



# AGENDA

## CITY COUNCIL 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

**June 08, 2022**

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:**

<p>In-Person Meeting Location:</p> <p>Coachella City Hall Council Chamber 1515 Sixth Street Coachella, CA</p>	<p><b>If you would like to attend the meeting via Zoom, here is the link:</b></p> <p><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></p> <p><b>Spanish:</b> El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla</p>
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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:**

**ROLL CALL:**

**VIRTUAL PUBLIC MEETINGS:**

1. Resolution No. 2022-49 a Resolution to Continue Fully or Partially Virtual Public Meetings (AB 361)

**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”

**PLEDGE OF ALLEGIANCE:**

**PROCLAMATIONS/PRESENTATIONS:**

2. Proclamation Congratulating 2021 USA Boxing National Championship (48kg) Winner Jocelyn Camarillo
3. 10th Annual Coachella Valley Nine Cities Challenge Blood Drive 2022
4. Presentation from Coachella Valley Rescue Mission
5. Bagdouma Basketball Court Restoration - Project Update
6. Presentation on Coronavirus (COVID-19) Response Efforts

**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.)

7. Special Meeting Minutes of a Coachella City Council Study Session held on May 9, 2022.
8. Regular Meeting Minutes of May 11, 2022, 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.
9. Voucher Listing — EFT's/Utility Billing Refunds/FY 2021-22 Expenditures as of May 25, 2022, \$2,479,270.29.
10. Voucher Listing — EFT's/Utility Billing Refunds/FY 2021-22 Expenditures as of June 8, 2022, \$1,558,402.39.



11. Tripoli Mixed-Use Project

Adopt Ordinance No. 1193 (*Second Reading*) approving Change of Zone (CZ) 22-01 to amend the Official Zoning Map by adding the PUD (Planned Unit Development) Overlay Zone on 2.8 acres of vacant C-G (General Commercial) zoned property for a mixed-use development consisting of 108 apartment units and 2 retail units located at the northeast corner of Cesar Chavez Street and Bagdad Avenue (APN# 778-081-003 and -001) Applicant: Chelsea Investment Corporation

12. Annual Investment Policy Update:

- a) Resolution No. 2022-45 a Resolution of the City Council of the City of Coachella
- b) Resolution No. WA-2022-03, a Resolution of the Coachella Water Authority
- c) Resolution No. SD-2022-01, a Resolution of the Coachella Sanitary District
- d) Resolution No. FD-2022-01, a Resolution of the Coachella Fire Protection District
- e) Resolution No. CBL-2022-01, a Resolution of the Coachella Education and Government Access Cable Channel Corporation

13. Establish the Appropriations Limits for Fiscal Year 2022-23:

- a) Adopt Resolution No. 2022-46, establishing the appropriations limit for the City of Coachella for fiscal year 2022-23;
- b) Adopt Resolution No. SD-2022-02, establishing the appropriations limit for the Coachella Sanitary District for fiscal year 2022-23;
- c) Adopt Resolution No. FD-2022-02, establishing the appropriations limit for the Coachella Fire Protection District for fiscal year 2022-23

14. Resolution No. 2022-55 Approving the Creation and Funding of a Full-Time Customer Service Supervisor Position

15. Direct Staff to Conduct the Biennial Review of the City's Conflict of Interest Code (Form 700 Filers)

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

16. Adopt Resolution No. 2022-54 setting two July 27, 2022 public hearing dates related to solid waste service charges to increase the maximum rates for solid waste services, and to place solid waste service charges on the residential property tax roll for fiscal year 2022/2023) and directing staff to mail or publish required notices, and approving the following identified use of the awarded CalRecycle SB 1383 grant funds as follows: \$40,000 for commercial collection (organics/recycling) services and \$28,429 for education and outreach efforts.

17. Approve award of contract to HydroPro Solutions, Inc for the installation of Master Meter AMI Hardware in the amount of \$258,865.34.

18. Adopt Resolution No. 2022-53 Stating the Intention to Annex Property into City of Coachella Community Facilities District No. 2005-1 (Law Enforcement, Fire and Paramedic Services) and Authorize the Levy of a Special Tax Within Annexation Area No. 34 (Villa Verde Apartment project – APN 768-250-002 and 768-300-001) and approve a conditional loan commitment to defer CFD levy payments.

- 19. Resolution No. 2022-58 Supporting Ocean Water Importation to Refill the Salton Sea While Reducing Greenhouse Gas Emissions
- 20. Authorize purchase and appropriation for a new 2023 Freightliner M2 106 Patcher Truck from PB Loader Corporation, in the amount of \$266,449.65.
- 21. Designation of Voting Delegate and Alternates to the League of California Cities Annual Conference & Expo.

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

- 22. Community Facilities District (CFD No. 2005-01) Annexation 33 – Mariposa Pointe:
  - a) Resolution No. 2022-50 Determining the Validity of Prior Proceedings relating to Annexation of Property (Annexation No. 33) in the City of Coachella CFD No. 2005-01 (Law Enforcement, Fire and Paramedic Services).
  - b) Resolution No. 2022-51 on Behalf of CFD No. 2005-01 Calling a Special Election within Annexation Area No. 33 (Mariposa Pointe – Tract No. 32074, 32074-1 and 32074-2).
  - c) Resolution No. 2022-52 Canvassing the Results of the Election Held Within CFD No. 2005-01 (Area No. 33)
  - d) Ordinance No. 1194 on Behalf of CFD No. 2005-01 Authorizing the Levy of a Special Tax within Annexation Area No. 33 Annexed to Said District (*First Reading*)
- 23. JJWR Holdings Manufacturing and RV Storage Project- Tentative Parcel Map No. 38218, Conditional Use Permit No. 354, Architectural Review No. 21-07 for the construction of two 25,750 sq. ft. industrial building to create up to 32 warehouse condominiums and 8 office condominiums on a 3.29 acre site at 53-457 and 53-459 Enterprise Way. Applicant: JJWR, LLC

**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 at the  
City Clerk’s Office at 53-462 Enterprise Way, Coachella, California, and on the  
City’s website [www.coachella.org](http://www.coachella.org).*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



**STAFF REPORT**  
**6/8/2022**

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

**FROM:** Dr. Gabriel Martin, City Manager  
Best Best & Krieger, LLP, City Attorney

**SUBJECT:** Resolution No. 2022-49 a Resolution to Continue Fully or Partially Virtual Public Meetings (AB 361)

**STAFF RECOMMENDATION:**

It is recommended that the City Council adopt Resolution No. 2022-49 to continue fully or partially virtual public meetings.

**BACKGROUND:**

The Brown Act generally allows for teleconference or virtual meetings, provided that the physical locations of the council members joining by teleconference are posted on the agenda, that those locations are open to the public and that a quorum of the council members is located within the City. Newly enacted AB 361 provides an exception to these procedures in order to allow for fully virtual meetings during proclaimed emergencies, including the COVID-19 pandemic.

In March of 2020, Governor Newsom issued Executive Order N-29-20, which suspended portions of the Brown Act relating to teleconferencing, enabling fully virtual meetings without having to post the location of the council members attending virtually. Many cities and other public agencies have been holding public meeting using virtual platforms since this time. In June of 2021, Governor Newsom issued Executive Order N-08-21, which provided that the exceptions contained in EO N-29-20 would sunset on September 30, 2021.

On September 10, 2021, the Legislature adopted AB 361, which allows public agencies to hold fully virtual meetings under certain circumstances. Governor Newsom signed the bill into law on September 16, 2021. Because it contained an urgency provision, it took immediate effect. The Governor then suspended AB 361 until October 2, allowing a transition period from the prior Executive Order.

Under AB 361, cities can hold meetings without a public meeting space and without providing notice of the council members' teleconference locations if there is a Governor-proclaimed state of emergency and either state or local officials are imposing or recommending measures to promote social distancing or the City Council determines that meeting in person will be unsafe for attendees. If the virtual meeting is due to social distancing recommendations, the City Council does not have

to make any findings at its first meeting under AB 361. However, to continue meeting virtually, the City Council must find that state or local officials still at least recommend measure to promote social distancing. The findings must be made within 30 days of the first meeting and every thirty days thereafter.

**DISCUSSION/ANALYSIS:**

On March 4th, 2020, the Governor proclaimed a state of emergency due to the COVID-19 pandemic. The state of emergency remains in effect as of the publication of this report.

Virtual meetings are currently allowed under AB 361 because state and local officials are continuing to recommend measures to promote social distancing. In the case of the pandemic, the requisite standards for holding virtual meetings are low. The City Council would only have to find that any state or local official is recommending measures to promote social distancing. Under the plain language of the statute, there does not have to be an order requiring social distancing, and the recommendation only needs to come from a state or local official. Nothing in the bill requires that the recommendation be a formal recommendation of a local health officer or in any sort of formal guideline.

Under AB 361, the “local agency” – which the Brown Act defines as the City, not the City Council - may utilize virtual meetings if the “legislative body” makes the required findings. As defined in the Brown Act, a “legislative body” includes both the City Council and all committees and commissions. Because the City Council is the most appropriate board to make findings and policy decisions on behalf of the City, the proposed resolution contains a two-pronged approach: It provides that all commissions and committees shall be authorized to utilize virtual meeting procedures for 30 days, and authorizes each individual commission or committee to make findings in support of virtual meetings if the City Council has not renewed or terminated the resolution. Thus, the proposed resolution provides the City Council with the flexibility to allow its commissions and committees to host virtual meetings, while still maintain the City Council’s jurisdiction to require in-person meetings as warranted.

AB 361 allows the use of fully virtual meetings under the foregoing conditions, but it does not prohibit hybrid meetings. By adopting the proposed resolution, and continuing to renew it as conditions warrant, the City Council and any subordinate boards are not precluded from holding meetings that have some traditional components and some virtual or telephonic components. The City Council (and other City boards) may hold meetings where some members join in the Council Chambers and some members join virtually. The City Council may also continue to allow both live and virtual public comments, together with reduced capacity in the Chambers as conditions warrant. For any hybrid meetings, AB 361 requires that members of the public be able to make live public comments directly to the Council or other board using telephonic or electronic means and that the agenda identify the means for making public comments.

As noted above, by adopting the proposed Resolution, the City Council is not prohibited from returning to fully in-person meetings. The Resolution is intended to provide the option to utilize the AB 361 procedures in lieu of the Brown Act’s standard teleconferencing requirements. At future City Council meetings, a consent calendar item will be placed on each agenda to reconsider

and potentially renew the Resolution.

**FISCAL IMPACT:**

None.

**ATTACHMENT:**

Resolution No. 2022-49

**RESOLUTION NO. 2022-49**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, MAKING FINDINGS AND DETERMINATIONS UNDER AB 361 FOR CONTINUED VIRTUAL MEETINGS**

**WHEREAS**, the Ralph M. Brown Act (Gov. Code § 54950 et seq.) generally requires local agencies meeting via teleconference, including through other virtual or electronic means, to provide public access at each location in which members of the legislative body are teleconferencing; and

**WHEREAS**, the Legislature recently enacted Assembly Bill 361 (AB 361), which amended Government Code section 54953 to allow local agencies to meet fully virtually during a proclaimed state of emergency if state or local officials have imposed or recommended measures to promote social distancing; and

**WHEREAS**, the City Council finds that the Governor issued a proclamation declaring a state of emergency on March 4, 2020 due to the COVID-19 pandemic, pursuant to section 8625 of the California Emergency Services Act; and

**WHEREAS**, the City Council has reconsidered the circumstances of the state of emergency and finds that state or local officials continue to recommend measures to promote social distancing; and

**WHEREAS**, the City Council desires that the City of Coachella, including all commissions, committees, and other Brown Act bodies shall continue to hold virtual meetings pursuant to AB 361 and Government Code section 54953(e).

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

**Section 1.** The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

**Section 2.** The City Council and all other commissions, committees or other Brown Act bodies of the City shall be authorized to continue to meet virtually in accordance with Government Code section 54953(e) and without compliance with section 54953(b)(3).

**Section 3.** This Resolution does not prevent or prohibit the City Council or any commission, committee or other Brown Act body of the City from holding hybrid meetings (containing both virtual and in-person components) or from meeting in-person, provided such meetings comply with AB 361 and with all state and local health orders. Commissions, committees and other Brown Act bodies shall comply with all rules established by the City Council and/or City Manager for attendance at meetings.

**Section 4.** The City Council shall take action to renew this Resolution every thirty days for as long as any state or local officials continue to recommend any measures to promote social

distancing, but the City Council may terminate the Resolution at any time. In the event that more than 30 days pass between regular City Council meetings, the City Council shall take action to renew this Resolution prior to taking any action or engaging in any deliberation or discussion in a virtual meeting; renewal of this Resolution may occur either at the beginning of the next regular meeting or at a special meeting called for such purposes. In the event this Resolution has lapsed, and the City Council has not terminated it, any commission, committee or other Brown Act board of the City shall be authorized to, and shall, make any required findings in order to meet virtually under AB 361.

**Section 5. Severability.** If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The City Council declares that the City Council would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

**Section 6. Effective Date.** This Resolution shall take effect immediately upon its adoption.

**PASSED, APPROVED and ADOPTED** this 8<sup>th</sup> day of June 2022.

\_\_\_\_\_  
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. 2022-49 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 8<sup>th</sup> day of June 2022, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

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



CITY OF COACHELLA  
CALIFORNIA

*Proclamation*

**WHEREAS**, on December 11, 2021, in Shreveport, Louisiana, Jocelyn Camarillo won the 2021 USA Boxing National Championship in the 48kg (105 pounds) weight class. The 17-year-old champ from Indio, California, is excelling in the male-dominated sport with just three years of training experience; and

**WHEREAS**, once Jocelyn reached the final, she admits that she was nervous before the match. She kept her mind sharp and relied on her countless hours of training to bring home the belt; and

**WHEREAS**, every boxer needs a great trainer, and Jocelyn found the right coach in her father, Valente Camarillo. Valente has his worries like many parents, but they fade away when he sees his daughter’s joy. Being able to train and spend time with his daughter is something Valente and the Camarillo family enjoy the most; and

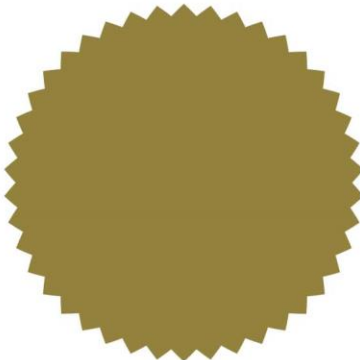
**WHEREAS**, Jocelyn has experience in soccer; however, she started gravitating towards boxing after the need to find something different. “It was just an amazing feeling,” she said, remembering her first win. “That’s when I knew this is definitely for me;” and

**WHEREAS**, Jocelyn’s goals include a successful boxing career, attending college, and inspiring young women and girls who also love boxing.

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

*Jocelyn Camarillo*

For winning the 2021 USA Boxing National Championship in the 48kg (105 pounds) weight class, and urge all citizen of the City of Coachella to join me in honoring her dedication and achievement.



**IN WITNESS HEREOF**, I have hereunto set my hand and caused the official seal of the City of Coachella, California to be affixed this 8<sup>th</sup> day of June 2022.

Steven A. Hernandez, Mayor  
City of Coachella, California



# CITY OF COACHELLA

City Council Meeting – June 8, 2022



**LifeStream  
Blood Bank**

GIVE HOPE | GIVE LIFE | GIVE BLOOD

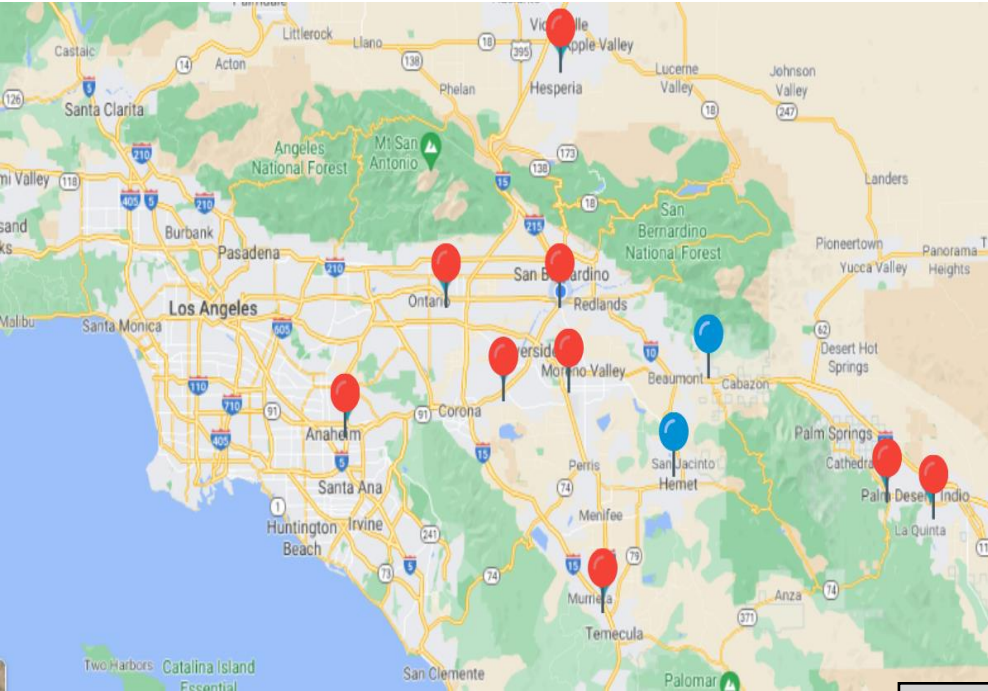
**800.879.4484 | LSTREAM.ORG**

# About LifeStream

- Nonprofit blood bank located in the Inland Empire for over 70 years.
- Our mission is to ***help save lives by connecting donors and patients through the gift of blood.***
- More than 80 hospital partners in 6 counties.
- 500 donations/day needed to meet hospital demand.
- Conducts about 1,600 mobile blood drives annually.



# LifeStream donor centers





# Ongoing critical blood shortage

- Most serious blood shortage in history. Many hospitals have no blood on their shelves.
- Under two-day's total supply on hand for our service area, which includes the City of Coachella.
- Some blood types consistently have less than 1 day's supply.
- Estimated 37% of the population is eligible to donate. But less than 10% of the population actually donates blood.



5-month-old Paisley received a heart transplant, requiring 41 pints of blood.

# How much blood is needed?

- Every 2 seconds, someone in the U.S. needs blood.
- 1 in 7 people entering the hospital will need a blood transfusion.
- 1 in 2 women and 1 in 3 men in the U.S. will develop cancer within their lifetime.
  - Platelets are especially needed by cancer patients.

## HOW MUCH BLOOD DOES IT TAKE TO SAVE A LIFE?

Cancer treatment		(up to 8 units/week)
Coronary artery bypass		(1 to 5 units)
Auto accident/gunshot wounds	 x5	(up to 50 units)
Liver transplant	 x10	(up to 100 units)
Other organ transplants		(up to 10 units)
Brain surgery		(4 to 10 units)
Fractured hip/joint replacement		(2 to 5 units)

Source: America's Blood Centers

# COMMON BLOOD DONATION MYTHS



**Myth:** Blood donation is painful

.....



**Most people only feel a slight pinch when the needle enters the arm.**

.....



**Myth:** Donating blood makes you gain weight

.....



**Donating blood actually helps you burn some excess calories in replenishing the blood that you gave.**

.....



**Myth:** Other people are already giving enough blood

.....



**Only 4% of the eligible population actually donates blood.**

.....



**Myth:** I can't donate if I've just been to the dentist

.....



**You can donate as long as you only underwent a standard procedure such as a cleaning.**

.....



**Myth:** I have to wait a year to donate blood after getting a tattoo.

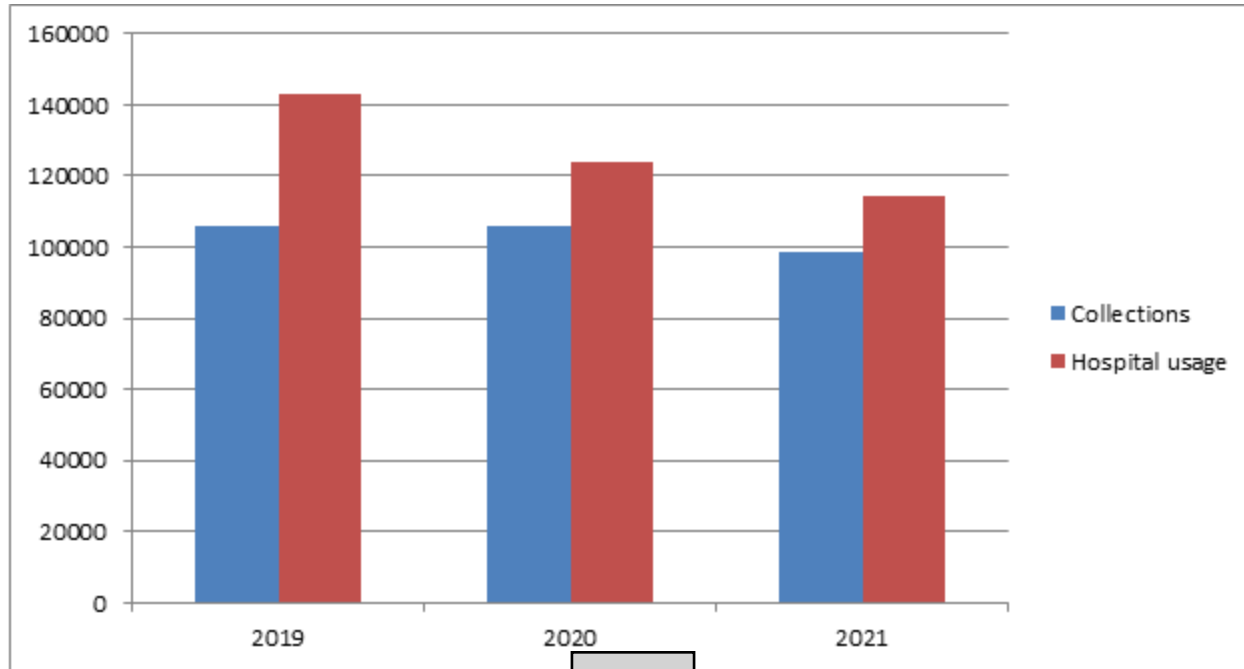
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**You can donate if your tattoo is healed & done at a professionally licensed establishment in CA,**

.....

# LifeStream collections vs hospital usage





# City of Coachella Blood Drives

Item 3.



