high degree of open area and a limited number of buildings. Parks frequently include sports fields, playground equipment, and picnic areas, sitting areas, concession businesses, open turf, natural areas, trails, and public golf courses. The City provides a variety of recreation facilities and currently has eight parks, one tot lot, two community centers, one boxing club and a swimming pool. The parks are funded by the Coachella parks and recreation foundation.

**Discussion of Impacts**

- a-b) No Impact.** The approximately 117.6-acre project proposes a Change of Zone from Manufacturing Service (M-S) to R-M Urban (20-38 un/ac) on 50.6 acres of the project site. The remaining 67 acres will not change the current M-S zoning at the site. Future development on the project site would be required to comply with the City's parkland in lieu fee (Quimby) and other development impact fees. The future residents and guests generated by future development may lead to an incremental increase in physical deterioration of City public recreational facilities. However, this impact could be reduced if the project proposes open space and community recreational areas (i.e., parks, playgrounds, etc.).

With the compliance of the City's fees, no impacts are expected relative to the Change of Zone.

**Mitigation Measures:** None required

**XVII. TRANSPORTATION**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(Sources: Coachella 2035 General Plan, 2015; Coachella General Plan Update EIR, Traffic Section, 2013)

**Setting**

The project is located south of Avenue 53 and north of Avenue 54 in the City of Coachella. The site is currently disturbed, with agricultural operations on approximately 112.9 acres of the site and vacant disturbed uses on approximately 4.7 acres. Surrounding properties include residential to the north and west, a manufacturing facility to the east, and a combination of vacant land, farmland, and residential properties to the south. The property's northern, eastern, and southern boundaries are physically delineated by paved roadways, while the western boundary is delineated by an unpaved roadway. The project proposes a Change of Zone from the existing Manufacturing Services (M-S) to Multiple Family Residential, Urban (R-M, 20-38 un/ac) on 50.6 acres of the site. The remainder of the site (approximately 67 acres) will not change the zone. Development of the project site is not proposed at the time of writing.

Access to the site is primarily provided by Avenue 54. The following analysis evaluated the potential circulation system deficiencies that may result from potential development of the site within the proposed zoning designations. The Institute of Transportation Engineers (ITE) Trip Generation Manual (9<sup>th</sup> Edition, 2012) rates were used to determine trip generation of the proposed project.

Level of Service

Level of Service (LOS) is a measure of transportation system performance based upon the ratio of traffic volume relative to the capacity of the roadway or intersection. The volume-to-capacity ratio (V/C) indicates the overall performance of the roadway segment or intersection and corresponds to a rating of A through F identifying its level of capacity utilization and relative level of congestion. LOS A represents free-flow traffic with little or no delay whereas LOS F represents a breakdown of traffic flow and a high incidence of delay. According to the TIA, the City of Coachella has established LOS D as the acceptable LOS for its intersections. Therefore, any intersection operating at LOS E or F will be considered deficient for the purposes of the analysis.

Vehicle Miles Travelled (VMT)

Vehicle Miles Travelled is a measure of the amount of travel for all vehicles in a geographic region over a given period of time, typically a one-year period. The analysis of Vehicle Miles Traveled (VMT) (SB743)

attributable to a project in CEQA went into full effect statewide on July 1, 2020. According to the Governor's office of Planning and Research (OPR) proposed CEQA Guideline implementing SB 743, projects that decrease vehicle miles traveled in a project area compared to existing conditions should be considered to have a less than significant transportation impact. The California Air Pollution Control Officers Association (CAPCOA) publishes a resource for Local Government to assess emission reductions from Greenhouse Gas Mitigation Measures. The CAPCOA report recognizes that land use planning provides the best opportunity to influence GHG emissions through a reduction in overall VMT.

Goals for reducing Greenhouse Gasses (GHG) have been the primary motivation for the shift to VMT measures. Reductions in VMT produce many other potential benefits such as reductions in other air pollutant emissions, water pollution, wildlife mortality and traffic congestion, as well as improvements in safety and health and savings in public and private costs.

The City's Climate Action Plan (CAP) includes the following Reduction Target/Goal: Establish a per service population 2020 emissions reduction target of 15% below 2010 levels and a 2035 emissions reduction target of 49% below 2010 levels. The CAP states that the combustion of gasoline and diesel fuels by the transportation sector contributed the largest proportion of emissions in Coachella. Transportation gasoline use resulted in 41% of the community total of GHG emissions in 2010. The CAP further states that lowering transportation emissions requires making vehicles and their fuels cleaner, reducing the length of driving trips, managing the demand for travel, and providing alternatives such as walking, biking and transit for travel.

According to the National Center for Sustainable Transportation, a number of cities, regions and states across the United States have begun to deemphasize vehicle delay metrics such as LOS. In their place, policymakers are considering alternative transportation impact metrics that more closely approximate the true environmental impacts of driving. VMT is one metric that is increasingly being utilized.

Goals for reducing Greenhouse Gasses (GHG) have been the primary motivation for the shift to VMT measures. Reductions in VMT produce many other potential benefits such as reductions in other air pollutant emissions, water pollution, wildlife mortality and traffic congestion, as well as improvements in safety and health and savings in public and private costs.

#### TUMF

The Transportation Uniform Mitigation Fee (TUMF) Ordinance became effective July 1, 1989. The TUMF program is a component of the twenty-year Measure A, sales tax program managed by the Coachella Valley Association of Governments (CVAG) and approved by voters in November 1988. In 2002, a thirty-year extension was approved by Riverside County voters and resulted in an expiration date of 2039.

Under the TUMF, developers of residential, industrial and commercial property pay a development fee to fund transportation projects that will be required as a result of the growth the projects create. TUMF will be required as a Condition of Approval for any future development project.

The City of Coachella implements a Development Impact Fee (DIF). The proposed project is located within the City of Coachella and any proposed future development will therefore be subject to the DIF. Eligible facilities for funding the City DIF program are identified on the County of Riverside's Public Needs list.

#### **Discussion of Impacts**

- a-b) No Impact.** The project applicant proposes to process a zone change for approximately 50.6 acres of the 117.6-acre project site from Manufacturing Services (M-S) to Multiple Family Residential, Urban (R-M, 20-38 un/ac). Currently the project property consists primarily of agricultural, and vacant land. The remaining 67 acres of the site does not propose a change of zone.

The property is located south of Avenue 53 and north of Avenue 54. Avenue 54 serves as the Project Site's primary source of access. This roadway is currently paved with two lanes, curb and gutter, forming the southerly boundary of the project.

As required by SB 743, VMT replaced the former metric used to analyze traffic impacts which was LOS. According to Table 1 of the Policy, retail project types would result in a significant impact if the project caused a net increase in the total existing VMT for the region.

With the implementation of SB 743, intersection LOS is not calculated to determine transportation impacts, however it provides information regarding intersection capacity and general plan consistency for the City.

#### LOS

Average Daily Trips (ADT) refers to the total number of vehicles that travel a defined segment of roadway over a twenty-four-hour period. The standard most often used to evaluate the operating conditions of the transportation system is called Level of Service (LOS). LOS is a qualitative assessment of the quantitative effect of factors such as: speed and travel time, traffic volume, geometric features, traffic interruptions, delays, freedom to maneuver, driver comfort and convenience, and vehicle operating costs. LOS compares existing traffic volumes (V) with available roadway capacity (C). LOS allows operating conditions to be characterized as LOS "A" through LOS "F", where LOS "A" represents the most favorable free flow conditions and LOS "F" the least favorable forced flow driving condition. The LOS categories are based on relative levels of driver acceptability of various delays. A given lane or roadway may provide a wide range of service levels, depending upon traffic volumes and speeds.

Roadway capacity has been defined as the maximum number of vehicles that can pass over a given roadway during a given time under prevailing roadway and traffic conditions. The capacity of a roadway is handling the maximum traffic volume that it can accommodate while maintaining an acceptable level of driver satisfaction. The City of Coachella has defined Level of Service "D" as the performance threshold for roadway segments and intersections.

According to the City of Coachella's General Plan Traffic Impact Study, Avenue 54 is designated as a Collector Road. Collector Roads are defined in the General Plan as streets meant to serve as intermediate facilities, connecting local areas to regional mobility corridors. Collectors will prioritize bicycles and pedestrians through facility design and speed management. Bus and Shuttle transit services can be provided on collectors, and vehicles will use them for accessibility, however, these modes are not prioritized in the corridor. Collector Roads typically have travel lanes ranging from 11 to 12 feet in width. The General Plan roadway designations are determined based on projected traffic numbers. Any future development to occur onsite will be required to develop a Final Street Improvement Plan Set which will be reviewed and approved by the City.

The Coachella Valley Association of Governments Coachella Valley Traffic Counts Interactive GIS Map details the traffic counts throughout the Coachella Valley. The intersection of Harrison/Cesar

Chavez Street and Avenue 54 was used for the purposes of this analysis. Avenue 54, east of Harrison/Cesar Chavez Street, had a traffic count of 2,645 eastbound and 2,843 westbound, for a total of 5,488.

Avenue 54 has two lanes and is therefore considered a Minor Collector Road. According to the Coachella General Plan Traffic Impact Study, a Minor Collector road has a maximum two-way traffic volume (ADT) of 12,000. Avenue 54, the sites primary source of access, has an AM V/C of 0.721, and PM V/C of 0.880 for a LOS of C. This would result in an overall capacity of approximately 16,650 for the adjacent portion of Avenue 54.

The Institute of Transportation Engineers (ITE) Trip Generation Rates – 9<sup>th</sup> Edition was utilized to compare the potential maximum trip generation of the approved land use, Manufacturing Services, and the proposed land uses, Multiple Family Residential (R-M) Urban and M-S. The guidance provides the following Rates for the land uses:

**Table XVI-1 ITE Trip Generation Rates – 9<sup>th</sup> Edition**

Description/ITE Code	Units	ITE Trip Generation Rates		
		Weekday	AM	PM
Manufacturing Services / 140	Acres	38.88	7.44	8.35
Multi-Family Homes / 220	DU*	6.65	0.51	0.62
Mid-Rise Residential with 1 <sup>st</sup> Floor Commercial / 231	DU	N/A	0.67	0.78

\* DU = Dwelling Unit

The following assumptions are utilized for the purpose of this CEQA document:

**Table XVI-2 Project Assumptions Based on Proposed Land Uses**

Land Use	Allowable Density	Acreage	Units (max)*
Existing: Manufacturing Services / 140	--	117.6	--
Multi-Family Homes (Urban) / 220	20-38 DU/AC	50.6	1,922
M-S / 140	--	21.7	--
M-S Buffer Area	--	45.3	--

\* Max density dwelling unit number was utilized in the analysis of future development-generated trips to analyze the worst-case scenario.

**Table XVI-3 Estimated Maximum Total Generated Trips**

Description/ITE Code (Max. Density Allowed)	ITE Trip Generation Rates <sup>1</sup>		
	Weekday	AM	PM
Existing: Manufacturing Services / 140	4,572	875	982
Multi-Family Homes (Urban) / 220	12,781	980	1,192
M-S / 140	844	161	181
M-S Buffer Area			
Difference <sup>2</sup>	9,053	266	391

Notes: 1. The max dwelling unit number was used for the table to analyze the worst-case scenario.

2. The difference between the proposed and existing land uses.

As shown in Table XVI-3, if a future R-M Urban, or M-S project is submitted with a mid-estimated FAR, average daily trips are estimated to be more than two times higher than a Manufacturing Services project of maximum allowable density. This sample analysis does not include a trip distribution estimate, which would distribute traffic impacts appropriately throughout area roadways. As mentioned previously, no development is currently proposed on the subject property.

Future Development Projects will require case-by-case analysis to determine appropriate mitigation relative to estimated project trip generation. Future Traffic Analyses may be required at the time of project submittal. The City has the ability to establish a variety of conditions including fair share contributions to improvements to the circulation system. Impacts relative to trips in exceedance of rates utilized to determine current roadway design parameters will be addressed by appropriate conditions of approval as determined by the reviewing agencies.

Prior to approval of future development projects, including offsite street design standards and the projects fair share portion of offsite street improvements will be reviewed by the City as part of project processing. As a Standard Condition, future applicants shall complete adjacent roadway improvements as designated by the General Plan or the City Engineer.

The Transportation Uniform Mitigation Fee (TUMF) Ordinance became effective July 1, 1989. The TUMF program is a component of the twenty-year Measure A, sales tax program managed by the Coachella Valley Association of Governments (CVAG) and approved by voters in November of 1988. In 2002, a thirty-year extension was approved by Riverside County voters and resulted in an expiration date of 2039.

Under the TUMF, developers of residential, industrial and commercial property pay a development fee to fund transportation projects that will be required as a result of the growth the projects create. TUMF will be required as a Condition of Approval for any future development project.

Circulation and parking will be required to be consistent with City Parking standards as determined by City Staff.

City review of development projects is expected to result in appropriate conditions based on future project descriptions. Following implementation of conditions, future development projects are not anticipated to conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system.

#### VMT

Riverside County Identifies RIVTAM as the appropriate tool for conducting VMT analysis for land use projects in Riverside County. RIVTAM considers interaction between different land uses based on socio-economic data such as population, households, and employment.

Travel activity associated with total VMT is normally extracted from the “without Project” and “with Project” RIVTAM model run for 2012 and 2040 conditions, then interpolated for baseline (2020) conditions. This methodology is commonly referred to as “boundary method” and includes the total VMT for all vehicle trips with one or both trip ends within a specific geographic area. The “boundary method” VMT per service population for the CVAG subregion is utilized to normalize



VTM into a standard unit for comparison purposes, focusing on the total population and employment in the Coachella Valley. VTM for the area is calculated, total area VTM is then normalized by dividing by the respective service population (i.e., population and employment of the Coachella Valley).

Future development projects effect on VTM (for non-residential uses) is not considered significant if it results in a cumulative link-level boundary CVAG VTM per service population decrease under the plus project condition compared to the no project condition. For Residential Uses, VTM per capita exceeding a level of 15 percent below the current jurisdictional baseline VTM per capita. For new retail and other land use projects, utilizing a threshold consistent with the net total VTM of the jurisdiction.

There is currently no development proposed for the subject property. The proposed zone change is expected to result in no impacts relative to CEQA Guidelines Section 15064.3.

- c) **No Impact.** In its current condition, the undeveloped project property is bordered by the paved alignment of Avenue 54 on the south and Avenue 53 on the north. The easterly and westerly portions of the project are bounded by unpaved roadways, followed by existing development owned by others. In addition, part of the easterly portion of the site is bounded by Tyler Street. To provide proper access to future development, off-site design and proposed off-site improvements would be required as part of project approval in order to ensure the needs of the site are met. Circulation design will undergo City and Fire Department review before approval to ensure that the local development standards for roadways, in interior and exterior circulation designs, are met without resulting in traffic safety impacts including hazardous design features. Future projects will not include sharp curves or dangerous intersections. The proposed land use would be consistent with existing land uses throughout the neighboring community. No incompatible uses will result from future development. No impacts associated with the proposed zone change are expected.
- d) **No Impact.** Future development projects will be required to provide adequate access to emergency response vehicles, as required by the City of Coachella and in accordance with the Fire Department review and requirements. Site plan review would include in-depth analysis of emergency access to the site to ensure proper access to facilities. As mentioned previously, future development projects are expected to obtain access from Avenue 54. The design details of future vehicular driveways will be reviewed and approved by the Riverside County Fire Department.

Future development of the residential, manufacturing/industrial, or manufacturing services zonings would be required to provide proper premises identification with legible site name, address numbers, and clear signage indicating site access points. Operational fire hydrants and extinguishers are also required in accordance with Chapter 15.24 of the Coachella Municipal Code (California Fire Code). Off-site project improvements will involve paving along the project's perimeter within the required rights-of-way and according to the City's designated street standards.

The proposed zone change will not result in impacts relative to emergency access. No impacts are anticipated.

**Mitigation Measures:** None required

**XVIII. TRIBAL CULTURAL RESOURCES**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Would the project cause a substantial adverse change in the significance of a Tribal cultural resource, defined in Public Resource Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local Register of historical resources as defined in Public Resource Code Section 5020.1(k), or;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) A resource determined by the lead agency in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(Sources: 2035, Coachella General Plan Update).

**Setting**

As discussed in the Cultural Section of this Initial Study, the Coachella Valley is a historical center of Native American settlement, where U.S. surveyors noted large numbers of Indian villages and *rancherías*, occupied by the Cahuilla people, in the mid-19th century. The Takic-speaking Cahuilla are generally divided by anthropologists into three groups, according to their geographic setting: the Pass Cahuilla of the San Geronio Pass-Palm Springs area, the Mountain Cahuilla of the San Jacinto and Santa Rosa Mountains and the Cahuilla Valley, and the Desert Cahuilla of the eastern Coachella Valley.

The Cahuilla were primarily hunters and gatherers who exploited nearly all of the resources available in a highly developed seasonal mobility system. They were adapted to the arid conditions of the desert floor, the lacustral cycles of Holocene Lake Cahuilla, and the environments of the nearby mountains. When the lake was full, or nearly full, the Cahuilla would take advantage of the resources presented by the body of fresh water. Once the lake had desiccated, they utilized the available terrestrial resources. They also migrated to the higher elevations of the nearby mountains to take advantage of the resources and cooler temperatures available in that environment.

The City of Coachella contains a significant amount of archaeological resources due to its rich cultural history and historical settlements within its boundaries. It was once the site of Native Americans tribal land and some tribal land still exists there. The Native American population is still present in Coachella. Per Figure 4.4-2 in the Coachella General Plan Update (CGPU) Final Environmental Impact Report (EIR),

most of the City is designated as “medium sensitivity to historical resources sensitivity”. This is due to the City’s historical, cultural, and archaeological resources.

The proposed project site occupies approximately 117.6 acres of land that is classified as agricultural, and vacant disturbed land. The site has been graded and disturbed since prior to 1953, according to historical aerial imagery.

### Discussion of Impacts

**a i-ii) No Impact.** As discussed previously throughout this document, the project site currently consists of approximately 117.6 acres zoned for Manufacturing Services (M-S). The project is proposing a Change of Zone (CZ) from the M-S designation to Multiple Family Residential, Urban (R-M, 20-38 un/ac) on approximately 50.6 acres of the site. The remaining 67 acres does not propose to change the M-S zone.

As discussed in the Cultural Resources section of this Initial Study, there are no known or observed historic resources as defined in Section 15046.5 of the CEQA Guidelines that would be adversely affected by the proposed zone change. This includes known or observable objects, buildings, structures, sites, areas, places, records, or manuscript which a lead agency determines to be historically accurate. According to the National Register Database and Research, historic buildings do not exist within or near the project site. In addition, historic aerial imagery from 1953 to the present do not indicate the existence of any buildings within the project vicinity. Therefore, no man-made features were known to be present in the project area prior to then. The aerial photographs further demonstrate that the project area has been primarily used as farmlands since 1953, alternating between fallow and vegetative cycles until present day. The entire site has been extensively disturbed in the past, and no other features, site, or artifacts more than 50 years of age have been encountered.

Public Resources Code 21074 identifies “Tribal Cultural Resources” as “sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe” and that are either included or determined to be eligible for inclusion on the national, state, or local register of historic resources, or that are determined by the lead agency, in its discretion, to be significant when taking into consideration the significance of the resource to a California Native American Tribe.

As previously discussed, the project is proposing a zone change from Manufacturing Services (M-S) to Multiple Family Residential (R-M) Urban on approximately 50.6 acres of the site. The remaining 67 acres of the site will maintain its current M-S zoning designation. The City of Coachella and the Coachella Valley have a long history of tribal settlement; there is potential for future development to encounter Tribal Resources. Prospective development would require further environmental analysis and a project specific cultural assessment, at which time the NAHC would be contacted for sacred land research and contact information for local Tribes would be provided. No impacts to Tribal Resources are anticipated as a result of the zone change.

AB 52 Consultation was conducted by the City of Coachella from February 8, 2021 through March 8, 2021. There were no formal requests for consultation submitted by the Native American tribal governments of interest during the 30-day review period. After the 30-day review period was over, a letter was received from the Agua Caliente Band of Cahuilla Indians (ACBCI) Tribal Historic

Preservation Office (THPO). The letter, dated March 11, 2021, stated that the project area is not located within the boundaries of the ACBCI Reservation, however, the site is located within the Tribe's Traditional Use Area. For this reason, the ACBCI THPO requested the following:

- Formal government to government consultation under California Assembly Bill No. 52.
- A cultural resources inventory of the project area by a qualified archaeologist prior to any development activities in the area.
- A copy of the records search with associated survey reports and site records from the information center.
- Copies of any cultural resources documentation (report and site records) generated in connection with this project.

Future development of the site would be required to provide the above-listed items to the ACBCI THPO at the time of development. The submittal of the reports and documentation to the ACBCI THPO would result in less than significant impacts to tribal cultural resources. However, at the time of writing, development of the site is not proposed for the change of zone project. Therefore, impacts of the proposed project to tribal cultural resources would not be significant.

**Mitigation Measures:** None required

**XIX. UTILITIES AND SERVICE SYSTEMS**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonable foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting****Water**

Groundwater is the primary source of domestic water supply in the Coachella Valley; the Coachella Water Authority (CWA) provides over 8,000 municipal water service connections and over 2,128 million gallons (MG) of water to customers in their service area. CWA's existing water system consists of different pressure zones, groundwater wells, storage reservoirs, booster pumping stations, and distribution facilities. Groundwater is pumped from six wells within the City's distribution system. The total capacity of active wells is approximately 11,400 gallons per minute (gpm). CWA has three storage reservoirs within the City, with a total reservoir capacity of approximately 10.5 MG. CWA's distribution system network consists of approximately 120 miles of pipeline, which ranges from 4-inches to 36-inches in diameter.

**Wastewater**

Wastewater services are provided to the City by the Coachella Sanitary District. The City of Coachella's sewer system consist of approximately 90 miles of sanitary sewers that collect local flows generated from the City's residential, commercial, and industrial areas and discharge to the City's Avenue 54 wastewater treatment plan (WWTP) with a capacity of 4.5 million gallons per day (MGD).

**Solid Waste**

The City of Coachella contracts with Burrtec Waste and Recycling Services. Burrtec provides an array of services and offers residents containers for landfill waste, green waste, and recyclables. Residential and commercial waste and recycling is taken to the Coachella Valley Transfer Station. Waste from the Transfer Station is then taken to a permitted landfill or recycling facility outside of the Coachella Valley. These include Badlands Landfill and the Lamb Canyon Landfill.

### Discussion of Impacts

- a) **No Impact.** The approximate 117.6-acre project property is currently disturbed due to the development of the surrounding land uses as well as the agricultural uses onsite. As discussed throughout this document, the project is requesting a Change of Zone (CZ) from its current land use designation of Manufacturing Services (M-S) to Multiple Family Residential, Urban (R-M, 20-38 un/ac) on 50.6 acres of the site. The remaining 67 acres will not change its existing M-S zoning designation. No site plans or entitlements for development are proposed at this time.

The Coachella Water Authority (CWA) and the Coachella Sanitary District provides domestic water and wastewater services to the City of Coachella. Groundwater is the primary source of domestic water supply in the Coachella Valley; CWA provides potable water to the City by pumping from six wells within the City's distribution system. The total capacity of active wells is approximately 11,400 gallons per minute (gpm). CWA has three storage reservoirs within the City, with a total reservoir capacity of approximately 10.5 MG. CWA's distribution system network consists of approximately 120 miles of pipeline, which range from 4-inches to 36-inches in diameter.

The City of Coachella 2015 Sewer System Master Plan Update states that flows generated from the City's residential, commercial, and industrial areas discharge to the City's Avenue 54 wastewater treatment plant (WWTP) with a capacity of 4.5 million gallons per day (MGD). In addition, the City maintains about 90 miles of sanitary sewers ranging in size from 4-inches to 54-inches in diameter.

The disturbed project site is currently not supported by an existing stormwater drainage system. Based on the local natural topography, runoff from the undeveloped property would have the propensity to flow toward the south and southeast without the benefit of any existing drainage controls. Project implementation would not result in physical improvements, such that would alter the on-site drainage conditions or contribute runoff water to the local facilities. Compared to the manufacturing services land uses, future new development under the proposed R-M, and M-S designations can be anticipated to involve a more extensive use of the property to accommodate the types of buildings, facilities, and operations allowable by the proposed zone change.

Future project-specific development will be subject to the City's entitlement and environmental review process to assess the nature and intensity of potable water and wastewater use, as well as all of the opportunities to incorporate water conservation measures. Development of any kind would be expected to implement water conservation measures to reduce impacts to local groundwater supplies. These measures may include low-flow plumbing fixtures, drought-tolerant (native) outdoor landscaping, and water-efficient irrigation systems.

Project specific domestic water and wastewater improvements necessary to serve future development would be identified by the CWA and the Coachella Sanitation District and included

as conditions of approval by the City of Coachella during the City's standard review process. The zone change would not trigger the need for the construction of additional new water or wastewater treatment facilities of expansion of these facilities. No impacts are expected as a result of the proposed zone change.

- b) **No Impact.** CWA's 2015 Urban Water Management Plan (UWMP) has been prepared to conduct long term water supply and water resource planning to ensure reliability in water service that is sufficient to meet the needs of its consumers in their service area. Per the CWA 2015 UWMP, the total pumping capacity of active wells is approximately 11,400 gpm or 16.5 mgd. CWA has a current baseline water demand rate of 204 gallons per capita per day (GPCD). CWA's actual water usage is 142 gpcd and is 40.8% lower than the targeted reduction for 2015 and 2020. It is anticipated that future users will continue to achieve a lower GPCD average usage across all customer classes due to implementation of plumbing code and updated landscape ordinance requirements. The City's Municipal Code has several ordinances in place to ensure water supply and efficiency measures are in place. Additionally, any development within the project area will be required to comply with the City's Landscape Development Guidelines and would include water efficient landscaping. Compliance with these guidelines and City ordinances will ensure that future development reduces water demand to meet CWA's target demands.

The UWMP estimates a population projection out to 2035, the 2020 population is estimated at 55,783. The current population of the City of Coachella is 47,186 persons (2019 Department of Finance Population and Housing Estimates) which is still below the UWMP population estimates. The project site is vacant, and therefore, is not currently utilizing domestic water services provided by CWA. As stated in the previous discussion, the project is requesting a Change of Zone (CZ) from its current land use designation of Manufacturing Services (M-S) to Multiple Family Residential (R-M) Urban on approximately 50.6 acres of the site, while the remaining 67 will maintain its current M-S zoning designation. The project does not propose any development at the time of writing. Development of either R-M or M-S designations will add to the demand of water supplies. However, potential demand is expected to be incremental and could be served by the existing water supply.

Future project-specific development will be subject to the City's entitlement and environmental review process to assess the nature and intensity of potable water, as well as all of the opportunities to incorporate water conservation measures. Project specific domestic water improvements necessary to serve future development would be identified by CWA and included as conditions of approval by the City of Coachella during the City's standard review process. No impacts are expected as a result of the proposed project.

- c) **Less than Significant Impact.** The project is requesting a Change of Zone (CZ) from its current land use designation of Manufacturing Services (M-S) on approximately 50.6 acres of the site to Multiple Family Residential (R-M) Urban. The remaining 67 will maintain its current M-S zoning designation. The project does not propose any development at the time of writing. Any wastewater generated by future development of the project site will be conveyed to CWA Avenue 54 Wastewater Treatment Plant (WWTP). This WWTP has a capacity of 4.5 million gallons per day (mgd). The City's collection system includes 90 miles of sanitary sewer and two pumping stations. Wastewater from the City is conveyed to the Avenue 54 WWTP, which treats an average of 2.9 mgd and has a capacity of 4.5 mgd. As previously discussed, future development of the project is expected to moderately increase wastewater flows, however, the site will be subject to the City's

entitlement and environmental review process to assess and mitigate these impacts. No impacts to wastewater are expected relative to the Change of Zone.

- d) **No Impact.** The City of Coachella contracts with Burrtec Waste and Recycling Services to provide regular trash, recycling, and green waste pickup. The proposed project does not currently involve any entitlements for development. However, solid waste generated by future residential development would generate an incremental increase in solid waste volumes during short-term construction and long-term operational activities. Solid waste generated by the future development would be hauled to the Coachella Valley Transfer Station. Waste from this transfer station is then sent to a permitted landfill or recycling facility outside of the Coachella Valley. These include Badlands Landfill and the Lamb Canyon Landfill. These facilities are required to comply with federal, state, and local statutes and regulations related to solid waste. CalRecycle data indicated that these landfills have 40-50% of their remaining estimated capacity. Therefore, future development would be required to comply with all applicable solid waste statutes and regulations as a result of development on the project site. No impacts are anticipated relative to the Change of Zone.
- e) **No Impact.** The City of Coachella contracts with the Burrtec Waste and Recycling Services to serve the solid waste disposal needs of the City, including the undeveloped project site. The project does not propose any entitlements for development of the site at this time. The proposed land use change and any future development of the project site will comply with all applicable solid waste statutes and guidelines. No impacts are expected relative to solid waste statutes and regulations.

**Mitigation Measures:** None required



**XX. WILDFIRE**

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(Sources: The City of Coachella 2035 General Plan, 2015)

**Setting**

A wildfire is an unplanned fire that burns in a natural area such as a forest, grassland, or prairie. Wildfires are often caused by humans or lightning and are exacerbated by steep slopes, dense vegetation (fuel), and dry and windy weather conditions. When these conditions are present, a wildfire can burn quickly and over a vast area, damaging hillsides, essential infrastructure, and homes and buildings.

A wildland urban interface (WUI) is the line, area, or zone where structures and other human development meet or intermingle with undeveloped wildland or vegetation fuels. People and man-made structures in WUI areas are more susceptible to the impacts of wildfires due to their adjacency to areas that provide fuel to wildfires, such as forests with dense vegetation. The project site is located on approximately 56.9 acres of previously disturbed land. The project proposes a Change of Zone from Manufacturing Service (M-S) to Multifamily Residential (R-M) Urban on 50.6 acres of the project site. While the remaining 67 acres will maintain the existing M-S zoning designation. Impacts of wildfires to the proposed project is discussed below.

**a-d) No Impact.** The site is currently characterized as disturbed land that was previously utilized largely for agricultural operations, since before 1953. The property ceased agricultural operations and is currently fallow. The topography at the site is defined as relatively flat. The properties surrounding the project site are characterized by both developed and undeveloped uses. Residential communities are located to the north and west; industrial uses, a residential neighborhood, and vacant lots are located to the east; and residential, agricultural, and vacant lots are located to the south. Avenue 53 delineates the property's northern boundary, Tyler Street

partially delineates the property's eastern boundary, and Avenue 54 delineates the property's southern boundary.

According to Cal Fire's Fire and Resource Assessment Program the proposed project site is not located within a Very High Fire Hazard Severity Zone (VHFHSZ) in a Local Responsibility Area (LRA), or a Fire Hazard Severity Zone (FHSZ) in a State Responsibility Area (SRA). Additionally, Chapter 7, Disaster Preparedness, Response and Recovery, of the Technical Background Report for the Coachella General Plan Update (CGPU) Environmental Impact Report (EIR), claims that wildfires are not prevalent in the City. Wildfires occur rarely in or near the developed areas in the valley floor. Urban fires are particularly dangerous in heavily developed, older areas, where unsprinklered buildings not constructed of fire-resistant materials are located close together (Technical Background Report, page 7-2). Impacts of wildfires in or around the project area are not anticipated.

According to the Technical Background Report wildfires in the Coachella region typically start in the mountains or foothills to the east, and in the San Jacinto Mountains to the west. Minor vegetation fires have occurred to the south, in the Thermal area. These fires have historically not impacted the City of Coachella. With the future development of the hillsides, in the eastern portion of the General Plan area, there will be an increased potential for wildfires to impact development, especially if the prevailing winds at the time fan the fires so that they spread onto the urban-wildland fire interface. If this happens, evacuation of the potentially affected neighborhoods may be required. In general, evacuees would take roads leading toward the more developed areas of the City, to the west and south of the hillsides.

The CGPU identifies major evacuation routes in the City. The routes include: Avenue 48, Avenue 50, Avenue 52, Route 86, Harrison Street, Grapefruit Boulevard, and Interstate 10 (I-10) freeway. The closest major evacuation routes to the project site are Grapefruit Boulevard and Avenue 52, which lies approximately 0.40 miles northeast, and 0.48 miles north of the project, respectively. The proposed project will not significantly alter the existing circulation pattern in the project area or adversely impact evacuation plans, considering the site is currently surrounded by developed homes and existing paved improvements.

Vehicular access to the project property would occur on the existing roadways, Avenue 53, Tyler Street, and Avenue 54. Emergency access to the project would occur along these roadways during project operation. Prior to project development, access and site plans will be required to be submitted to the Fire Department for review in order to assure that the project does not interfere with emergency access. As a result, the project is not expected to impair an adopted emergency response plan or emergency evacuation plan. No impacts are anticipated.

Wildfire risk is related to a number of parameters, including fuel loading (vegetation), fire weather (winds, temperatures, humidity levels and fuel moisture contents) and topography (degree of slope). Steep slopes contribute to fire hazards by intensifying the effects of wind and make fire suppression difficult. Fuels such as grass are highly flammable because they have a high surface area to mass ratio and require less heat to reach the ignition point. The topography of the project site is relatively flat, due to its previously graded nature and operation as agricultural land. Steep slopes do not occur on the project site. Therefore, project site is not expected to expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.

The proposed project would include development of infrastructure (water, sewer, and storm drainage). The proposed improvements would allow for decrease fire risk relative to existing conditions. The project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. As a result, the project is not expected to require the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.

The property is located in an urbanized area. Landslides include rockfalls, deep slope failure, and shallow slope failure are not likely to occur at the project site, due to the absence of steep slopes. Factors such as the geological conditions, drainage, slope, vegetation, and others affect the potential for landslides. The project site is relatively flat; therefore, the potential for a landslide in the project site is essentially non-existent. As a result, the project is not expected to expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes and no impact is expected to result from the project.

**Mitigation Measures:** None required

**XXI. MANDATORY FINDINGS OF SIGNIFICANCE**

NOTE: If there are significant environmental impacts which cannot be mitigated and no feasible project alternatives are available, then complete the mandatory findings of significance and attach to this initial study as an appendix. This is the first step for starting the environmental impact report (EIR) process.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Does the project:</b>				
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Impacts**

- a) **No Impact.** As concluded in the Biological and Cultural Resources Sections of this Initial Study, the proposed project would result in no impacts. The Change of Zone on 50.6 acres of the site is compatible with the City of Coachella General Plan and its surroundings. The project will not significantly degrade the overall quality of the region's environment, or substantially reduce the habitat of a wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal community. The project site has been previously disturbed over the years and development of the site would not eliminate important examples of major periods of the California History or pre-history. Based upon the information provided in the biological and cultural sections within this Initial Study, approval and implementation of the project is not expected to substantially alter or degrade the quality of the environment and mitigation measures included in this document will reduce potential impact to less than significant levels.

- b) **No Impact.** The proposed project and its location are found to be adequate and consistent with existing federal, state, and local policies and is consistent with the City of Coachella General Plan and surrounding land use. Approval and implementation of the proposed project will result in no impacts related to cumulatively considerable impacts.
- c) **No Impact.** As discussed in the various sections throughout this Initial Study, the proposed project would not include a land use that could result in substantial adverse effects on human beings. The City's detailed review process will ensure that applicable guidelines are being followed. Based upon the findings provided in this document, no impacts are expected.

**Mitigation Measures:** None Required

## References

City of 2015 Coachella General Plan, 2035 and General Plan EIR

CWA 2015 Urban Water Management Plan

City of Coachella 2015 Sewer System Management Plan

City of Coachella Municipal Code

Riverside County General Plan, 2015

California Division of Mines and Geology, 1987

CalEEMod Version 2016.3.2

City of Coachella Climate Action Plan, June 2014

California Scenic Highway Mapping System

Riverside County Important Farmland 2014 Map

CalRecycle Solid Waste Information System

## ORDINANCE NO. 1187

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA APPROVING CHANGE OF ZONE (CZ 21-02) FOR THE AVENUE 53 CHANGE OF ZONE PROJECT FROM M-S (MANUFACTURING SERVICE) TO R-M URBAN (MULTIPLE-FAMILY RESIDENTIAL, 20-38 DU/AC), ON APPROXIMATELY 50.6 ACRES OF 118 ACRES OF VACANT, AGRICULTURAL LAND LOCATED SOUTH OF AVENUE 53, NORTH OF AVENUE 54, AND WEST OF TYLER STREET (APN: 778-390-003, 778-390-004, 778-390-005, and 778-390-007). CITY-INITIATED; APPLICANT. (*1<sup>ST</sup> Reading*)**

**WHEREAS**, the Proposed Project, as set forth in Environmental Assessment (EA 21-02) and Change of Zone (CZ 21-02) consists of the above-referenced application on approximately 118 acres of vacant agricultural land located south of Ave 53, north of Ave 54, and west of Tyler St. (APN: 778-390-003, 778-390-004, 778-390-005, and 778-390-007); and the Project seeks to bring the properties into compliance with the General Plan's "Land Use and Community Character Element"; and,

**WHEREAS**, the General Plan Land Use Map policies, call for the subject property to include multi-family residential uses, and to create an urban pattern that includes short blocks with good street connectivity and pedestrian amenities; and,

**WHEREAS**, Prior to the approval of this Change of Zone (CZ 21-02), the project site contains the M-S (Manufacturing Service) zone which does not allow for the housing types envisioned by the General Plan; and,

**WHEREAS**, to bring the site into compliance with the General Plan, and to comply with the City's Housing Element re-zoning requirements, the City of Coachella Development Services Department with the consent of the Property Owner proposes to create the following Zoning District:

- R-M Urban (Multiple-Family Residential, 25-38 DU/AC)

**WHEREAS**, the City completed Environmental Assessment/Initial Study (EA 21-02) for the Proposed Project pursuant to the California Environmental Quality Act, as amended; and,

**WHEREAS**, based on this Environmental Assessment/Initial Study the City has made a determination that the Project will not have a significant impact on the environment and has prepared a Negative Declaration for this Project; and,

**WHEREAS**, a Notice of Intent to Adopt a Negative Declaration was posted with the County Clerk and the proposed Mitigated Negative was made available for a 20-day public review period commencing on August 9, 2021 and ending on August 30, 2021; and,

**WHEREAS**, interested and concerned individuals and public agencies had the opportunity to review and comment on the proposed Negative Declaration; and,

**WHEREAS**, findings of the Initial Study indicated that the Proposed Project would not create any significant impacts to the environment; and,

**WHEREAS**, the Proposed Project would not be detrimental to the general health, safety and welfare of the community.

**WHEREAS**, the Planning Commission conducted a duly noticed public hearing on Change of Zone No. 21-02 and EA 21-02 on September 1, 2021 to consider staff recommendations and prior written and oral testimony regarding the project and recommended to the City Council adoption of a negative declaration and approval of Change of Zone No. 21-02; and,

**WHEREAS**, the City Council conducted a duly noticed public hearing on Change of Zone No. 21-02 and Environmental Assessment 21-02 on October 13, 2021 in the Council Chambers, 1515 Sixth Street, Coachella, California to consider staff recommendations and prior written and oral testimony regarding the project and wherein the public was given an opportunity to testify; and,

**WHEREAS**, a Negative Declaration was prepared in accordance with the California Environmental Quality Act, as amended.

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

**Section 1.** That the City of Coachella Official Zoning Map be amended as shown on the attached Change of Zone 21-02 Map marked “Exhibit A” from M-S (Manufacturing Service) to R-M Urban (Multiple-Family Residential, 20-38 DU/AC), on approximately 50.6 acres of 118 acres of vacant, agricultural land located on the north side of Avenue 53, North of Avenue 54, and West of Tyler Street (APN: 778-390-003, 778-390-004, 778-390-005, and 778-390-007).

**SECTION 2.** Compliance with the Environmental Quality Act (“CEQA”). As the advisory body for the Project, the Planning Commission has reviewed and considered the information contained in the Negative Declaration, Initial Study, comments received, and other documents contained in the administrative record for the Project. The Planning Commission recommends that the City Council find that the Negative Declaration, Initial Study and administrative record contain a complete and accurate reporting of the environmental impacts associated with the Project. The Planning Commission further recommends that the City Council find that the Negative Declaration and the Initial Study have been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Coachella’s Local CEQA Guidelines.

**SECTION 3.** Findings on Environmental Impacts. Based on the whole record before it,



including the Negative Declaration, Initial Study, the administrative record and all other written and oral evidence presented, the City Council finds that all environmental impacts of the Project are insignificant as outlined in the Negative Declaration and Initial Study. The City Council finds that there is no substantial evidence in the administrative record supporting a fair argument that the Project may result in any significant environmental impacts. The City Council finds that the Negative Declaration contains a complete, objective, and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the City Council.

**SECTION 4. Wildlife Resources.** Pursuant to Fish and Game Code Section 711.4(c), all project applicants and public agencies subject to CEQA shall pay a filing fee for each Proposed Project, as specified in subdivision 711.4(d) for any adverse effect on wildlife resources or the habitat upon which wildlife depends unless a “no effect” finding is made by the California Department of Fish and Game. This fee is due and payable as a condition precedent to the County Clerk’s filing of a Notice of Determination.

**SECTION 6. Findings for Change of Zone 21-02.** The City Council does hereby approve of Change of Zone (CZ 21-02) with the findings listed below:

**Findings for Change of Zone 21-02:**

1. The Project is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has a General Neighborhood land use designation and is part of the Subarea 5 – Airport District policies, that allows for the proposed development. The proposed change of zone is in keeping with the policies of the Urban Employment Center land use classification and the Project is internally consistent with other General Plan policies for this type of development.
2. The Project complies with the applicable land use regulations and development standards of the City’s Zoning Code. The Project complies with applicable sections of the General Plan and Section 17.80 of the City of Coachella Municipal Code in that the subject property is vacant land that will be developed in accordance with the R-M, Urban (Multiple-Family Residential, 25-38 DU/AC) zoning development standards and the site has conforming width and depth, is generally flat, and can accommodate intensive urban development as anticipated in the future.
3. Every use, development of land and application of architectural guidelines and development standards shall be considered on the basis of the suitability of the site for a particular use or development intended, and the total development, including the prescribed development standards, shall be so arranged as to avoid traffic congestion, ensure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and shall be in accord with all elements of the general plan. The proposed change of zone is compatible with existing surrounding land uses that include a variety of residential, institutional, and light industrial uses. There is access to Avenue 53 and Avenue 54, which are arterial roadways that can accommodate the future traffic/circulation needs of the site.

4. The Project will be compatible with neighboring properties with respect to land development patterns and application of architectural treatments. Surrounding properties to the project site include residential single-family neighborhoods, vacant properties in unincorporated Riverside County. Armtec Defense Products complex is on Heavy Industrial zoned property and the residential zoning created by this change of zone would establish a 750-foot distance buffer. As such, the Project will be in keeping with the scale, massing, and aesthetic appeal of the existing area and future development.
5. The Project will not create any significant impacts to the environment based upon a complete and accurate reporting of the environmental impacts associated with the Project contained in the Negative Declaration, Initial Study, and administrative record. The Negative Declaration and the Initial Study have been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Coachella's Local CEQA Guidelines.