- Running since 2008
  - 89 pints (2021)
  - Goal for City of Coachella in 2022:  
**200 pints!**
    - Add blood collection to your disaster preparedness plan.
    - Promote blood donation at the city level, with employers, and other service organizations.
    - Host special City sponsored blood drives and partner with LifeStream for fun prizes and other special donor recognition.
    - We need the City's help to promote!  
<https://www.lstream.org>

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# 9 Cities Challenge

- July & August
- Prizes
  - Largest total
  - Largest drive
  - Largest per capita
- Heroes Luncheon – 9/9
  - Honor your local heroes
  - Win a year's worth of ice cream



# Contact us

- To make an appointment to donate blood at a LifeStream donor center, mobile blood drive, or to host a blood drive call 800-TRY-GIVING or visit [Lstream.org](http://Lstream.org).
- Contact your dedicated Regional Account Manager – Martin Arredondo at 760-710-9360 or [arredoma@lstream.org](mailto:arredoma@lstream.org)

# THANK YOU!



**LifeStream  
Blood Bank**

GIVE HOPE | GIVE LIFE | GIVE BLOOD

**800.879.4484 | LSTREAM.ORG**



**CVRM**  
Coachella Valley  
Rescue Mission





- **The Coachella Valley Rescue Mission was started in 1971 by concerned local businessmen and a seed gift from Union Rescue Mission in Los Angeles.**
- **We began as a soup kitchen and night shelter for men only, in the chapel area of the old Mission**
- **Our new facility opened November 2011.**
- **225 beds, which includes two resident programs and a 75 bed emergency shelter.**
- **CVRM is on 3.5 acres and 65,000 sq. ft.**
- **We use every inch, every prayer and every opportunity to reach the hungry and hurting men, women, and children who come to the Mission.**

# Street Outreach Banning to Blythe



Showers, water, food  
toiletries, hygiene items, referrals



# Annex Emergency Services

- 70 Beds Total at Current Capacity
- Separate sleeping area and showers/restrooms for men and women
- Clothing, toiletries, laundry services, 3 meals daily, lockers, bus passes, Case Management Services
- Clients have access to onsite non-emergency medical clinic as well as professional licensed mental health counselors staffed by Health To Hope
- Recovery meetings are held on site for clients and public



# Gateway Program

- For men and women who need a helping hand to return quickly to independent living.
- Program lasts 90 days to 6 months.
- Focus is on getting back to work and independent living.
- We have 64 beds in the Men's Gateway dorm and 30 beds in the Women's Gateway Dorm.
- Clients work on our trucks for donation pickups, thrift stores, security, administration, kitchen, facilities maintenance, janitorial services and laundry for job skills training.
- Clients save 80% of their income to prepare them for independent living.
- They participate in a 12 step recovery program.
- Access to individual and group drug and alcohol counseling and mental health services.

# New Life Program

- **The Men's New Life Program has 36 beds. The Women's New Life Program has 15 beds.**
- **They participate in a faith based 12 step recovery program; have classes in relapse prevention, life skills, Biblical studies, financial management, grief recovery, and spiritual learning.**
- **They are asked to volunteer 25 hours per week for those who have work commitments. Those not working participate in job skills training for 30 hours per week.**
- **Clients save 80% of their income to prepare them for independent living.**
- **We believe in keeping the mind busy and the body engaged.**
- **Access to individual and group drug and alcohol counseling and mental health services.**



# WOMEN'S AND FAMILY SHELTER

- **Women and children are the fastest growing segment of homelessness.**
- **We are an Operation Safe House drop off point for domestic violence victims.**
- **We have 8 family rooms that are consistently filled.**

# NEW LIFE

Resale Boutique

Benefiting Coachella Valley Rescue Mission

# NEW LIFE

DONATE  
NOW!

- **1398 6<sup>th</sup> Street in COACHELLA**
- **Fixture in the Coachella community**
- **FOR CLIENT JOB SKILLS TRAINING**
- **Gently used goods at reasonable prices**



# Food Services/Catering

- **Over 300,000 MEALS SERVED A YEAR**
- **We serve 3 meals daily: breakfast, lunch and dinner in house. We can seat over 300 at each meal**
- **Over 800 hot meals are served daily.**
- **We are partnering with local stores, markets and restaurants.**
- **We distribute 700 food boxes per month, feeding 4,000 people.**
- **MISSION CATERING provides valuable job skills training as well as raises awareness of CVRM's programs.**



mission  
CATERING

Benefitting the Coachella Valley Rescue Mission

# SACHS/LLUMC Clinic



[Video]



- **In 2021-2022, CVRM served over 125 unduplicated individuals with program services at the Mission who self-reported from the City of Coachella**
- **Provide hundreds of weekly food boxes to Coachella residents annually.**
- **Street Outreach in the City of Coachella weekly**
- **CVRM has seen a significant drop in public support and resources over the last two years, with the average cost of bed night in shelters reaching \$50.**
- **Asking ALL CV CITIES for ongoing support of CVRM.**





C  
V  
R  
M

**QUESTIONS**



# MINUTES

OF A SPECIAL MEETING  
 COACHELLA CITY COUNCIL

## STUDY SESSION

May 09, 2022  
 3:00 PM

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### CALL TO ORDER:

The Study Session of the City Council of the City of Coachella began at 3:08 p.m.

### ROLL CALL:

Present: Councilmember Beaman Jacinto, Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Gonzalez, and Mayor Hernandez

Absent: City Treasurer Aviles, and City Clerk Angela Zepeda.

### PLEDGE OF ALLEGIANCE:

All attendees present joined the Pledge of Allegiance.

### APPROVAL OF AGENDA:

There were no modification to the agenda.

### STUDY SESSION:

1. Discussion on Electrical Infrastructure Needs and Financing Mechanisms for the Coachella Valley Cities within the Imperial Irrigation District (IID) Service Territory, presented by City Managers from La Quinta Jon McMillen, and Indio Bryan Montgomery. Proposal included creating the Coachella Valley Financing Authority, a Joint Powers Authority (JPA) between IID and the communities that want to participate.

Joining the Coachella City Council were Riverside County Supervisor V. Manuel Perez, and the City Councils from the Cities of La Quinta and Indio.

Follow up answers were provided by:

- Henry Martinez, IID
- Jamie Asbury, IID
- JB Mamby, IID

**PUBLIC COMMENTS:**

None.

**ADJOURNMENT:**

There being no further business, the meeting concluded at 4:40 p.m.

Respectfully submitted,

  
\_\_\_\_\_  
Andrea J. Carranza, MMC

Deputy City Clerk

*[Note: Study Sessions are special meetings of the City Council that are conducted informally. No action is contemplated other than familiarization of the Council on specific topics and potential referral to a future agenda.]*



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

# 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

**May 11, 2022**

5:00 PM Closed Session  
6:00 PM Regular Meeting

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

The Regular Meeting of the City Council of the City of Coachella was called to order at 5:10 p.m. by Mayor Hernandez.

**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.

**VIRTUAL PUBLIC MEETINGS:**

1. Resolution No. 2022-44 a Resolution to Continue Fully or Partially Virtual Public Meetings (AB 361)

Motion: To approve per staff recommendation

Made by: Councilmember Delgado

Seconded by: Mayor Pro Tem Gonzalez

Approved: 4-0, by a unanimous voice vote

**APPROVAL OF AGENDA:**

City Manager Martin asked the City Council to move Presentation Item 6 to the next meeting.

Motion: To approve the agenda as amended

Made by: Councilmember Delgado

Seconded by: Mayor Pro Tem Gonzalez

Approved: 4-0, by a unanimous voice vote

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

None.

**ADJOURN TO CLOSED SESSION:**

Council adjourned into Closed Session at 5:11 p.m. to discuss the following items:

2. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION  
Pursuant to Government Code Section 54956.9(d)(1)  
In re: Glenroy Coachella, LLC, Debtor  
US Bankruptcy Court, Central Dist. of California, Case No. 2:21-bk-11188-BB
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

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

The City Council reconvened into open session at 6:14 p.m.

**PLEDGE OF ALLEGIANCE:**

Coachella Valley Unified School District Trustee Trinidad Arredondo led the Pledge of Allegiance.

**CLOSED SESSION ANNOUNCEMENTS:**

City Attorney Campos stated that Council met in Closed Session, and direction was given, but no reportable action was taken.

*(City Clerk Zepeda left the meeting at 6:15 p.m.)*

**PROCLAMATIONS/PRESENTATIONS:**

4. Presentation by Assistant Chief of Police Lt. Randy Vasquez regarding Motorcycle Enforcement Deputy/Traffic Enforcement
5. Presentation on the new interactive online Coachella Development Projects Map
6. *This item was continued to the next meeting during the agenda approval.*
7. Landscape and Lighting Maintenance Districts (LLMD) Outreach Update for Districts 10, 13 and 14

**WRITTEN COMMUNICATIONS:**

An email was received on May 10, 2022, at 10:43 a.m. from Colleen Edwards with Chelsea Investment Corporation, regarding Item 14. This email was forwarded to Council and exceeded 250 words.

**CONSENT CALENDAR:**

- 8. Regular Meeting Minutes of April 27, 2022, 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.
- 9. Voucher Listing — EFT's/Utility Billing Refunds/Permit Refunds/FY 2021-22 Expenditures as of May 11, 2022, \$3,738,093.96.
- 10. Investment Report – March 2022
- 11. Development Status Report  
*(Receive and File)*
- 12. Authorize the Purchase of 1,000 ¾” Master Meters for an Amount not to Exceed \$198,698.00

Motion: To approve per staff recommendation, Consent Calendar Items 8 through 12.

Made by: Mayor Pro Tem Gonzalez  
 Seconded by: Councilmember Delgado  
 Approved: 4-0, by a unanimous voice vote

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

- 13. Approve cooperative agreement for El Grito Event between: the City of Coachella, Greater Coachella Valley Chamber of Commerce (Chamber), Telemundo and Mexican Consulate in San Bernardino and approve operation of a beer garden by the Chamber for the 2022 El Grito Event.

Motion: To approve per staff recommendation with an amendment to ensure that at least 60% of the vendors for the event are from Coachella

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.

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

- 14. Tripoli Mixed-Use Project

Ordinance No. 1193 and Resolution No. 2022-48 approving Change of Zone (CZ) 22-01, Conditional Use Permit (CUP) 351, Architectural Review (AR) 22-04 to amend the Official Zoning Map by adding the PUD

*(Continued)*

*(Item 14, Ordinance No. 1193 and Resolution No. 2022-48, continued from previous page)*

(Planned Unit Development) Overlay Zone on 2.8 acres of vacant C-G (General Commercial) zoned property for a mixed-use development consisting of 108 apartment units and 2 retail units. The site is located at the northeast corner of Cesar Chavez Street and Bagdad Avenue (APN# 778-081-003 and -001) Applicant: Chelsea Investment Corporation (*First Reading*)

Mayor Hernandez opened the Public Hearing for Item 14 at 7:24 p.m.

Public Comment: Colleen Edwards, Applicant, in-person.

Mayor Hernandez closed the Public Hearing for Item 14 at 7:28 p.m.

*(City Clerk Zepeda returned to the meeting at 7:42 p.m.)*

Motion: To read title only and pass to second reading; with noted amendments to reaffirm Planning Commission’s decision to allow staff flexibility in the architectural rendering with the window treatments, as well as addressing consistency with the elm trees on Sixth Street. And, the applicant shall work with staff to accommodate an elevator for “Building A” and allow the flexibility for the applicant to adjust their plans accordingly.

Made by: Councilmember Galarza  
Seconded by: Mayor Hernandez  
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.

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

None.

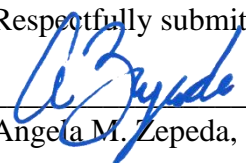
**REPORTS AND REQUESTS:**

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 8:05 p.m.

Respectfully submitted,

  
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Angela M. Zepeda, City Clerk

apChkLst  
05/03/2022 5:40:57PM

Check List  
City of Coachella

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Bank : ewfb EFT FOR WELLS FARGO BANK -

<u>Check #</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>Inv Date</u>	<u>Description</u>	<u>Amount Paid</u>	<u>Check Total</u>
677	3/24/2022	48066	US BANK	Sta 2/25/22	2/25/2022 ACC XXXX-XXXX-XXXX-0925,	19,255.90	19,255.90
T FOR WELLS FARGO BANK -SEPARATE CHECK:							19,255.90



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1 checks in this report.

Grand Total All Checks: 19,255.90

Date: March 24, 2022



Finance Director: Nathan Statham

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
113511	5/4/2022	54662	ANDRADE, JOHN	Ref000226229	5/4/2022	UB Refund Cst #00054097	100.00
113512	5/4/2022	54087	BALTAZAR, NIEVES	Ref000226212	5/4/2022	UB Refund Cst #00049556	30.03
113513	5/4/2022	54652	BRAMLETT, MURIEL A.	Ref000226210	5/4/2022	UB Refund Cst #00002596	1,003.65
113514	5/4/2022	54659	CONTRERAS, ERNESTO	Ref000226224	5/4/2022	UB Refund Cst #00053497	7.32
113515	5/4/2022	54635	D.R. HORTON	Ref000226213	5/4/2022	UB Refund Cst #00051312	193.61
113516	5/4/2022	54663	D.R. HORTON	Ref000226231	5/4/2022	UB Refund Cst #00054105	33.28
113517	5/4/2022	54655	EMMERSON CONSTRUCTION	Ref000226216	5/4/2022	UB Refund Cst #00052590	902.36
113518	5/4/2022	54656	EMMERSON CONSTRUCTION	Ref000226220	5/4/2022	UB Refund Cst #00053170	756.05
113519	5/4/2022	54392	GARCIA, EKNAR	Ref000226211	5/4/2022	UB Refund Cst #00037596	100.00
113520	5/4/2022	54660	JOHN T. ROGERS	Ref000226227	5/4/2022	UB Refund Cst #00054053	64.46
113521	5/4/2022	54590	KOMICK, JAMES	Ref000226226	5/4/2022	UB Refund Cst #00053972	14.49
113522	5/4/2022	54661	MORPHEUS HOLDINGS LLC	Ref000226228	5/4/2022	UB Refund Cst #00054065	97.10
113523	5/4/2022	54657	ORTEGA, MARIA	Ref000226221	5/4/2022	UB Refund Cst #00053333	63.75
113524	5/4/2022	54616	PENA, ESTATE OF MARIA	Ref000226225	5/4/2022	UB Refund Cst #00053937	16.22
113525	5/4/2022	54658	PEVEHOUSE, ROBERT	Ref000226222	5/4/2022	UB Refund Cst #00053443	82.95
113526	5/4/2022	54613	PILTZ, NATHAN	Ref000226223	5/4/2022	UB Refund Cst #00053474	21.40
113527	5/4/2022	54556	PULTE GROUP INC	Ref000226217	5/4/2022	UB Refund Cst #00052670	74.90
113528	5/4/2022	54557	PULTE GROUP INC	Ref000226218	5/4/2022	UB Refund Cst #00052685	82.25
113529	5/4/2022	54558	PULTE GROUP INC	Ref000226219	5/4/2022	UB Refund Cst #00052688	70.17
113530	5/4/2022	54653	PULTE GROUP INC	Ref000226214	5/4/2022	UB Refund Cst #00052503	97.80
113531	5/4/2022	54654	PULTE GROUP INC	Ref000226215	5/4/2022	UB Refund Cst #00052504	100.00
113532	5/4/2022	54640	TUBUL, RACHAEL	Ref000226230	5/4/2022	UB Refund Cst #00054099	16.22

Sub total for WELLS FARGO BANK: 3,928.01

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22 checks in this report.

Grand Total All Checks: 3,928.01

Date: May 4, 2022

  
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Finance Director: Nathan Statham

Bank : ewfb EFT FOR WELLS FARGO BANK -!

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
689	5/11/2022	52366	ALTA LANGUAGE SERVICES, IIS589119	4/30/2022	APR2022 SPANISH LISTENING	55.00	55.00	
690	5/11/2022	45929	BECK OIL, INC.	52539CL	4/15/2022	PE4/15 SANITARY DEPT FUEL	1,730.25	
			52494CL	4/15/2022	PE4/15 WATER DEPT FUEL	1,069.12		
			499665	4/18/2022	DYED CARB ULS DIESEL	919.43		
			52492CL	4/15/2022	PE4/15 STREETS DEPT FUEL	799.95		
			52516CL	4/15/2022	PE4/15 VEHICLE MAINT DEPT	759.50		
			52497CL	4/15/2022	PE4/15 PARKS DEPT FUEL	517.13		
			52574CL	4/15/2022	PE4/15 STREETS DEPT FUEL	344.37		
			52487CL	4/15/2022	PE4/15 ENG DEPT FUEL	306.13		
			52546CL	4/15/2022	PE4/15 BLDG MAINT DEPT FL	232.33		
			52526CL	4/15/2022	PE4/15 CODE ENF DEPT FUE	230.96		
			52517CL	4/15/2022	PE4/15 SENIOR CNTR FUEL	230.87		
			52547CL	4/15/2022	PE4/15 ADMIN DEPT FUEL	204.26	7,344.30	
691	5/11/2022	53391	BSK ASSOCIATES	RF00380	4/22/2022	MAR2022 WATER SAMPLES	808.00	
				RF00379	4/22/2022	MAR2022 WASTEWATER SAM	735.00	1,543.00
692	5/11/2022	43672	DESERT VALLEY SERVICES INC	569064	4/19/2022	TISSUE TOILET & PAD HS 20"	527.60	
				569382	4/21/2022	CLEANER DISINFECT PINE S	449.57	
				569657	4/25/2022	BAG VACUUM WINDSOR/SEB	84.76	1,061.93
693	5/11/2022	00207	GRAINGER INC	9232578212	3/3/2022	COLLARED COVERALL	845.14	
				9231739823	3/3/2022	COLLARED COVERALL	482.93	
				9231870701	3/3/2022	COLLARED COVERALL	120.74	1,448.81
694	5/11/2022	51892	HERC RENTALS, INC.	32741417-001	4/16/2022	3/17-4/16 BOARD MSG RNTL	784.49	
				32454726-001	10/27/2021	10/21-22 SCISSOR LIFT+CAR	747.40	1,531.89
695	5/11/2022	00996	HOME DEPOT	4161401	5/3/2022	MKE M18 BATTERY CHARGEI	318.54	
				3010695	5/4/2022	BEHR INTERIOR PAINT & PRI	180.36	
				9010097	4/28/2022	DEWALT 2" WOOD CHISEL, 4'	168.33	
				1012580	4/6/2022	JACKSON 6 CU STEEL WHEE	151.16	
				6013088	4/11/2022	15PC MULTI BRUSH SET, ETC	28.14	846.53
696	5/11/2022	24600	LOPES HARDWARE	010466	4/21/2022	HOSE ENDS, SCREWDRIVER	220.78	220.78
697	5/11/2022	52924	SIEMENS MOBILITY, INC.	5620039476	4/21/2022	3/28 RPLC'D 1A POLE KD @ F	5,092.69	5,092.69

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

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
698	5/11/2022	50629	VINTAGE ASSOCIATES, INC	224426	4/15/2022	APR2022 LNDSCEPE MAINT @	10,750.00
				224433	4/15/2022	APR2022 LNDSCEPE MAINT @	8,775.00
				224427	4/15/2022	APR2022 LNDSCEPE MAINT @	4,950.00
				224434	4/15/2022	APR2022 LNDSCEPE MAINT @	4,900.00
				224431	4/15/2022	APR2022 LNDSCEPE MAINT @	4,100.00
							33,475.00
699	5/11/2022	51697	WESTERN WATER WORKS SI	1404327-01	4/14/2022	4 1/2 HINGED STEEL COVER	900.88
				1404597-00	4/21/2022	SEWER CPLG W/ SHEAR RIN	73.63
							974.51
700	5/11/2022	53596	XTREME HEATING AND AIR	2245	4/11/2022	SVC'D A/C UNITS @ SANITAR	1,823.00
							1,823.00
<b>Γ FOR WELLS FARGO BANK -SEPARATE CHECK:</b>							<b>55,417.44</b>



Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
113585	5/11/2022	43862	BRENNTAG PACIFIC, INC BPI239021	5/4/2022	CHEMCHLOR SODIUM HYPO	3,832.67	3,832.67
113586	5/11/2022	50977	BRISAS AIR CONDITIONING IM11627	4/26/2022	INSTLL'D 5-TON COMMERCIA	10,800.00	10,800.00
113587	5/11/2022	43634	CACEO				
			300016466	5/4/2022	2022 MBRSHDP DUES: S. MON	95.00	
			300016467	5/4/2022	2022 MBRSHDP DUES: J. ZENC	95.00	
			200020050	2/23/2022	4/19 WEBINAR- P. HERNANDE	34.00	
			200020049	2/23/2022	3/8 WEBINAR- P. HERNANDE	25.00	249.00
113588	5/11/2022	53423	CBE OFFICE SOLUTIONS IN2499215	5/5/2022	ACC CC3502, COLOR COPIEF	348.51	348.51
113589	5/11/2022	53220	COACHELLA ACE HARDWARE3574/1	4/21/2022	14-IN-1 PAINTER'S TOOL, SILI	80.41	
			3608/1	4/27/2022	LAV FAUCET 2H BN W/ PU OE	59.80	
			3558/1	4/14/2022	MULTI-MIX CONTAINER, ETC	55.34	
			3595/1	4/26/2022	COM CONNCT, REDUCING UI	39.10	
			3596/1	4/26/2022	32-BLADE FEELER GAUGE	15.21	249.86
113590	5/11/2022	44959	COMPUTER CONSULTANTS, I34661	5/6/2022	5/5 IT SUPPORT	531.41	531.41
113591	5/11/2022	49858	CV PIPELINE CORP. S2866	4/22/2022	4/14+15 STORM DRAIN SYSTI	2,200.00	2,200.00
113592	5/11/2022	09950	CVWD Mar 2022	4/4/2022	CN 332543, MAR2022 WELL R	34,581.19	34,581.19
113593	5/11/2022	50103	D&H WATER SYSTEMS I2022-0588	4/22/2022	DETERGENT ADDITIVE	377.81	377.81
113594	5/11/2022	53389	DESERT CONCEPTS CONSTR21213r	2/3/2022	2/3 RPR'D SEWER LINE @ OF	6,557.50	6,557.50
113595	5/11/2022	01089	DESERT ELECTRIC SUPPLY S2913006.002	4/18/2022	K803-FARAD-III-165 (SSL)-160	2,030.87	2,030.87
113596	5/11/2022	54233	DJ2A ENTERTAINMENT May 2022	5/1/2022	MAY2022 DJ @ SUAVECITO S	1,500.00	1,500.00
113597	5/11/2022	50645	DURAN'S LOCK & KEY 6245	4/20/2022	DUPLICATE KEYS FOR FILE C	48.00	48.00
113598	5/11/2022	14860	E. K. WOOD LUMBER COMPAI503527	4/20/2022	GRN MARK PAINT	21.53	
			503186	4/4/2022	TEFLON TAPE & TUBING	17.44	38.97
113599	5/11/2022	51401	ENCHANTED MEMORIES PAR5182	5/8/2022	5/8 BALLOON TWISTER	710.00	710.00
113600	5/11/2022	02272	FRANKLIN TRUCK PARTS, INCIN333907	4/20/2022	HEAVY DUTY MUD FLAP	47.33	47.33
113601	5/11/2022	51604	FRONTIER 3982369-AP22	4/25/2022	760/398-2369, 4/25/22	61.41	61.41
113602	5/11/2022	51494	GARDA CL WEST, INC. 10690808	5/1/2022	MAY2022 CASHLINK MAINTEN	1,376.83	
			10690782	5/1/2022	MAY2022 ARMORED TRANSP	1,107.84	2,484.67

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
113603	5/11/2022	20450	IMPERIAL IRRIGATION DISTRI	50035560-AP22	5/5/2022	AC50035560, 3/30-4/27, ST LIC	24,072.64
				50408460-AP22	4/28/2022	AC50408460, 3/26-4/26, WELL	6,738.79
				50705542-AP22	5/6/2022	AC50705542, 4/1-5/3, PERMIT	1,486.70
				50509172-AP22	5/6/2022	AC50509172, 4/1-5/3, CORP Y,	1,046.54
				50371785-AP22	4/28/2022	AC50371785, 3/26-4/26, LIFT S	741.72
				50705544-AP22	5/6/2022	AC50705544, 4/1-5/3, PERMIT	163.84
				50416425-AP22	5/6/2022	AC50416425, 4/5-5/3	132.94
				50459796-AP22	4/28/2022	AC50459796, 3/26-4/26	94.35
				50035755-AP22	4/28/2022	AC50035755, 3/26-4/26, PUMP	90.13
				50035734-AP22	5/6/2022	AC50035734, 4/5-5/3, CVHS PI	87.80
				50404153-AP22	5/6/2022	AC50404153, 4/5-5/3	82.00
				50404155-AP22	5/6/2022	AC50404155, 4/5-5/3	75.18
				50459819-AP22	4/28/2022	AC50459819, 3/26-4/26	74.75
				50459795-AP22	4/28/2022	AC50459795, 3/26-4/26	59.68
				50734422-AP22	5/6/2022	AC50734422, 4/5-5/3	55.72
				50434217-AP22	4/28/2022	AC50434217, 3/26-4/26	53.36
				50217597-AP22	5/6/2022	AC50217597, 4/1-5/3	50.35
				50035836-AP22	5/6/2022	AC50035836, 4/1-5/3, WELL #1	41.36
				50733502-AP22	5/6/2022	AC50733502, 4/5-5/3	28.59
				50487676-AP22	5/6/2022	AC50487676, 4/1-5/3, LIFT ST/	14.82
				50522793-AP22	4/28/2022	AC50522793, 3/29-4/25, SCAD	13.96
				50516108-AP22	5/6/2022	AC50516108, 4/5-5/3	13.54
				50404154-AP22	5/6/2022	AC50404154, 4/5-5/3	13.36
				50527782-AP22	5/6/2022	AC50527782, 4/5-5/3	12.34
							35,244.46
113604	5/11/2022	23100	KAMAN INDUSTRIAL TECHNOD	794073	4/7/2022	SKIRTBOARD & SKIRTBOAR	326.45
113605	5/11/2022	53151	KLOB-FM	639460-2	4/30/2022	4/25-29 AD SPOT: DAY OF TH	746.00
				639460-1	4/24/2022	4/22-24 AD SPOT: DAY OF TH	503.00
							1,249.00
113606	5/11/2022	47328	KONICA MINOLTA	39910623	5/2/2022	ACC 061-0042081-000, MAY20	67.43
							67.43
113607	5/11/2022	54664	LA CHAMBITA	5/15 Event	3/31/2022	5/15 SUAVECITO SUNDAYS P	2,000.00
							2,000.00
113608	5/11/2022	45051	LAMAR OF PALM SPRINGS	113547278	4/18/2022	4/18-5/15 POSTER ADVERTISI	1,200.00
							1,200.00
113609	5/11/2022	02162	LOWE'S COMPANIES, INC.	17848	4/12/2022	UTILITECH 20-IN FLOOR FAN	279.60
							279.60
113610	5/11/2022	54650	MV CHENG & ASSOCIATES IN	Apr 2022	5/7/2022	APR2022 SENIOR ACCOUNTA	2,817.50
							2,817.50
113611	5/11/2022	47192	O'REILLY AUTO PARTS	2855-434099	4/18/2022	1QT P/SFLUID & 1GAL P/SFL	82.07
				2855-434128	4/18/2022	1GAL BRAKE FLD	4.90
							86.97
113612	5/11/2022	51847	PARTY TIME RENTALS	35	5/5/2022	5/15 SLIDES+BLK UMBRELLA	1,868.25
							1,868.25

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
113613	5/11/2022	49989	PAUL ASSOCIATES	85860	3/25/2022	#10 SECURITY WINDOW ENV	2,720.39	
				85869	3/7/2022	BUSINESS CARDS: P. HERNA	93.42	
				85909	3/28/2022	BUSINESS CARDS: C. LUCRE	78.07	2,891.88
113614	5/11/2022	02028	PETE'S ROAD SERVICE, INC.	579352-00	4/18/2022	DISMOUNT/MOUNT NEW DUI	608.67	
				579944-00	4/20/2022	FLAT REPAIR	31.61	640.28
113615	5/11/2022	01395	PJ'S DESERT TROPHIES & GII	24964	4/22/2022	ENGRAVING ON BLK BRASS I	27.19	27.19
113616	5/11/2022	42759	PROPER SOLUTIONS, INC.	13208	5/3/2022	WE 4/29: L. ARELLANO	1,020.00	1,020.00
113617	5/11/2022	54500	RELIABLE TRANSLATIONS	CC21744	4/27/2022	4/27 CC MTG SVCS	490.00	
				21788	5/4/2022	5/4 DOCUMENT TRANSLATIO	177.44	
				21666	4/19/2022	4/19 PARK & REC MTG SVCS	147.00	
				21716	4/24/2022	4/24 CC MTG AGENDA TRANS	134.56	949.00
113618	5/11/2022	48608	REYES COCA-COLA BOTTLING	11022212343	5/2/2022	DASANI BOTTLED WATER	585.60	585.60
113619	5/11/2022	44161	ROBERT HALF	59928230	5/4/2022	WE 4/29: P. ARRIAGA	1,283.20	1,283.20
113620	5/11/2022	50827	SDC SOUND COMPANY LLC	1080	4/12/2022	5/15 LED WALL+LIGHTING+E	5,500.00	5,500.00
113621	5/11/2022	54666	SIGNATURE TRUCK TOPS	7987	4/18/2022	TOMMY GATE, REAR CAMER.	3,549.53	
				7985	4/18/2022	TOMMY GATE (FORD F250)	3,344.00	
				7986	4/18/2022	INSTLL'D TOMMY GATE (FOR	1,655.00	
				7988	4/18/2022	INSTLL'D TOMMY GATE, REA	1,655.00	
				7989	4/18/2022	TOW HITCH (FORD F150)	325.16	10,528.69
113622	5/11/2022	35430	SOUTH COAST A.Q.M.D.	3982477	4/19/2022	ID 178962, REF #G34903, ELE	440.15	
				3982476	4/19/2022	ID 178961, REF #G34904, ELE	440.15	
				3985133	4/19/2022	ID 178962, FY21/22, EMISSION	142.59	
				3985132	4/19/2022	ID 178961, FY21/22, EMISSION	142.59	1,165.48
113623	5/11/2022	35430	SOUTH COAST A.Q.M.D.	3987245	4/19/2022	ID 98112, FY21/22 AQMD FEE	143.88	143.88
113624	5/11/2022	54665	SPECTRUM ENTERPRISE	0037022042822	4/28/2022	AC 8448 20 899 0037022, MAY	2,313.98	2,313.98
113625	5/11/2022	52595	STAPLES BUSINESS CREDIT	7351792913-0-3	4/19/2022	RENEGADE RIGHT L-SHAPEL	2,276.89	
				7352609492-0-1	4/11/2022	MV HEAVY DUTY FLDNG EAS	100.55	
				7355065227-0-2	4/21/2022	SPLS REC COPY CS	89.15	
				7348985483-0-2	3/10/2022	AY23 BS TEACHER DOT WC	63.12	
				7355065227-0-1	4/20/2022	VERBATIM 64GB MICRO SDH	59.31	2,589.02
113626	5/11/2022	43858	STAPLES CREDIT PLAN	20265	4/28/2022	EASY2GO WOODTOP ST	13.55	13.55
113627	5/11/2022	51918	THE GREATER COACHELLA	V31958	1/1/2022	OCT-DEC2021 QTRLY DISBUF	15,175.00	
				31959	4/1/2022	JAN-MAR2022 QTRLY DISBUF	15,175.00	
				32555	3/7/2022	SUAVECITO SUNDAYS MOU	7,500.00	37,850.00
113628	5/11/2022	50590	TOUCHTONE COMMUNICATIO	1694272	5/1/2022	AC 1100006871, MAY2022	6.84	6.84



Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
113629	5/11/2022	44978	TRI-STATE MATERIALS, INC. 100982	4/12/2022	3/4" CALIFORNIA GOLD	4,766.29	4,766.29
113630	5/11/2022	39640	VALLEY LOCK & SAFE 173540	4/18/2022	DUPLICATE KEYS	19.35	19.35
113631	5/11/2022	44966	VERIZON WIRELESS 9904781689	4/22/2022	AC571164685-00001, 3/23-4/22	45.74	45.74
113632	5/11/2022	49778	WEST COAST ARBORIST, INC 184840	4/4/2022	PE4/4 TREE MAINT @ LLMD	4,432.00	
			184838	4/1/2022	PE4/1 TREE MAINT @ LLMD	448.00	4,880.00
113633	5/11/2022	42100	ZUMAR INDUSTRIES INC 96414	4/18/2022	BLUE STREET NAME SIGNS \	1,937.93	
			96413	4/18/2022	BLUE STREET NAME SIGNS \	1,695.36	
			96412	4/18/2022	BLUE STREET NAME SIGNS \	800.32	
			96492	4/26/2022	14GA EZE-OUT SIGN POST	415.83	4,849.44
<b>Sub total for WELLS FARGO BANK:</b>							<b>193,858.27</b>

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61 checks in this report.

Grand Total All Checks: 249,275.71

Date: May 11, 2022

  
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Finance Director: Nathan Statham



apChkLst  
05/17/2022 10:38:39AM

Check List  
City of Coachella

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Bank : wfb WELLS FARGO BANK

<u>Check #</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>Inv Date</u>	<u>Description</u>	<u>Amount Paid</u>	<u>Check Total</u>
113634	5/18/2022	54669 DELVAL, MIGUEL	Ref000226428	5/16/2022	UB Refund Cst #00003262	360.00	360.00
<b>Sub total for WELLS FARGO BANK:</b>							360.00

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1 checks in this report.

Grand Total All Checks: 360.00

Date: May 18, 2022

  
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Finance Director: Nathan Statham

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
113635	5/18/2022	54635	D.R. HORTON	Ref000226494	5/17/2022	UB Refund Cst #00051312	159.08	159.08
113636	5/18/2022	54682	EMMERSON CONSTRUCTION	Ref000226497	5/17/2022	UB Refund Cst #00052591	769.28	769.28
113637	5/18/2022	54687	GALINDO, MARIA	Ref000226503	5/17/2022	UB Refund Cst #00034361	25.49	25.49
113638	5/18/2022	54677	GILBREATH, TWILA	Ref000226491	5/17/2022	UB Refund Cst #00040126	87.37	87.37
113639	5/18/2022	54679	GUTIERREZ RODRIGUEZ, ILIA	Ref000226493	5/17/2022	UB Refund Cst #00051056	27.92	27.92
113640	5/18/2022	54683	HARGETT, CHRISTOPHER	Ref000226498	5/17/2022	UB Refund Cst #00053027	83.43	83.43
113641	5/18/2022	54686	HERNRIQUEZ, MICHAEL	Ref000226502	5/17/2022	UB Refund Cst #00054493	88.42	88.42
113642	5/18/2022	54660	JOHN T. ROGERS	Ref000226500	5/17/2022	UB Refund Cst #00054053	83.32	83.32
113643	5/18/2022	54684	KOMICK, JAMES	Ref000226499	5/17/2022	UB Refund Cst #00054007	80.65	80.65
113644	5/18/2022	54676	REYES, AZUCENA	Ref000226490	5/17/2022	UB Refund Cst #00030365	602.04	602.04
113645	5/18/2022	54681	REYES, EDDIE	Ref000226496	5/17/2022	UB Refund Cst #00051986	71.07	71.07
113646	5/18/2022	54675	REYES, JAVIER	Ref000226489	5/17/2022	UB Refund Cst #00002788	2.95	2.95
113647	5/18/2022	54685	TORRES, FIDEL	Ref000226501	5/17/2022	UB Refund Cst #00054491	39.53	39.53
113648	5/18/2022	54678	VALDEZ, IRENE	Ref000226492	5/17/2022	UB Refund Cst #00044814	60.71	60.71
113649	5/18/2022	54680	ZECENA, KATHERINE	Ref000226495	5/17/2022	UB Refund Cst #00051324	86.48	86.48

Sub total for WELLS FARGO BANK: 2,267.74

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15 checks in this report.

Grand Total All Checks: 2,267.74

Date: May 18, 2022

  
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Finance Director: Nathan Statham

Bank : ewfb EFT FOR WELLS FARGO BANK -!

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
701	5/18/2022	51066	ALLIANT INSURANCE SERVIC 1950040	5/3/2022	PLCY #LHQ426910, FY22/23 C	177,723.75	177,723.75	
702	5/18/2022	53291	ANGENIOUS ENGINEERING 19-07A-018	4/30/2022	PE4/30 AVE 50 BRIDGE	116,995.00		
			19-03-036	4/30/2022	PE4/30 DILLON RD BRIDGE	1,155.00		
			19-07B-014	4/30/2022	PE4/30 SR-86/AVE50 INTERCI	1,155.00	119,305.00	
703	5/18/2022	54674	BEST BEST & KRIEGER, LLP CWA 2022	5/11/2022	WTR REV RFND BONDS 2022	9,124.45	9,124.45	
704	5/18/2022	54673	COMPUTERSHARE CORPOR/062022GasTax	5/5/2022	REV REF BONDS SER 19 (CO	272,200.00	272,200.00	
705	5/18/2022	43672	DESERT VALLEY SERVICES IN569388	4/21/2022	NITRILE GLOVES	162.04	162.04	
706	5/18/2022	00207	GRAINGER INC	9292244408	4/26/2022	BLEED VALVE ASSEMBLY, WE	819.08	
				9277779659	4/13/2022	ANGLE GRINDER, SPRAY BO	654.12	
				9294078754	4/28/2022	GEL PENS	93.31	1,566.51
707	5/18/2022	50439	LANTELLIGENCE, INC.	20220729	3/21/2022	MITEL IP PHONE IP480G, ETC	2,526.81	2,526.81
708	5/18/2022	25605	MCCROMETER, INC.	562043 RI	4/18/2022	ULTRA MAG METER	6,807.51	6,807.51
709	5/18/2022	00101	MUNISERVICES/AVENU	INV06-014115	5/7/2022	CLEARVIEW/STARS 2021 SVC	300.00	300.00
710	5/18/2022	54671	WILMINGTON TRUST N. A.	July 2022	5/16/2022	JL2022 PENSION OBLIGATION	1,231,622.63	1,231,622.63
<b>Γ FOR WELLS FARGO BANK -SEPARATE CHECK:</b>							<b>1,821,338.70</b>	



Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
113650	5/18/2022	42837	ARAMARK UNIFORM SERVICE588000374547	1/6/2022	PE1/6 UNIFORMS	19.71	19.71	
113651	5/18/2022	42251	ARCOS, MARIA	Ck 5/18/22	5/9/2022	VOUCHER 83, 4/5-5/8	298.64	298.64
113652	5/18/2022	54667	BUSTILLOS, LUIS I.	5/22 Event	4/6/2022	5/22 SUAVECITO SUNDAYS P	2,300.00	2,300.00
113653	5/18/2022	53627	CANNON PARKIN, INC.	223300	5/12/2022	PE4/30 FIRE STATION REHAB	2,748.00	2,748.00
113654	5/18/2022	53220	COACHELLA ACE HARDWARE3632/1	3630/1	5/4/2022	MOUNTING TAPE, CABLE TIE	23.89	
				5/3/2022	HEADLIGHT LENS RESTOREI	16.30	40.19	
113655	5/18/2022	52375	CORE & MAIN LP	Q458931	4/6/2022	3 FH14 CF HYDRANT MTR ST	1,408.89	
				Q677307	4/12/2022	MTR CPLG MXMN	558.02	
				Q376795	4/12/2022	SADDLE EPOXY W/ E-G BALE	52.98	2,019.89
113656	5/18/2022	00749	COUNTY OF RIVERSIDE	SH0000041030	5/12/2022	FY21/22 FACILITY EXPENSES	185,525.12	185,525.12
113657	5/18/2022	49858	CV PIPELINE CORP.	S2870	4/27/2022	4/16 VIDEO PIPE INSPECTION	500.00	500.00
113658	5/18/2022	48603	CV STRATEGIES	6742	5/6/2022	APR2022 STRATEGIC COMM	2,516.25	
				6740	5/6/2022	APR2022 STRATEGIC COMM	1,748.75	
				6741	5/6/2022	APR2022 STRATEGIC COMM	975.00	5,240.00
113659	5/18/2022	50103	D&H WATER SYSTEMS	I2022-0580	4/22/2022	M3 METERING PUMP	543.75	543.75
113660	5/18/2022	54602	DE FRANCISCO SHEK, ANDRI	22026	4/5/2022	4TH OF JULY EVENT FLYER/E	500.00	
				22017	3/9/2022	LEAGUE OF CITIES FLYER S\	350.00	850.00
113661	5/18/2022	36050	EMPLOYMENT DEVELOPMEN	L0714599184	4/25/2022	AC 944-0806-9, JAN-MAR2022	788.43	788.43
113662	5/18/2022	44713	FARMER BROTHERS CO.	95671394	5/9/2022	COFFEE, CREAMER, SWEETI	614.25	
				95671295	4/18/2022	COFFEE, JAVA JACKETS & CL	313.36	927.61
113663	5/18/2022	15750	FEDEX	7-754-78226	5/13/2022	MAY2022 FEDEX SVCS	13.06	13.06
113664	5/18/2022	48148	FORD HALL COMPANY, INC	2161	4/13/2022	INNER BAFFLE, OUTER BAFF	629.26	629.26
113665	5/18/2022	54214	GALARZA-TOLEDO, NEFTALI	Edu Reimb	5/4/2022	FY21/22 EDUCATION REIMBU	5,000.00	5,000.00
113666	5/18/2022	51494	GARDA CL WEST, INC.	20526346	4/30/2022	APR2022 EXCESS PREMISE 1	555.84	
				20526336	4/30/2022	APR2022 EXCESS PREMISE 1	14.88	570.72
113667	5/18/2022	53854	GRANITE TELECOMMUNICATI	561078812	5/1/2022	AC 04418223, MAY2022 SVCS	800.75	800.75
113668	5/18/2022	20150	HYDRO AG SYSTEMS	267949	4/5/2022	HPT TRUE BLUE RECTORSE/	131.71	
				268410	4/25/2022	PVB SCH80 UNION 1 SS	60.00	
				267936	4/5/2022	RED HOT BLUE GLUE PT RH	24.52	216.23
113669	5/18/2022	20450	IMPERIAL IRRIGATION DISTRI	50387122-AP22	5/10/2022	AC50387122, 4/1-5/3, SEWER	37,306.33	37,306.33
113670	5/18/2022	45108	IMPERIAL SPRINKLER SUPPL	5080166-00	4/14/2022	RED, BLUE & WHITE MARKIN	160.36	
				5054264-00	3/25/2022	HATMENT RUSH SAFARI	15.23	
				5040875-00	3/16/2022	6" ROUND VALVE BOX	8.32	183.91
113671	5/18/2022	51600	IRC, INC.	2022040047	4/1/2022	APR2022 PRE-EMPLOYMENT	748.77	748.77
113672	5/18/2022	54123	LISA WISE CONSULTING, INC.	4133	2/9/2022	JAN2022 HOUSING ELEMENT	8,197.50	8,197.50

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
113673	5/18/2022	51579	METLIFE- GROUP BENEFITS	Apr2022	4/26/2022	APR2022 DENTAL/VISION/LIFE	11,153.50	
				May2022	4/26/2022	MAY2022 DENTAL/VISION/LIFE	11,153.50	
				Mar2022	4/26/2022	MAR2022 DENTAL/VISION/LIFE	10,841.85	
				Feb2022	4/26/2022	FEB2022 DENTAL/VISION/LIFE	9,558.03	
				Jan2022	4/26/2022	JAN2022 DENTAL/VISION/LIFE	596.01	
				Feb2022	4/26/2022	FEB2022 DENTAL/VISION/LIFE	596.01	
				Mar2022	4/26/2022	MAR2022 DENTAL/VISION/LIFE	596.01	
				Apr2022	4/26/2022	APR2022 DENTAL/VISION/LIFE	596.01	
				May2022	4/26/2022	MAY2022 DENTAL/VISION/LIFE	596.01	45,686.93
113674	5/18/2022	53262	MOBILE ZOO OF SOUTHERN	2022-1282	5/16/2022	5/22+29 COOL CRITTERS SHC	1,248.00	1,248.00
113675	5/18/2022	42112	NRO ENGINEERING	02-22-015	1/31/2022	PE1/31 PLNCK, PRECISE GRI	2,820.00	2,820.00
113676	5/18/2022	54668	NUNEZ, NORMA	Scholarship	5/11/2022	2022 YOUTH FOOTBALL SCH	75.00	75.00
113677	5/18/2022	52757	OLLIN STRATEGIES	280	5/16/2022	MAY2022 CONSULTING SVCS	5,000.00	5,000.00
113678	5/18/2022	54516	OPERATIONAL TECHNICAL SE	2195	2/6/2022	WE 2/6: K. CHISM	4,552.40	
				2196	1/30/2022	WE 1/30: K. CHISM	4,552.40	
				2175	2/13/2022	WE 2/13: K. CHISM	3,641.92	12,746.72
113679	5/18/2022	52650	PALMS TO PINES PRINTING A	0426COCBPBR-F	5/9/2022	POP BRACKET	2,159.09	
				0426COCPE-FA	5/11/2022	GASSETTO GEM PEN	1,332.50	
				0426COCLB-FA	5/9/2022	SPF 15 LIP BALM	726.77	4,218.36
113680	5/18/2022	51847	PARTY TIME RENTALS	36	5/16/2022	5/22 SLIDES+BLK UMBRELLA	1,868.25	1,868.25
113681	5/18/2022	46837	PRECISION BACKFLOW	PBF161847	4/28/2022	MID-WEST 845-2 VALVE TEST	887.44	887.44
113682	5/18/2022	42759	PROPER SOLUTIONS, INC.	13237	5/6/2022	WE 5/6: L. ARELLANO	1,020.00	
				13236	5/6/2022	WE 5/6: S. CARLOS RAMIREZ	468.00	1,488.00
113683	5/18/2022	52344	QUADIENT FINANCE USA, INCCD	5/12/22	5/12/2022	APR2022 POSTAGE BY PHON	1,065.21	1,065.21
113684	5/18/2022	52306	QUINN COMPANY	21400501	4/7/2022	4/6 VACUUM TRAILER RNTL	624.63	624.63
113685	5/18/2022	54500	RELIABLE TRANSLATIONS CC	21855	5/11/2022	5/11 CC MTG SVCS	588.00	
				21829	5/9/2022	5/9 JOINT STUDY W/ ADDTNL	588.00	
				21797	5/5/2022	5/5 DOCUMENT TRANSLATIO	75.00	1,251.00
113686	5/18/2022	44161	ROBERT HALF	59972709	5/11/2022	WE 5/6: P. ARRIAGA	1,283.20	1,283.20
113687	5/18/2022	54670	ROSETTE, JOSE	Edu Reimb	5/4/2022	FY21/22 EDUCATION REIMBU	70.00	70.00
113688	5/18/2022	50827	SDC SOUND COMPANY LLC	1081	4/12/2022	5/22 LED WALL+LIGHTING+E	5,500.00	5,500.00
113689	5/18/2022	47319	SPARKLETTS	9467308 042422	4/24/2022	MAR2022 WATER @ SANITAR	141.49	141.49

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
113690	5/18/2022	52595	STAPLES BUSINESS CREDIT	7355499294-0-1	4/26/2022	NX1 310 SERIES	965.90
				7356034390-0-1	5/3/2022	QUILL 15 SHEET CROSS-CUT	282.73
				7353989750-0-1	4/5/2022	SPLS AUTOFEED 100 ST MCT	224.22
				7355922017-0-1	5/3/2022	SWL HD 160 SHT BLK/GRY S1	126.29
				7354850575-0-1	4/18/2022	FOLDER FASTENR ENDTAB L	78.74
				7355499294-0-2	4/26/2022	DR GRIP COG RT BP BLK	23.90
113691	5/18/2022	48152	TKE ENGINEERING, INC.	2022-218	4/25/2022	PE3/31 PLNCK, TRACT 31978	18,577.90
				2022-216	4/25/2022	PE3/31 PLNCK, TRACT 38084	8,610.00
				2022-219	4/25/2022	PE3/31 PLNCK, 84811 AVE 48	1,575.00
				2022-217	4/25/2022	PE3/31 PLNCK, 1441 5TH ST	105.00
				2022-215	4/25/2022	PE3/31 PLNCK, 84900 BAGDA	88.75
113692	5/18/2022	43751	USA BLUEBOOK	957219	4/25/2022	ORION REFILLABLE TRIODE	915.95
				955339	4/22/2022	ACETATE BUFFER SOLUTION	474.83
				943560	4/12/2022	DATALOGGER W/ DISPLAY, E	212.66
				948917	4/18/2022	EXTENSION CLAMP 3-PRONC	91.03
113693	5/18/2022	44966	VERIZON WIRELESS	9905403575	5/1/2022	AC371867190-00001, 4/2-5/1	5,857.55
				9905403576	5/1/2022	AC371867190-00002, 4/2-5/1	260.08
113694	5/18/2022	44428	VISTA AIR CONDITIONING	6683	4/21/2022	SVC'D/RPR'D A/C UNITS @ W	701.60
113695	5/18/2022	49778	WEST COAST ARBORIST, INC	1-7898	4/27/2022	4/26 TREE MAINT @ 87075 AV	2,230.00
<b>Sub total for WELLS FARGO BANK:</b>							<b>382,844.23</b>

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56 checks in this report.