**Section 7.** SEVERABILITY. The City Council declares that, should any provision, section, paragraph, sentence or word of this ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this ordinance as hereby adopted shall remain in full force and effect.

**Section 8.** EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after its second reading by the City Council.

**Section 9.** CERTIFICATION. The City Clerk shall certify to the adoption of this Ordinance and shall cause it to be published and circulated in the City of Coachella.

ORDINANCE PASSED AND APPROVED on this \_\_\_\_<sup>th</sup> day of June 2021.

\_\_\_\_\_  
Steven A. Hernandez, Mayor

ATTEST:

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

APPROVED AS TO FORM:

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

I, Angela M. Zepeda, City Clerk, City of Coachella, California, certify that the foregoing Ordinance No. 1187 was introduced by the City Council at a regular meeting of the City Council held on the 13<sup>th</sup> day of October 2021, and was adopted on the \_\_\_<sup>th</sup> day of \_\_\_\_\_ 2021, by the following vote:

AYES:

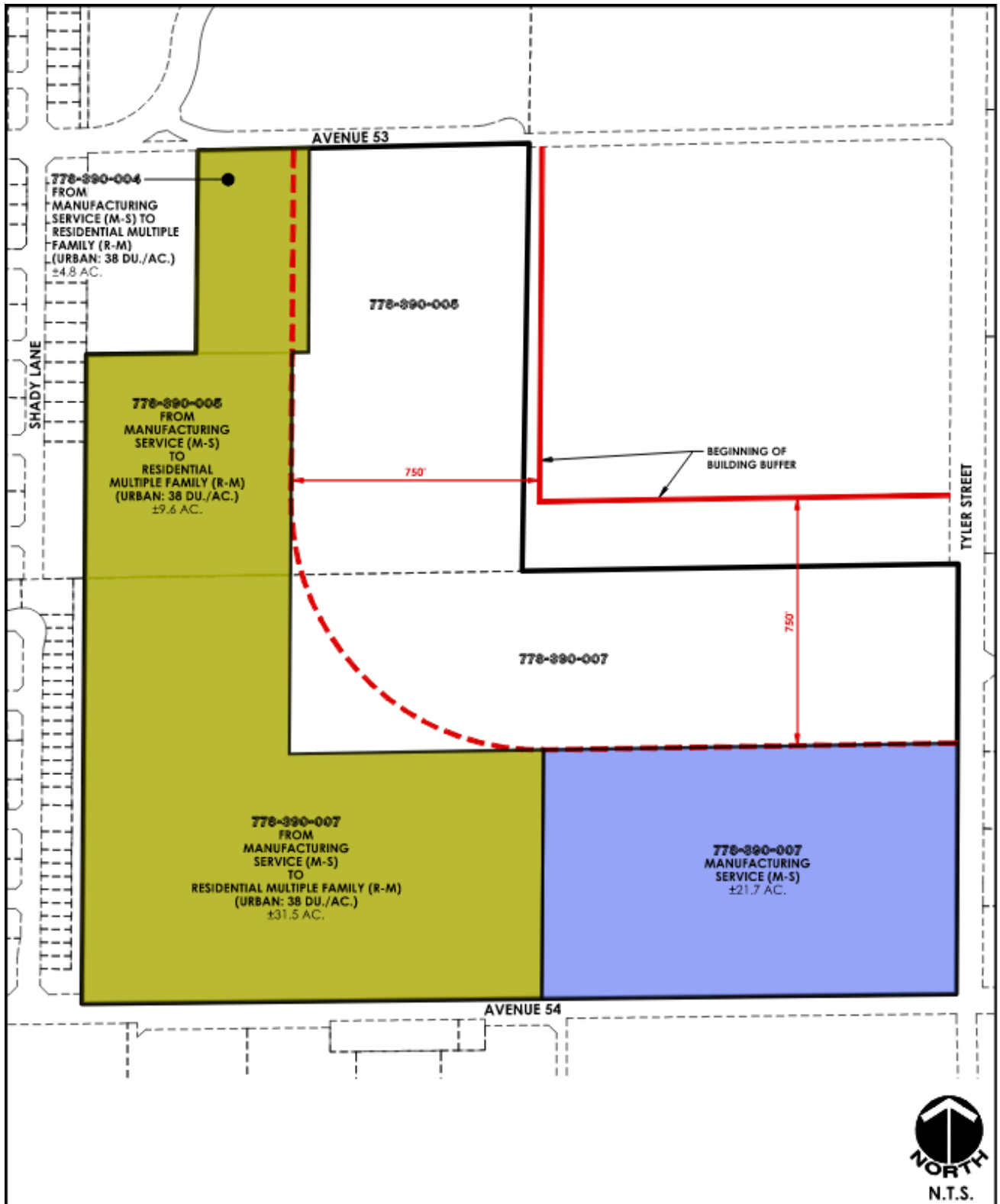
NOES:

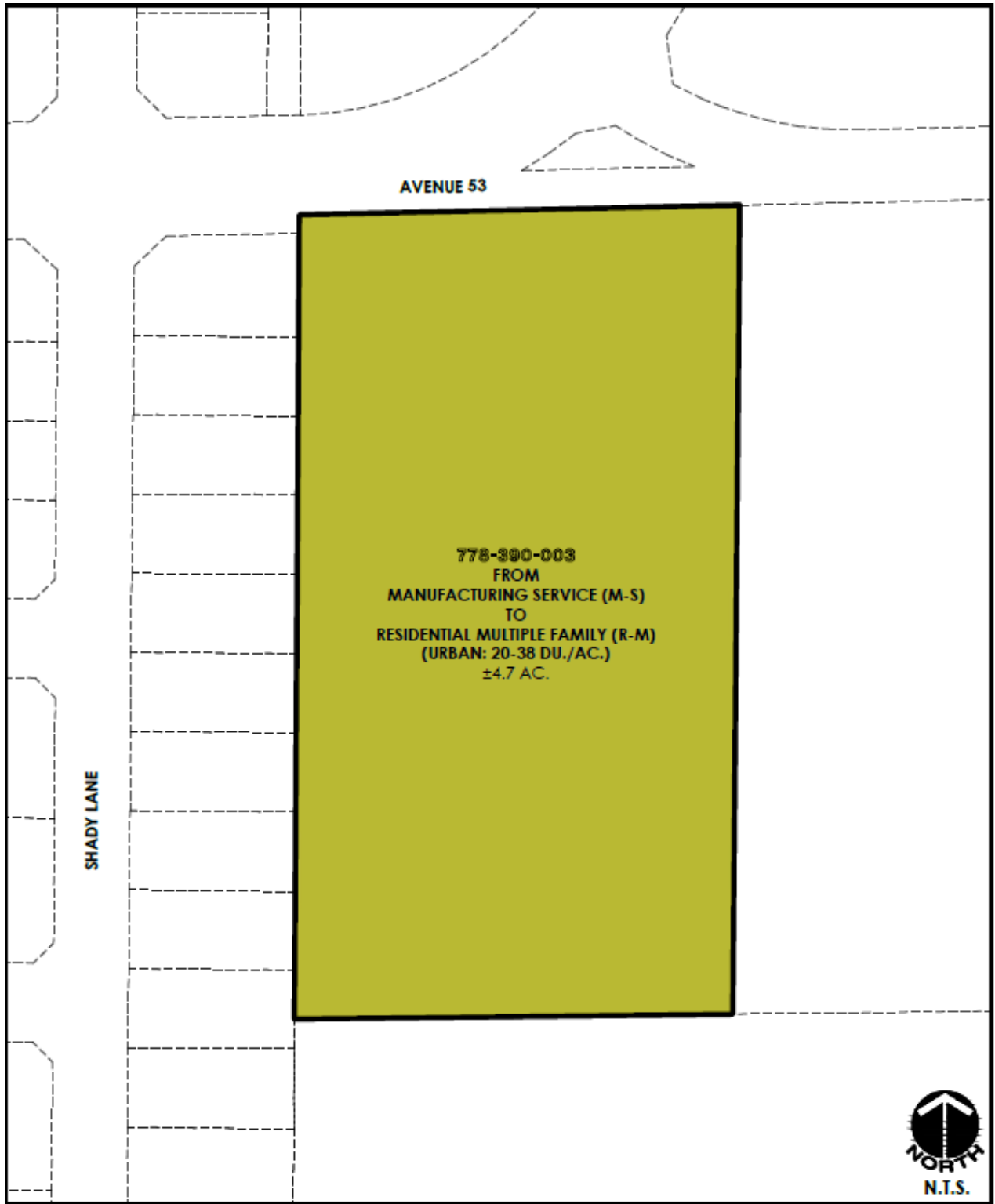
ABSENT:

ABSTAIN:

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Angela M. Zepeda, City Clerk

**EXHIBIT A****AVENUE 53 CHANGE OF ZONE PROJECT – CHANGE OF ZONE EXHIBITS**





**STAFF REPORT**  
**10/13/2021**

**TO:** Honorable Mayor and City Council Members

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

**SUBJECT:** Kismet Coachella Dispensary – A request to consider an appeal of Planning Commission’s decision to deny a 12-month Time Extension for Conditional Use Permit No. 305 to convert an existing vacant commercial tenant space into a 3,050 square foot cannabis dispensary with 750 square feet for check-in and waiting area, 1800 square feet of retail display area and 500 square feet of rear storage, inventory control and packaging to be located in Building 1 located at 1639 and 1645 6<sup>th</sup> Street; and a 4,500 square foot coffee shop, art display and office/event space to be located in Building 2 located at 1657 and 1669 6<sup>th</sup> Street.

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**STAFF RECOMMENDATION:**

Staff recommends that the City Council continue the appellant’s request consideration of the appeal of the Planning Commission’s denial of the Conditional Use Permit time extension as requested by the appellant to the City Council meeting of October 27, 2021.

**BACKGROUND:**

On January 22, 2020 the Planning Commission recommend approval of Conditional Use Permit (CUP) 305 for the Kismet Coachella Project to convert four existing vacant tenant spaces on the north side of 6<sup>th</sup> Street into the following uses: a 3,050 square foot cannabis dispensary that includes the following uses: a 750 square feet area for check-in and waiting area; 1800 square feet of retail display area and 500 square feet of rear storage, inventory control and packaging that would be located in Building No. 1. A 4,500 square foot coffee shop, art display and office/event space is proposed to be located in Building No. 2.

Additionally, the City Council on February 26<sup>th</sup>, 2020 approved CUP 305 and Change of Zone No. 18-07 (1<sup>st</sup> reading), to add the RC (Retail Cannabis) overlay zone to the existing C-G (General Commercial) zone on Building 1 located at 1639 and 1645 6<sup>th</sup> Street.

The following exhibits illustrated the existing project site and proposed use of the site and building.





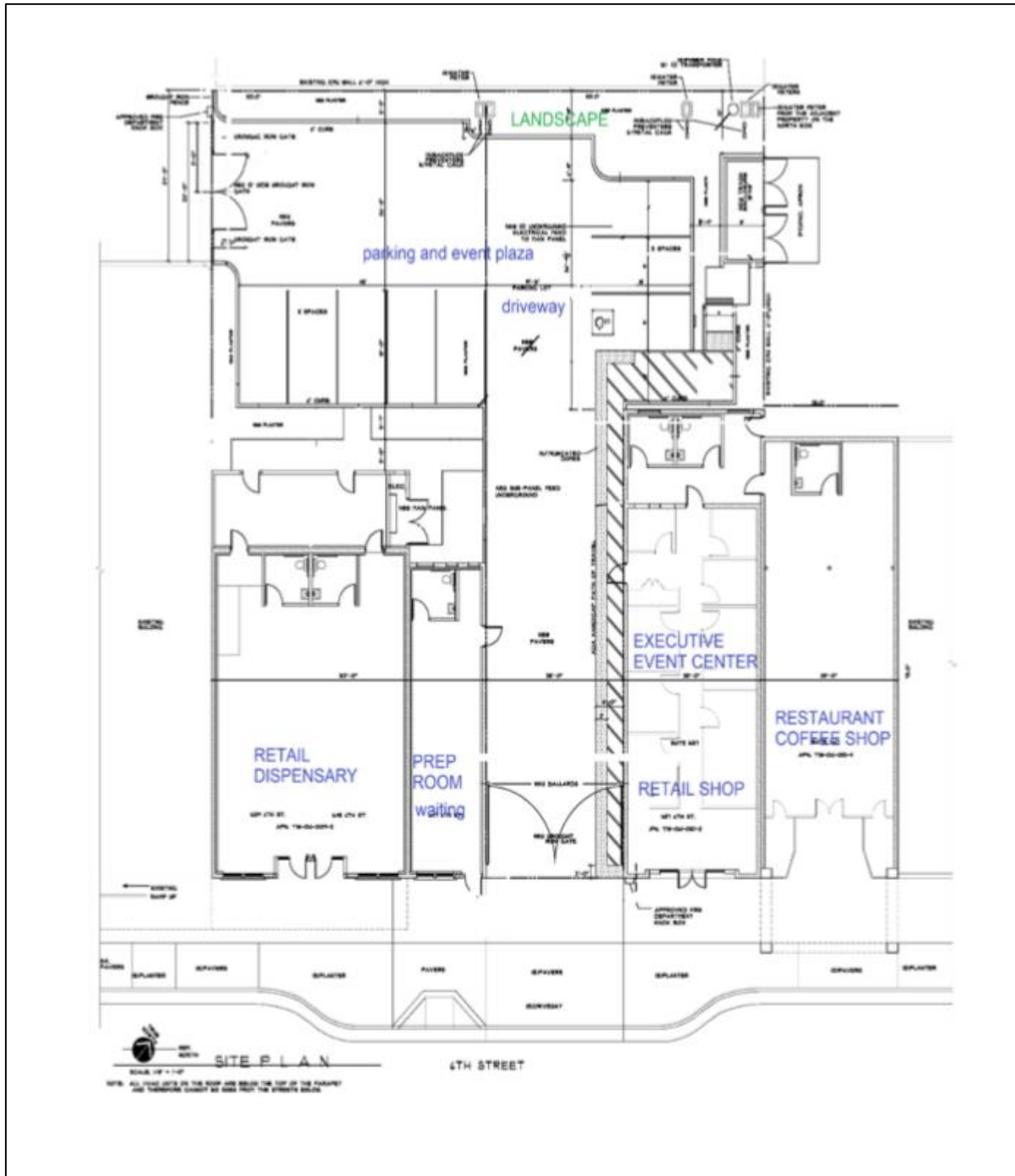
The photograph below is looking north at the existing buildings from Sixth Street. The retail cannabis business is proposed for this building.



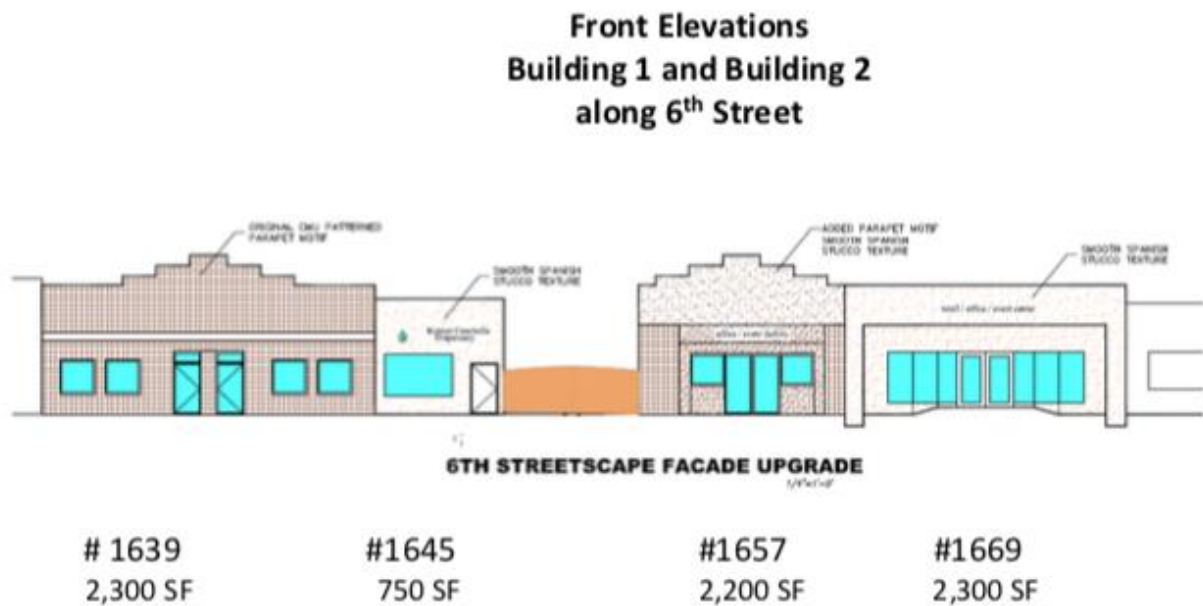
The photograph below is looking at Building #2 that is proposed for the coffee shop, art display and office/event space.





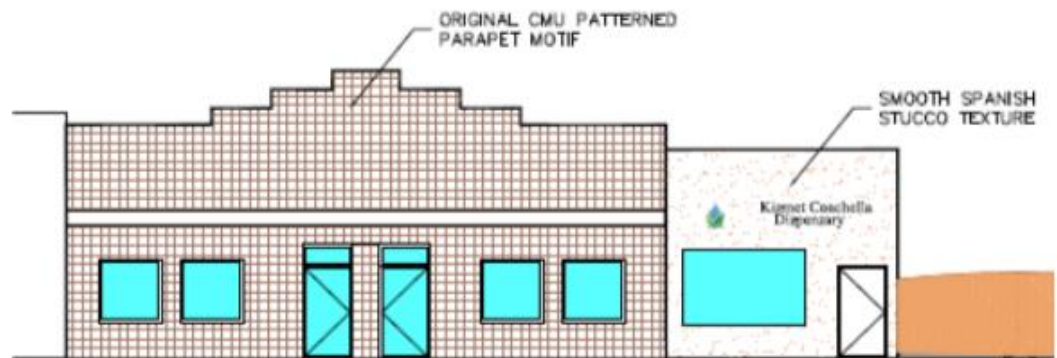


The overall project and streetscape including both buildings is illustrated below:



The dispensary is proposed for Building 1 as illustrated and described below:

### **Building 1 (Dispensary)**



### **Building 1 -- Dispensary**

1639 6<sup>th</sup> Street – 2,300 SF

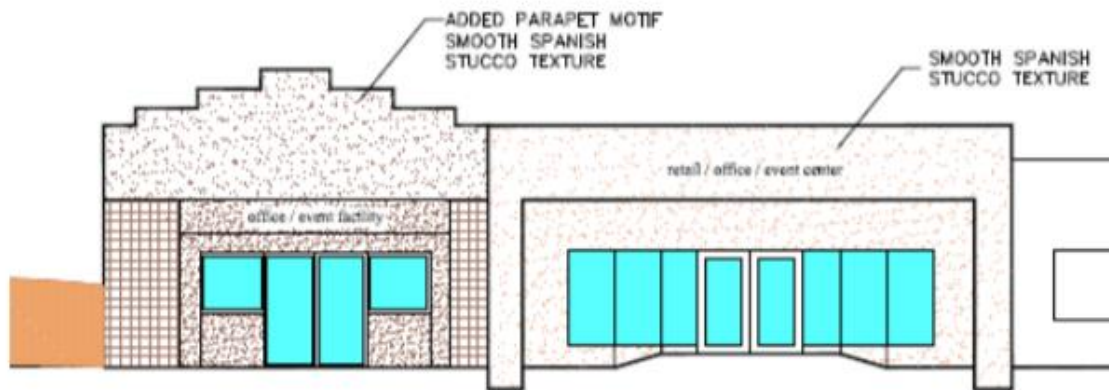
1645 6<sup>th</sup> Street – 750 SF

These two addresses are adjoining and considered one building.

Kismet has control of these two buildings in agreement with the property owner.

The proposed coffee shop, art displays and office/event space is illustrated and described below.

### Building 2 (Coffee & Art)



### Building 2 – Coffee Shop, Art Displays, & Office/Event Space

1657 6<sup>th</sup> Street – 2,200 SF

1669 6<sup>th</sup> Street – 2,300 SF

Artist renderings of the completed buildings are illustrated on the two exhibits below:



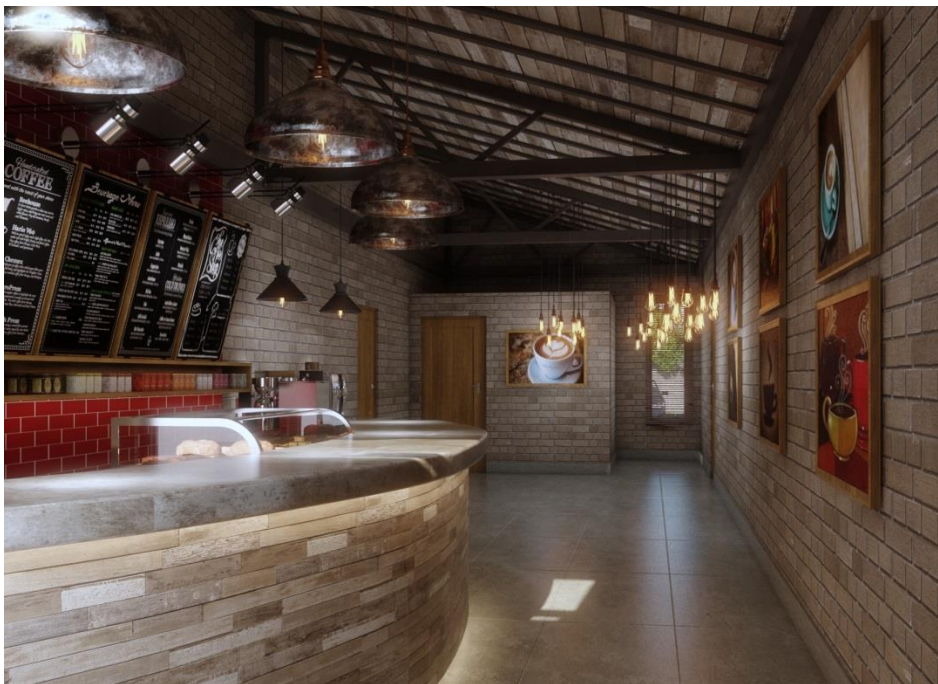




The exhibit below shows the view towards the rear of the building looking at the proposed parking lot.



The two exhibits below illustrate the interior of the cannabis dispensary.



The above exhibit illustrates the proposed coffee bar, check in reception and waiting area of the proposed cannabis dispensary.

### **REQUEST FOR TIME EXTENSION:**

Pursuant to Zoning Ordinance Section 17.74.050, a conditional use that has been granted, but not exercised within one year may be renewed for three one-year time extension if an application stating reasons for renewal is filed prior to one year after the effective date of the conditional use approval. The applicant submitted a letter dated April 3, 2021 (attached) requesting a 12-month time extension for CUP 305 and Change of Zone No. 18-07, which approved the operation of Cannabis Dispensary facility. The applicants state that the time delay is in construction and correcting structural issues, lack of response from Imperial Irrigation District and have not been successful in finalizing any lease agreements.

The Planning Commission considered the time extension request on June 16, 2021 and denied the time extension for the CUP Permit and the Change of Zone. 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. After the Planning Commission meeting, Planning staff communicated with the City Attorney to determine if a time extension can be granted to a Change of Zone since the Municipal Code does not identify that a Change of Zone expires. Since a Change of Zone does not expire the RC Overlay would remain on the property. Staff removed the Change of Zone from the time extension request. Retail cannabis businesses would not be able to operate at the site without receiving initial authorization to apply for a Conditional Use Permit after a successful ranking through a competitive cannabis retail round established by the City Council.

After further communication between Planning staff and the City Attorney subsequent to the June 16, 2021 Planning Commission, it was also determined that only Edward Sapigao could file for the time extension request due to the special nature of CUPs for storefront retail cannabis sales. These CUPs require initial review and authorization under selection criteria established by the City Council to apply for a CUP, which include submission of a complete application with business specific information such as a business plan and security plan. Mr. Sapigao's application was reviewed and ranked under selection criteria for Retail Round #1 which included:

1. Location and Neighborhood Compatibility
2. Security Plan
3. Qualification/Experience of Professionals
4. Building Façade and Interior Improvements
5. Community Benefits

Typically CUPs run with the land and cannot be used in another location. In the case of retail cannabis businesses in the City of Coachella, the authorization to submit for City Council approval of the CUP is based on the credentials of the original applicant and their ability to be successfully ranked by the ad-hoc committee according to selection criteria identified by the City Council.

Recently, the City Council directed staff to take a strict approach with the 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:**

The applicants have had ample time to obtain permits and pursue construction diligently over the past 17 months. The justification for construction delays issues are not sufficient to allow a continued loss of taxation revenue. In fact retail cannabis businesses have been classified as “essential businesses” by the State of California in enforcing the temporary closures of public assembly and other businesses.

**ALTERNATIVES:**

1. Adopt Resolution No. 2021-61 to affirm the Planning Commission decision to deny a 12-month extension for Conditional Use Permit No. 305 with the findings and attached conditions of approval.
2. Take no action.
3. Continue this item as requested by the appellant and provide staff with direction.

**RECOMMENDED ALTERNATIVE(S):**

Staff recommends Alternative #3 as noted above to the City Council Meeting of October 27, 2021.

- Attachments:
1. Appellant Request for Continuance October 3, 2021
  2. Resolution No. 2021-61
  3. Appellant Letter
  4. City Council Staff Report CUP 305, CZ 18-06- February 26, 2020
  5. Retail Round #1 Selection Criteria (Reso 2020-23)



October 04,

Gabriel Perez, Development Services Director  
City of Coachella  
53990 Enterprise Way  
Coachella, Ca 92236

Re: Request for Continuance as to Council Hearing date of 9/29/21 regarding CUP 305 and its related Appeal  
Property address 1639/1645/1647 6<sup>th</sup>, 1657 6<sup>th</sup>, 1667 6<sup>th</sup> Coachella



Dear Gabriel and City Council,

This letter respectfully requests that the City Council for the City of Coachella grant a continuance for the hearing for the Appeal of the denial of the Request for the 12 Month Time Extension on Resolution No. 2020-09/ CUP 305 and Ordinance No. 1146/ CZ 18-07.

On or about September 01, 2021, I met with Gabriel Perez in the City's office. At that time, he informed me that the City Council would not be hearing the Appeal aforementioned in September 2021, neither at the September 08, 2021 City Council meeting nor on September 22, 2021, as this City Council meeting was being *cancelled*, but likely would hold the hearing in October 2021. Mr. Perez said that the City needed the time to do a public hearing. I asked about the date and understood that likely, it would be the City Council meeting in October (October 13 or 27, 2021, 2<sup>nd</sup> or 4<sup>th</sup> Wednesday).

On September 16, 2021, Gabriel Perez and I spoke again. I was informed that the hearing on the Appeal aforementioned is likely to occur on September 29, 2021, the fifth (5<sup>th</sup>) Wednesday of the month. Mr. Perez spoke of a continuance for the hearing aforementioned and I asked if he would support this. He said he would support this and asked that I send a letter next week (9/20-23/21) requesting the continuance.

On October 01, 2021, I received a call from Gabriel Perez and learned that the September 29, 2021 City Council meeting was cancelled about two (2) hours prior to my submission of a request for a continuance of the hearing date of 9/29/21 on the Appeal aforementioned. The request for a continuance was unnecessary, muted by the cancellation. I informed Gabriel that on the City's website listing of dates of City Council meetings, the September 29, 2021 date is not listed and a cancellation notice of said meeting is not listed. I spoke with Gabriel Perez about the City Council hearing of the Appeal aforementioned occurring on October 27, 2021. I informed him that a couple of unanticipated items had occurred in the last couple of days which are compromising and constraining what little time there is to meet with prospective tenant and thus have more prepared for said Appeal. Equipment we were informed would arrive near the end of October must be received now, about three (3) weeks early, and installation thereof must be prepared. Unanticipated transportation issues arose yesterday which have prevented meetings, including with counsel, which are between one (1) and two (2) hour drive outside the CV. There are schedule conflicts for some parties as we are working with the prospective tenant which will include at least three partners. It would be essential for parties and essential information to be available and to be present at the City Council hearing on the Appeal aforementioned.

Mr. Perez indicated that he would take into consideration that which I discussed with him and speak with the City Manager about the hearing occurring on October 27, 2021 and agreed to call me with the thoughts on Monday, October 04, 2021. Waiting for his call, as it is late in afternoon on October 04, 2021, I may have someone drive me to his office in the City offices.

In the interim between now and October 27, 2021, it is our hope that a project meeting with Gabriel might occur timely.

Thank you for Gabriel Perez's support therefore, your kind consideration and approval of this continuance of the hearing of the Appeal aforementioned with the change of hearing date to October 27, 2021.

Sincerely,

Cheryl Thomas, Trustee



**RESOLUTION NO. 2021-61**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA AFFIRMING PLANNING COMMISSION'S DECISION AND DENYING A 12-MONTH TIME EXTENSION FOR CONDITIONAL USE PERMIT NO. 305, A REQUEST TO CONVERT AN EXISTING VACANT COMMERCIAL TENANT SPACE INTO A 3,050 SQUARE FOOT CANNABIS DISPENSARY AND 4,500 SQUARE FOOT COFFEE SHOP, ART DISPLAY AND OFFICE/EVENT SPACE LOCATED AT 1639, 1645, 1657 AND 1669 6TH STREET; APPLICANT: CHERYL THOMAS.**

**WHEREAS**, Cheryl Thomas filed an application for a 12-month time extension for Conditional Use Permit No. 305 (CUP 305): a request for a 3,050 square foot cannabis dispensary including 750 square feet for check-in and waiting area, 1,800 square feet of retail display area and 500 square feet of rear storage, inventory control and packaging to be located in Building 1 located at 1639 and 1645 6th Street; and a 4,500 square foot coffee shop, art display and office/event space to be located in Building 2 located at 1657 and 1669 6th Street ("Project"); and,

**WHEREAS**, the City Council completed an initial environmental assessment of the above matter in accordance with the California Environmental Quality Act (CEQA) when Conditional Use Permit 305 and Change of Zone 18-06 was approved on February 26, 2020 and determined that the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15303(c) that exempts conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure; and,

**WHEREAS**, the Project is conditionally permitted pursuant to Chapter 17.47 of the Coachella Municipal Code, subject to additional findings for Conditional Use Permits; and,

**WHEREAS**, the Planning Commission considered the time extension request of CUP No. 305 and CZ 18-06 on June 16, 2021 at the Coachella Permit Center, 53-990 Enterprise Way, Coachella, California regarding the proposed Project; and,

**WHEREAS**, the Planning Commission on June 16, 2021 voted to deny the time extension request for Conditional Use Permit 305 and CZ 18-06; and,

**WHEREAS**, the applicant filed an appeal to the City Council of the Planning Commission's decision to deny the 12-month time extension request for CUP 305 and CZ 18-06; and,

**WHEREAS**, the City Council conducted a duly noticed public hearing to consider the appeal by Cheryl Thomas for CUP No. 305 on October 13, 2021 at the Coachella City Council Chambers at 1515 6<sup>th</sup> Street, Coachella, California regarding the proposed Project; and,

**WHEREAS**, City staff requested the City Council not consider the appeal of CZ 18-06 since a change of zone does not expire and the underlying RC Overlay zone continues to remain in place by Ordinance; and,

**WHEREAS**, at the City Council hearing, the Applicant and members of the public were present and were afforded an opportunity to testify regarding the Project.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Coachella, California does hereby affirm the Planning Commission's decision to deny a time extension request for Conditional Use Permit No. 305, subject to the findings listed below.

**Section 1.** The above recitals are hereby incorporated by reference.

**Section 2.** At its regular meeting on October 13, 2021, the City Council conducted a public hearing on the appeal of the Planning Commission decision to deny a time extension for Conditional Use Permit for the operation of a 3,050 square foot cannabis dispensary including 750 square feet for check-in and waiting area, 1,800 square feet of retail display area and 500 square feet of rear storage, inventory control and packaging to be located in Building 1 located at 1639 and 1645 6th Street; and a 4,500 square foot coffee shop, art display and office/event space to be located in Building 2 located at 1657 and 1669 6th Street.

**Section 3.** Based upon the administrative record which includes the appeal application, maps, and diagrams of the property, the oral and written evidence presented at the hearing, and upon the independent discretion and criteria enumerated by Section 17.74.015(B) of the Coachella Municipal Code, the City Council finds as follows:

- A. Edward Sapigao (on behalf of Kismet Organic Cultivation) was the applicant for Conditional Use Permit 305, his application was submitted for completeness review, and was reviewed under Round 1 selection criteria determined by the City Council through Resolution 2018-07 for cannabis retailers and retail microbusinesses, which included submission of a business plan and security plan. Edward Sapigao was granted the ability to submit for development review of a CUP, among 9 other businesses, for storefront cannabis retail based on Mr. Sapigao's application ranking by a 3-member ad-hoc committee that demonstrated compliance with the selection criteria established by the City Council such as 1) location and Neighborhood Compatibility 2) Security Plan 3) Qualification/Experience of Professionals 4) Building Façade and Interior Improvements 5) Community Benefits. Edward Sapigao provided written communication that he has no further interest in whether or not the time extension is approved.
- B. Construction has not commenced or been diligently pursued toward completion as proposed in tenant improvements identified in the exhibits for Conditional Use Permit 305.

**PASSED, APPROVED and ADOPTED** this 13<sup>th</sup> day of October 2021.

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Steven A. Hernandez, Mayor

**ATTEST:**

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Angela M. Zepeda  
City Clerk

**APPROVED AS TO FORM:**

---

Carlos Campos  
City Attorney

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

**I HEREBY CERTIFY** that the foregoing Resolution No. 2021-61 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 13<sup>th</sup> day of October 2021, by the following vote of Council:

AYES:

NOES:

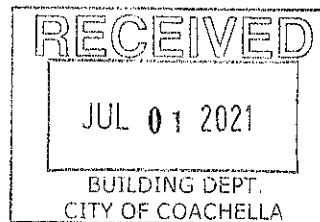
ABSENT:

ABSTAIN:

---

Andrea J. Carranza, MMC  
Deputy City Clerk

Gabriel Perez, Assistant Community Development Director  
City of Coachella  
53-990 Enterprise Way  
Coachella, Ca 92236



Attachment 3  
June 30, 2021 Item 27.

Re: Appeal of Planning Commission denial of a 12-Month Time Extension on CUP 305 CZ 18-07 determined on June 16, 2021

To The City Council, The Planning Commission and Gabriel,

This letter respectfully requests that the City Council for the City of Coachella approve the directing of The Planning Commission ("PC") to reconsider request of a 12-Month Time Extension on Resolution No. 2020-09/CUP 305 and Ordinance No. 1146/CZ18-07 initially denied on the evening of June 16, 2021. The property connected with said CUP 305 and CZ18-07 is situated at 1639/1645/1647, 1657 and 1667 Sixth Street ("Property").

- 1) On the evening of June 16, 2021, a regular meeting, *held virtually*, occurred of the City of Coachella Planning Commission.
- 2) Beginning from nearly the start of said meeting and continuing intermittently throughout the meeting, this Planning Commission meeting sustained technical difficulties with wireless internet, video, audio, computer, cell phone issues, etc., contributing to preventing unobstructed presentation of information on hearing and non-hearing items. The Planning Commissioners like Commission Gonzalez could not come into said PC meeting via Zoom. Other participants had difficulties. Planning Commissioners and participants commented on the difficulties.
- 3) A Non-Hearing item was presented regarding a timely submitted request for 12-Month Time Extension on CUP 305 and CZ 18-07.
- 4) As one of the representatives for the Property aforementioned and individual requesting the 12-Month Time Extension of CUP 305 and CZ 18-07, I was present in the lobby of City office for Planning. Technician in the Planning Dept, Yesenia Becerril, stated during the meeting that I was having technical difficulties with phone, etc. So, when I was allowed to speak, it was nearly the only time(s) I could hear some but not all of said meeting discussion. I could not see any images. Zoom wasn't an option at the time. I did not hear the reading into the record by Gabriel Perez of an email from Ed Sapigao which I was not aware existed until after I was allowed to speak initially. I informed Yesenia Becerril that I could not hear on my cell phone. Thus, I could not offer factual rebuttal. The next day, June 17, 2021, I learned the deceptive contents (EdSapigao did not act in good faith and is responsible likely solely for lease not being signed and TI work not being completed.) in said email by receiving a copy of it from Gabriel Perez.
- 5) When the time came for discussion by the Commissioners and questions were asked by the Commissioners, I was not allowed to provide answers. One example is when Commissioner Gonzalez asked how much construction work, Tenant Improvement (TI) work had been done and neither Luis Lopez, Gabriel Perez or any of the Commissions could accurately answer. None of these individuals are known to have visited the inside of the Property buildings recently, let alone in the last year plus! I had a lab top/brief case of information evidence and pictures in hand and DOZENS on my cell phone on my person with me continuing information, records info to support the construction/TI work that has been done and lease agreement(s). I was prevented from presenting it when questions were asked for reasons, including but not limited to, the meeting was VIRTUAL, the attorney Henry Castillo refused to allow me to speak and not being in the same room with the Planning Commissioner, I they could not see me or info and I could not present the information. Evidence information of such nature as might reasonably have led to a different determination by PC!
- 6) Sometime in first part of the week of June 28-30, 2021, our anticipated tenant-- known to Scott Mabe until very recently-- interested in using some of Property to develop a restaurant type business and incorporate cannabis products was informed by City personnel that there was not a CUP (CUP 305) at all. A likely attempt to discourage him from pursuing his business at said Property. When the fact is that Appeal of PC denial was likely.
- 7) Considering the deficiency of the PC hearing process, including not limited to, technical difficulties with electronic equipment, and not being allowed and being prevented from presenting evidence I had on me while at City Planning Dept, significantly due to the fact that the PC meeting was VIRTUAL, it is requested that the appeal fee of \$2539 be refunded and this Property and me as representative not be subject to the fee. The City Council shall remember that I came before them on June 23, 2021 to request hearing and waiving of fee.
- 8) Please understand that I am willing to present information at the in-house City Council meeting to include this item agendized with information and individuals including but not limited to, Scott Mabe, the contractor of record.

Thank you,  
  
Cheryl Thomas, Trustee



## STAFF REPORT 2/26/2020

**TO:** Honorable Mayor and City Council Members

**FROM:** Luis Lopez, Development Services Director

**SUBJECT:** Kismet Coachella Dispensary

- SPECIFICS:**
- a) Ordinance No. 1146 approving Change of Zone No. 18-07 that proposes to add the RC (Retail Cannabis) overlay zone to the existing C-G (General Commercial) zone on Building 1 located at 1639 and 1645 6<sup>th</sup> Street. (*First Reading*)
  - b) Resolution No. 2020-09 approving Conditional Use Permit No. 305 to convert an existing vacant commercial tenant space into a 3,050 square foot cannabis dispensary with 750 square feet for check-in and waiting area, 1800 square feet of retail display area and 500 square feet of rear storage, inventory control and packaging to be located in Building 1 located at 1639 and 1645 6<sup>th</sup> Street; and a 4,500 square foot coffee shop, art display and office/event space to be located in Building 2 located at 1657 and 1669 6<sup>th</sup> Street.

### **STAFF RECOMMENDATION:**

Staff recommends that the City Council approve the Kismet Coachella project by taking the following actions:

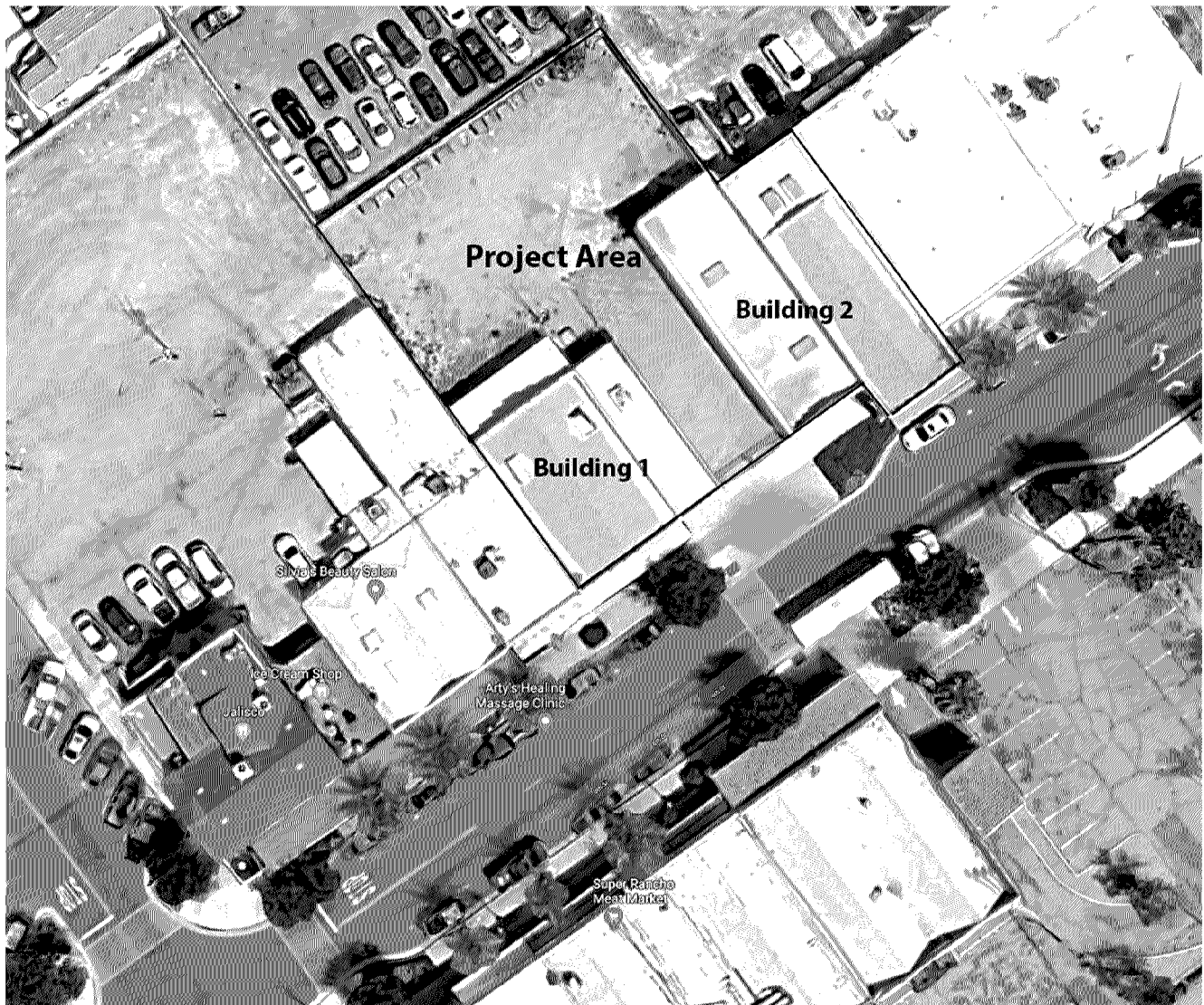
- 1) Introduce for first reading, by title only, Ordinance No. 1146 to add the RC (Retail Cannabis) overlay zone to the existing C-G (General Commercial) zone on Building 1 located at 1639 and 1645 6<sup>th</sup> Street.
- 2) Adopt Resolution No. 2020-09 approving Conditional Use Permit No. 305 that proposes to convert existing vacant commercial tenant space into a 3,050 square foot cannabis dispensary with 750 square feet for check-in and waiting area, 1,800 square feet of retail display area and 500 square feet of rear storage, inventory control and packaging to be located in Building 1 located at 1639 and 1645 6<sup>th</sup> Street; and a 4,500 square foot coffee shop, art display and office/event space to be located in Building 2 located at 1657 and 1669 6<sup>th</sup> Street.