Grand Total All Checks: 2,204,182.93

Date: May 18, 2022

  
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Finance Director: Nathan Statham



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05/25/2022 7:49:48AM

Check List  
City of Coachella

Bank : ewfb EFT FOR WELLS FARGO BANK -4

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
711	4/26/2022	48066	US BANK	Sta 3/25/22	3/25/2022 ACC XXXX-XXXX-XXXX-0925,	15,800.59	15,800.59
Γ FOR WELLS FARGO BANK -SEPARATE CHECK:							15,800.59



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1 checks in this report.

Grand Total All Checks: 15,800.59

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Date: April 26, 2022

  
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Finance Director: Nathan Statham

Bank : ewfb EFT FOR WELLS FARGO BANK -

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
712	5/25/2022	45929	BECK OIL, INC.	52835CL	4/30/2022	PE4/30 ENG DEPT FUEL	76.24
				52837CL	4/30/2022	PE4/30 LLMD DEPT FUEL	252.01
				52841CL	4/30/2022	PE4/30 STREETS DEPT FUEL	401.08
				52843CL	4/30/2022	PE4/30 WATER DEPT FUEL	814.98
				52846CL	4/30/2022	PE4/30 PARKS DEPT FUEL	514.88
				52864CL	4/30/2022	PE4/30 VEHICLE MAINT DEPT	410.63
				52865CL	4/30/2022	PE4/30 SENIOR CNTR FUEL	241.71
				52875CL	4/30/2022	PE4/30 STREETS DEPT FUEL	115.30
				52888CL	4/30/2022	PE4/30 SANITARY DEPT FUEL	1,254.33
				52896CL	4/30/2022	PE4/30 BLDG MAINT DEPT FL	238.32
				52897CL	4/30/2022	PE4/30 ADMIN DEPT FUEL	37.82
				52927CL	4/30/2022	PE4/30 STREETS DEPT FUEL	552.76
				501787	5/4/2022	SHELL TELLUS S2 MX 32	152.36
713	5/25/2022	02320	CALPERS	1000000168089	5/16/2022	#6373819375, JUNE2022 HEA	90,882.74
				1000000168089	5/16/2022	#6373819375, JUNE2022 HEA	12,378.86
714	5/25/2022	43672	DESERT VALLEY SERVICES	IN571475	5/12/2022	FOAM HAND SOAP	200.68
				570342	5/2/2022	NITRILE GLOVES	259.37
				570507	5/3/2022	UPRIGHT VACUUM 12"	401.29
				570785	5/5/2022	MOP HANDLE 63" & CARPET	211.78
				570965	5/6/2022	MOP HANDLE FG/PL 60"	79.28
715	5/25/2022	53799	ENTERPRISE FM TRUST	FBN4470188	5/4/2022	MAY2022 LEASE CHRGS ('20/	10,890.85
716	5/25/2022	00207	GRAINGER INC	9232763574	3/3/2022	COLLARED COVERALL	362.20
				9232314774	3/3/2022	COLLARED COVERALL	2,052.48
717	5/25/2022	00996	HOME DEPOT	3010772	5/4/2022	32PC BIT SET W/ MAGNETIC	32.59
				8011250	5/9/2022	60LB QUIKRETE CONCRETE,	344.83
				2010881	5/5/2022	70GAL TOTE W/ WHEELS, ET	258.69
718	5/25/2022	24600	LOPES HARDWARE	010513	5/12/2022	STAPLE GUN, KEYS, LOCKS,	410.71
				010501	4/26/2022	PAINT, PADLOCK, SLIP FIX 3/4	318.52
719	5/25/2022	53552	QUENCH USA, INC.	INV03868351	4/1/2022	AC D347648, APR2022 RNTL,	40.89
				INV03936809	4/23/2022	AC D347652, MAY2022 RNTL,	35.89
				INV03946700	5/1/2022	AC D347648, MAY2022 RNTL,	40.89
				INV03971510	5/1/2022	AC D347651, MAY2022 RNTL,	40.89
720	5/25/2022	52802	RED WING BUSINESS ADVAN	2022050500343	5/5/2022	4/22 EMPLOYEE WORK BOO	228.19

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

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total				
721	5/25/2022	53736	RG2 MANAGEMENT LLC	3060	5/10/2022	WE 5/8: A. REYES	1,708.88				
				3064	5/17/2022	WE 4/3: V. CORDOVA	199.50				
				3073	5/17/2022	WE 4/24: A. PENA	833.63				
				3065	5/17/2022	WE 4/10: C. CORDOVA	342.00				
				3067	5/17/2022	WE 4/17+24: L. VALENZUELA	1,292.14				
				3068	5/17/2022	WE 4/17+24: A. REYES	3,323.26				
				3069	5/17/2022	WE 5/1+15: A. REYES	3,854.81				
				3070	5/17/2022	WE 5/1+15: L. VALENZUELA	1,951.44	13,505.66			
				722	5/25/2022	54672	SILVA NUNEZ, KENIA	May 2022	5/24/2022	MAY2022 CERAMIC CLASS	160.00
								Apr 2022	4/30/2022	APR2022 CERAMIC CLASS	280.00
Mar 2022	3/30/2022	MAR2022 CERAMIC CLASS	280.00					720.00			
723	5/25/2022	50629	VINTAGE ASSOCIATES, INC	224675	4/27/2022	INSTLL'D TREES @ PUEBLO '	14,768.00				
				224688	4/28/2022	TRBLSHT/RPR IRRGTN CNTF	2,500.00	17,268.00			
<b>† FOR WELLS FARGO BANK -SEPARATE CHECK:</b>							<b>156,027.70</b>				

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
113696	5/25/2022	52722	AMERICAN OUTREACH FOUN2022	5/17/2022	COMMUNITY BASED GRANT	1,000.00	1,000.00	
113697	5/25/2022	42837	ARAMARK UNIFORM SERVICE	APR2022	4/30/2022	PE4/30 UNIFORMS, MATS & T	3,782.41	
			APR2022 CC	4/30/2022	PE4/30 MATS & MOPS	542.68		
			APR2022 SAN	4/30/2022	PE4/30 UNIFORMS, MATS & C	1,083.71	5,408.80	
113698	5/25/2022	42837	ARAMARK UNIFORM SERVICE	24551347	5/5/2022	SS DRITECH TWILL SHIRT W,	46.74	
			24551601	5/5/2022	SS DRITECH TWILL SHIRT W,	63.03	109.77	
113699	5/25/2022	50874	ASSISTANCE LEAGUE COACH	2022	5/17/2022	COMMUNITY BASED GRANT	1,000.00	1,000.00
113700	5/25/2022	03650	BARBARA SINATRA CHILDREN	Apr 2022	5/4/2022	4/14 SVCS: LAW ENFORCEME	231.00	231.00
113701	5/25/2022	00836	BIO-TOX LABORATORIES	42669	4/15/2022	3/14+28 LAB SERVICES	536.00	
				42670	4/15/2022	3/14+28 LAB SERVICES	750.00	
				42718	4/15/2022	3/7 LAB SERVICE	46.00	1,332.00
113702	5/25/2022	50383	BOSS DESIGNS	496	4/27/2022	COACHELLA VEHICLE DECAL	452.55	452.55
113703	5/25/2022	50839	BURRTEC ENVIRONMENTAL	AC 436783	4/30/2022	4/1 PORTOLE DELIVERY	386.40	386.40
113704	5/25/2022	44494	BURRTEC WASTE & RECYCLIBD	5/1/22	5/1/2022	AC 44-BS 405340, 85075 AVE :	59.98	59.98
113705	5/25/2022	46356	C.V. CONSERVATION COMMIS	Apr2022	5/17/2022	APR2022 LDMF MULTI-SPECII	66,295.15	66,295.15
113706	5/25/2022	54688	CARRANZA, ANA	Scholarship	5/18/2022	2022 YOUTH FOOTBALL SCH	150.00	150.00
113707	5/25/2022	53426	CELL BUSINESS EQUIPMENT	76468358	5/21/2022	ACC 1338330, 5/15-6/14, SHAF	581.50	581.50
113708	5/25/2022	53220	COACHELLA ACE HARDWARE	3617/1	4/28/2022	STUD PINE BROWN, Y BRAS	109.73	
				3635/1	5/4/2022	AIR FILTER	97.81	
				3655/1	5/9/2022	CASTER PLATES, STUD PINE	120.59	
				3687/1	5/18/2022	COOLER PUMP, CLAMP, ETC	64.13	
				3569/1	4/20/2022	MASONRY BIT SET, ETC	50.05	
				3572/1	4/20/2022	WIRE DOORBELL	45.01	
				3585/1	4/25/2022	GORILLA HD CONST ADH, ET	42.37	
				3590/1	4/25/2022	TANK SPRAYER ORTHO 2G	33.05	
				3610/1	4/27/2022	COMPTR SURGE PROTCT	30.44	
				3636/1	5/4/2022	PLIERS COMBINATION 6-N-1,	70.65	663.83
113709	5/25/2022	09560	COACHELLA VALLEY HIGH SC	2022	5/17/2022	COMMUNITY BASED GRANT	1,000.00	1,000.00
113710	5/25/2022	44959	COMPUTER CONSULTANTS,	134683	5/19/2022	CAT6 DATA CBL INSTLLTN @	1,428.08	1,428.08



Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
113711	5/25/2022	54137	CONSERVE LANDCARE LLC	40722	10/31/2021	10/31 RPR'D IRRGTN @ DIST	116.00
				42854	11/15/2021	11/12 TREE SVC @ DIST 17	290.00
				87392	4/29/2022	4/29 INSTLL'D PLANTS @ DIS	620.20
				87393	4/29/2022	4/25 RPR'D IRRGTN @ DIST 1	300.75
				77850	3/31/2022	3/31 RPR'D IRRGTN @ DIST 3	155.85
				77851	3/31/2022	3/31 RPR'D IRRGTN @ DIST 1	1,178.25
				83555	4/27/2022	4/22 RPR'D IRRGTN @ DIST 1	211.01
				87390	4/29/2022	4/29 LNDSCPE ENHANCEMEN	57,469.50
				87391	4/29/2022	4/29 RPR'D IRRGTN @ DIST 1	1,864.47
				46272	11/30/2021	11/29 RPR'D IRRGTN @ DIST	419.33
				75495	4/1/2022	APR2022 LNDSCPE MAINT @	43,000.00
				40693	10/31/2021	10/29 LNDSCPE ENHANCEME	11,276.55
							116,901.91
113712	5/25/2022	11800	COUNTY OF RIVERSIDE	AN0000002468	5/19/2022	APR2022 ANL SHLTR+FIELD+	28,001.60
113713	5/25/2022	09650	CVAG	Apr2022	5/17/2022	APR2022 TUMF FEES	57,878.06
113714	5/25/2022	44718	DAMARA'S FLOWERS	5294	5/13/2022	MEMORIAL DAY WREATH	100.00
113715	5/25/2022	44036	DE LAGE LANDEN PUBLIC	76370622	5/12/2022	ACC #1338330, COLOR COPIE	216.41
113716	5/25/2022	12870	DEPARTMENT OF JUSTICE	579568	5/4/2022	APR2022 FINGERPRINTS	147.00
				581999	5/5/2022	APR2022 BLOOD ALCOHOL A	105.00
				582048	5/5/2022	FEB2022 BLOOD ALCOHOL AI	70.00
							322.00
113717	5/25/2022	00118	DEPARTMENT OF TRANSPORSL	221059	5/4/2022	JAN-MAR2022 TRAFFIC SIGN	3,333.23
113718	5/25/2022	54430	DESERT FEED BAG	1220428644	4/29/2022	MAY2022 STRAW BALE RNTL	695.57
113719	5/25/2022	54461	DESERT GROWERS NURSER	08594	5/5/2022	TEXAS RANGER	43.50
113720	5/25/2022	53007	DESERT PROMOTIONAL &	84742	3/17/2022	POLOS W/ EMBROIDERY	56.55
				85158	4/5/2022	WATER BOTTLES W/ ENGRA	2,218.50
				85709	5/4/2022	CAPS W/ EMBROIDERY	208.80
							2,483.85
113721	5/25/2022	54465	DESERT URGENT CARE COA	37030	4/26/2022	MAR2022 SVCS: CARRILLO+[	240.00
113722	5/25/2022	42442	DIRECTV	076184020X220	5/3/2022	MAY2022 TV ACCESS FEE+PF	65.24
113723	5/25/2022	50645	DURAN'S LOCK & KEY	6261	5/2/2022	OUTLET CONVERTER	46.00
				6179	4/11/2022	PICK OPEN OFFICE @ SENIC	75.00
							121.00
113724	5/25/2022	44713	FARMER BROTHERS CO.	95671456	5/18/2022	COFFEE	377.74
113725	5/25/2022	51604	FRONTIER	3986515-MY22	5/16/2022	760/398-6515, 5/16/22	61.41



Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
113726	5/25/2022	52615	G/M BUSINESS INTERIORS	0275609-E	4/29/2022	VENDOR ADJSTBLE SHELVIN	1,433.74
				0275609-IN	4/29/2022	VENDOR ADJSTBLE SHELVIN	1,433.71
				0275609-B	4/29/2022	VENDOR ADJSTBLE SHELVIN	1,433.71
				0275609-C	4/29/2022	VENDOR ADJSTBLE SHELVIN	1,433.71
				0275609-D	4/29/2022	VENDOR ADJSTBLE SHELVIN	1,433.71
							7,168.58
113727	5/25/2022	01850	GAME TIME	PJI-0183460	4/27/2022	8FT STRAIGHT SLIDE, CLOVE	7,670.13
113728	5/25/2022	43539	GARCIA, MICHAEL	Edu Reimb	5/18/2022	FY21/22 EDUCATION REIMBU	80.00
113729	5/25/2022	54689	GUZMAN JR, ESTEBAN	00-1	3/28/2022	5/29 SUAVECITO SUNDAYS P	1,800.00
113730	5/25/2022	20150	HYDRO AG SYSTEMS	268298	4/20/2022	2" MALE CAMLOCK X FIPT	7.85
				268482	4/27/2022	PVC COUPLING	5.72
							13.57
113731	5/25/2022	45108	IMPERIAL SPRINKLER SUPPL	5088329-00	4/21/2022	3GAL POLY SPRAYER	59.80
				5098051-00	4/28/2022	RAINBIRD 2" PLASTIC INLINE	470.45
				5098192-00	4/28/2022	CHRISTY PRO 18 CAST PIPE	59.18
				5098292-00	4/28/2022	BUSHING PVC SCH40	3.82
				5098867-00	4/28/2022	KING BLK/GRAY WATERPROC	54.56
				5099062-00	4/28/2022	CHEM ROUNDUP PRO MAX	107.45
				5100002-00	4/29/2022	RAINBIRD 2" PLASTIC INLINE	955.66
							1,710.92
113732	5/25/2022	42223	J.L. WINGERT CO.	3020773	4/25/2022	LMI 108GPD 50PSI PUMP	4,564.84
113733	5/25/2022	43580	KEEP IT COOL WINDOW TINT	5472	4/4/2022	WINDOW TINTING @ CORP Y	3,516.00
				5476	4/4/2022	WINDOW TINTING @ CIVIC C	3,288.00
							6,804.00
113734	5/25/2022	44047	KONICA MINOLTA BUSINESS	9008594575	5/13/2022	BIZHUB C454E, 1515 6TH ST,	435.39
113735	5/25/2022	45051	LAMAR OF PALM SPRINGS	113631622	5/16/2022	5/16-6/12 POSTER ADVERTISI	1,200.00
113736	5/25/2022	54569	LED GLOBAL SUPPLY INC.	22338	5/19/2022	LED BOLLARD SOLAR POWE	2,908.74
113737	5/25/2022	48220	MARTINEZ, MARITZA	Expns	5/23/2022	REIMB: SUAVECITO SUNDAY	174.64
113738	5/25/2022	47192	O'REILLY AUTO PARTS	2855-434974	4/21/2022	AIR FILTER	41.88
				2855-435074	4/21/2022	OIL FILTER, DISC PAD SET &	88.10
				2855-436867	4/27/2022	FUEL/WTR SEP	44.28
							174.26
113739	5/25/2022	52650	PALMS TO PINES PRINTING A	COCTC-FA	5/18/2022	6' TABLE COVET	283.50
				0426COCLY-FA	5/24/2022	SUBLIMATED LANYARD W/ LC	4,698.83
							4,982.33
113740	5/25/2022	54645	PATTISON, JR., WILLIAM B.	3	4/30/2022	PE4/30 COACHELLA PUBLIC E	2,100.00
113741	5/25/2022	49989	PAUL ASSOCIATES	85974	4/26/2022	GARAGE SALE SIGNS	2,373.88
				86012	5/11/2022	BUSINESS CARDS: E. LARA	104.79
				86020	5/11/2022	BUSINESS CARDS: R. VASQU	124.82
							2,603.49

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
113742	5/25/2022	02028	PETE'S ROAD SERVICE, INC. 579971-00	4/20/2022	FLAT REPAIR	31.61	
			581852-00	4/28/2022	FLAT REPAIR	85.79	
			582692-00	5/2/2022	MOUNT/BALANCE NEW TIRE:	705.99	
			582715-00	5/2/2022	FLAT REPAIR	31.61	855.00
113743	5/25/2022	42759	PROPER SOLUTIONS, INC. 13267	5/13/2022	WE 5/13: S. CARLOS RAMIRE	504.00	
			13268	5/13/2022	WE 5/13: L. ARELLANO	918.00	1,422.00
113744	5/25/2022	54690	RADAN CONSTRUCTION INC. Refund	5/19/2022	CITY BUSINESS LICENSE REI	99.00	99.00
113745	5/25/2022	54500	RELIABLE TRANSLATIONS CC20884	1/12/2022	1/12 CC MTG SVCS	784.00	
			21128	2/11/2022	2/11 DOCUMENT TRANSLATI	75.00	
			21230	2/24/2022	2/24 DOCUMENT TRANSLATI	75.00	
			21467	3/24/2022	3/24 DOCUMENT TRANSLATI	75.00	
			21870	5/12/2022	5/12 DOCUMENT TRANSLATI	75.00	1,084.00
113746	5/25/2022	44161	ROBERT HALF	59801158	4/14/2022	WE 4/8: P. ARRIAGA	1,283.20
				59846213	4/21/2022	WE 4/15: P. ARRIAGA	1,283.20
				59711307	3/31/2022	WE 3/25: P. ARRIAGA	1,283.20
				59757714	4/7/2022	WE 4/1: P. ARRIAGA	962.40
							4,812.00
113747	5/25/2022	47658	RUIZVA L. PEST CONTROL	120	4/22/2022	APR2022 SVCS @ FIRE STATI	65.00
							65.00
113748	5/25/2022	50827	SDC SOUND COMPANY LLC	1082	4/12/2022	5/29 LED WALL+LIGHTING+E	5,500.00
							5,500.00
113749	5/25/2022	35000	SMART & FINAL	515122	5/9/2022	BOTTLED WATER	187.60
							187.60
113750	5/25/2022	35450	SOCALGAS	1377 6th-AP22	4/28/2022	AC 012 623 3701 5, 3/28-4/26	89.89
				1500 6th-AP22	4/28/2022	AC 020 678 1257 4, 3/28-4/26	15.02
				1515 6th-AP22	4/28/2022	AC 031 523 3700 6, 3/28-4/26	21.33
				1517 6th-AP22	4/20/2022	AC 010 594 4824 9, 3/28-4/18,	4.68
				1540 7th-AP22	4/28/2022	AC 008 423 3900 4, 3/28-4/26	86.38
				84626Bag-AP22	4/28/2022	AC 153 323 6215 9, 3/28-4/26	28.36
				87075Av54-AP2:	4/28/2022	AC 123 573 5834 5, 3/28-4/26	63.52
				BagPool-AP22	4/28/2022	AC 069 323 6500 7, 3/28-4/26	14.30
							323.48