### **EXECUTIVE SUMMARY:**

The Kismet Coachella Project is proposing to convert four existing vacant tenant spaces on the north side of 6<sup>th</sup> Street into the following uses: a 3050 square foot cannabis dispensary that includes the following uses: a 750 square feet area for check-in and waiting area; 1800 square feet of retail display area and 500 square feet of rear storage, inventory control and packaging that would be located in Building No. 1. A 4500 square foot coffee shop, art display and office/event space is proposed to be located in Building No. 2.

**BACKGROUND:**

The above referenced applications are proposed within four existing commercial buildings at 1639, 1645, 1657 and 1669 Sixth Street as illustrated on the following aerial photograph:



The photograph below is looking north at the existing buildings from Sixth Street. The retail cannabis business is proposed for this building.



The photograph below is looking at Building #2 that is proposed for the coffee shop, art display and office/event space.



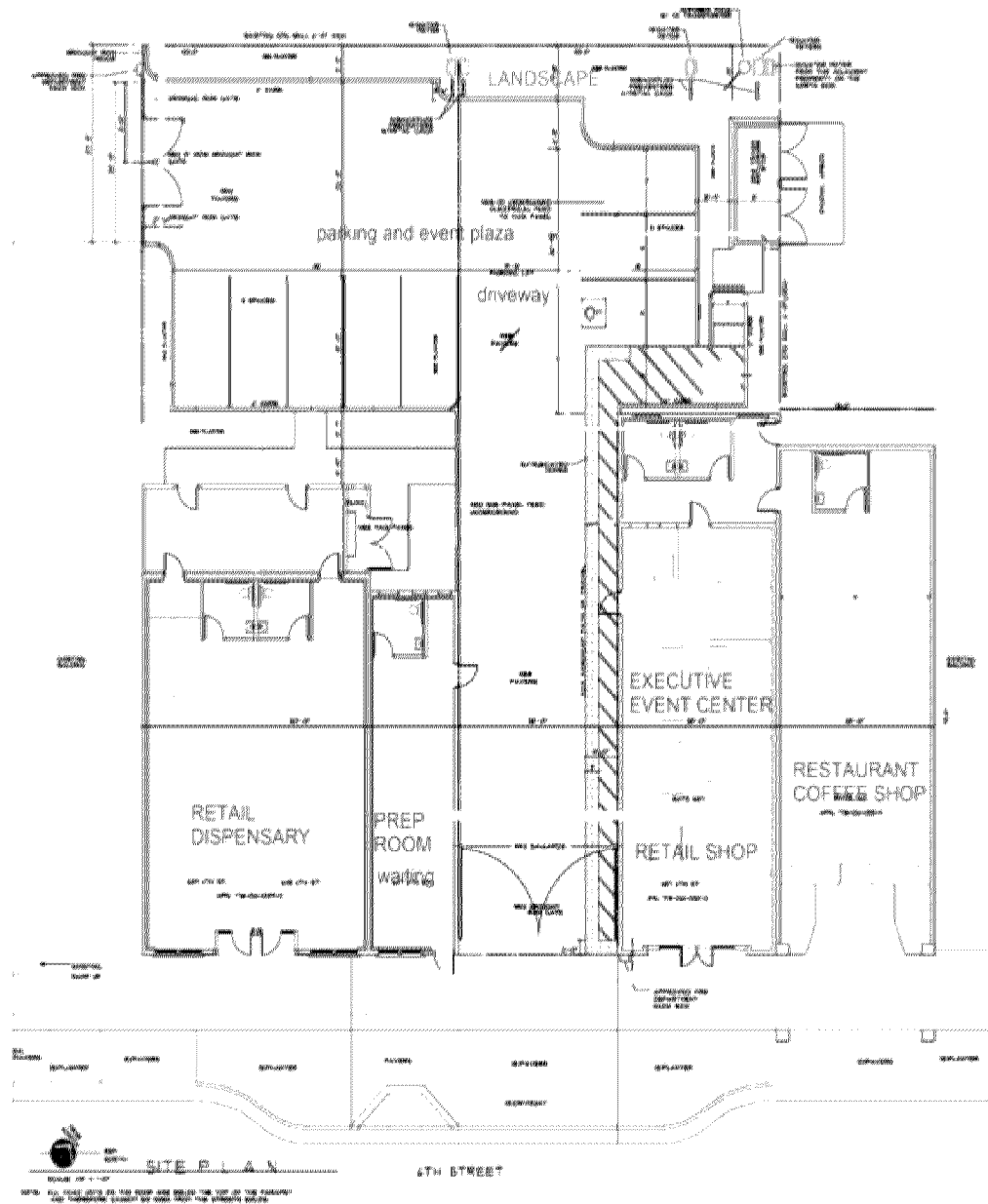


**History of the Existing Buildings**

According to information obtained from Riverside County, the four lots on which the buildings exist were recorded on June 1, 1902 and the buildings were constructed around 1930. Staff has reviewed the building permits that have been issued for the property. (see attachment 4) The first record of a building permit was issued on November 30, 1972 for the refurbishing of a women's clothing store. On June 18, 1975 a permit was issued for a sign for the United Farm Workers and on April 4, 1978 a permit was issued to repair the roof. The next building permits were issued in 2013 to retrofit wall anchorage and re-roof the buildings. Additional permits were issued in 2015 for interior demolition and asbestos remediation. The last building permit was issued on April 23, 2019 for alterations and additions to demolish and discard all interior, "non-bearing" walls, framing, electrical outlets and HVAC, remove or grind down to slab anchor bolts flush. The Applicant has stated that these buildings have been vacant for at least twenty years.

**Overview of the Kismet Coachella Project (CUP 305)**

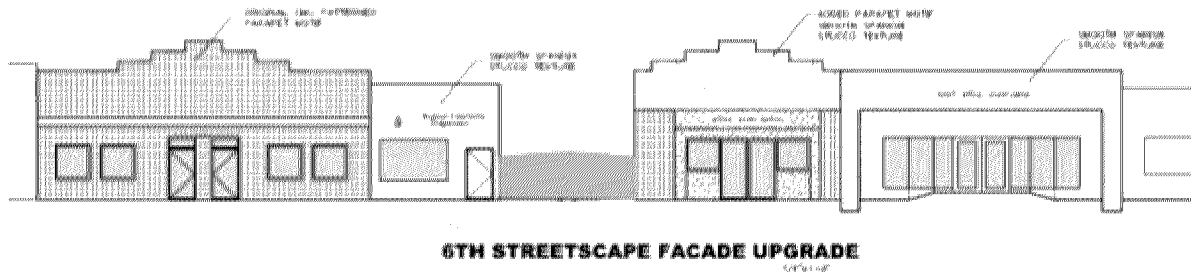
The project proposes the following uses as shown on the site plan below: a 3050 square foot cannabis dispensary including 750 square feet for check-in and waiting area, 1800 square feet of retail display area and 500 square feet of rear storage, inventory control and packaging to be located in Building 1 located at 1639 and 1645 6<sup>th</sup> Street; and a 4500 square foot coffee shop, art display and office/event space to be located in Building 2 located at 1657 and 1669 6<sup>th</sup> Street; and a new 8 space parking lot including 1 disabled space in the rear of the building with new landscaping and a new trash enclosure.



As seen from the exhibit below, the Applicant is proposing the following modifications to the outside of the buildings: new smooth Spanish stucco texture; a new curved awning over the dispensary building; new gates across the driveway with a curved arbor over the driveway area and new signs over each of the proposed uses.

The overall project and streetscape including both buildings is illustrated below:

### Front Elevations Building 1 and Building 2 along 6<sup>th</sup> Street



# 1639  
2,300 SF

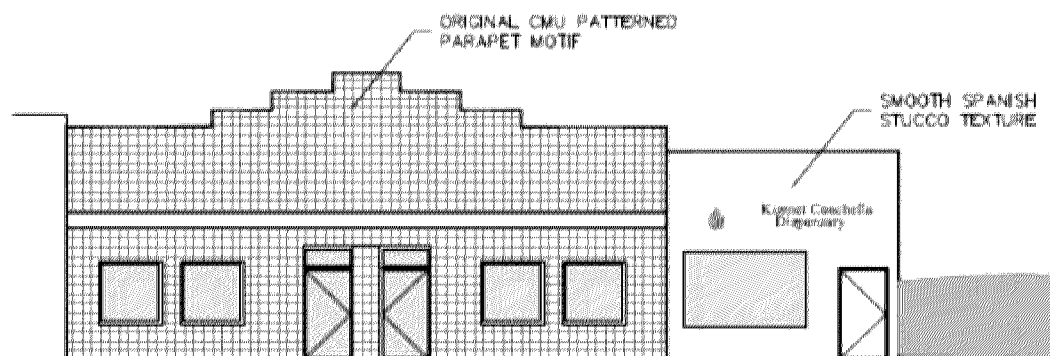
#1645  
750 SF

#1657  
2,200 SF

#1669  
2,300 SF

The dispensary is proposed for Building 1 as illustrated and described below:

#### Building 1 (Dispensary)



#### Building 1 -- Dispensary

1639 6<sup>th</sup> Street – 2,300 SF

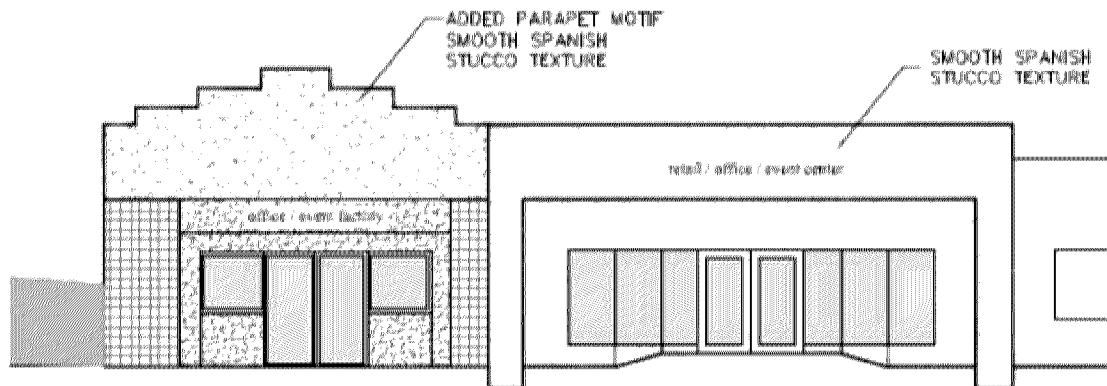
1645 6<sup>th</sup> Street – 750 SF

These two addresses are adjoining and considered one building.

Kismet has control of these two buildings in agreement with the property owner.

The proposed coffee shop, art displays and office/event space is illustrated and described below.

### Building 2 (Coffee & Art)



### Building 2 – Coffee Shop, Art Displays, & Office/Event Space

1657 6<sup>th</sup> Street – 2,200 SF

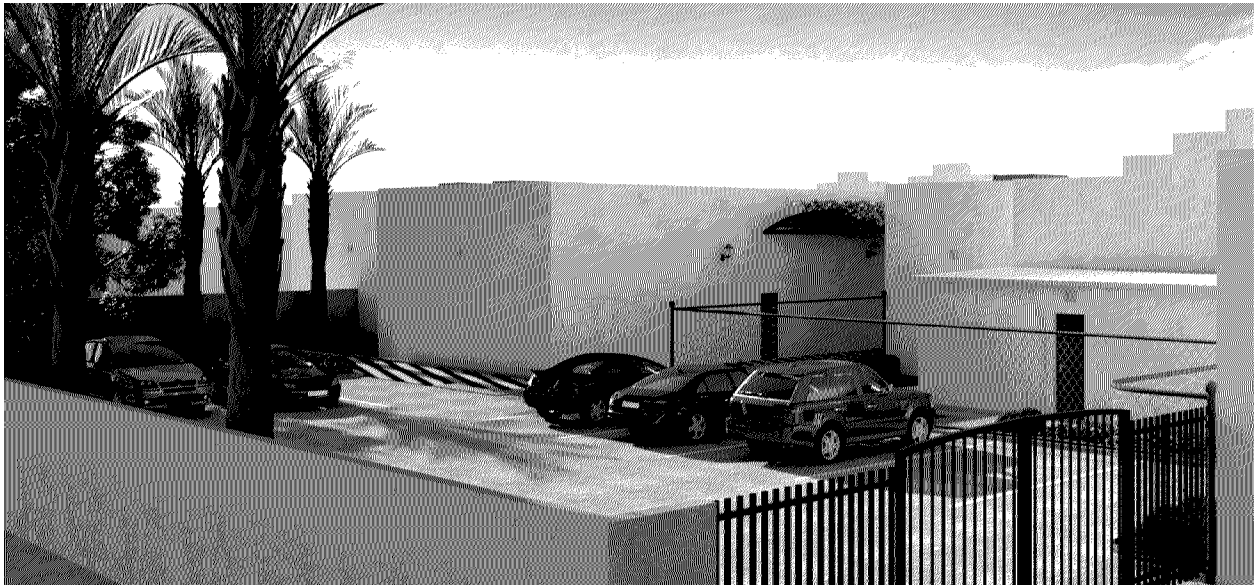
1669 6<sup>th</sup> Street – 2,300 SF

Artist renderings of the completed buildings are illustrated on the two exhibits below:





The exhibit below shows the view towards the rear of the building looking at the proposed parking lot.



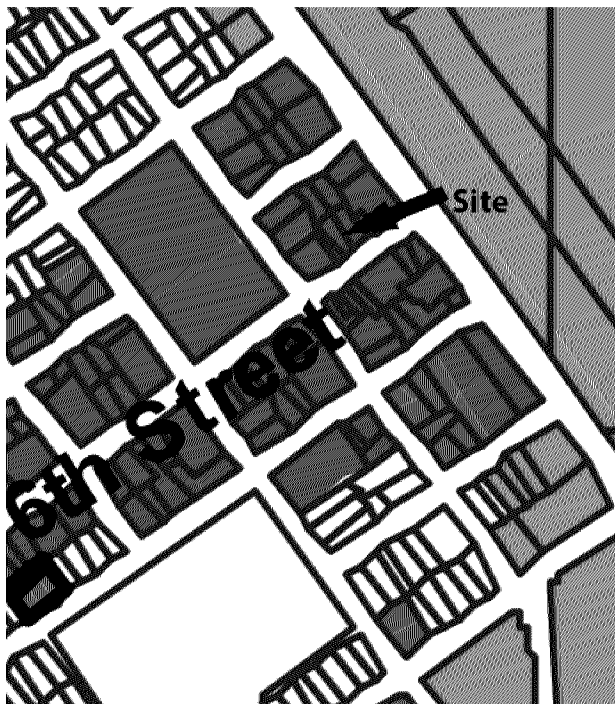
The two exhibits below illustrate the interior of the cannabis dispensary.



The above exhibit illustrates the proposed coffee bar, check in reception and waiting area of the proposed cannabis dispensary.

**DISCUSSION/ANALYSIS:****Environmental Setting:**

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



The project site is zoned General Commercial (C-G) as illustrated on the exhibit below. Surrounding properties to the north, south and west are zoned C-G (General Commercial).

Surrounding land uses to the north, south, east and west of the site consist of commercial land uses.

**Consistency with the Coachella General Plan**

The proposed project is within the Downtown Center land use designation of the General Plan 2035 Land Use Element. The project is consistent with the

development intensity permitted by the Downtown Center land use category.

### **Consistency with the (C-G) General Commercial Zone**

The parcels in question were created in 1902 within the jurisdiction of Riverside County, 44 years before the City incorporated in December 1946.

As stated previously, the buildings were constructed around 1930, before the current development standards of the General Commercial (C-G) zone were enacted by the City of Coachella.

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

### **Consistency with Section 17.54.010 Parking and Landscaping Requirements**

The total square footage of the proposed project is 7550 square feet. Based on the Municipal Code, a total of 19 parking spaces would be required. As mentioned earlier in the staff report, the buildings were constructed around 1930. The site plan includes a total of 8 parking spaces, 11 less than what the Municipal Code requires.

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

Section J of Section 17.54.010 specifies the landscaping requirements for projects within the City. Because the lots were created and the buildings constructed before these standards were in existence it is impossible for the proposed project to meet the requirements of this section. Section 17.54.010, J4 requires that internal landscaping equal a minimum 5% of the parking area. The Applicant is proposing landscaping within the parking area at the rear of the buildings, in excess of the 5% required by the Municipal Code.

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

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



### **Consistency with Section 17.47: RC Retail Cannabis Overlay Zone**

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

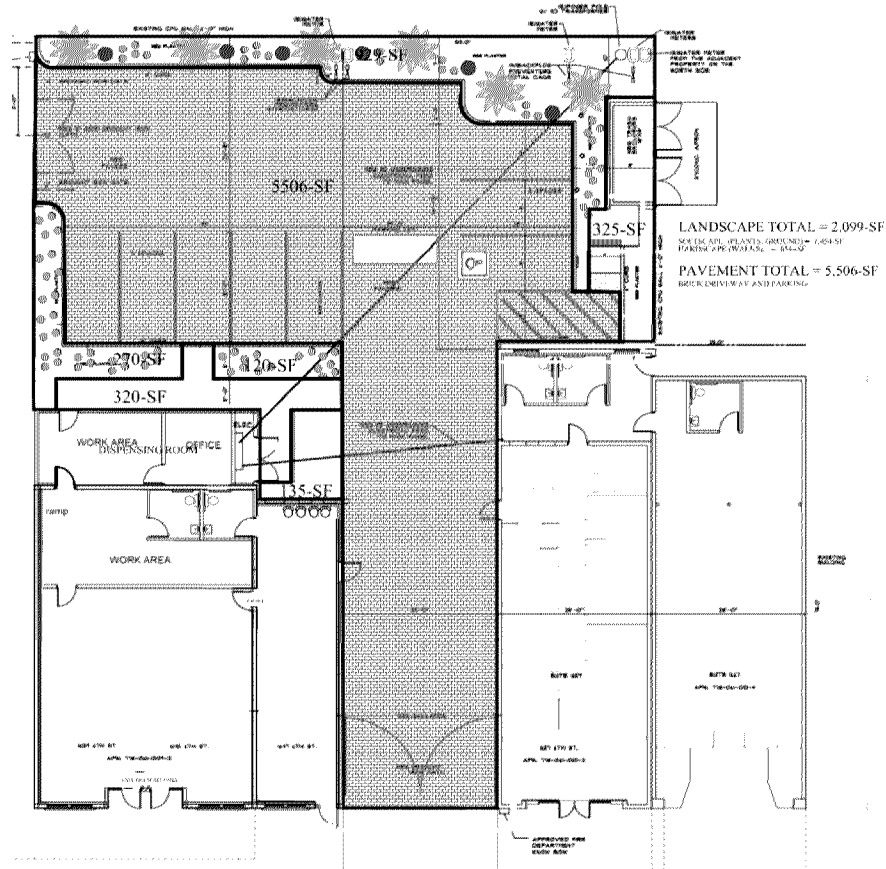
#### **17.47.060 - Property development standards.**

- A. **Project Area/Lot/Building Height Requirements.** Except as specified in the applicable development agreement, CUP or regulatory permit, the project area, lot size, lot coverage and building height requirements of the underlying zone shall apply.
- B. **No Drive-Thru Retail Cannabis Facilities.** No retail cannabis business within the RC Overlay Zone shall operate "drive-thru", "drive up", "window service" or similar facilities whereby a customer can order, purchase and receive retail cannabis without leaving his or her vehicle.
- C. **No Non-Storefront Retailers.** No retail cannabis business within the RC overlay zone shall be operated as "non-storefront" or "delivery only". Delivery may only be approved as ancillary to the operation of a permitted cannabis retail business which is physically located within the RC overlay zone and which primarily provides cannabis to customers on the premises.
- D. **Distance Restrictions.** No retail cannabis business within the RC overlay zone shall be located within two hundred fifty (250) feet of any public or private school (K-12), day care center or youth center. The distance shall be measured from the nearest point between any part of the building containing the retail cannabis business to any lot line of the other use. For purposes of this paragraph, the following definitions shall apply:
  - 1. "Day care center" means any child day care facility other than a family day care home, and includes infant centers, preschools, extended day care facilities and school age child care centers.
  - 2. "Youth center" means any public or private facility that is primarily used to house recreational or social activities for minors, including, but not limited to, private youth membership organizations or clubs, social service teenage club facilities, video arcades, or similar amusement park facilities.
- E. **Location of Customer Entrance.** No retail cannabis business shall have a customer entrance that is adjacent to or directly across the street from a residentially zoned lot.
- F. **On-Street/Off-Street Parking and Loading.**
  - 1. **Off-Street Parking and Loading.** Off-street parking and loading facilities for a retail cannabis business shall be provided in accordance with the provisions of Section 17.54.010-C (1) of this title.
  - 2. **On-Street Parking and Loading.** On-street parking or loading shall be prohibited for a retail cannabis business.

20.

The artist renderings on pages 6, 7 and 8 of this staff report provide an overview of the modifications and enhancements proposed for the two buildings.

The project proposes two new landscape planters in the rear parking lot: One is adjacent to the rear of the building and the other is adjacent to the block wall at the rear property line. The parking area includes 5506 square feet of pavement area. Of that area the project proposes 2099 square feet of landscaped area, or 38%, in excess of the 5% required by the Municipal Code. Because the buildings were constructed around 1930 and are considered non-conforming structures, conformance to current City landscaping standards is not possible. Specifically, since the buildings were constructed to the front property line, construction of a 15 foot landscaped planter is not possible.



**ENVIRONMENTAL REVIEW:**

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

**CORRESPONDENCE**

The City has not received any correspondence for the proposed project

**ALTERNATIVES:**

- 1) Approve Conditional Use Permit No. 305 and Change of Zone No. 18-07 with the findings and conditions as recommended by the Planning Commission and Staff.
- 2) Deny Conditional Use Permit No. 305 and Change of Zone 18-07.
- 3) Continue these items and provide staff and the applicant with direction.

**RECOMMENDED ALTERNATIVE(S):**

It is staff's recommendation that the City Council 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 introduce for first reading, by title only, Ordinance No. 1146, approving Change of Zone 18-07 with the attached findings.
2. Motion to adopt Resolution No. 2020-09 approving Conditional Use Permit No. 305 with the findings and attached conditions of approval.

**Attachments:**

Attachment No. 1: Ordinance No. 1146 for CZ 18-07  
 Attachment No. 2: Resolution No. 2020-09 for CUP 305  
 Attachment No. 3: Exhibit A: Conditions of Approval for CUP 305  
 Attachment No. 4: Historical Building Permits

**ORDINANCE NO. 1146**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA APPROVING CHANGE OF ZONE 18-07 TO ADD THE THE RETAIL CANNABIS OVERLAY ZONE (RC) TO THE EXISTING GENERAL COMMERCIAL ZONE (C-G) ON PROPERTY LOCATED AT 1639 AND 1645 SIXTH STREET; ED SAPIGAO, APPLICANT.**

**WHEREAS**, Ed Sapigao (on behalf of Kismet Organic Cultivation) filed an application for Change of Zone 18-07 on property located at 1639 and 1645 Sixth Street, and attendant applications Conditional Use Permit 305, Assessor's Parcel No. 778-061-009 ("Project"); and,

**WHEREAS**, the Planning Commission conducted a duly noticed public hearing on Change of Zone 18-07 and CUP 305 on November 6, 2019 at the Coachella Permit Center, 53-990 Enterprise Way, Coachella, California and recommended that the City Council approve Change of Zone 18-07 and CUP 305; and,

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

**WHEREAS**, the Project is permitted pursuant to Chapter 17.47 of the Coachella Municipal Code, and the attendant applications for a Conditional Use Permit to allow the Project; and,

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

**WHEREAS**, the City Council conducted a duly noticed public hearing on Change of Zone 18-07 and CUP 305 on February 26 2020 at the Coachella City Hall, 1515 6<sup>th</sup> Street, Coachella, California and allowed public testimony; and,

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

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

**WHEREAS**, the Project is exempt from the provisions of the California Environmental Quality Act, as amended; and,

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

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COACHILLA CALIFORNIA, DOES HEREBY ORDANIN AS FOLLOWS:**

**Section 1.** That the City of Coachella Official Zoning Map be amended as shown on the attached Change of Zone 18-07 map marked “Exhibit A” from C-G (General Commercial) to CG-RC (General Commercial with the Retail Cannabis Overlay zone) on property located at 1639 and 1645 Sixth Street, with the findings listed below:

**Findings for Change of Zone 18-07:**

1. The Project is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has a Downtown Center land use designation that allows for the proposed development. The proposed change of zone is in keeping with the policies of the Downtown Center land use classification and the Project is internally consistent with other General Plan policies for this type of development.
2. The Project is in compliance with the applicable land use regulations and development standards of the City’s Zoning Code. The site plan proposes a cannabis retail business. The Project complies with applicable C-G (General Commercial) and Section 17.47.020 property development standards as proposed.
3. Every use, development of land and application of architectural guidelines and development standards shall be considered on the basis of the suitability of the site for a particular use or development intended, and the total development, including the prescribed development standards, shall be so arranged as to avoid traffic congestion, ensure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and shall be in accord with all elements of the general plan. The proposed change of zone is compatible with existing surrounding land uses that include commercial land uses.
4. The Project will be compatible with neighboring properties with respect to land development patterns and application of architectural treatments. The plans submitted for this Project propose a cannabis business that is permitted in the C-G (General Commercial) zone pursuant to an approved Conditional Use Permit. Surrounding properties to the project site include commercial land uses. As such, the Project will be in keeping with the scale, massing, and aesthetic appeal of the existing area and future development.
5. The Project is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303 (C) that exempts the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure.

**Section 2.** SEVERABILITY. The City Council declares that, should any provision, section, paragraph, sentence or word of this ordinance be rendered or declared invalid by any final

court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this ordinance as hereby adopted shall remain in full force and effect.

**Section 3.** EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after it's second reading by the City Council.

**Section 4.** CERTIFICATION. The City Clerk shall certify to the adoption of this Ordinance and shall cause it to be published and circulated in the City of Coachella.

**ORDINANCE PASSED APPROVED and ADOPTED** this 26<sup>th</sup> day of February 2020.

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Steven A. Hernandez, Mayor

**ATTEST:**

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Angela M. Zepeda, City Clerk

**APPROVED AS TO FORM:**

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Carlos Campos  
City Attorney

I, Angela M. Zepeda, City Clerk, City of Coachella, California, certify that the foregoing Ordinance No. 1146 was adopted by the City Council at a regular meeting held on the 26<sup>th</sup> day of February 2020, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Angela M. Zepeda, City Clerk

**“EXHIBIT A”**

Existing Zoning: C-G (General Commercial)

Proposed Zoning: CG-RC (General Commercial-Retail Cannabis Overlay)





**RESOLUTION NO. 2020-09**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA APPROVING CONDITIONAL USE PERMIT NO. CUP 305 TO CONVERT EXISTING VACANT COMMERCIAL TENANT SPACE INTO THE FOLLOWING USES: A 3050 SQUARE FOOT CANNABIS DISPENSARY INCLUDING 750 SQUARE FEET FOR CHECK-IN AND WAITING AREA, 1800 SQUARE FEET OF RETAIL DISPLAY AREA AND 500 SQUARE FEET OF REAR STORAGE, INVENTORY CONTROL AND PACKAGING TO BE LOCATED IN BUILDING 1 LOCATED AT 1639 AND 1645 6<sup>TH</sup> STREET; AND A 4500 SQUARE FOOT COFFEE SHOP, ART DISPLAY AND OFFICE/EVENT SPACE TO BE LOCATED IN BUILDING 2 LOCATED AT 1657 AND 1669 6<sup>TH</sup> STREET; LOCATED IN THE C-G (GENERAL COMMERCIAL ZONE); KISMET ORGANIC, APPLICANT.**

**WHEREAS**, Ed Sapiago (on behalf of Kismet Organic Cultivation) filed an application for Conditional Use Permit 305 to convert existing vacant commercial tenant space into the following uses: a 3050 square foot cannabis dispensary including 750 square feet for check-in and waiting area, 1800 square feet of retail display area and 500 square feet of rear storage, inventory control and packaging to be located in Building 1 located at 1639 and 1645 6<sup>th</sup> Street; and a 4500 square foot coffee shop, art display and office/event space to be located in Building 2 located at 1657 and 1669 6<sup>th</sup> Street; Assessor's Parcel No's. 778-061-009 and 778-061-010 ("Project"); and,

**WHEREAS**, the Planning Commission conducted a duly noticed public hearing on CUP No. 305 on November 6, 2019 at the Coachella Permit Center, 53-990 Enterprise Way, Coachella, California and recommended that the City Council approve Conditional Use Permit No. 305; and,

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

**WHEREAS**, the Project is permitted pursuant to Chapter 17.38 of the Coachella Municipal Code, and the attendant applications for Conditional Use Permit and a Change of Zone to allow the Project; and,

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

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

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

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

**WHEREAS**, the City Council conducted a duly noticed public hearing on CUP No. 305 on February 26, 2020 at the Coachella City Hall, 1515 6<sup>th</sup> Street, Coachella, California and allowed public testimony; and,

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

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Coachella, California does hereby approve of Conditional Use Permit No. 305, subject to the findings listed below and the attached Conditions of Approval for the Kismet Coachella Project (contained in “Exhibit A” and made a part herein).

**Findings for Conditional Use Permit No. 305**

1. The Project is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has a Downtown Center land use designation that allows for the proposed development. The proposed uses on the site are in keeping with the policies of the Downtown Center land use classification and the Project is internally consistent with other General Plan policies for this type of development.
2. The Project is in compliance with the applicable land use regulations and development standards of the City’s Zoning Code. The site plans proposes a cannabis microbusiness including an indoor cannabis lounge where cannabis products will be sold and consumed. The Project complies with applicable CG-RC (General Commercial-Retail Cannabis Overlay) zoning standards as proposed.
3. Every use, development of land and application of architectural guidelines and development standards shall be considered on the basis of the suitability of the site for a particular use or development intended, and the total development, including the prescribed development standards, shall be so arranged as to avoid traffic congestion, ensure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and shall be in accord with all elements of the general plan. The Project site is within the Downtown Center land use designation of the City’s general plan. This category provides for a broad spectrum of commercial and residential land uses. The proposed uses are compatible with existing adjacent land uses.
4. The City has determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (C) that exempts the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure.

**PASSED, APPROVED and ADOPTED** this 26<sup>th</sup> day of February 2020.

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Steven A. Hernandez  
Mayor

**ATTEST:**

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Angela M. Zepeda  
City Clerk

**APPROVED AS TO FORM:**

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Carlos Campos  
City Attorney

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

**I HEREBY CERTIFY** that the foregoing Resolution No. 2020-09 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on this 26<sup>th</sup> day of February 2020 by the following vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Andrea J. Carranza, MMC  
Deputy City Clerk

**“EXHIBIT A”**  
**CONDITIONS OF APPROVAL FOR THE KISMET COACHELLA PROJECT**  
**INCLUDING A RETAIL CANNIBIS DISPENSARY AND COFFEE SHOP,**  
**ART DISPLAY AND OFFICE/EVENT SPACE**  
**(CUP 305).**

**General Conditions**

1. Conditional Use Permit No. 305 is contingent upon City Council approval of the attendant Change of Zone 18-07 application. Conditional Use Permit No. 305 hereby approves the following uses: A 3050 square foot cannabis dispensary including 750 square feet for check-in and waiting area; 1800 square feet of retail display area and 500 square feet of rear storage, inventory control and packaging located in Building 1 located at 1639 and 1645 Sixth Street; and a 4500 square foot coffee shop, art display and office/event space located in building 2 located at 1657 and 1669 Sixth Street. The applicant shall secure building permits for tenant improvements for the new businesses through the City’s Building Division and the Riverside County Fire Marshal’s office prior to the commencement of business activities. Hours of operation for the cannabis dispensary retail business may be from 7:00 am to 10:00 pm daily, unless otherwise restricted by the State of California. The owner shall procure a City Cannabis Regulatory Permit and a State License prior to commencement of business activities.
2. Conditional Use Permit No. 305 shall be valid for 12 months from the effective date of said City Council approvals unless the applicant requests an extension of time and granted by the Planning Commission. Issuance of building permits and pursuit of construction will vest the Conditional Use Permit.
3. The construction of all new structures shall be in conformance with construction drawings and landscaping plans designed in accordance with the Kismet Coachella Project and the conditions of approval imposed below:
  - a. All exterior building materials and colors shall substantially match the exhibits submitted with the Kismet Coachella Project Development applications.
  - b. All fencing or garden walls shall be subject to issuance of a separate building permit by the City Building Division.
  - c. All parking lot lighting for the Project shall be consistent with the architectural design exhibits of the Project, as approved by the Development Services Director.
  - d. All masonry/wrought iron perimeter walls and garden walls shall be consistent with the submitted plans, subject to review by the Development Services Director, and subject to the City’s Building Codes.

4. All plans, as shown, are considered “conceptual,” subject to revisions as called out by the conditions of this resolution. The plans shall not be stamp-approved until all conditions requesting revisions have been satisfied during the building plan check process. Any substantial changes to the plans, including changes shown on future building permit plans deemed by Staff to not be within substantial conformance with this approval, will require an amendment to the approval of the conditional use permits, including architectural features, materials and site layout.
5. The project shall comply with all applicable codes, laws and regulations, regardless of whether they are listed in these conditions. This includes conformance with the requirements of the adopted U.B.C., U.P.C., U.M.C., N.E.C., including all requirements of the South Coast Air Quality Management District, the Riverside County Fire Department and any requirements by any other agency having jurisdiction on the project.
6. The applicant shall defend, indemnify and hold harmless the City of Coachella, its officials, officers, employees, and agents from and against any claim, action, or proceeding against the City, its officials, officers, employees or agents to attack, set aside, void or annul any project approval or condition of approval of the city concerning this project, including but not limited to any approval or condition of approval or mitigation measure imposed by the City Council or Planning Commission. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officials, officers, employees and agents in the defense of the City Attorney, within five days of the effective date of this approval.
7. All plan submittals are the responsibility of the developer; this includes plan submittals to the City of Coachella, the Riverside County Fire Department or to other agencies for whom plan review and approval is required.
8. Prior to the issuance of building permits, grading or construction, the following mitigation measures shall be implemented:
  - a) In the event any onsite structures are demolished, an asbestos inspection of onsite structures shall be conducted by a qualified professional in accordance with currently accepted methods and protocols. The inspection shall include, but not be limited to

visual inspection, sampling, and laboratory analysis for the presence of asbestos products, including asbestos-containing material (ACM) and asbestos-containing construction material (ACCM). Polarized Light Microscopy and other methods consistent with the US EOA 600 method shall be applied to this investigation. A comprehensive report that documents methods, findings, and appropriate mitigation measures and/or recommendations shall be provided to the City.

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

disposal of all chemicals, including herbicides and pesticides, runoff, hazardous material and waste used on, or at, the project site, shall be in accordance with applicable local, state, and federal regulations.

- f) Vapor Encroachment Screening shall be conducted in accordance with the ASTM Standard E2600-10 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions to identify the likelihood of migrating vapors to encroach on the subject property, thereby creating a Vapor Encroachment Condition (VEC). A complete report of findings and recommended mitigation measures, if any, shall be provided to the City prior to the issuance of building permits.
- g) A vapor intrusion risk evaluation shall be conducted in accordance with most recent version of the CalEPA Department of Toxic Substances Control's "Final Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air" to identify the likelihood of vapor intrusion into future buildings and potential impacts on indoor air quality. A complete report of findings and recommended mitigation measures, if any, shall be provided to the City prior to the issuance of grading and building permits.
- h) The applicant shall provide the City with copies of permits required by the South Coast Air Quality Management District, or a written confirmation that no permits are necessary.
- i) The applicant shall satisfy all requirements of the Fire Department relating to construction, operation, and emergency response. No building permits shall be issued, and no occupancy of the buildings shall be permitted prior to written approval by the Fire Department.

#### **Engineering – Grading and Drainage:**

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

#### **Engineering – Street Improvements:**

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



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

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

### **Engineering-Sewer and Water Improvements**

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

### **Engineering – General:**

15. Applicant shall take into consideration City's project titled "Grapefruit Boulevard Urban Greening & Connectivity Project" and match improvements proposed for Grapefruit Blvd. Engineering department will provide direction on this matter.
16. The developer shall submit a Fugitive Dust Control and Erosion Control plan in accordance with Guidelines set forth by CMC and SCAQMD to maintain wind and drainage erosion and dust control for all areas disturbed by grading. Exact method(s) of such control shall be subject to review and approval by the City Engineer. No sediment is to leave the site. Additional securities, in bond form, in amount of \$2,000.00 per acre of gross area, and a one time cash deposit of \$2,000.00 are required to insure compliance with this requirement. No work may be started on or off site unless the PM-10 plan has been approved, the original plans, and executed dust control agreement, are filed in the engineering department at the City of Coachella.
17. The applicant shall pay all necessary plan check, permit and inspection fees. Fees will be determined when plans are submitted to the City Engineering Department for plan check.
18. Applicant shall comply with the valley wide NPDES permit requirements including but not limited to submittal of a Preliminary WQMP for plan review accompanied by a \$3,000 plancheck deposit and a Final WQMP for final approval including executed maintenance agreement. All unused plan check fees will be refunded to the applicant upon approval of the Final WQMP.

### **Engineering – Completion:**

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

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

**Environmental Compliance:**

21. The applicant shall comply with the following items prior to issuance of building permits:
- a) Verify that asbestos has been mitigated and submit disposal and closure plan
  - b) Submit detailed plumbing and mechanical plans
  - c) Facility required to submit a source control survey;
  - d) Backflow devices; will require Reduced Pressure Principle Device (RP) within 12 inches of water service installed to protect water supply from contamination or pollution; 1
  - e) Install separate AMI metering system for each building;
  - f) Install separate AMI water service meter for irrigation system;
  - g) The project must implement the State's drought mandate which prohibits irrigation with potable water outside newly constructed homes and buildings that is not delivered by drip or microspray systems;
22. Prior to the issuance of a building permit, the applicant shall pay all Development Fees to the City; including outside agency fees such as sewer water and utilities. Copies of receipts shall be provided to the Development Services Department prior to permit issuance.
23. The applicant shall be responsible for paying all applicable development and processing (plan check, inspection, etc.) fees associated with this project.
24. The applicant shall pay all required water connection fees.

**Coachella Valley Unified School District**

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

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

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

**HARD COPY MUST BE POSTED ON BUILDING SITE**

**BUILDING PERMIT No. 2361**  
**CITY OF COACHELLA, CALIFORNIA**  
**Phone (714) 398-0161 398-0104**  
**65-262-003**  
**OWNER Henry Juarez (247 S. 1st)**  
**85-051 Orange Grove, Indio, Calif.**

**CONTRACTOR self**

**JOB ADDRESS 1639045 6th St., Coachella**

**LOT 6 BLK 27 TRACT**

**ARCHITECT**

**ENGINEER**

**PURPOSE OF PERMIT Rebuilding building for a women clothing store**

**PLAN CK SPECIAL INSP**

**AIR COND PLUMB ELECT**

**LOT SIZE BLDG. SIZE**

**VALUATION \$300.00 FOOTAGE**

**OCCUPANCY GROUP USE ZONE**

**TYPE CONSTR. FIRE ZONE**

**SETBACK-FRONT REAR SIDE**

**CURBING 1 in TYPE V. CEMENT**

**DATE REC 11-30-72 DATE APP 11-30-72**

**APPROVED BY Joe Palomino, ig**

**SPECIAL NOTES:**

**OWNER-BUILDER CONTRACTOR**

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

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

Signed *[Signature]*

**FEES: PLAN CK BUILDING 5.00**

**TOTAL OF ALL FEES**

**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 BY**  
**PAVING**  
**PAINTING**  
**OTHER**  
**CEMENT**  
**MASONRY**  
**ELECTRIC**  
**HEATING**

**P A I D**  
**NOV 30 1972**  
**CITY OF COACHELLA**

*[Signature]*  
**347**

**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 Gnrk**  
**PLUMBING Gnrk**  
**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 27.
	PERMIT	20.
	APPLIANCES	
	AIR DUCTS	
	VENTS	
	VENT DUCTS	
	COMPRESSORS	
	COILS	
	TOWERS	
	COOLERS	
	PRE-COOLERS	
	SPECIAL INSP	
	OTHER:	
	<b>TOTAL FEE</b>	

**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:	
	<b>TOTAL FEE</b>	

**Special Notes:**

**PLUMBING PERMIT**

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

**Special Notes:**

**BUILDING PERMIT****CITY OF COACHELLA, CALIFORNIA****Phone (714) 398-6131 N<sup>o</sup> 4071**OWNER **George Thomas 763-262-012**CONTRACTOR **Ortin Roofing**JOB ADDRESS **1639 6th St.**

LOT \_\_\_\_\_ BLK \_\_\_\_\_ TRACT \_\_\_\_\_

ARCHITECT \_\_\_\_\_

ENGINEER \_\_\_\_\_

PURPOSE OF PERMIT **Regular roof**

PLAN CK \_\_\_\_\_ SPECIAL INSP \_\_\_\_\_

AIR COND \_\_\_\_\_ PLUMB \_\_\_\_\_ ELECT \_\_\_\_\_

LOT SIZE \_\_\_\_\_ BLDG. SIZE \_\_\_\_\_

VALUATION **\$435.00** FOOTAGE \_\_\_\_\_

OCCUPANCY GROUP \_\_\_\_\_ USE ZONE \_\_\_\_\_

TYPE CONSTR. \_\_\_\_\_ FIRE ZONE \_\_\_\_\_

SETBACK-FRONT \_\_\_\_\_ REAR \_\_\_\_\_ SIDE \_\_\_\_\_

CURBING \_\_\_\_\_ TYPE V CEMENT \_\_\_\_\_

DATE REC. \_\_\_\_\_ DATE APP. **4-4-78**

APPROVED BY \_\_\_\_\_

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 work-  
er'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 \_\_\_\_\_ BUILDING **\$10.00**TOTAL OF ALL FEES **\$10.00****NOTICE TO CONTRACTORS & SUB-CONTRACTORS**

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

GRADING **Final 8/31/78**SEWERS **8/31/78**FRAMING **8/31/78**ROOFING **8/31/78**PLUMBING **8/31/78**LATHING **8/31/78**FLOORING **8/31/78**TILES **8/31/78**PAVING **8/31/78**PAINTING **8/31/78**CEMENT **8/31/78**MASONRY **8/31/78**ELECTRIC **8/31/78**HEATING **8/31/78**

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 Gnwrk

PLUMBING Gnwrk

SLAB HEIGHT

ELECT GROUND

CRUSHED ROCK

**ROUGH INSPECTIONS:**

Cover no work until signed

ELECTRIC

PLUMBING

T &amp; P VALVE

GAS LINES

A/C &amp; 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 &amp; HEATING

BUILDING

SEWAGE

CURBING

PARKING

DOOR CLOSER

T &amp; P VALVE

OTHER: \_\_\_\_\_

**AIR CONDITIONING PERMIT**

AMOUNT CLASSIFICATION

Item 27.