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
113751	5/25/2022	52595	STAPLES BUSINESS CREDIT	7355507034-0-1	4/26/2022	VARTAN GAMING CHAIR, ETC	380.58
				7355610334-0-1	4/27/2022	VARTAN GAMING CHAIR, DYM	302.36
				7355610334-0-2	4/27/2022	D1 1/2IN X 23FT PLYBLK/WHI	40.22
				7356458191-0-2	5/10/2022	DURAMARK PERM MARKER,	10.78
				7355920664-0-1	5/2/2022	HP OFFICEJET 200 MOBILE P	481.40
				7355920937-0-1	5/2/2022	SHARPIE GEL .7MM BLUE, ET	200.15
				7356078533-0-3	5/4/2022	DESKTOP/POCKET CALCULA	12.79
				7356458191-0-1	5/10/2022	INSTANT GEL HAND SANITIZI	58.78
				7355669809-0-1	4/28/2022	VARTAN GAMING CHAIR, ETC	576.31
							2,063.37
113752	5/25/2022	00102	SUNLINE TRANSIT AGENCY	INV05948	5/12/2022	APR2022 CNG FUEL	501.79
							501.79
113753	5/25/2022	52125	TAG/AMS, INC.	2810560	5/11/2022	APR2022 DRUG TESTING	170.00
							170.00
113754	5/25/2022	37600	THE DESERT SUN PUBLISHIN	0004581107	4/30/2022	APR2022 PUBLISHED ADS	2,316.60
							2,316.60
113755	5/25/2022	45045	THERESA A. MIKE SCHOLARS	2022	5/17/2022	COMMUNITY BASED GRANT	1,000.00
							1,000.00
113756	5/25/2022	38250	TOPS N BARRICADES	1093681	4/26/2022	TAPE REFL YELLOW	123.87
				1093869	5/5/2022	DURA SHEEN WHITE 5-G SEM	1,337.63
				1093937	5/10/2022	T-SHIRT LIME, MESH CLASS I	90.20
							1,551.70
113757	5/25/2022	44978	TRI-STATE MATERIALS, INC.	101050	4/20/2022	3/4" CALIFORNIA GOLD	9,345.02
							9,345.02
113758	5/25/2022	39640	VALLEY LOCK & SAFE	174486	4/29/2022	RPLC'D DEADBOLTS @ DE O	450.98
				174711	5/5/2022	LASER CUT KEYS	195.75
							646.73
113759	5/25/2022	53173	VERIZON CONNECT NWF, INC	OSV0000027546	5/1/2022	APR2022 GPS MONITORING :	582.84
							582.84
113760	5/25/2022	44775	VISTA PAINT CORPORATION	2022-545938-00	5/20/2022	COVERALL EXT FLAT WHITE-	421.54
							421.54
113761	5/25/2022	49778	WEST COAST ARBORIST, INC	185106	4/19/2022	4/19 TREE MAINT @ LLMD	636.00
				185107	4/18/2022	4/18 TREE MAINT @ LLMD	1,162.00
							1,798.00
113762	5/25/2022	54433	WEX ENTERPRISE EXXONMC	80971401	5/23/2022	ACC 0496-00-726338-7, 4/24-5	5,320.86
							5,320.86
113763	5/25/2022	54691	WILD BILL'S SPRAY EQUIPME	3900	5/24/2022	RPR'D SPRAY PAINT EQUIPM	219.31
							219.31
113764	5/25/2022	54272	WILLDAN	002-26373	5/3/2022	APR2022- BLDG AND SAFETY	14,700.00
							14,700.00
113765	5/25/2022	53174	ZAMBELLI FIREWORKS	518726	5/24/2022	DEPOSIT- 4TH OF JULY FIRE	21,500.00
							21,500.00
<b>Sub total for WELLS FARGO BANK:</b>							<b>411,817.31</b>

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82 checks in this report.

Grand Total All Checks: 567,845.01

Date: May 25, 2022

  
\_\_\_\_\_  
Finance Director: Nathan Statham



Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
113766	6/1/2022	54696	BALDERAS, ANAID	Ref000226710	5/28/2022	UB Refund Cst #00053935	14.25	14.25
113767	6/1/2022	54694	FIGUEROA, DAVID	Ref000226708	5/28/2022	UB Refund Cst #00051804	84.21	84.21
113768	6/1/2022	54692	LOPEZ, NADIA	Ref000226706	5/28/2022	UB Refund Cst #00039426	79.50	79.50
113769	6/1/2022	54693	MARIA, GUADALUPE	Ref000226707	5/28/2022	UB Refund Cst #00044780	0.63	0.63
113770	6/1/2022	54695	SIQUEIROS, JESUS	Ref000226709	5/28/2022	UB Refund Cst #00053598	69.14	69.14
<b>Sub total for WELLS FARGO BANK:</b>								<b>247.73</b>



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5 checks in this report.

Grand Total All Checks: 247.73

Date: June 1, 2022

  
\_\_\_\_\_  
Finance Director: Nathan Statham

Bank : ewfb EFT FOR WELLS FARGO BANK -

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
724	6/1/2022	45929	BECK OIL, INC.	53217CL	5/15/2022	PE5/15 SANITARY DEPT FUEL	1,493.00
				53173CL	5/15/2022	PE5/15 STREETS DEPT FUEL	1,000.69
				53175CL	5/15/2022	PE5/15 WATER DEPT FUEL	757.68
				53178CL	5/15/2022	PE5/15 PARKS DEPT FUEL	660.24
				53196CL	5/15/2022	PE5/15 VEHICLE MAINT DEPT	384.35
				53167CL	5/15/2022	PE5/15 ENG DEPT FUEL	312.48
				53169CL	5/15/2022	PE5/15 LLMD DEPT FUEL	254.39
				53197CL	5/15/2022	PE5/15 SENIOR CNTR FUEL	239.74
				53223CL	5/15/2022	PE5/15 BLDG MAINT DEPT FL	118.97
				53206CL	5/15/2022	PE5/15 STREETS DEPT FUEL	63.77
				53224CL	5/15/2022	PE5/15 ADMIN DEPT FUEL	45.98
							5,331.29
725	6/1/2022	43462	BEST BEST & KRIEGER, LLP	933262	4/29/2022	PE3/31, #80237, GENERAL RE	32,692.18
				933275	4/29/2022	PE3/31, #80237.00840, CANN	7,034.00
				933267	4/29/2022	PE3/31, #80237.00445, DESE	5,637.00
				933272	4/29/2022	PE3/31, #80237.00868, TRAVE	4,987.25
				933271	4/29/2022	PE3/31, #80237.00450, GLENF	4,830.55
				933270	4/29/2022	PE3/31, #80237.00820, ENVIR	3,646.70
				933281	4/29/2022	PE3/31, #80237.00851, GLENF	3,488.70
				933279	4/29/2022	PE3/31, #80237.00844, CHROI	2,793.90
				933268	4/29/2022	PE3/31, #80237.00819, CODE	2,408.15
				933283	4/29/2022	PE3/31, #80237.00858, COA W	2,052.40
				933264	4/29/2022	PE3/31, #80237.00237, SPOTL	2,031.50
				933277	4/29/2022	PE3/31, #80237.00872, SUCCE	1,381.80
				933263	4/29/2022	PE3/31, #80237.00211, CODE	1,236.45
				933273	4/29/2022	PE3/31, #80237.00810, LABOR	1,058.40
				933278	4/29/2022	PE3/31, #80237.00873, SURPL	944.00
				933274	4/29/2022	PE3/31, #80237.00835, REAL E	822.10
				933269	4/29/2022	PE3/31, #80237.00447, ADV. C	680.24
				933276	4/29/2022	PE3/31, #80237.00870, COVID	646.80
				933282	4/29/2022	PE3/31, #80237.00857, RENEV	382.20
				933266	4/29/2022	PE3/31, #80237.00240, 52156	165.80
				933265	4/29/2022	PE3/31, #80237.00239, 52138	48.20
							78,968.32
726	6/1/2022	49486	BRC CONSTRUCTION	20221292	5/17/2022	CONCRETE RE-POUR @ CEE	2,450.00
727	6/1/2022	43672	DESERT VALLEY SERVICES	IN568720	4/14/2022	APPLIED CREDITS- INV #568	59.22
							2,450.00
							59.22

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

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
728	6/1/2022	00996	HOME DEPOT	6021225	4/1/2022	GB 1PC DUAL FLUSH TOILET	162.04	162.04
729	6/1/2022	24600	LOPES HARDWARE	010483	5/12/2022	PADLOCKS, ADJ WRENCHES	1,183.77	
				010352	5/4/2022	25FT HOSE, GFI PLUG, LOCK	968.01	
				010558	5/10/2022	PADLOCKS, PAINT, KEYS, CA	513.55	
				010589	5/10/2022	PADLOCKS	110.86	2,776.19
730	6/1/2022	43432	PONTON INDUSTRIES, INC.	24482-44844	4/21/2022	REFRIGERATED SAMPLER BO	4,785.00	
				24483-44844	4/21/2022	ELECTRONICS FOR ALL WEA	2,812.83	7,597.83
731	6/1/2022	53552	QUENCH USA, INC.	INV03892555	4/1/2022	AC D347651, APR2022 RNTL,	40.89	40.89
732	6/1/2022	53736	RG2 MANAGEMENT LLC	3066	5/17/2022	WE 4/10+17: F. HERNANDEZ	2,724.75	
				3071	5/17/2022	WE 4/17+24: F. HERNANDEZ	1,632.00	
				3072	5/17/2022	WE 5/1+15: F. HERNANDEZ	1,536.00	
				3056	5/10/2022	WE 5/8: S. VALENZUELA	1,197.00	
				3063	5/17/2022	WE 5/15: S. VALENZUELA	1,063.13	
				3057	5/10/2022	WE 5/8: F. HERNANDEZ	768.00	
				3086	5/23/2022	WE 5/22: L. VALENZUELA	622.13	
				3087	5/23/2022	WE 5/22: A. REYES	275.63	9,818.64
733	6/1/2022	51697	WESTERN WATER WORKS SI	1404275-01	5/12/2022	2PC POLYMER CVR "WATER"	2,469.39	
				1404691-00	5/4/2022	APPLIED CREDIT- INV #14043	65.69	
				1404678-00	5/3/2022	RING NA GSKT	39.58	2,574.66
734	6/1/2022	53596	XTREME HEATING AND AIR	2246	4/16/2022	INSTLL'D THERMOSTAT LOCI	111.00	111.00
<b>T FOR WELLS FARGO BANK -SEPARATE CHECK:</b>								<b>109,890.08</b>

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
113771	6/1/2022	01436	AMERICAN FORENSIC NURSE76019	5/16/2022	APR2022 BLOOD DRAWS	122.44	122.44
113772	6/1/2022	46355	BEN CASTILLO PAINTING INC 1930	5/9/2022	INTERIOR PAINTING @ CORF	1,950.00	
			1931	5/9/2022	INTERIOR PAINTING @ CORF	1,950.00	3,900.00
113773	6/1/2022	54517	BLACK KNIGHT TECHNOLOGI10219809	5/20/2022	MY-JN2022 SITXPRO SBSCRIF	250.00	250.00
113774	6/1/2022	54157	BRAX COMPANY, INC. 39952	5/10/2022	DURAMAX 4V FILTER, ETC	2,203.15	2,203.15
113775	6/1/2022	53423	CBE OFFICE SOLUTIONS IN2504845	5/20/2022	ACC CC3502, COLOR COPIEF	989.15	989.15
113776	6/1/2022	53220	COACHELLAACE HARDWARE3656/1	5/10/2022	GRADE STAKE, MISC FASTEN	168.52	
			3673/1	5/16/2022	CANOPY	130.49	
			3651/1	5/9/2022	COMMAND HOOK BRSHNKL I	48.88	
			3658/1	5/10/2022	CM SOCKET SET, FOLDING L	45.63	
			3662/1	5/11/2022	COBALT DRILL BIT & MISC FA	31.19	
			3324/1	3/2/2022	EXT TUBE FLEX N FIT, ETC	24.99	
			3381/1	3/12/2022	FH PHILIP SMS, ETC	22.14	
			3650/1	5/9/2022	GLOVES, BUNGEE CORD GR	17.38	
			3659/1	5/10/2022	BATTERY ALKALINE C 4PK	15.20	
			3403/1	3/16/2022	KEYKRAFTER BRASS KEY	13.54	517.96
113777	6/1/2022	44959	COMPUTER CONSULTANTS, I34692	5/26/2022	1YR SSL CERT RNWL	165.00	165.00
113778	6/1/2022	00749	COUNTY OF RIVERSIDE SH0000040969	5/10/2022	3/10-4/6 LAW ENFORCEMENT	728,419.33	
			SH0000040970	5/10/2022	3/10-4/6 LAW ENFORCEMENT	10,846.53	739,265.86
113779	6/1/2022	02115	CWEA RH-6/30/22	4/26/2022	6/30 CERT RNWL CSM4: R. HI	106.00	106.00
113780	6/1/2022	01089	DESERT ELECTRIC SUPPLY S2965842.001	5/9/2022	DABMAR DL-T-LED/100/50K C	553.76	
			S2974723.001	5/5/2022	LEV GFTR2-W 20A RECEP(A	544.98	
			S2964384.001	5/9/2022	KLEIN NCVT3P TESTER/FLAS	97.78	
			S2971703.001	4/28/2022	AMFI CG 100K 1IN CONN KIT,	29.28	1,225.80
113781	6/1/2022	54275	DESERT HOSE AND SUPPLY 17658	5/2/2022	3/4 HD POLY CAMLOCK	21.98	21.98
113782	6/1/2022	52970	DESERT POOL SPECIALISTS, 126564	5/2/2022	MAY2022 FOUNTAIN SVCS	400.00	400.00
113783	6/1/2022	49776	DESERT SEWER SUPPLY, INC24880	5/2/2022	6" GRADE RING, MANHOLE R	233.98	233.98
113784	6/1/2022	54465	DESERT URGENT CARE COA(37130	4/26/2022	MAR2022 SVCS: CARRILLO+[	800.00	800.00
113785	6/1/2022	13700	DEWEY PEST CONTROL INC. AC2012536-MY	4/28/2022	AC2012536, MAY2022, 48400 \	1,600.00	
			AC2012540-MY	4/28/2022	AC2012540, MAY2022, 51301 I	1,600.00	
			15083696	5/1/2022	AC1281218, MAY2022, 51251 I	900.00	
			15083695	5/1/2022	AC1281215, MAY2022, SIERR/	301.00	
			15071258	5/1/2022	AC1450610, MAY2022, DE OR/	160.00	
			15064329	5/1/2022	AC103361, MAY2022, SENIOR	80.00	
			15071246	5/1/2022	AC1434611, MAY2022, DIST 3:	60.00	4,701.00



Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
113786	6/1/2022	14860	E. K. WOOD LUMBER COMPANIES	503835	5/5/2022	50LB KLEEN SWEEP PLUS	49.55
				503797	5/3/2022	MORTAR MIX TYPE N	30.99
				503922	5/11/2022	1/8 COBALT DRILL	22.60
							103.14
113787	6/1/2022	53880	EBERHARD EQUIPMENT NO. 2	216224	5/10/2022	SWITCH	158.57
113788	6/1/2022	44088	FERGUSON ENTERPRISES, INC.	1329329	4/28/2022	1 NPT DIE HD COMP, BRS BU	446.66
113789	6/1/2022	20150	HYDRO AG SYSTEMS	268312	4/20/2022	PVC COUPLING & ELL	131.80
							131.80
113790	6/1/2022	20450	IMPERIAL IRRIGATION DISTRIBUTION	AP-MdMY	5/16/2022	MID APRIL-MID MAY 2022 ELE	57,487.57
							57,487.57
113791	6/1/2022	45108	IMPERIAL SPRINKLER SUPPLIES	5104020-00	5/3/2022	HUNTER MP ROTATOR 90-210	247.78
				5103645-00	5/3/2022	PRO 10 CAST PIPE WRENCH	62.98
				5095097-00	4/26/2022	HAND PUMP W/ HOSE	61.74
							372.50
113792	6/1/2022	53425	IVAN'S BLINDS AND MORE	3251089	5/11/2022	RPLC'D SHADE CHAINS @ CO	154.00
							154.00
113793	6/1/2022	52738	JNS MEDIA SPECIALISTS	9153	3/31/2022	MESQUITE & CASTRO COMM	5,500.00
							5,500.00
113794	6/1/2022	52906	JOHNSON CONTROLS SECURITY	37365052	5/7/2022	6/1-8/31 ALARM @ 1515 6TH S	1,472.98
							1,472.98
113795	6/1/2022	23100	KAMAN INDUSTRIAL TECHNOLOGIES	863893	4/20/2022	SEAL	40.72
							40.72
113796	6/1/2022	54516	OPERATIONAL TECHNICAL SERVICES	2223	2/20/2022	WE 2/20: K. CHISM	3,641.92
				2459	5/15/2022	WE 5/15: J. PAGE	2,301.60
							5,943.52
113797	6/1/2022	47192	O'REILLY AUTO PARTS	2855-439335	5/5/2022	AIR FILTER & AIR PURIFIER	103.12
				2855-439230	5/4/2022	FLOOR DRY, PURPLE POWER	79.19
				2855-440638	5/9/2022	SEMI-MET PAD	69.68
				2855-438704	5/3/2022	WATER PUMP	53.53
				2855-440549	5/9/2022	OIL FILTER	9.70
							315.22
113798	6/1/2022	02028	PETE'S ROAD SERVICE, INC.	584651-00	5/9/2022	FLAT REPAIR	31.61
				584884-00	5/10/2022	FLAT REPAIR	31.61
							63.22
113799	6/1/2022	52596	PLANIT PRINTWORKS	911443	4/27/2022	GENERAL PLAN UPDATE BO	269.49
							269.49
113800	6/1/2022	42759	PROPER SOLUTIONS, INC.	13295	5/20/2022	WE 5/20: S. CARLOS RAMIRE	504.00
							504.00
113801	6/1/2022	54500	RELIABLE TRANSLATIONS	CC21887	5/13/2022	5/13 DOCUMENT TRANSLATI	75.00
							75.00
113802	6/1/2022	48608	REYES COCA-COLA BOTTLING	11022212493	5/18/2022	DASANI BOTTLED WATER & S	483.84
							483.84
113803	6/1/2022	48154	ROYAL INDUSTRIAL SOLUTIONS	6441-1046167	2/10/2022	BATTERY 12V	452.55
				9005152861	3/25/2022	SVC CHRG	6.78
				9005385803	4/25/2022	SVC CHRG	6.78
							466.11
113804	6/1/2022	54697	RUCOBA LOPEZ, BEATRIZ	Scholarship	5/25/2022	2022 YOUTH FOOTBALL SCH	75.00
							75.00
113805	6/1/2022	52991	S & D CAR WASH MANAGEMENT	ARB137903	4/30/2022	APR2022 CAR WASH SERVIC	370.47
							370.47
113806	6/1/2022	44581	SIGNARAMA	INV-111745	5/6/2022	INSTLL'D ALUM SIGNS @ DIS	2,252.94
							2,252.94
113807	6/1/2022	35430	SOUTH COAST A.Q.M.D.	3989477	4/19/2022	ID 148143, FY21/22 AQMD FEI	143.88
				3994444	5/3/2022	ID 170157, FY21/22 AQMD FEI	143.88
							287.76



Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
113808	6/1/2022	52595	STAPLES BUSINESS CREDIT 7356242094-0-1	5/6/2022	VARTAN GAMING CHAIR	184.85	184.85
113809	6/1/2022	43858	STAPLES CREDIT PLAN 23583	5/19/2022	EASY2GO WOODTOP ST	13.55	13.55
113810	6/1/2022	51093	T-MOBILE USA, INC. 9493598645	5/16/2022	4/27-5/10 GPS LOCATE	420.00	420.00
113811	6/1/2022	52204	TPX COMMUNICATIONS 157058644-0	5/16/2022	AC33325, 5/16-6/15	4,491.72	4,491.72
113812	6/1/2022	44978	TRI-STATE MATERIALS, INC. 101177	5/4/2022	3/4" CALIFORNIA GOLD	9,175.34	9,175.34
113813	6/1/2022	38800	UNDERGROUND SERVICE ALI420220111	5/1/2022	APR2022- 53 NEW TICKETS+I	97.45	97.45
113814	6/1/2022	49778	WEST COAST ARBORIST, INC183413	2/23/2022	2/23 TREE MAINT @ LLMD	6,260.00	
			183285	2/28/2022	2/28 TREE MAINT @ PARKS	3,506.00	
			183431	2/28/2022	2/28 TREE MAINT @ LLMD	1,892.00	
			183372-A	2/16/2022	2/16 TREE MAINT @ LLMD	1,310.00	
			183426	2/25/2022	2/25 TREE MAINT @ LLMD	600.00	
			183412	2/22/2022	2/22 TREE MAINT @ LLMD	337.50	
			183420	2/24/2022	2/24 TREE MAINT @ LLMD	337.50	
			183406	2/17/2022	2/17 TREE MAINT @ LLMD	300.00	14,543.00
113815	6/1/2022	44203	WEST COAST SAND & GRAVE492330	5/3/2022	WASHED CONCRETE SAND	1,312.11	
			454464	1/18/2022	3/4" GRAVEL	1,092.12	2,404.23
113816	6/1/2022	54464	WHITE CAP, L.P. 50018563002	5/3/2022	RED BANNERLINE ASPHALT,	1,259.49	
			50018529483	4/28/2022	DEEP IMPACT SOCKET WRIG	152.52	1,412.01
<b>Sub total for WELLS FARGO BANK:</b>							<b>864,618.98</b>

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57 checks in this report.

Grand Total All Checks: 974,509.06

Date: June 1, 2022

  
\_\_\_\_\_  
Finance Director: Nathan Statham



**STAFF REPORT**  
**6/8/2022**

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

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

**SUBJECT:** Tripoli Mixed-Use Project

**SPECIFICS:** Adopt Ordinance No. 1193 (*2<sup>nd</sup> Reading*) approving Change of Zone (CZ) 22-01 to amend the Official Zoning Map by adding the PUD (Planned Unit Development) Overlay Zone on 2.8 acres of vacant C-G (General Commercial) zoned property for a mixed-use development consisting of 108 apartment units and 2 retail units located at the northeast corner of Cesar Chavez Street and Bagdad Avenue (APN# 778-081-003 and -001) Applicant: Chelsea Investment Corporation

**STAFF RECOMMENDATION:**

Staff recommends that the City Council adopt Ordinance 1193 approving Change of Zone No. 22-01 for the Tripoli Mixed-Use Project.