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: \_\_\_\_\_

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

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



DATE: 10/29/2013  
PERMIT NO: BL-2013-01-09443  
USE ZONE: General Commercial  
OCCUPANCY: CONSTR TYPE: SQ FT:

Item 27.

Project Address: 1667 6TH ST  
COACHELLA CA 92236

Project Valuation: \$ 30,000.00

PARCEL #: 765262010

LOT #: 9

TRACT #: 0.00

Applicant's Name: GENEVIEVE THOMAS

Owner's Name: GENEVIEVE THOMAS

Owner's Address: PO BOX 6  
COACHELLA CA 92236

Phone: (760) 899-0984

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: RETROFIT WALL ANCHORAGE AND REROOF BUILDINGS AT 1667, 1657, 1639, 1645 AND 1647

Condition: SIXTH STREET

**FEE(S):**

BUILDING FEE	\$502.50	Plan Check Fees	\$567.50	Strong Motion Instrumentation	\$6.30
Senate Bill 1473	\$2.00				

**TOTAL FEES: \$ 1,078.30**

**CERTIFICATION APPEARING ON APPLICATIONS**

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

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

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

(Applicant Signature)

Building

BUILDING PERMIT NO. \_\_\_\_\_

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

**Building Address:** \_\_\_\_\_

**Applicant:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**City:** \_\_\_\_\_ **Zip:** \_\_\_\_\_ **Tel:** \_\_\_\_\_

**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

#### Attachment 4

employees provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder shall 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:** Oct 29, 2013 **Owner:** Genevieve Thomas

#### 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:** Oct 29, 2013 **Applicant Signature:** Genevieve Thomas



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

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



DATE: 08/13/2015  
PERMIT NO: BL-2015-08-11162  
USE ZONE:  
OCCUPANCY: CONSTR TYPE: SQ FT:

Item 27.

20.

Project Address: 1639 6TH ST  
COACHELLA CA 92236

Project Valuation: \$ 0.00

PARCEL #:

LOT #:

TRACT #:

Applicant's Name: CALACON, INC.  
Owner's Name: GENEVIEVE THOMAS

Owner's Address: 1639 6TH ST  
COACHELLA CA 92236

Phone: (760) 275-4995

Fax:

Contractor's Name:

Phone: 760-275-4995

Contractor's Address:

Fax:

Business Lic:

State Licence:

Contact Phone:

Contact Person:

Scott Make

Project Name:

Permit Type: DEMOLITION PERMIT

Description of Work: DEMOLITION PERMIT

Condition:

**FEE(S):**

DEMO

\$368.00

**TOTAL FEES: \$368.00****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 granting of this permit.

(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

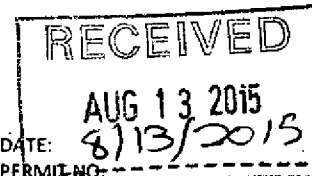
Building 8/13/15

Demo Permit

Item 27.



CITY OF COACHELLA  
BUILDING PERMIT  
COMMUNITY & DEVELOPMENT SERVICES



DATE: 8/13/2015  
PERMIT NO: \_\_\_\_\_  
USE ZONE: \_\_\_\_\_  
OCCUPANCY: CONSTR TYPE: SQ FT:

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

Project Address:  
Dirección del Proyecto:

Project Valuation: \$4000  
Evaluación del Proyecto:

Applicant's Name: GENEVIEVE Thomas  
Nombre del Solicitante  
Owner's Name:  
Nombre del Propietario:  
Owner's Address: PO Box 6  
Dirección del Propietario: Coachella CA 92236

PARCEL# APN 778-061-009-2  
LOT#: APN 778-061-012-4  
TRACT#: APN 778-061-010-2  
Phone Number: APN 778-061-010-2  
Número de Teléfono: APN 778-061-011-3  
Fax:  
Fax:

Contractor's Name: CALAXON INC  
Nombre del Contratista  
Contractor's Address: 59-800 Avenida Calambre  
Dirección del Contratista: mountain center CA 92564

Phone Number: (760) 275-4995  
Número de Teléfono:  
Fax: Email CALAXONINC@AOL.COM  
Fax:

Contact Person: Scott Mabe  
Persona de Contacto (760) 275-4995

Bus Lic/ Licencia: 622308  
State Lic/Licencia del Estado:  
Contact Phone: 760 275-4995  
Teléfono de Contacto:

Project Name/ Nombre del Proyecto:

Permit Type/ Tipo de Permiso:

Description of Work/ Descripción de los trabajos:

Condition/ Condición: Demo Interior Stairs 1639, 1645, 1647, 1657, 1667

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

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

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.

Applicant's Signature

Building

Planning

BUILDING PERMIT NO. \_\_\_\_\_

CITY OF COACHELLA, CA  
1515 SIXTH STREET

COACHELLA, CA. 92236 (760) 398-3002

Building Address: 1639/45, 47, 57, 67/6th St

Applicant: GENEVIVE Thomas

Mailing Address: PO Box 6

City: Coachella Zip: 92236 Tel: \_\_\_\_\_

Owner: GENEVIVE Thomas

Mailing Address: PO Box 6

City: Coachella Zip: 92236 Tel: \_\_\_\_\_

Contractor: CALCON INC. Scott Mabe

Mailing Address: 59-820 AUSDIA LaCumbre

City: Coachella CA Zip: 92236 Tel: 760 275-4995

State Lic. & Class: B City License #: 622308

#### 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: B License #: 622308

Date: 8/13/15 Contractor: CALCON INC

#### OWNER-BUILDER DECLARATION

I, hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and professions Code) or that he or she is exempt 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

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

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

- ☐ I am exempt under Sec. \_\_\_\_\_ B & P C for this reason \_\_\_\_\_

Date: \_\_\_\_\_ Owner: \_\_\_\_\_

#### WORKER'S COMPENSATION DECLARATION

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

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

- ☒ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier: State Fund Policy # 906629-14  
(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: 8/13/2013 Applicant: SNAPZ

**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

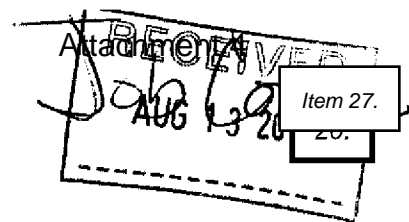
I, hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097, Civ. C).

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: \_\_\_\_\_ Applicant Signature: \_\_\_\_\_



# **INSPECTION REPORT**

## **ASBESTOS**

**Conducted at**

**1639-1667 – 6<sup>th</sup> St.  
Coachella, CA**

**Prepared for**

**Genevieve Thomas  
P.O. Box 6  
Coachella, CA 92236**

**Prepared by**

**MASTERS ENVIRONMENTAL INC.  
44719 ALEXANDRIA VALE  
INDIO, CA 92201**

**ASBESTOS CONSULTANT  
# 03-3365 – GREGORY MASTERS  
CALIFORNIA LEAD INSPECTOR/ASSESSOR #18638**



**August 11, 2015**



## **ASBESTOS SURVEY**

**DATE OF SURVEY:** July 27, 2015

**LOCATION:** 1639-1667 – 6<sup>th</sup> St.  
Coachella, CA

**BY:**

**Gregory Masters**

**California Certified Asbestos Consultant # 03-3365**

**Masters Environmental Inc.**

**44719 Alexandria Vale**

**Indio, CA 92201**

**760-200-2900**

**Survey authorized by:** Genevieve Thomas  
P.O. Box 6  
Coachella, CA 92236

### **Methods:**

All materials in the structures that were suspected of containing asbestos were sampled according to specified protocols. Samples were sent to a NAVLAP accredited laboratory, Patriot Environmental Laboratory Services, Fullerton, CA – Lab code 200358-0. They were analyzed by Polarized Light Microscopy according to Bulk Analysis Protocol EPA 600/R-93/116. The laboratory report is attached to this message for your inspection. Collection of suspect ACM's followed the National Emissions Standards of Hazardous Air Pollutants (NESHAPS) protocol for sample collection for a demolition/renovation survey.

### **Bulk Sampling of Asbestos**

Bulk samples of all homogeneous materials from identified areas containing suspect ACM were collected. A homogeneous material is defined as a surfacing material, thermal system insulation (TSI), asbestos-containing construction material or miscellaneous material that is uniform in use, color, texture and age of construction. As materials were identified, bulk samples were placed into individual sampling bags. Each sample was given a discreet identification number and recorded on chain-of-custody forms.

**Sampling Table:**

Sample	Location	Description	Friable	Quantity	Condition	Asbestos
--------	----------	-------------	---------	----------	-----------	----------

1665 - 6<sup>th</sup> St.

001	Office #1	Drywall & T.C.	F	TBD	Good	ND
002	Office #1	↓	F		Good	ND
003	Hall	↓	F		Good	ND
004	Insulation	Brown, floor	NF	20 cu.ft	Good	ND
005	Ceiling	Popcorn ceiling	F	75 sq.ft.	Good	5% Chrys
006	↓	↓	F		Good	5% Chrys
007	↓	↓	F		Good	5% Chrys



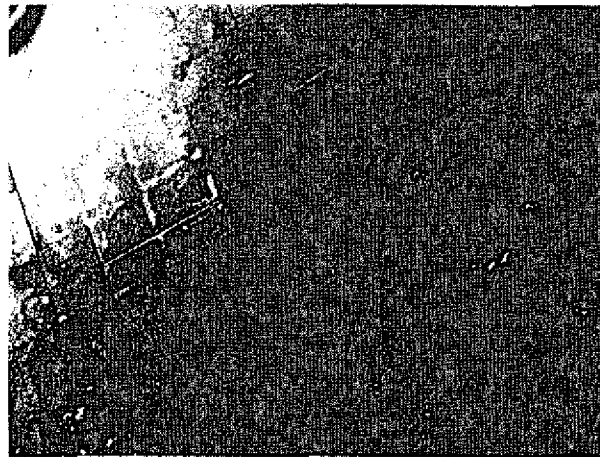
Popcorn ceiling



Popcorn ceiling debris

1667 – 6<sup>th</sup> St.

008	Floor	9x9 floor tile	NF	1334 sq.ft	Good	ND
009	↓	Mastic	NF		Good	ND
010	Ceiling	Drywall & T.C.	F	437 sq.ft	Good	ND
011		↓	F		Good	<1% Chrys
012			F		Good	<1% Chrys



9x9 floor tiles that test (surprise!) negative for asbestos

p.4

1647 – 6<sup>th</sup> St.

013	Ceiling	Drywall & T.C.	F	247 sq.ft	Good	<1% Chrys
014	↓	↓	F		Good	<1% Chrys
015	↓	↓	F		Good	<1% Chrys

1639, 1645 – 6<sup>th</sup> St.

016	Office #1	Drywall & T.C.	F	3700 sq.ft	Good	ND
017	Hall, site 1	↓	F		Good	ND
018	Hall, site 2	↓	F		Good	ND
019	Bathroom	12x12 floor tile	NF	55 sq.ft	Good	ND
020	↓	Mastic	NF		Good	ND

**1000 point count**

Asbestos samples that test positive for asbestos at <1% are re-tested by the laboratory with a process called POINT COUNT.

Patriot Environmental Laboratory Services was instructed to re-test by POINT COUNT a drywall sample from 1647 and 1667. These were put through the process. Results: Each sample tested at less than 0.1% asbestos.

Therefore, the drywall may be removed by ordinary workers who are not asbestos removal certified.



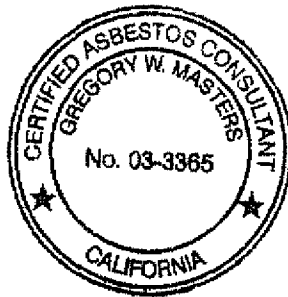
**RESULTS:**

The popcorn ceiling tested positive for Chrysotile asbestos at 5%. There is about 75 sq.ft on the ceiling. The rest is in floor debris, which is therefore considered contaminated. Whether on the ceiling or on the floor, It must be removed by certified workers who are trained, and who use safe and approved methods.

No guarantees are offered or implied.

We appreciate the opportunity to serve your asbestos needs, and look forward to working with you again.

*Gregory Masters, CAC*



---

Masters Environmental Inc.  
44719 Alexandria Vale  
Indio, CA 92201

760-200-2900  
760-200-2901 FAX  
[gmasters@sonic.net](mailto:gmasters@sonic.net)

Certificate of Analysis  
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free - 888-743-0998  
fax - 714-899-7098  
www.patriotlab.com

1041 S. Placentia Avenue, Fullerton, CA 92831



Item 27.

20.

Masters Environmental  
44719 Alexandria Vale  
Indio, CA 92201

Report Number: 576263  
Project Number: 2392  
Project Name:  
Project Location: 1639-1667 6th St  
Coachella CA

Date Collected: 7/27/2015  
Date Received: 8/6/2015  
Date Analyzed: 8/6/2015  
Date Reported: 8/7/2015

Collected By:  
Claim Number:  
PO Number:  
Number of Samples: 2

Lab/Client ID/Layer	Location	Material Description	Color	Composition (%)
576263-001 011	Ceiling	Drywall and Taping Compound	Beige	80% Sulfate 10% Cellulose 5% Carbonate 5% Paint

Chrysotile <0.1 %  
Total Asbestos < 0.1%

576263-002 013	Ceiling	Drywall and Taping Compound	Beige	80% Sulfate 10% Cellulose 5% Carbonate 5% Paint
-------------------	---------	--------------------------------	-------	--

Chrysotile <0.1 %  
Total Asbestos < 0.1%

Note: Sample(s) was/were analyzed following the EPA Point Count method using 1000 points to meet the Cal OSHA Detection Limit of 0.1%.

Melissa Sandoval - Analyst

Ian Reyes - Approved By

Bulk sample(s) submitted was (were) analyzed in accordance with the procedure outlined in the US Federal Register 40 CFR 763, Subpart F, Appendix A; EPA-600/R-93/116 (Method for Determination of Asbestos in Building Materials), and EPA-600/M4-82-020 (US EPA Interim Method for the Determination of Asbestos in Bulk Insulation Samples). Samples were analyzed using Calibrated Visual Estimations (CVES); therefore, results may not be reliable for samples of low asbestos concentration levels. Samples of wall systems containing discrete and separable layers are analyzed separately and reported as composite unless specifically requested by the customer to report analytical results for individual layers. This report applies only to the items tested. Results are representative of the samples submitted and may not represent the entire material from which the samples were collected. "None Detected" means that no asbestos was observed in the sample. "<1%" (less than one percent) means that asbestos was observed in the sample but the concentration is below the quantifiable level of 1%. This report was issued by a NIST/NVLAP (Lab Code 200358-0) and CADOHS- ELAP (Cert. No. 2540) accredited laboratory and may not be reproduced, except in full without the expressed written consent of Patriot Environmental Laboratory Services, Inc. This report may not be used to claim product certification, approval or endorsement by NIST, NVLAP, ELAP or any government agency.

\*Point Count request Per Greg Masters

8/6/15 @ 11:21 AM 24HR TA

## CHAIN OF CUSTODY

Item 27.

Page 1 of 1

Lab Use Only

Report Number:

576263

MASTERS ENVIRONMENTAL	Project #:	2392
44719 ALEXANDRIA VALE	Project Name:	
INDIO, CA 92201	Location:	1639-1667-6th St, Coachella, CA
760-200-2900	Sample Collection Date:	7-27-15
Contact Phone:	Preservative:	
760-399-8769 (CELL)	Authorized By:	Gayle Thomas
760-200-2901 (FAX)	PO#:	Claim #:
Special Instructions:		

## Analysis Requested

## Turnaround Time

## Asbestos

PCM (fiber count)

NIOSH 7400A

PLM (bulk asbestos)

EPA 800/R-93/116

CARB 436

Point Count 400

Point Count 1000

Gravimetric Reduction

Rush (Same Day)

24HR

48HR

72HR

Other

(specify):

Note: -STLC/CAL WET requires a minimum of 52 hrs turnaround

-TCLP requires a minimum of 22 hrs turnaround

-Cultures require 5-7 days turnaround

Lead by Flame AA Paint, Air Cassette, Dust Wipe, Waste Water, Soils, Misc. Solids EPA 3050B/7420mod, NIOSH 7082mod

Lead Waste Profile As necessary for disposal

\* Note: Please provide at least 200-500 grams (approx. 1/2 - 1 lb) of sample for necessary analyses.

followed by Flame AA

-or individual tests by request-

1: TTLC Total Threshold by EPA 3050B mod

2: STLC/CAL WET Title 22 CCR Ch11 Article 5 App 2

3: TCLP EPA 1311

	SAMPLE #	LOCATION	DESCRIPTION	QUANTITY	CONDITION
665	001	Office #1	Drywall & Taping Compound	TBD	Good
	002	Office #1			Good
	003	Hall			Good
	004	Insulation	Insulation Brown Floor	20 cub. ft	
	005	Ceiling	Popcorn Ceiling	75 sq. ft	Sev. Dam.
	006			+ on floor	
	007				
1647	008	Floor	9 x 9 Floor tile	1334 sq. ft	Good
	009		Tile mastic		
	010	Ceiling	Drywall & T.C.	437 sq. ft	Good
	011				
	012				
647	013	Ceiling	Drywall & Taping Compound	247 sq. ft	Good
	014				
	015				
639 645	016	Office #1	Drywall & Taping Compound	3700 sq. ft	Good
	017	Hall site #2			
	018	Hall site #3			
	019	Bathroom	12 x 12 floor tile	55 sq. ft	Good
	020		Mastic		

Relinquished By: (Print)	Greg Masters #033365	(Sign)	Greg Masters	(Date)	7-27-15
Received By: (Print)	Mikael Ortiz	(Sign)	Mikael Ortiz	(Date)	7/28/15 11:48
Relinquished By: (Print)		(Sign)		(Date)	
Received By: (Print)		(Sign)		(Date)	
Relinquished By: (Print)		(Sign)		(Date)	

8/7 9AM

Certificate of Analysis  
PLM Asbestos Identification

tel - 714-899-8900  
free - 888-743-0998  
fax - 714-899-7098  
www.patriotlab.com

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Item 27.

20.

Masters Environmental  
44719 Alexandria Vale  
Indio, CA 92201

Report Number: 574927  
Project Number: 2392  
Project Name:  
Project Location: 1639-1667 6th St  
Coachella CA

Date Collected: 7/27/2015  
Date Received: 7/28/2015  
Date Analyzed: 7/29/2015  
Date Reported: 7/29/2015

Collected By:  
Claim Number:  
PO Number:  
Number of Samples: 20

Lab/Client ID/Layer	Location	Material Description	Color	Composition (%)
574927-001 001	Office 1	Drywall and Joint Compound	Beige	80% Sulfate 10% Cellulose 5% Carbonate 5% Paint
<b>Total Asbestos</b>	<b>None Detected</b>			
574927-002 002	Office 1	Drywall and Joint Compound	Beige	80% Sulfate 10% Cellulose 5% Carbonate 5% Paint
<b>Total Asbestos</b>	<b>None Detected</b>			
574927-003 003	Hall	Drywall and Joint Compound	Beige	80% Sulfate 10% Cellulose 5% Carbonate 5% Paint
<b>Total Asbestos</b>	<b>None Detected</b>			
574927-004 004	Insulation	Insulation	Brown	100% Cellulose
<b>Total Asbestos</b>	<b>None Detected</b>			
574927-005 005	Ceiling	Popcorn Ceiling	Beige	75% Carbonate 15% Vermiculite 5% Paint
Chrysotile	5 %			
<b>Total Asbestos</b>	<b>5 %</b>			

Certificate of Analysis  
**PLM Asbestos Identification**

Item 27.