**BACKGROUND:**

The subject site is a vacant commercial property and historical aerial photographs from 1953 identify a previous large commercial/industrial building on the site and later removed on 1996 aerial photographs. Chelsea Investment Corporation is currently constructing a 3-story, 105-unit mixed-use development, Pueblo Viejo Villas, on 2.61 acre site north of this subject site as a transit-oriented development approved under Change of Zone 17-03 and Architectural Review No. 19-08. A transit hub on 1.66 acres at the corner of Fourth Street and Cesar Chavez Street will be constructed in association with Pueblo Viejo Villas and will be operated by Sunline Transit Agency.

On April 20, the Planning Commission held a public hearing for the Tripoli Mixed-Use Project and recommended that the City Council approve the project with a modification to condition of approval 9 of Resolution No. PC 2022-10 to require an elevator in Building A, despite applicant concerns that the addition of the elevator for Building A would be a hardship for project.

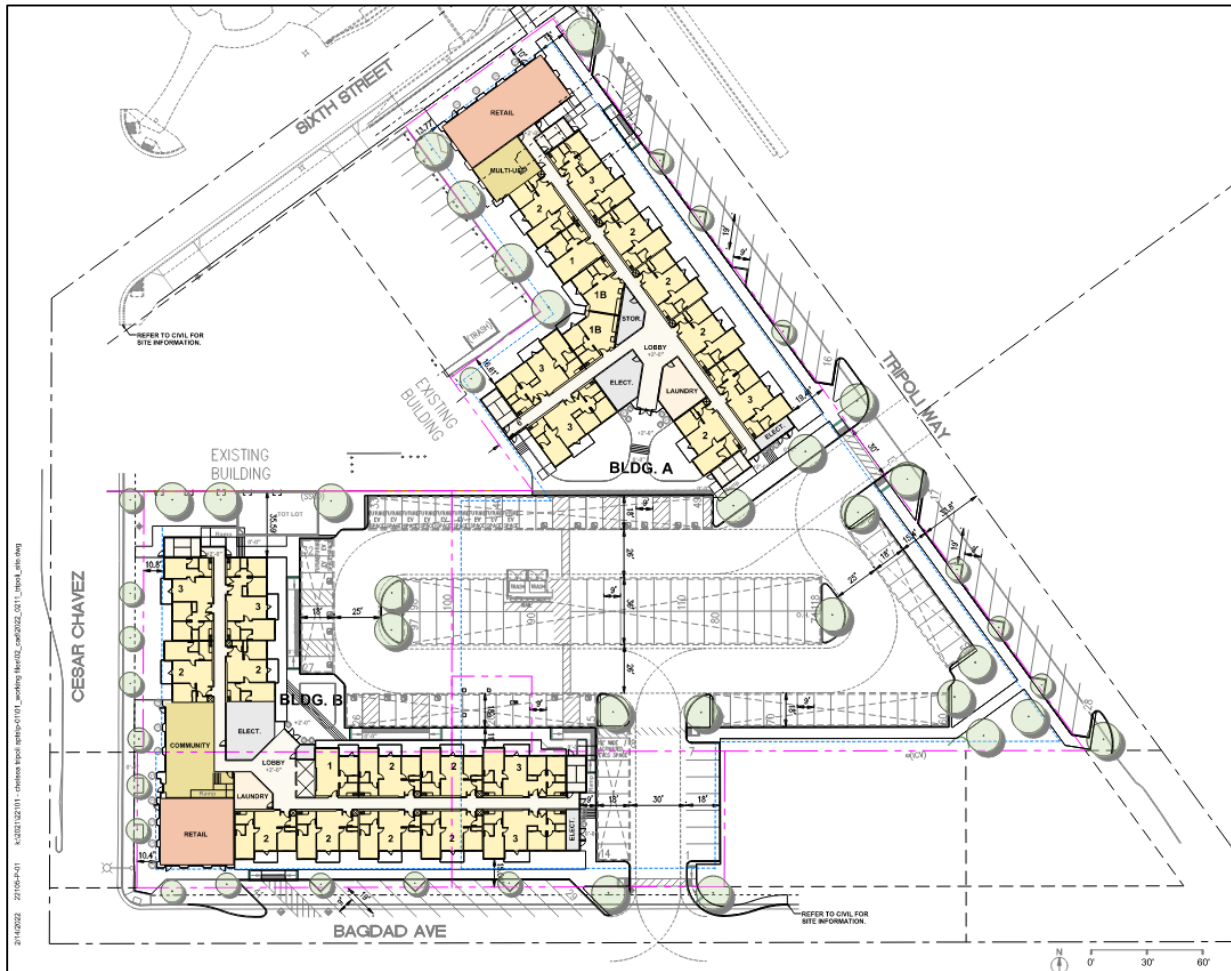
On May 11, 2022, the City Council introduced for first reading, by title only, the attached Ordinance 1193, for the Tripoli Mixed-Use Project and approved Conditional Use Permit 351 and Architectural Review No. 22-04 for the mixed-use development consisting of 108 apartment units

and 2 retail units at the 2.8 acre site at the northeast corner of Cesar Chavez Street and Bagdad Avenue.

**DISCUSSION/ANALYSIS**

The applicant proposes construction of a mixed-use development consisting of 108 apartment units and 2 retail spaces within 2 buildings in the Pueblo Viejo District. Building A is 3-story; 49,794 sq. ft. building located toward the Southwest corner of 6<sup>th</sup> Street and Tripoli Avenue. Building B is a 4-story, 71,079 sq. ft. building located toward the Northeast corner of Bagdad Avenue and Cesar Chavez Street. Both building would be constructed near property line with building frontages on 6<sup>th</sup> Street, Tripoli Way, Bagdad Avenue and Cesar Chavez Street and on-site parking oriented behind the buildings consistent with goals of the Pueblo Viejo Revitalization Plan. The orientation of the building support the City’s goals of promoting a walkable downtown environment with a well-designed public realm.

**Figure 1: Site Plan**



### Building A

Building A is a 3-story, 49,794 sq. ft. building consisting of 44 apartment units, a 652 sq. ft. multi-purpose room, and 1,805 sq. ft. ground floor retail space. (Southwest corner of 6<sup>th</sup> Street and Tripoli Ave). There are 1-3 bedrooms options available ranging in size from 581 sq. ft. to 1,061 sq. ft as follows.

- 13 - One bedroom units (581-586 sq. ft.)
- 17 – Two bedroom units (799 sq. ft.)
- 14 – Three bedroom units (1,061 sq. ft.)

A 652 sq. ft. multi-purpose building and laundry room is proposed on the first floor. The main entrance and lobby is accessed from the parking lot, in addition to 3 other access points. Access above the first floor is by three proposed staircases and no elevator is proposed. Staff has requested that space between the west building elevation and property line be configured to improve safety and opportunity for usable common area for residents and customers of the retail space.

### Building B

Building B is a 4-story, 71,079 sq. ft. building consisting of 64 apartment units, a 1,296 sq. ft. community room and a 1,413 sq. ft. ground floor retail space. (Northeast corner of Cesar Chavez Street and Bagdad Avenue). The distribution of 1- 3 bedroom apartment units are as follows.

- 27 - One bedroom units (581-586 sq. ft.)
- 52 – Two bedroom units (799 sq. ft.)
- 29 – Three bedroom units (1,061 sq. ft.)

A 1,296 sq. ft. community room and laundry room is proposed on the first floor. The main entrance and lobby is accessed from the parking lot, in addition to 2 other access points. Access above the first floor is proposed by an elevator located at the lobby or two staircases. The City's General Plan allows a density from 20 to 65 units per acre and the proposed project has a density of 38 units per acre measured over the 2.8 acres. Thus, the proposed density is within the maximum allowable density of the General Plan.

Ground floor retail for Building A and B would not include improvements such as bathrooms, fire sprinklers, or grease traps. A 218 sq. ft. fenced tot lot is proposed near the project parking lot with playground equipment for children. No details of the playground equipment were submitted for the Architectural Review, but will be reviewed during building permit plan check. The project does not provide a significant amount of common outdoor open space for the project, but does contribute to an attractive and high quality streetscape as recommended in the Pueblo Viejo Revitalization Plan.

### Parking

The parking serving the site is provided with one large on-site parking area consisting of 118 parking spaces and is accessed by driveways from Bagdad Avenue and Tripoli Way. Parking based on 120,873 sq. ft. of gross floor area, would require 362 spaces in the Pueblo Viejo



Revitalization Plan. The applicant proposes 118 onsite parking spaces and 41 on-street parking spaces.

**Figure 2: Cesar Chavez Street and Bagdad Avenue Elevations**



**CONSISTENCY WITH THE GENERAL PLAN**

The proposed project is within the Downtown Center land use designation of the General Plan 2035 Land Use and Community Character Element. The Downtown Center is intended to bring the entire community together in a one-of-a-kind Coachella Center, which allows for commercial uses. The General Plan allows for a residential density of 20-65 dwelling units/acre and a Floor Area Ratio of 0.5-3 for commercial uses. The project proposes a density of 38 dwelling units per acre and is thereby consistent with the General Plan. The project is consistent with the policies of the Land Use and Community Character's Sub-Area #2 policies, which recognize that Downtown is the heart of the City where mixed use development is encouraged and creates a new gateway to downtown near intersection of Sixth Street and Cesar Chavez Street.

**CONSISTENCY WITH ZONING**

The subject site is zoned C-G (General Commercial) zone, which does not allow for mixed-use development and specifically only permits a residential unit as a proprietors unit. The Zoning is currently inconsistent with the General Plan land use as the future zoning should be Downtown Center, which would accommodate mixed-use development at a density of 20-65 dwelling units/acre. In order to accommodate this type of development, the applicant requests amend the Official Zoning Map with approval of the PUD (Planned Unit Development) Overlay Zone on the

2.8 acres of vacant C-G (General Commercial) zoned property, which allows the applicant to establish flexible development standards and permitted uses insofar as it is consistent with the General Plan. Staff requested that the applicant incorporate the draft development standards of the Pueblo Viejo Revitalization Plan, which identifies this area as the Sixth Street Pueblo Viejo Zone and Cesar Chavez Pueblo Viejo Zone. The project complies with the draft Development Standards of the Sixth Street Pueblo Viejo Zone, except for unit size, parking, retail space height, residential first floor height, and public/common open space requirements.

### **ENVIRONMENTAL IMPACT CONSIDERATION**

The City of Coachella has determined that the proposed project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 as an infill development because the project involves development on a site under five acres where the parcel complies with General Plan policies and zoning regulations, and where the project site has no value as habitat for endangered, rare or threatened species, and where the site can be adequately served by all required utilities and public services, and the project will not result in any significant effects relating to traffic, noise, air quality, or water quality. The subject site is surrounded on all sides by urban uses and has no suitable habitat for endangered species. There are existing utilities and public services available to serve the site. As proposed, the project will comply with General Plan policies and zoning code regulations and the project does not result in any significant traffic, air quality, or water quality impacts. As such, no additional environmental review is required.

### **FISCAL IMPACT:**

None.

### **ALTERNATIVES:**

- 1) Adopt Ordinance No. 1193 (*2<sup>nd</sup> Reading*) approving of Change of Zone 22-01 with the findings and conditions as recommended by Staff.
- 2) Deny the proposed project.
- 3) Continue this item and provide staff and the applicant with direction.

### **RECOMMENDED ALTERNATIVE(S):**

Staff recommends alternative #1.

### **Attachments:**

1. Ordinance No. 1193  
Exhibit A – Conditions of Approval  
Exhibit B - Change of Zone Exhibit

**ORDINANCE NO. 1193**

**AN ORDINANCE OF THE CITY OF COACHELLA CITY COUNCIL APPROVING CHANGE OF ZONE NO. 22-01, A ZONING RECLASSIFICATION FROM C-G (GENERAL COMMERCIAL) TO CG-PUD (GENERAL COMMERCIAL - PLANNED UNIT DEVELOPMENT), FOR A 2.8-ACRE VACANT SITE, LOCATED ON THE NORTHEAST CORNER OF CESAR CHAVEZ STREET AND BAGDAD AVENUE, (APN 778-081-003 AND 778-081-001). CHELSEA INVESTMENT CORPORATION, APPLICANT.**

**WHEREAS**, Chelsea Investment Corporation (applicant) has filed an application for Change of Zone (CZ 22-01), to allow for a change of Zone on approximately 2.8 acres vacant site located on the northeast corner of Cesar Chavez Street and Bagdad Avenue; and

**WHEREAS**, a public hearing was held to consider Change of Zone No. 22-01 at a regular Planning Commission meeting, on April 6, 2022 in the Council Chambers, 1515 Sixth Street, Coachella, California; and

**WHEREAS**, the public hearing was advertised according to State statutes and the Coachella Municipal Code and the applicant and the public were afforded an opportunity to testify at the Planning Commission hearing, and

**WHEREAS**, the proposed change is in conformity with the City's General Plan and appropriate for the affected subject site, and not likely to be detrimental to the adjacent properties or residents; and

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

**WHEREAS**, The City of Coachella has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as an "In-Fill Development" project (CEQA Guidelines, Section 15332) and the CEQA Guidelines of 1970, as amended; and

**WHEREAS**, the proposed change could not adversely affect the general health, safety and welfare of the community.

**NOW, THEREFORE**, be it resolved that the City Council hereby ordains approval of Change of Zone No. 22-01, a zoning reclassification from C-G (General Commercial) to CG-PUD (General Commercial-Planned Unit Development) for 2.8 acres of vacant land located on the northeast corner of Cesar Chavez Street and Bagdad Avenue subject to the findings listed below, the Conditions of Approval in "Exhibit A" and Change of Zone exhibit of "Exhibit B."

**Findings for Change of Zone No. 22-01:**

1. The proposed change of zone will serve the public necessity, convenience, general welfare, and will provide good zoning practice for the vicinity of the site. The site is within the City’s Downtown Center land use designation and abuts Cesar Chavez Street, between 6<sup>th</sup> Street and Bagdad Avenue. Cesar Chavez Street is designated as a Major Roadway with a bicycle lane. The re-zoning of the property will allow for new affordable, high density residential, which will promote the City’s long-term residential development goals for the larger vicinity and help in meeting the RHNA numbers as assigned by SCAG.
  
2. The proposed change of zone is consistent with the intent and purpose of the City’s General Plan in that the proposed CG-PUD zoning would allow future high-density multi-family residential projects and a potential transit hub, which assist in keeping with the goals and policies of the General Plan. The proposed change of zone is consistent with the goals and policies of the Land Use Element of the General Plan which designates the subject property as a Downtown Center. The proposed CG-PUD zoning is a conforming zone in the Downtown Center General Plan land use designation.
  
3. The proposed change of zone is consistent with the Zoning Code Planned Unit Development regulations that allow developers to propose design guidelines, development standards and uses. The C-G, General Commercial zone, primarily allows for commercial development and the proposed Planned Unit Development would allow for mixed-used development at residential densities permitted under the Coachella General Plan 2035.

**PASSED, APPROVED and ADOPTED** this 8<sup>th</sup> day of June 2022.

\_\_\_\_\_  
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 Ordinance No. 1193 was duly and regularly introduced at a meeting of the City Council on the 11<sup>th</sup> day of May 2022, and that thereafter the said ordinance was duly passed and adopted at a regular meeting of the City Council on the 8<sup>th</sup> day of June 2022.

AYES:

NOES:

ABSENT:

ABSTAIN:

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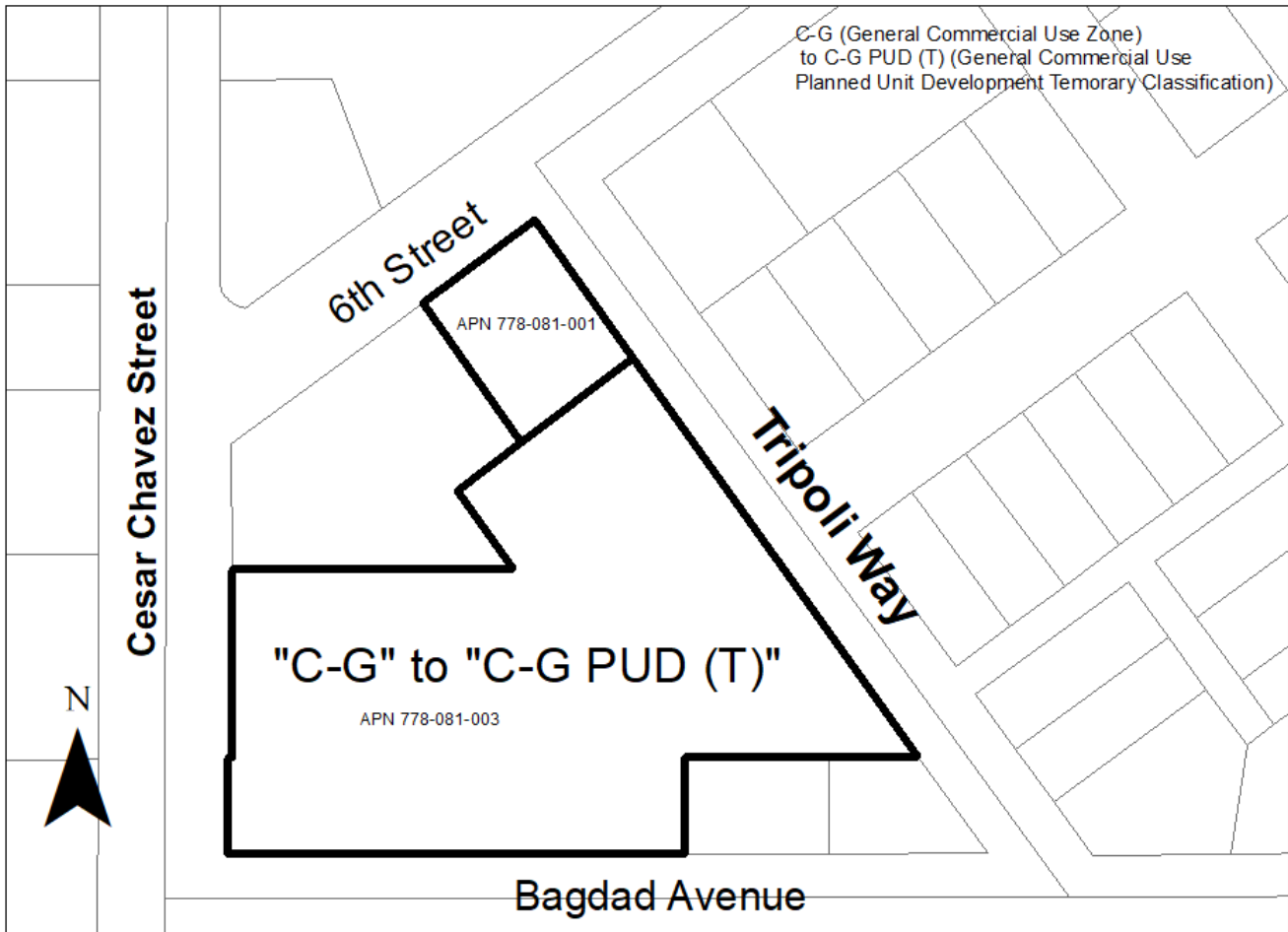
Andrea J. Carranza, MMC  
Deputy City Clerk



**EXHIBIT A**  
**Change of Zone 22-01**  
**Ordinance No. 1193**  
**Conditions of Approval**

1. The site will include a “General Commercial Planned Unit Development (C-G PUD)” with a Tentative Zone Change Classification (T) pursuant to requirement of Zoning Ordinance Chapter 17.42 Temporary Classification Zone until development conditions of approval under CUP No. 351 and AR No. 22-04 are completed.
2. The site will revert to a “Downtown Center PUD” classification upon completion of the City’s Zoning Consistency Update.

**EXHIBIT B**  
**Change of Zone 22-01**  
**Ordinance No. 1193**  
**Change of Zone Exhibit**





**STAFF REPORT**  
**6/8/2022**

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

**FROM:** Nathan Statham, Finance Director

**SUBJECT:** Annual Investment Policy Update:

**SPECIFICS:**

- a) Resolution No. 2022-45 a Resolution of the City Council of the City of Coachella
- b) Resolution No. WA-2022-03, a Resolution of the Coachella Water Authority
- c) Resolution No. SD-2022-01, a Resolution of the Coachella Sanitary District
- d) Resolution No. FD-2022-01, a Resolution of the Coachella Fire Protection District
- e) Resolution No. CBL-2022-01, a Resolution of the Coachella Education and Government Access Cable Channel Corporation

**STAFF RECOMMENDATION:**

1. Approve Resolution No. 2022-45, a Resolution of the City Council of the City of Coachella, California to Amend and Reestablish the Investment Policy Originally Adopted July 9, 2003 and Amended Annually by the City Council for fiscal year 2022-2023
2. Approve Resolution No. WA-2022-03, a Resolution of the Board of Directors of the Coachella Water Authority, Coachella, California to Amend and Reestablish the Investment Policy Originally Adopted July 9, 2003 and Amended Annually by the Authority Board for fiscal year 2022-2023.
3. Approve Resolution No. SD-2022-01, a Resolution of the Board of Directors of the Coachella Sanitary District, Coachella, California to Amend and Reestablish the Investment Policy Originally Adopted July 9, 2003 and Amended Annually by the District Board for fiscal year 2022-2023.
4. Approve Resolution No. FD-2022-01, a Resolution of the Board of Directors of the Coachella Fire Protection District, Coachella, California to Amend and Reestablish the Investment Policy Originally Adopted July 9, 2003 and Amended Annually by the District Board for fiscal year 2022-2023.

5. Approve Resolution No. CBL-2022-01, a Resolution of the Board of Directors of the Coachella Educational and Governmental Access Cable Channel Corporation, Coachella, California to Amend and Reestablish the Investment Policy Originally Adopted July 9, 2003 and Amended Annually by the Corporation Board for fiscal year 2022-2023.

**BACKGROUND:**

The California Government Code, City and Agency Resolutions, and their respective Investment Policies require that their respective Investment Policies be updated, reviewed and then filed with the legislative body on an annual basis. This is a request to reestablish the amended investment policy currently in effect as adopted on June 23, 2021. The City and its related agencies have been following the current investment policy as adopted July 9, 2003 and as amended on an annual basis.

Staff requested that PFM Asset Management review our existing investment policy and recommend changes to assure that the City's policy is comprehensive and remains compliant with all applicable California Government Code statutes regulating the investment of public funds. There were no recommended changes are outlined in the attached memo from PFM.

**FISCAL IMPACT:**

There is no fiscal impact as part of this action.

**EXHIBITS:**

1. Investment Policy Approved June 23, 2021 for fiscal year 2021-22
2. Recommended Investment Policy for fiscal year 2022-23
3. PFM Memo of Recommended Changes
4. Investment Policy Resolution City 2022-45
5. Investment Policy Resolution Water 2022-03
6. Investment Policy Resolution Sanitary 2022-01
7. Investment Policy Resolution Fire 2022-01
8. Investment Policy Resolution Cable 2022-01

CITY OF COACHELLA  
STATEMENT OF INVESTMENT POLICY  
FOR FISCAL YEAR 2021-2022  
ADOPTED June 23, 2021

1.0 POLICY:

This statement is intended to provide guidelines for the prudent investment of the City of Coachella's (hereafter called "City") temporarily idle cash in all funds, and outline the policies for maximizing the efficiency of the City's cash management system.