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1041 S. Placentia Avenue, Fullerton, CA 92831

Masters Environmental  
 44719 Alexandria Vale  
 Indio, CA 92201

Report Number: 574927  
 Project Number: 2392  
 Project Name:  
 Project Location: 1639-1667 6th St  
 Coachella CA

Date Collected: 7/27/2015  
 Date Received: 7/28/2015  
 Date Analyzed: 7/29/2015  
 Date Reported: 7/29/2015

Collected By:  
 Claim Number:  
 PO Number:  
 Number of Samples: 20

Lab/Client ID/Layer	Location	Material Description	Color	Composition (%)
574927-006 006	Ceiling	Popcorn Ceiling	Beige	75% Carbonate 15% Vermiculite 5% Paint
Chrysotile	5 %			
<b>Total Asbestos</b>	<b>5 %</b>			
574927-007 007	Ceiling	Popcorn Ceiling	Beige	75% Carbonate 15% Vermiculite 5% Paint
Chrysotile	5 %			
<b>Total Asbestos</b>	<b>5 %</b>			
574927-008 008	Floor	9x9 Floor Tile	Black	100% Non- Fibrous Material
<b>Total Asbestos</b>	<b>None Detected</b>			
574927-009 009	Floor	Tile Mastic	Black	100% Tar
<b>Total Asbestos</b>	<b>None Detected</b>			
574927-010 010	Ceiling	Drywall and Tape Compound	Beige	90% Sulfate 7% Cellulose 3% Glass Fibers
<b>Total Asbestos</b>	<b>None Detected</b>			

Certificate of Analysis  
**PLM Asbestos Identification**

Item 27.

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 free - 888-743-8998  
 fax - 714-899-7098  
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1041 S. Placentia Avenue, Fullerton, CA 92831

Masters Environmental  
 44719 Alexandria Vale  
 Indio, CA 92201

Report Number: 574927  
 Project Number: 2392  
 Project Name:  
 Project Location: 1639-1667 6th St  
 Coachella CA

Date Collected: 7/27/2015  
 Date Received: 7/28/2015  
 Date Analyzed: 7/29/2015  
 Date Reported: 7/29/2015

Collected By:  
 Claim Number:  
 PO Number:  
 Number of Samples: 20

Lab/Client ID/Layer	Location	Material Description	Color	Composition (%)
574927-011 011	Ceiling	Drywall and Tape Compound	Beige	80% Sulfate 10% Cellulose 5% Carbonate 5% Paint

Chrysotile <1 %  
**Total Asbestos** < 1%

574927-012 012	Ceiling	Drywall and Tape Compound	Beige	80% Sulfate 10% Cellulose 5% Carbonate 5% Paint
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Chrysotile <1 %  
**Total Asbestos** < 1%

574927-013 013	Ceiling	Drywall and Tape Compound	Beige	80% Sulfate 10% Cellulose 5% Carbonate 5% Paint
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Chrysotile <1 %  
**Total Asbestos** < 1%

574927-014 014	Ceiling	Drywall and Tape Compound	Beige	80% Sulfate 10% Cellulose 5% Carbonate 5% Paint
-------------------	---------	------------------------------	-------	--

Chrysotile <1 %  
**Total Asbestos** < 1%

Certificate of Analysis  
**PLM Asbestos Identification**

Item 27.

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 free - 888-743-0998  
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1041 S. Placentia Avenue, Fullerton, CA 92831

Masters Environmental  
 44719 Alexandria Vale  
 Indio, CA 92201

Report Number: 574927  
 Project Number: 2392  
 Project Name:  
 Project Location: 1639-1667 6th St  
 Coachella CA

Date Collected: 7/27/2015  
 Date Received: 7/28/2015  
 Date Analyzed: 7/29/2015  
 Date Reported: 7/29/2015

Collected By:  
 Claim Number:  
 PO Number:  
 Number of Samples: 20

Lab/Client ID/Layer	Location	Material Description	Color	Composition (%)
574927-015 015	Ceiling	Drywall and Tape Compound	Beige	80% Sulfate 10% Cellulose 5% Carbonate 5% Paint

Chrysotile <1 %  
**Total Asbestos** <1%

574927-016 016	Office 1	Drywall and Tape Compound	Beige	86% Sulfate 7% Cellulose 5% Carbonate 2% Paint
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**Total Asbestos** None Detected

574927-017 017	Hall Suite 2	Drywall and Tape Compound	White	86% Sulfate 7% Cellulose 5% Carbonate 2% Paint
-------------------	--------------	---------------------------	-------	---

**Total Asbestos** None Detected

574927-018 018	Hall Suite 3	Drywall and Tape Compound	White	86% Sulfate 7% Cellulose 5% Carbonate 2% Paint
-------------------	--------------	---------------------------	-------	---

**Total Asbestos** None Detected

574927-019 019	Bathroom	12x12 Floor Tile	Beige	100% Non-Fibrous Material
-------------------	----------	------------------	-------	---------------------------

**Total Asbestos** None Detected

Certificate of Analysis  
PLM Asbestos Identification

Item 27.

20.

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free - 888-743-0998  
fax - 714-899-7098  
www.patriotlab.com

1041 S. Placentia Avenue, Fullerton, CA 92831

Masters Environmental  
44719 Alexandria Vale  
Indio, CA 92201

Report Number: 574927  
Project Number: 2392  
Project Name:  
Project Location: 1639-1667 6th St  
Coachella CA

Date Collected: 7/27/2015  
Date Received: 7/28/2015  
Date Analyzed: 7/29/2015  
Date Reported: 7/29/2015

Collected By:  
Claim Number:  
PO Number:  
Number of Samples: 20

Lab/Client ID/Layer	Location	Material Description	Color	Composition (%)
574927-020 020	Bathroom	Mastic	Yellow	100% Non- Fibrous Material

**Total Asbestos**      **None Detected**

574927-010      Sample Contained Drywall Only



Melissa Sandoval - Analyst



Ian Reyes - Approved By

Bulk sample(s) submitted was (were) analyzed in accordance with the procedure outlined in the US Federal Register 40 CFR 763, Subpart F, Appendix A; EPA-600/R-93/116 (Method for Determination of Asbestos in Building Materials), and EPA-600/M4-82-020 (US EPA Interim Method for the Determination of Asbestos in Bulk Insulation Samples). Samples were analyzed using Calibrated Visual Estimations (CVES); therefore, results may not be reliable for samples of low asbestos concentration levels. Samples of wall systems containing discrete and separable layers are analyzed separately and reported as composite unless specifically requested by the customer to report analytical results for individual layers. This report applies only to the items tested. Results are representative of the samples submitted and may not represent the entire material from which the samples were collected. "None Detected" means that no asbestos was observed in the sample. "<1%" (less than one percent) means that asbestos was observed in the sample but the concentration is below the quantifiable level of 1%. This report was issued by a NIST/NVLAP (Lab Code 200358-0) and CADOHS- ELAP (Cert. No. 2540) accredited laboratory and may not be reproduced, except in full without the expressed written consent of Patriot Environmental Laboratory Services, Inc. This report may not be used to claim product certification, approval or endorsement by NIST, NVLAP, ELAP or any government agency.



## CHAIN OF CUSTODY

5147165

Item 27.

Page 1 of 1

Lab Use Only  
Report Number:

MASTERS ENVIRONMENTAL	Project #: 2392
44719 ALEXANDRIA VALE	Project Name:
INDIO, CA 92201	Location: 1639-1667 1/2 St, Coachella, CA
760-200-2900	Sample Collection Date: 7-27-15
Contact Phone:	Preservative:
760-399-8769 (CELL)	Authorized By: Gayle Thomas
760-200-2901 (FAX)	PO#: Claim #:
Special Instructions:	

## Analysis Requested

## Asbestos

PCM (fiber count) NIOSH 7400A ☐  
 PLM (bulk asbestos) EPA 800/R-93/116 ☒  
 CARB 435 ☐  
 Point Count 400 ☐  
 Point Count 1000 ☐  
 Gravimetric Reduction ☐

## Turnaround Time

Rush (Same Day) ☐ Other ☐  
 24HR ☒ (specify):  
 48HR ☐  
 72HR ☐

Note: -STLC/CAL WET requires a minimum of 52 hrs turnaround  
 -TCLP requires a minimum of 22 hrs turnaround  
 -Cultures require 5-7 days turnaround

Lead by Flame AA Paint, Air Cassette, Dust Wipe, Waste Water, Soils, Misc. Solids EPA 3050B/7420mod, NIOSH 7082mod  
 Lead Waste Profile As necessary for disposal ☐ \*Note: Please provide at least 200-500 grams (approx. 1/2 - 1 lb)  
 followed by Flame AA of sample for necessary analyses.

-or individual tests by request-

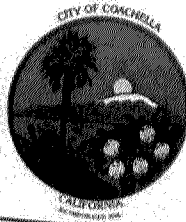
- 1: TTLC Total Threshold by EPA 3050B mod ☐  
 2: STLC/CAL WET Title 22 CCR Ch11 Article 5 App 2 ☐  
 3: TCLP EPA 1311 ☐

	SAMPLE #	LOCATION	DESCRIPTION	QUANTITY	CONDITION
665	001	Office #1	Drywall & Taping Compound	TBD	Good
	002	Office #1			Good
	003	Hall			Good
	004	Insulation	Insulation Brown, Floor	20 cub. ft	—
	005	Ceiling	Popcorn Ceiling	75 sq. ft	Ser. Dam.
	006			+ on floor	
	007				
1667	008	Floor	9 x 9 Floor tile	1334 sq. ft	Good
	009		Tile mastic		
	010	Ceiling	Drywall & T.C.	437 sq. ft	Good
	011				
	012				
647	013	Ceiling	Drywall & Taping Compound	247 sq. ft	Good
	014				
	015				
639 645	016	Office #1	Drywall & Taping Compound	3700 sq. ft	Good
	017	Hall site #2			
	018	Hall site #3			
	019	Bathroom	12 x 12 floor tile	55 sq. ft	Good
	020		Mastic		

Relinquished By: (Print) Greg Masters #033365	(Sign) Gregory Masters	(Date) 7-27-15
Received By: (Print) Mikina Ortiz	(Sign) [Signature]	(Date) 7/28/15 11:45
Relinquished By: (Print)	(Sign)	(Date)
Received By: (Print)		(Date)
Relinquished By: (Print)		(Date)

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

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



Attachment 4

Item 27.

DATE: 04/23/2019  
PERMIT NO: BL-2019-04-13344  
USE ZONE: General Commercial  
OCCUPANCY: CONSTR TYPE: SQ FT:

Project Address:

1639 6TH ST  
COACHELLA CA 92236

Applicant's Name:

CALACON INC.  
GENEVIEVE THOMAS

Owner's Name:

Owner's Address:

1639 6TH ST  
COACHELLA CA 92236

Contractor's Name:

Contractor's Address:

CALACON INC.  
59800 AVENIDA LA CUMBRE  
MOUNTAIN CENTER CA 92561

Contact Person:

SCOTT MABE

Project Name:

Permit Type:

Description of Work:

Condition:

ALTERATIONS AND ADDITIONS

1639/67 6TH ST. DEMOLISH AND DISCARD ALL INTERIOR, "NON-BEARING" WALLS, FRAMING,  
ELECTRICAL OUTLETS AN HVAC, REMOVE OR GRIND DOWN TO SLAB ANCHOR BULTS FLUSH

Project Valuation: \$ 9,000.00

PARCEL #:

LOT #:

TRACT #:

Phone: (760) 275-4995

Fax:

Phone: (760) 275-4995

Fax:

Business Lic:

State Licence:

Contact Phone: (760) 275-4995

**FEE(S):**

CONSTRUCTION COST 1%  
Senate Bill 1473

\$90.00  
\$1.00

Plan Check Fees

\$288.00

Strong Motion Instrumentation

\$1.17

**TOTAL FEES: \$ 380.17**

**CERTIFICATION APPEARING ON APPLICATIONS**

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

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

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

(Applicant Signature)

Building

Planning

Item 27.

20.

1639/67 6TH ST. DEMOLISH AND DISCARD ALL INTERIOR, "NON-BEARING" WALLS, FRAMING, ELECTRICAL OUTLETS AN HVAC, REMOVE OR GRIND DOWN TO SLAB ANCHOR BULTS FLUSH TO FINISH AS PER ATTACHED APPROVED PLANS.



CITY OF COACHELLA  
BUILDING PERMIT  
COMMUNITY & DEVELOPMENT SERVICES

Project Address: 1639 / 67 4th Street  
Dirección del Proyecto:

Applicant's Name: CALACON INC  
Nombre del Solicitante  
Owner's Name: GENEVIEVE Laffey Thomas Est.  
Nombre del Propietario:  
Owner's Address: - Same -  
Dirección del Propietario:

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

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

Project Valuation: \$9,000  
Evaluación del Proyecto:

PARCEL#

LOT#:

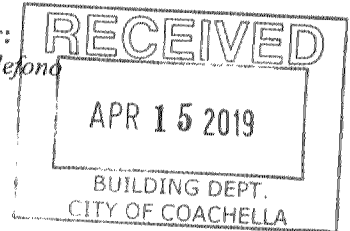
TRACT#:

Phone Number:

Numero de Telefono

Fax:

Fax:



Contractor's Name: CALACON INC.  
Nombre del Contratista

Contractor's Address: 59-800 AVENIDA LACUMBRE  
Dirreccion del Contratista: MOUNTAIN CENTER CA 92561

Phone Number: (760) 275-4995  
Numero de Telefono:

Fax:

Fax:

Bus Lic/ Licencia:

State Lic/Licencia del Estado: 622308

Contact Phone: (760) 275-4995

Teléfono de Contacto:

Contact Person: Scott Mabe  
Persona de Contacto

Project Name/ Nombre del Proyecto:

Permit Type/ Tipo de Permiso: Demo/Electric upgrade - Demonst & Discard all int.  
Description of Work/Descripción de los trabajos: Non-bearing wall, framing, elect, outfit + HVAC, remount

Condition/Condición:

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

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 granted of this permit.

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Applicant's Signature

Building

Planning



City of Coachella  
Community Develop.  
Services  
1515 Sixth Street  
Coachella, CA. 92236  
(760) 398-3002

## BUILDING PLAN CHECK CORRECTIONS

Project Address: 1639 6<sup>th</sup> St.

Plan Check #: TBD

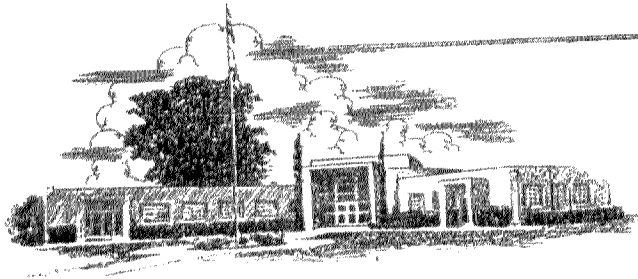
Review #: 1

Applicant: Coachella Organic

Date: 04/22/2019

1. Provide a clear scope of work on cover sheet.
2. Size any conduit to be installed as shown on plans.
3. Show use of adjacent suites and list total amount of square footage to be altered or demolished.
4. Provide a recycling plan for waste as required by CGBC 5.408.

Plan Checker: Brian F Gumpert CBO



City of Coachella  
Community Develop.  
Services  
1515 Sixth Street  
Coachella, CA. 92236  
(760) 398-3002

## BUILDING PLAN CHECK CORRECTIONS

Project Address: 1639 6<sup>th</sup> St.

Review #: 1

Plan Check #: TBD

Date: 04/22/2019

Applicant: Coachella Organic

1. Provide a clear scope of work on cover sheet.
2. Size any conduit to be installed as shown on plans.
3. Show use of adjacent suites and list total amount of square footage to be altered or demolished.
4. Provide a recycling plan for waste as required by CGBC 5.408.

Plan Checker: Brian F Gumpert CBO

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

000832-0008 Carmin T. 04/24/2019 08:43AM

**PERMITS & INSPECTIONS**

CALACON INC.

BL-2019-04-13344

ALTERATIONS AND ADDITIONS

1639/67 6TH ST. DEMOLISH

AND DISCARD ALL

pending

2019 Item: BL-2019-04-13344 380.17

Payment Id: 80065

380.17

Subtotal

380.17

Total

380.17

380.17

CHECK

Check Number 2638

0.00

Change due

Paid by: CALACON INC.

CALACON INC.		2638
DATE 4/24/2019		
CITY OF COACHELLA		\$ 380.17
Three Hundred Eighty \$		
1STBANK		
Cash/Check/Debit		

Thank you for your payment  
Gracias por su pago

CUSTOMER COPY  
DUPLICATE RECEIPT

BUILDING PERMIT NO. \_\_\_\_\_

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

**Building Address:** \_\_\_\_\_

**Applicant:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**City:** \_\_\_\_\_ **Zip:** \_\_\_\_\_ **Tel:** \_\_\_\_\_

**Owner:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**City:** \_\_\_\_\_ **Zip:** \_\_\_\_\_ **Tel:** \_\_\_\_\_

**Contractor:** CALACON INC.

**Mailing Address:** 59-800 Avenida LaCumbre

**City:** Mountain View **Zip:** 92561 **Tel:** (760) 275-4995

**State Lic. & Class:** B **City License #:** 622308

#### 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:** B **License #:** 622308

**Date:** 7/31/2019 **Contractor:** Scott Mabe  
CALACON INC.

#### 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

Attachment 4  
employees provided that such improvement is not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder shall bear the burden of proving that he or she did not build or improve for the purpose of sale.).

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

- ☐ I am exempt under Sec. \_\_\_\_\_ B & P C for this reason \_\_\_\_\_

**Date:** \_\_\_\_\_ **Owner:** \_\_\_\_\_

#### WORKER'S COMPENSATION DECLARATION

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

- ☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- ☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier: State Fund Policy # 9066129-17  
(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:** \_\_\_\_\_ **Applicant Signature:** \_\_\_\_\_



**EXHIBIT “A”***Selection Criteria – Retailers and retail microbusinesses:*

The City of Coachella is located at the eastern end of the Coachella Valley and enjoys a rich cultural heritage known for its entrepreneurial families and engaged youth population. It is the City Council’s desire to promote potential cannabis businesses that will further the economic development goals of the community in order to create jobs, provide a stronger tax base, and enhance the public health and wellness of the community. With the adoption of Ordinance Nos. 1114, 1115, and 1120 setting the zoning and regulatory framework for new retailers and retail microbusinesses, the City anticipates that there may be more applications for cannabis business conditional use permits than allowed under the City regulations. Therefore, the City has enacted, through Resolution, the following process for prioritizing applications.

**I. Completeness Review**

All retailers and retail microbusinesses are required to submit a Conditional Use Permit (CUP) application, with fee, to the City’s Development Services Department. Applications will be reviewed for “completeness” to ensure that applicants have submitted all the required information necessary for review of the application. Only applications received by the first week of May, 2018 (“initial review and prioritization period”) and deemed complete will move on for review under the City’s selection criteria, unless exempted through a Development Agreement. After the initial review and prioritization period, additional applications will be reviewed and processed according to date the application is accepted as complete and will not be subject to the review and prioritization process. Persons and/or entities that are currently involved or have been involved in the past 6 months with an active court proceeding adverse to the City are ineligible to apply for a CUP.

**II. Selection Criteria**

The following selection criteria will be used by the Development Services Department to evaluate and prioritize CUPs for retailers and retail microbusinesses. Selection criteria are each worth a maximum of 10 to 30 points, with a grand total of 100 points possible. To obtain the point, the applicant must demonstrate compliance with each criterion listed in the section below.

1. Location and Neighborhood Compatibility (Up to 30 Points)
  - a. Has the landowner provided written authorization for a retailer or retail microbusiness, and provided the applicant with a lease agreement?
  - b. Is the proposed retailer or retail microbusiness property not the subject of any outstanding code enforcement activity?
  - c. Is the location more than the minimum 250 feet distance from existing schools, daycare centers, and youth centers?
  - d. Has the applicant provided a detailed description of how the premises and exterior building areas will be managed so as to avoid nuisance, loitering, and other negative impacts on surrounding properties?
  - e. Does the applicant identify adequate odor control measures?
  - f. Does the applicant demonstrate compliance with parking and landscaping regulations?

2. Security Plan (Up to 10 Points)
  - a. Is a detailed security plan provided that includes descriptions for effective fire prevention, suppression, HVAC and alarm systems?
  - b. Does the security plan identify all required elements contained in Chapter 5.69 and adequately address security for the particular site and operation?
3. Qualifications/Experience of Professionals (Up to 25 Points)
  - a. Does the applicant provide a viable business plan in accordance with Chapter 5.69?
  - b. Do the principals demonstrate bona fide business experience?
  - c. Does a principal, director, officer, or applicant of the business have a primary residence in the City of Coachella where he/she has been residing for the past 36 months?
  - d. Does the applicant commit to hiring City of Coachella residents for 50% of all hires?
  - e. Does the applicant commit to sponsoring an established City of Coachella community-based organization and/or youth program?
4. Building Façade and Interior Improvements (Up to 20 Points)
  - a. Does the applicant provide a detailed tenant improvement plan that identifies compliance with California Building and Fire Codes?
  - b. Are the interior improvements attractive and in keeping with City policies and contemporary retail industry standards?
  - c. Is the applicant committing to exterior façade improvements that will enhance the surrounding areas?
  - d. Does the applicant provide a detailed architectural plan for building façade improvements?
5. Community Benefits (Up to 15 Points)
  - a. Does the applicant propose to operate a new business in the RC Overlay zone, in addition to the proposed cannabis retailer or cannabis retail microbusiness, which includes one or more of the following business types:
    - Restaurant
    - Coffee Shop
    - Retail Bookstore
    - Art Studio / Museum
    - Wine Bar or Micro-Brewery Pub
    - Boutique Hotel / Bed and Breakfast
  - b. Does the applicant provide an effective community outreach plan for nearby and adjacent land uses, and does the applicant describe credible benefits to the overall community, local economy, and any community or non-profit contributions or affiliations?
  - c. Does the applicant provide any additional community benefits described in either their business plan or other documentation submitted as part of the CUP?

### III. Lottery

Applications for retailer or retail microbusinesses which receive tie scores from the selection criteria will be entered in to a lottery.