It is the objective of this investment policy to provide guidelines for:

- Insuring the safety of funds invested;
- Meeting the City's daily cash flow demands;
- Maximizing investment interest income for the City;
- Conform with all laws and statutes governing the investment of public funds.

2.0 SCOPE:

The investment policy applies to the temporary idle cash of the City and its component units as accounted for in the Audited Annual Financial Report. Policy statements outlined in this document focus on the City's pooled funds. This policy is applicable, but not limited to all funds listed below:

- General Fund
- Special Revenue Funds
- Capital Outlay Funds
- Debt Service Funds
- Enterprise Funds
- Fiduciary Funds
- Any new fund created by the City Council unless specifically exempted

Exceptions may exist with funds for retiree pension and medical benefits held in a trust and bond proceeds held by a trustee or fiscal agent and governed by the instructions in the bond document. In addition, if in the opinion of the City Treasurer or their Authorized Designee (Designee), matching the segregated investment portfolio of the bond reserve fund with the maturity schedule of an individual bond issue is prudent given current economic analysis, the investment policy authorizes extending beyond the five year maturity limitation with City Council authorization no less than three months prior to the investment as outlined in this document.

3.0 PRUDENCE:

The City Treasurer or Designee are authorized to make investment decisions on behalf of the City and considered as trustees and therefore fiduciaries subject to the prudent investors' standard. When investing, reinvesting, purchasing, acquiring, exchanging, selling, and managing public



funds, the City Treasurer or Designee shall act with care, skill, prudence, and diligence under the circumstances then prevailing, that a prudent person acting in a like capacity and familiarity with those matters would use in the conduct and management of their own affairs.

Within the limitations of this section and considering individual investments as part to an overall strategy, the City Treasurer or Designee are authorized to acquire approved and suitable investments as described in paragraph 8.0 hereof.

The City Treasurer, Authorized Designee and other individuals assigned to manage the investment portfolio, acting within the intent and scope of the investment policy and other written procedures and exercising due diligence, shall be relieved of personal responsibility and liability for an individual security credit risk or market price changes, provided deviations from expectations are reported in a timely manner and appropriate action is taken to control adverse developments.

#### 4.0 OBJECTIVES:

The three fundamental considerations, in order of priority, for managing the City's investments are safety, liquidity, and yield. At no time should safety or liquidity be compromised in exchange for higher yields.

##### Safety of Principal

The preservation of invested capital is the foremost objective of the City and of primary importance. The City shall only invest in financial instruments that are considered safe. The safety and risk associated with an investment refers to the potential loss of principal, accrued interest, or a combination of these amounts. Each investment decision shall seek to ensure that capital losses are avoided. To attain this objective, diversification is required in order that potential losses on individual securities do not exceed the income generated from the remainder of the portfolio.

##### Liquidity

The City's investment portfolio shall contain investments with a diversified mix of maturities in order to provide sufficient liquidity to meet projected operating cash requirements of the City.

##### Return on Investments

The City's investment portfolio shall be designed with the objective of obtaining a reasonable and competitive market rate of return taking into consideration risk constraints, prudent investment principles and the cash flow characteristics of the portfolio.

#### 5.0 DELEGATION OF AUTHORITY:

The authority to invest or to reinvest funds or to sell or exchange securities so purchased of City

Funds is vested in the City Council. Government Code Section (“GCS”) 53607 authorizes the delegation of the above duties to the City Treasurer for a one-year period. Therefore, the authority to invest and reinvest City funds or to sell or exchange the securities so purchased with City funds is hereby delegated to the City Treasurer for a one year period unless sooner terminated by the City Council.

The City Treasurer or Designee shall prepare written procedures for the operation of the investment program consistent with this investment policy. The procedures shall also include reference to: safekeeping, wire transfer agreements, banking service contracts and collateral/depository agreements. Such procedures shall include explicit delegation of authority to persons responsible for investment transactions. The written procedures may provide for the delegation of authority to an Authorized Designee, who upon assuming such position shall become responsible for investment transactions. No person may engage in an investment decision except as permitted by this policy and by the procedures approved by the City Treasurer or Designee.

The City may delegate investment authority to an investment advisor. The advisor will follow the Investment Policy and such other written instructions as are provided.

#### 6.0 ETHICS AND CONFLICTS OF INTEREST:

Officers and employees involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair their ability to make impartial investment decisions. Employees and investment officials are required to annually file all applicable financial disclosures as required by the Fair Political Practices Commission (FPPC).

#### 7.0 AUTHORIZED FINANCIAL DEALERS AND INSTITUTIONS:

For any investment not purchased directly from the issuer, the City shall transact business only with banks, savings and loans, and investment broker/dealers. The broker/dealers should be primary dealers regularly reporting to the New York Federal Reserve Bank. The City Treasurer or Designee shall select all security dealers and depositories subject to City Council approval and the execution of an appropriate written agreement. Investment transactions shall be conducted with several competing, reputable security broker/dealers. The selection process shall focus on financial viability, knowledge, experience and ethics in the fixed-income security industry. The City Treasurer or Designee will maintain a list and a written agreement with financial institutions authorized to provide investment services.

All financial institutions and broker/dealers who desire to become an authorized financial institution for investment transactions must supply the City Treasurer or Designee with the following: most recent audited financial statements, proof of Financial Industry Regulatory Authority (FINRA) certification, trading resolution, proof of state registration, completed broker/dealer questionnaire, certification of having read the City’s investment policy and depository contracts. The City Treasurer or Designee will conduct an annual review of the financial

condition and registrations of qualified bidders.

The City Treasurer or Designee shall annually send a copy of the current investment policy to all broker/dealers approved to do business with the City. Confirmation of receipt of this policy shall be considered evidence that the dealer understands the City's investment policies and intends to sell the City only appropriate investments authorized by this investment policy.

If the City has an investment advisor, the investment advisor may use its own list of authorized broker/dealers to conduct transactions on behalf of the City.

#### 8.0 AUTHORIZED INVESTMENTS:

As provided in GCSs 16429.1, 53601, 53601.1, 53631, 53649 and 53684, the State of California limits the investment vehicles available to local agencies as summarized in the following paragraphs. Where this Policy specifies a percentage limitation for a particular security type or issuer, that percentage is applicable at the time the security is purchased. No more than 5% of the City's portfolio shall be invested in any one issuer regardless of sector except for the U.S. Treasury, Federal Agencies, supranationals, and pools (including LAIF, County Pools, LGIPs, and money market funds). Credit criteria listed in this section refers to the credit rating at the time the security is purchased. If an investment's credit rating falls below the minimum rating required at the time of purchase, the City's investment advisor (if any) and Treasurer will review the rating agency action and decide whether to sell or hold the investment. The City may invest funds in the following instruments and subject to the limitations set forth in Section 11.0:

**State Treasurer's Local Agency Investment Fund (LAIF):** As authorized in GCS 16429.1 and by LAIF procedures, local government agencies are each authorized to invest a maximum of \$75 million in this investment program administered by the California State Treasurer.

**U.S. Treasury Bills and Notes:** U.S. Treasury bills, notes, bonds or certificates of indebtedness, or those for which the full faith and credit of the United States are pledged for the payment of principal and interest.

**Federal Agencies:** Federal agency or United States government-sponsored enterprise obligations, participations, or other instruments, including those issued by or fully guaranteed as to principal and interest by federal agencies or United States government-sponsored enterprises.

**State of California Obligations:** Registered state warrants or treasury notes or bonds of this state, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by the state or by a department, board, agency, or authority of the state rated in a rating category of "A" long-term or "A-1" short-term or its equivalent or higher by a nationally recognized statistical rating organization ("NRSRO").

**Obligations of the Other 49 States:** Registered treasury notes or bonds of any of the other 49 states in addition to California, including bonds payable solely out of the revenues from a revenue-

producing property owned, controlled, or operated by a state or by a department, board, agency, or authority of any of the other 49 states, in addition to California, rated in a rating category of "A" long-term or "A-1" short-term or its equivalent or higher by a NRSRO.

**Obligations of Local Agencies in California:** Bonds, notes, warrants, or other evidences of indebtedness of a local agency within this state, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by the local agency, or by a department, board, agency, or authority of the local agency rated in a rating category of "A" long-term or "A-1" short-term or its equivalent or higher by a NRSRO.

**County Pooled Investment Funds:** As authorized by GCS 53684, the City may invest in pooled investments managed by the County of Riverside.

**Bankers' Acceptances:** Bills of exchange or time drafts drawn on and accepted by a commercial bank, otherwise known as bankers' acceptances. Purchases of bankers' acceptances may not exceed 180 days maturity or total more than 40% of the cost value of the City's investment portfolio. Eligible bankers' acceptances must be rated in the highest letter and number rating as provided for by a NRSRO.

**Commercial Paper:** Commercial paper of "prime" quality of the highest ranking or of the highest letter and number rating as provided for by a NRSRO. The entity that issues the commercial paper shall meet all of the following conditions in either paragraph (1) or paragraph (2):

- 1) The entity meets the following criteria: Is organized and operating in the United States as a general corporation. Has total assets in excess of five hundred million dollars (\$500,000,000). Has debt other than commercial paper, if any, that is rated in a rating category of "A" or higher, or the equivalent, by a NRSRO.
- 2) The entity meets the following criteria: Is organized within the United States as a special purpose corporation, trust, or limited liability company. Has program wide credit enhancements including, but not limited to, over collateralization, letters of credit, or surety bond. Has commercial paper that is rated "A-1" or higher, or the equivalent, by a NRSRO.

Purchases of eligible commercial paper may not exceed 25% of the market value of the City's portfolio or have a term to maturity which exceeds 270 days.

**Negotiable Certificates of Deposit:** Negotiable certificates of deposit issued by a nationally or state-chartered bank, a savings association or a federal association (as defined by Section 5102 of the Financial Code), a state or federal credit union, or by a federally- or state-licensed branch of a foreign bank rated in a rating category of "A" long-term or "A-1" short-term or its equivalent or higher by a NRSRO. No more than 30% of the City's portfolio may be invested in negotiable CDs.

**Non-Negotiable Certificates of Deposit:** Non-negotiable certificates of deposit from eligible depositories are fixed-term investments, There are no portfolio limits on the amount or maturity for this investment vehicle. Eligible depositories may be a state or national bank, savings association or federal association, a state or federal credit union, or a federally insured industrial loan company, which must have received an overall rating of not less than “satisfactory” in its most recent evaluation by the appropriate federal financial supervisory agency of its record of meeting the credit needs of California’s communities. Deposits in excess of federal deposit limits must be collateralized per Section 9.0.

**Medium Term Corporate Notes:** Medium-term corporate notes, defined as all corporate and depository institution debt securities with a maximum remaining maturity of 5 years or less, issued by corporations organized and operating within the United States or by depository institutions licensed by the United States or any state and operating within the United States. Medium-term corporate notes shall be rated in a rating category of “A” or its equivalent or better by a NRSRO. No more than 30% of the City’s portfolio may be invested in corporate notes.

**Demand Deposits:** The City Treasurer may establish accounts for deposits in a state or national bank, savings association or federal association, a state or federal credit union, or a federally insured industrial loan company in the State of California, which must have received an overall rating of not less than “satisfactory” in its most recent evaluation by the appropriate federal financial supervisory agency of its record of meeting the credit needs of California’s communities. Deposits in excess of federal deposit limits must be collateralized per Section 9.0.

**Money Market Funds:** Shares of beneficial interest issued by diversified management companies that are money market funds registered with the Securities and Exchange Commission under the Investment Company Act of 1940 (15 U.S.C. Sec. 80a-1, et seq.). To be eligible for investment pursuant to this subdivision these companies shall either: have an investment advisor registered or exempt from registration with the Securities and Exchange Commission with not less than 5 years experience managing money market mutual funds and with assets under management in excess of \$500,000,000, or attain the highest ranking letter or numerical rating provided by not less than two of the three largest NRSROs. No more than 20% of the City’s portfolio may be invested in money market funds.

**Local Government Investment Pools (LGIPs):** Shares of beneficial interest issued by a joint powers authority organized pursuant to Section 6509.7 that invests in the securities and obligations authorized in subdivisions (a) to (q), inclusive. Each share shall represent an equal proportional interest in the underlying pool of securities owned by the joint powers authority. To be eligible under this section, the joint powers authority issuing the shares shall have retained an investment adviser that meets all of the following criteria:

- 1) The adviser is registered or exempt from registration with the Securities and Exchange Commission.
- 2) The adviser has not less than five years of experience investing in the securities and



obligations authorized in subdivisions (a) to (q), inclusive.

3) The adviser has assets under management in excess of five hundred million dollars (\$500,000,000).

**Asset-Backed Security (ABS):** Any mortgage pass-through security, collateralized mortgage obligation, mortgage-backed or other pay-through bond, equipment lease-back certificate, consumer receivable pass-through certificate, or consumer receivable-backed bond of a maximum of five years maturity. Eligible securities shall be rated in a rating category of “AA” or its equivalent or better by an NRSRO. No more than 20% of the City's portfolio may be invested in this type of security.

**Supranational:** United States dollar denominated senior unsecured unsubordinated obligations issued or unconditionally guaranteed by the International Bank for Reconstruction and Development (IBRD), International Finance Corporation (IFC), or Inter-American Development Bank (IADB), with a maximum remaining maturity of five years or less, and eligible for purchase and sale within the United States. Investments under this subdivision shall be rated in a rating category of “AA” or its equivalent or better by a NRSRO. No more than 30% of the City’s portfolio may be invested in this security type.

Any other permissible investments outlined within Section 53601 may be purchased from time to time.

Notwithstanding any other provision of law, moneys held by a trustee or fiscal agent and pledged to the payment or security of bonds or other indebtedness, or obligations under a lease, installment sale, or other agreement of the City, or certificates of participation in those bonds, indebtedness, or lease installment sale, or other agreements, may be invested in accordance with the statutory provision governing the issuance of those bonds, indebtedness, or lease installment sale, or other agreement or to the extent not inconsistent therewith or if there are no specific statutory provisions, in accordance with the ordinance, resolution, indenture, or agreement of the local agency providing for the issuance. This includes investing bond proceeds in guaranteed investment contracts with United States financial institutions rated in a rating category of “AA,” or equivalent, or better by a NRSRO.

#### 9.0 PROHIBITED INVESTMENTS:

Any security type or structure not specifically approved by this policy is hereby specifically prohibited. Security types which are thereby prohibited include, but are not limited to, inverse floaters, derivatives, range notes, interest only strips that are derived from a pool of mortgages, or in any investment that could result in zero interest accrual if held to maturity, except as authorized by Government Code Section 53601.6

#### 10.0 COLLATERALIZATION:

Collateral is required for investments in Non-Negotiable Certificates of Deposit and Demand

Deposits. Investments in excess of federal deposit insurance limits must be collateralized at 105% to 150% depending on the specific security pledged as collateral in accordance with GCS 53630 et seq. The collateral pool is administered by the State, and is composed of a wide variety of government securities, including those indicated above, as well as promissory notes secured by first mortgages on improved residential property located in the state and letters of credit issued by the Federal Home Loan Bank of San Francisco.

**11.0 SAFEKEEPING AND CUSTODY:**

To protect against fraud or embezzlement or losses caused by collapse of an individual securities dealer, all deliverable securities owned by the City shall be held in safekeeping by a third party bank trust department, acting as agent for the City under the terms of a custody agreement or professional services agreement (PSA). All trades executed by a dealer will settle delivery vs. payment (DVP) through the City’s safekeeping agent.

Securities held in custody for the City shall be verified on an annual basis by the City’s independent auditor.

**12.0 DIVERSIFICATION:**

It is the City’s policy to minimize portfolio risk by diversifying maturity, sector and class allocation. Default risk shall be minimized by investing in an assortment of permitted investments as outlined in Section 8.0. To minimize overall portfolio risk, the following not-to-exceed diversification goals shall guide the City’s operating fund portfolio, based upon the portfolio structure at the time of purchase.

<b>Investment Type</b>	<b>Not-to-Exceed Limit</b>	<b>Other Restrictions</b>
Local Agency Investment Fund (LAIF)	\$75 million	Established by the State Treasurer
U.S. Treasury	No Limit	None
Federal Agency	No Limit	Maximum of 40% per issuer
State of California Obligations	No Limit	<ul style="list-style-type: none"> <li>• No more than 5% per issuer</li> <li>• Rated in a rating category of “A” or its equivalent or higher by a NRSRO for maturities in excess of one year</li> <li>• Rated in a rating category “A-1” or its equivalent or higher by a NRSRO for maturities under one year</li> </ul>
Obligations of the Other 49 States	No Limit	<ul style="list-style-type: none"> <li>• No more than 5% per issuer</li> <li>• Rated in a rating category of “A”</li> </ul>

Investment Type	Not-to-Exceed Limit	Other Restrictions
		<ul style="list-style-type: none"> <li>or its equivalent or higher by a NRSRO for maturities in excess of one year</li> <li>• Rated in a rating category of “A-1” or its equivalent or higher by a NRSRO for maturities under one year</li> </ul>
Obligations of Local Agencies in California	No Limit	<ul style="list-style-type: none"> <li>• No more than 5% per issuer</li> <li>• Rated in a rating category of “A” or its equivalent or higher by a NRSRO for maturities in excess of one year</li> <li>• Rated in a rating category of “A-1” or its equivalent or higher by a NRSRO for maturities under one year</li> </ul>
County Pool	\$10 million	None
Bankers’ Acceptances	40%	<ul style="list-style-type: none"> <li>• No more than 5% per issuer regardless of security type</li> <li>• Maximum maturity of 180 days</li> <li>• Must be rated in highest category by a NRSRO</li> </ul>
Commercial Paper	25%	<ul style="list-style-type: none"> <li>• No more than 5% per issuer regardless of security type</li> <li>• Maximum maturity of 270 days</li> <li>• Must be rated in highest category by a NRSRO</li> </ul>
Negotiable CDs	30%	<ul style="list-style-type: none"> <li>• No more than 5% per issuer regardless of security type</li> <li>• Rated in a rating category of “A” or its equivalent or higher by a NRSRO for maturities in excess of one year</li> <li>• Rated in a rating category of “A-1” or its equivalent or higher by a NRSRO for maturities under one</li> </ul>

Investment Type	Not-to-Exceed Limit	Other Restrictions
		year
Non-Negotiable CDs	No Limit	<ul style="list-style-type: none"> <li>• See Section 9.0 for collateral requirements</li> </ul>
Medium Term Corporate Notes	30%	<ul style="list-style-type: none"> <li>• No more than 5% per issuer regardless of security type</li> <li>• Maximum maturity of five years</li> <li>• Minimum credit rating of “A” or its equivalent by a NRSRO</li> </ul>
Demand Deposits	No Limit	<ul style="list-style-type: none"> <li>• See Section 9.0 for collateral requirements</li> </ul>
Money Market Funds	20%	<ul style="list-style-type: none"> <li>• See Section 8.0 for advisor requirements or the Fund must have the highest rating by two NRSRO</li> </ul>
Local Government Investment Pools (LGIPs)	No Limit	<ul style="list-style-type: none"> <li>• See Section 8.0 for advisor requirements</li> </ul>
Asset-Backed Securities (ABS)	20%	<ul style="list-style-type: none"> <li>• No more than 5% per issuer</li> <li>• Rated in a rating category of “AA” (Issue) or higher by a NRSRO</li> </ul>
Supranational	30%	<ul style="list-style-type: none"> <li>• Rated in a rating category of “AA” or its equivalent or higher by a NRSRO</li> </ul>

13.0 MAXIMUM MATURITIES:

The average dollar weighted maturity of a portfolio may not exceed 3 years. No investment shall be made in an investment authorized by this Policy (and that GCS 53601 does not specific a maximum maturity) that has a term remaining to maturity in excess of 5 years from date of purchase. Maturities shall be staggered to minimize liquidity risk and to enhance the stability of incoming cash flows. At least 10% of the portfolio shall be invested in instruments, which can be liquidated on one day’s notice.

Bond reserve funds may be invested in securities exceeding 5 years if the maturities of such investments are made to coincide as nearly as possible with the expected use of the funds.

#### 14.0 INTERNAL CONTROL:

The City Treasurer or Designee shall establish sufficient internal controls to ensure compliance with all applicable federal, state and local regulations. These internal controls will be incorporated into an annual process of independent review by the City's external auditor. This will provide a review of the internal controls by assuring compliance with policies and procedures.

#### 15.0 INTEREST EARNINGS:

All moneys earned and collected from investments authorized in this policy shall be allocated monthly to various fund accounts based on the cash balance in each fund as a percentage of the entire pooled portfolio. Interest earnings on bond proceeds, bond reserves or other restricted investments held by trustees shall be allocated directly to the appropriate fund and not be part of the pooled allocation.

#### 16.0 PERFORMANCE STANDARDS:

The City's policy is to achieve a market rate of return on public funds while minimizing risks and preserving capital. In evaluating the performance of the City's portfolio in complying with this policy, the City shall establish an appropriate performance benchmark and compare the total return of its portfolio to the total return of the benchmark.

#### 17.0 REPORTING:

The City Treasurer or Designee shall provide to the City Council a monthly investment report, which provides a clear picture of the status of the current investment portfolio. Based on GCS 53646, the report shall include, at a minimum, the following information for each type of investment held in the City's investment portfolio: the issuer, date of purchase, date of maturity, 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. Based on GCS 53607, the report shall also include a listing of investment transactions. With respect to all securities held by the local agency, and under management of any outside party that is not also a local agency or the State of California Local Agency Investment Fund, the report shall also include a current market value as of the date of the report and shall include the source of this same valuation.

The report shall state compliance of the portfolio to the statement of investment policy, or manner in which the portfolio is not in compliance and include a statement denoting the ability of the City to meet its expenditure requirements for the next six months, or provide an explanation as to why sufficient money shall, or may, not be available.

The City Treasurer or Designee may supply to the City Council the most recent statement or



statements received by the local agency from the Local Agency Investment Fund (LAIF), County Investment Pools, or Federal Deposit Insurance Corporation-insured accounts in a bank or savings and loan association.

The City Treasurer or Designee shall prepare and deliver such a report each month to the Mayor and each City Council member no later than 30 days after the close of the month for which each report is prepared.

In the event that an investment advisor is retained by the City, the investment advisor shall prepare and deliver a report for each month's investment activity as required herein to the City in such time as to allow compliance with the delivery times for each report required by this policy.

The City Council may relieve the City Treasurer of his or her duties under this policy in the event of any failure to comply with the reporting requirements of this policy.

#### 18.0 INVESTMENT POLICY ADOPTION:

The City's investment policy shall be adopted annually by the City Council. The policy shall be reviewed annually by the City Treasurer and/or Designee with any and all modifications made thereto approved by the City Council at a public meeting.

CITY OF COACHELLA  
STATEMENT OF INVESTMENT POLICY  
FOR FISCAL YEAR 2022-23  
ADOPTED June 22, 2022

1.0 POLICY:

This statement is intended to provide guidelines for the prudent investment of the City of Coachella's (hereafter called "City") temporarily idle cash in all funds, and outline the policies for maximizing the efficiency of the City's cash management system.

It is the objective of this investment policy to provide guidelines for:

- Insuring the safety of funds invested;
- Meeting the City's daily cash flow demands;
- Maximizing investment interest income for the City;
- Conform with all laws and statutes governing the investment of public funds.

2.0 SCOPE:

The investment policy applies to the temporary idle cash of the City and its component units as accounted for in the Audited Annual Financial Report. Policy statements outlined in this document focus on the City's pooled funds. This policy is applicable, but not limited to all funds listed below:

- General Fund
- Special Revenue Funds
- Capital Outlay Funds
- Debt Service Funds
- Enterprise Funds
- Fiduciary Funds
- Any new fund created by the City Council unless specifically exempted

Exceptions may exist with funds for retiree pension and medical benefits held in a trust and bond proceeds held by a trustee or fiscal agent and governed by the instructions in the bond document. In addition, if in the opinion of the City Treasurer or their Authorized Designee (Designee), matching the segregated investment portfolio of the bond reserve fund with the maturity schedule of an individual bond issue is prudent given current economic analysis, the investment policy authorizes extending beyond the five year maturity limitation with City Council authorization no less than three months prior to the investment as outlined in this document.

3.0 PRUDENCE:

The City Treasurer or Designee are authorized to make investment decisions on behalf of the City and considered as trustees and therefore fiduciaries subject to the prudent investors' standard. When investing, reinvesting, purchasing, acquiring, exchanging, selling, and managing public

funds, the City Treasurer or Designee shall act with care, skill, prudence, and diligence under the circumstances then prevailing, that a prudent person acting in a like capacity and familiarity with those matters would use in the conduct and management of their own affairs.

Within the limitations of this section and considering individual investments as part to an overall strategy, the City Treasurer or Designee are authorized to acquire approved and suitable investments as described in paragraph 8.0 hereof.

The City Treasurer, Authorized Designee and other individuals assigned to manage the investment portfolio, acting within the intent and scope of the investment policy and other written procedures and exercising due diligence, shall be relieved of personal responsibility and liability for an individual security credit risk or market price changes, provided deviations from expectations are reported in a timely manner and appropriate action is taken to control adverse developments.

#### 4.0 OBJECTIVES:

The three fundamental considerations, in order of priority, for managing the City's investments are safety, liquidity, and yield. At no time should safety or liquidity be compromised in exchange for higher yields.

##### Safety of Principal

The preservation of invested capital is the foremost objective of the City and of primary importance. The City shall only invest in financial instruments that are considered safe. The safety and risk associated with an investment refers to the potential loss of principal, accrued interest, or a combination of these amounts. Each investment decision shall seek to ensure that capital losses are avoided. To attain this objective, diversification is required in order that potential losses on individual securities do not exceed the income generated from the remainder of the portfolio.

##### Liquidity

The City's investment portfolio shall contain investments with a diversified mix of maturities in order to provide sufficient liquidity to meet projected operating cash requirements of the City.

##### Return on Investments

The City's investment portfolio shall be designed with the objective of obtaining a reasonable and competitive market rate of return taking into consideration risk constraints, prudent investment principles and the cash flow characteristics of the portfolio.

#### 5.0 DELEGATION OF AUTHORITY:

The authority to invest or to reinvest funds or to sell or exchange securities so purchased of City Funds is vested in the City Council. Government Code Section (“GCS”) 53607 authorizes the delegation of the above duties to the City Treasurer for a one-year period. Therefore, the authority to invest and reinvest City funds or to sell or exchange the securities so purchased with City funds is hereby delegated to the City Treasurer for a one year period unless sooner terminated by the City Council.

The City Treasurer or Designee shall prepare written procedures for the operation of the investment program consistent with this investment policy. The procedures shall also include reference to: safekeeping, wire transfer agreements, banking service contracts and collateral/depository agreements. Such procedures shall include explicit delegation of authority to persons responsible for investment transactions. The written procedures may provide for the delegation of authority to an Authorized Designee, who upon assuming such position shall become responsible for investment transactions. No person may engage in an investment decision except as permitted by this policy and by the procedures approved by the City Treasurer or Designee.

The City may delegate investment authority to an investment advisor. The advisor will follow the Investment Policy and such other written instructions as are provided.

#### 6.0 ETHICS AND CONFLICTS OF INTEREST:

Officers and employees involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair their ability to make impartial investment decisions. Employees and investment officials are required to annually file all applicable financial disclosures as required by the Fair Political Practices Commission (FPPC).

#### 7.0 AUTHORIZED FINANCIAL DEALERS AND INSTITUTIONS:

For any investment not purchased directly from the issuer, the City shall transact business only with banks, savings and loans, and investment broker/dealers. The broker/dealers should be primary dealers regularly reporting to the New York Federal Reserve Bank. The City Treasurer or Designee shall select all security dealers and depositories subject to City Council approval and the execution of an appropriate written agreement. Investment transactions shall be conducted with several competing, reputable security broker/dealers. The selection process shall focus on financial viability, knowledge, experience and ethics in the fixed-income security industry. The City Treasurer or Designee will maintain a list and a written agreement with financial institutions authorized to provide investment services.

All financial institutions and broker/dealers who desire to become an authorized financial institution for investment transactions must supply the City Treasurer or Designee with the following: most recent audited financial statements, proof of Financial Industry Regulatory Authority (FINRA) certification, trading resolution, proof of state registration, completed broker/dealer questionnaire, certification of having read the City’s investment policy and

depository contracts. The City Treasurer or Designee will conduct an annual review of the financial condition and registrations of qualified bidders.

The City Treasurer or Designee shall annually send a copy of the current investment policy to all broker/dealers approved to do business with the City. Confirmation of receipt of this policy shall be considered evidence that the dealer understands the City's investment policies and intends to sell the City only appropriate investments authorized by this investment policy.

If the City has an investment advisor, the investment advisor may use its own list of authorized broker/dealers to conduct transactions on behalf of the City.

#### 8.0 AUTHORIZED INVESTMENTS:

As provided in GCSs 16429.1, 53601, 53601.1, 53631, 53649 and 53684, the State of California limits the investment vehicles available to local agencies as summarized in the following paragraphs. Where this Policy specifies a percentage limitation for a particular security type or issuer, that percentage is applicable at the time the security is purchased. No more than 5% of the City's portfolio shall be invested in any one issuer regardless of sector except for the U.S. Treasury, Federal Agencies, supranationals, and pools (including LAIF, County Pools, LGIPs, and money market funds). Credit criteria listed in this section refers to the credit rating at the time the security is purchased. If an investment's credit rating falls below the minimum rating required at the time of purchase, the City's investment advisor (if any) and Treasurer will review the rating agency action and decide whether to sell or hold the investment. The City may invest funds in the following instruments and subject to the limitations set forth in Section 11.0:

**State Treasurer's Local Agency Investment Fund (LAIF):** As authorized in GCS 16429.1 and by LAIF procedures, local government agencies are each authorized to invest a maximum of \$75 million in this investment program administered by the California State Treasurer.

**U.S. Treasury Bills and Notes:** U.S. Treasury bills, notes, bonds or certificates of indebtedness, or those for which the full faith and credit of the United States are pledged for the payment of principal and interest.

**Federal Agencies:** Federal agency or United States government-sponsored enterprise obligations, participations, or other instruments, including those issued by or fully guaranteed as to principal and interest by federal agencies or United States government-sponsored enterprises.

**State of California Obligations:** Registered state warrants or treasury notes or bonds of this state, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by the state or by a department, board, agency, or authority of the state rated in a rating category of "A" long-term or "A-1" short-term or its equivalent or higher by a nationally recognized statistical rating organization ("NRSRO").

**Obligations of the Other 49 States:** Registered treasury notes or bonds of any of the other 49 states in addition to California, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by a state or by a department, board, agency, or authority of any of the other 49 states, in addition to California, rated in a rating category of "A" long-term or "A-1" short-term or its equivalent or higher by a NRSRO.

**Obligations of Local Agencies in California:** Bonds, notes, warrants, or other evidences of indebtedness of a local agency within this state, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by the local agency, or by a department, board, agency, or authority of the local agency rated in a rating category of "A" long-term or "A-1" short-term or its equivalent or higher by a NRSRO.

**County Pooled Investment Funds:** As authorized by GCS 53684, the City may invest in pooled investments managed by the County of Riverside.

**Bankers' Acceptances:** Bills of exchange or time drafts drawn on and accepted by a commercial bank, otherwise known as bankers' acceptances. Purchases of bankers' acceptances may not exceed 180 days maturity or total more than 40% of the cost value of the City's investment portfolio. Eligible bankers' acceptances must be rated in the highest letter and number rating as provided for by a NRSRO.

**Commercial Paper:** Commercial paper of "prime" quality of the highest ranking or of the highest letter and number rating as provided for by a NRSRO. The entity that issues the commercial paper shall meet all of the following conditions in either paragraph (1) or paragraph (2):

- 1) The entity meets the following criteria: Is organized and operating in the United States as a general corporation. Has total assets in excess of five hundred million dollars (\$500,000,000). Has debt other than commercial paper, if any, that is rated in a rating category of "A" or higher, or the equivalent, by a NRSRO.
- 2) The entity meets the following criteria: Is organized within the United States as a special purpose corporation, trust, or limited liability company. Has program wide credit enhancements including, but not limited to, over collateralization, letters of credit, or surety bond. Has commercial paper that is rated "A-1" or higher, or the equivalent, by a NRSRO.

Purchases of eligible commercial paper may not exceed 25% of the market value of the City's portfolio or have a term to maturity which exceeds 270 days.

**Negotiable Certificates of Deposit:** Negotiable certificates of deposit issued by a nationally or state-chartered bank, a savings association or a federal association (as defined by Section 5102 of the Financial Code), a state or federal credit union, or by a federally- or state-licensed branch of a foreign bank rated in a rating category of "A" long-term or "A-1" short-term or its equivalent or



higher by a NRSRO. No more than 30% of the City’s portfolio may be invested in negotiable CDs.

**Non-Negotiable Certificates of Deposit:** Non-negotiable certificates of deposit from eligible depositories are fixed-term investments, There are no portfolio limits on the amount or maturity for this investment vehicle. Eligible depositories may be a state or national bank, savings association or federal association, a state or federal credit union, or a federally insured industrial loan company, which must have received an overall rating of not less than “satisfactory” in its most recent evaluation by the appropriate federal financial supervisory agency of its record of meeting the credit needs of California’s communities. Deposits in excess of federal deposit limits must be collateralized per Section 9.0.

**Medium Term Corporate Notes:** Medium-term corporate notes, defined as all corporate and depository institution debt securities with a maximum remaining maturity of 5 years or less, issued by corporations organized and operating within the United States or by depository institutions licensed by the United States or any state and operating within the United States. Medium-term corporate notes shall be rated in a rating category of “A” or its equivalent or better by a NRSRO. No more than 30% of the City’s portfolio may be invested in corporate notes.

**Demand Deposits:** The City Treasurer may establish accounts for deposits in a state or national bank, savings association or federal association, a state or federal credit union, or a federally insured industrial loan company in the State of California, which must have received an overall rating of not less than “satisfactory” in its most recent evaluation by the appropriate federal financial supervisory agency of its record of meeting the credit needs of California’s communities. Deposits in excess of federal deposit limits must be collateralized per Section 9.0.

**Money Market Funds:** Shares of beneficial interest issued by diversified management companies that are money market funds registered with the Securities and Exchange Commission under the Investment Company Act of 1940 (15 U.S.C. Sec. 80a-1, et seq.). To be eligible for investment pursuant to this subdivision these companies shall either: have an investment advisor registered or exempt from registration with the Securities and Exchange Commission with not less than 5 years experience managing money market mutual funds and with assets under management in excess of \$500,000,000, or attain the highest ranking letter or numerical rating provided by not less than two of the three largest NRSROs. No more than 20% of the City’s portfolio may be invested in money market funds.

**Local Government Investment Pools (LGIPs):** Shares of beneficial interest issued by a joint powers authority organized pursuant to Section 6509.7 that invests in the securities and obligations authorized in subdivisions (a) to (q), inclusive. Each share shall represent an equal proportional interest in the underlying pool of securities owned by the joint powers authority. To be eligible under this section, the joint powers authority issuing the shares shall have retained an investment adviser that meets all of the following criteria:

- 1) The adviser is registered or exempt from registration with the Securities and Exchange Commission.

- 2) The adviser has not less than five years of experience investing in the securities and obligations authorized in subdivisions (a) to (q), inclusive.
- 3) The adviser has assets under management in excess of five hundred million dollars (\$500,000,000).

**Asset-Backed Security (ABS):** Any mortgage pass-through security, collateralized mortgage obligation, mortgage-backed or other pay-through bond, equipment lease-back certificate, consumer receivable pass-through certificate, or consumer receivable-backed bond of a maximum of five years maturity. Eligible securities shall be rated in a rating category of “AA” or its equivalent or better by an NRSRO. No more than 20% of the City's portfolio may be invested in this type of security.

**Supranational:** United States dollar denominated senior unsecured unsubordinated obligations issued or unconditionally guaranteed by the International Bank for Reconstruction and Development (IBRD), International Finance Corporation (IFC), or Inter-American Development Bank (IADB), with a maximum remaining maturity of five years or less, and eligible for purchase and sale within the United States. Investments under this subdivision shall be rated in a rating category of “AA” or its equivalent or better by a NRSRO. No more than 30% of the City’s portfolio may be invested in this security type.

Any other permissible investments outlined within Section 53601 may be purchased from time to time.

Notwithstanding any other provision of law, moneys held by a trustee or fiscal agent and pledged to the payment or security of bonds or other indebtedness, or obligations under a lease, installment sale, or other agreement of the City, or certificates of participation in those bonds, indebtedness, or lease installment sale, or other agreements, may be invested in accordance with the statutory provision governing the issuance of those bonds, indebtedness, or lease installment sale, or other agreement or to the extent not inconsistent therewith or if there are no specific statutory provisions, in accordance with the ordinance, resolution, indenture, or agreement of the local agency providing for the issuance. This includes investing bond proceeds in guaranteed investment contracts with United States financial institutions rated in a rating category of “AA,” or equivalent, or better by a NRSRO.

#### 9.0 PROHIBITED INVESTMENTS:

Any security type or structure not specifically approved by this policy is hereby specifically prohibited. Security types which are thereby prohibited include, but are not limited to, inverse floaters, derivatives, range notes, interest only strips that are derived from a pool of mortgages, or in any investment that could result in zero interest accrual if held to maturity, except as authorized by Government Code Section 53601.6

#### 10.0 COLLATERALIZATION:

Collateral is required for investments in Non-Negotiable Certificates of Deposit and Demand Deposits. Investments in excess of federal deposit insurance limits must be collateralized at 105% to 150% depending on the specific security pledged as collateral in accordance with GCS 53630 et seq. The collateral pool is administered by the State, and is composed of a wide variety of government securities, including those indicated above, as well as promissory notes secured by first mortgages on improved residential property located in the state and letters of credit issued by the Federal Home Loan Bank of San Francisco.

**11.0 SAFEKEEPING AND CUSTODY:**

To protect against fraud or embezzlement or losses caused by collapse of an individual securities dealer, all deliverable securities owned by the City shall be held in safekeeping by a third party bank trust department, acting as agent for the City under the terms of a custody agreement or professional services agreement (PSA). All trades executed by a dealer will settle delivery vs. payment (DVP) through the City’s safekeeping agent.

Securities held in custody for the City shall be verified on an annual basis by the City’s independent auditor.

**12.0 DIVERSIFICATION:**

It is the City’s policy to minimize portfolio risk by diversifying maturity, sector and class allocation. Default risk shall be minimized by investing in an assortment of permitted investments as outlined in Section 8.0. To minimize overall portfolio risk, the following not-to-exceed diversification goals shall guide the City’s operating fund portfolio, based upon the portfolio structure at the time of purchase.

<b>Investment Type</b>	<b>Not-to-Exceed Limit</b>	<b>Other Restrictions</b>
Local Agency Investment Fund (LAIF)	\$75 million	Established by the State Treasurer
U.S. Treasury	No Limit	None
Federal Agency	No Limit	Maximum of 40% per issuer
State of California Obligations	No Limit	<ul style="list-style-type: none"> <li>• No more than 5% per issuer</li> <li>• Rated in a rating category of “A” or its equivalent or higher by a NRSRO for maturities in excess of one year</li> <li>• Rated in a rating category “A-1” or its equivalent or higher by a NRSRO for maturities under one year</li> </ul>
Obligations of the Other 49	No Limit	<ul style="list-style-type: none"> <li>• No more than 5% per issuer</li> </ul>

<b>Investment Type</b>	<b>Not-to-Exceed Limit</b>	<b>Other Restrictions</b>
States		<ul style="list-style-type: none"> <li>• Rated in a rating category of “A” or its equivalent or higher by a NRSRO for maturities in excess of one year</li> <li>• Rated in a rating category of “A-1” or its equivalent or higher by a NRSRO for maturities under one year</li> </ul>
Obligations of Local Agencies in California	No Limit	<ul style="list-style-type: none"> <li>• No more than 5% per issuer</li> <li>• Rated in a rating category of “A” or its equivalent or higher by a NRSRO for maturities in excess of one year</li> <li>• Rated in a rating category of “A-1” or its equivalent or higher by a NRSRO for maturities under one year</li> </ul>
County Pool	\$10 million	None
Bankers’ Acceptances	40%	<ul style="list-style-type: none"> <li>• No more than 5% per issuer regardless of security type</li> <li>• Maximum maturity of 180 days</li> <li>• Must be rated in highest category by a NRSRO</li> </ul>
Commercial Paper	25%	<ul style="list-style-type: none"> <li>• No more than 5% per issuer regardless of security type</li> <li>• Maximum maturity of 270 days</li> <li>• Must be rated in highest category by a NRSRO</li> </ul>
Negotiable CDs	30%	<ul style="list-style-type: none"> <li>• No more than 5% per issuer regardless of security type</li> <li>• Rated in a rating category of “A” or its equivalent or higher by a NRSRO for maturities in excess of one year</li> <li>• Rated in a rating category of “A-1” or its equivalent or higher by a</li> </ul>

<b>Investment Type</b>	<b>Not-to-Exceed Limit</b>	<b>Other Restrictions</b>
		NRSRO for maturities under one year
Non-Negotiable CDs	No Limit	<ul style="list-style-type: none"> <li>• See Section 9.0 for collateral requirements</li> </ul>
Medium Term Corporate Notes	30%	<ul style="list-style-type: none"> <li>• No more than 5% per issuer regardless of security type</li> <li>• Maximum maturity of five years</li> <li>• Minimum credit rating of “A” or its equivalent by a NRSRO</li> </ul>
Demand Deposits	No Limit	<ul style="list-style-type: none"> <li>• See Section 9.0 for collateral requirements</li> </ul>
Money Market Funds	20%	<ul style="list-style-type: none"> <li>• See Section 8.0 for advisor requirements or the Fund must have the highest rating by two NRSRO</li> </ul>
Local Government Investment Pools (LGIPs)	No Limit	<ul style="list-style-type: none"> <li>• See Section 8.0 for advisor requirements</li> </ul>
Asset-Backed Securities (ABS)	20%	<ul style="list-style-type: none"> <li>• No more than 5% per issuer</li> <li>• Rated in a rating category of “AA” (Issue) or higher by a NRSRO</li> </ul>
Supranational	30%	<ul style="list-style-type: none"> <li>• Rated in a rating category of “AA” or its equivalent or higher by a NRSRO</li> </ul>

13.0 MAXIMUM MATURITIES:

The average dollar weighted maturity of a portfolio may not exceed 3 years. No investment shall be made in an investment authorized by this Policy (and that GCS 53601 does not specific a maximum maturity) that has a term remaining to maturity in excess of 5 years from date of purchase. Maturities shall be staggered to minimize liquidity risk and to enhance the stability of incoming cash flows. At least 10% of the portfolio shall be invested in instruments, which can be liquidated on one day’s notice.

Bond reserve funds may be invested in securities exceeding 5 years if the maturities of such investments are made to coincide as nearly as possible with the expected use of the funds.

#### 14.0 INTERNAL CONTROL:

The City Treasurer or Designee shall establish sufficient internal controls to ensure compliance with all applicable federal, state and local regulations. These internal controls will be incorporated into an annual process of independent review by the City's external auditor. This will provide a review of the internal controls by assuring compliance with policies and procedures.

#### 15.0 INTEREST EARNINGS:

All moneys earned and collected from investments authorized in this policy shall be allocated monthly to various fund accounts based on the cash balance in each fund as a percentage of the entire pooled portfolio. Interest earnings on bond proceeds, bond reserves or other restricted investments held by trustees shall be allocated directly to the appropriate fund and not be part of the pooled allocation.

#### 16.0 PERFORMANCE STANDARDS:

The City's policy is to achieve a market rate of return on public funds while minimizing risks and preserving capital. In evaluating the performance of the City's portfolio in complying with this policy, the City shall establish an appropriate performance benchmark and compare the total return of its portfolio to the total return of the benchmark.

#### 17.0 REPORTING:

The City Treasurer or Designee shall provide to the City Council a monthly investment report, which provides a clear picture of the status of the current investment portfolio. Based on GCS 53646, the report shall include, at a minimum, the following information for each type of investment held in the City's investment portfolio: the issuer, date of purchase, date of maturity, 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. Based on GCS 53607, the report shall also include a listing of investment transactions. With respect to all securities held by the local agency, and under management of any outside party that is not also a local agency or the State of California Local Agency Investment Fund, the report shall also include a current market value as of the date of the report and shall include the source of this same valuation.

The report shall state compliance of the portfolio to the statement of investment policy, or manner in which the portfolio is not in compliance and include a statement denoting the ability of the City to meet its expenditure requirements for the next six months, or provide an explanation as to why sufficient money shall, or may, not be available.



The City Treasurer or Designee may supply to the City Council the most recent statement or statements received by the local agency from the Local Agency Investment Fund (LAIF), County Investment Pools, or Federal Deposit Insurance Corporation-insured accounts in a bank or savings and loan association.

The City Treasurer or Designee shall prepare and deliver such a report each month to the Mayor and each City Council member no later than 30 days after the close of the month for which each report is prepared.

In the event that an investment advisor is retained by the City, the investment advisor shall prepare and deliver a report for each month's investment activity as required herein to the City in such time as to allow compliance with the delivery times for each report required by this policy.

The City Council may relieve the City Treasurer of his or her duties under this policy in the event of any failure to comply with the reporting requirements of this policy.

#### 18.0 INVESTMENT POLICY ADOPTION:

The City's investment policy shall be adopted annually by the City Council. The policy shall be reviewed annually by the City Treasurer and/or Designee with any and all modifications made thereto approved by the City Council at a public meeting.

May 10, 2022

## Memorandum

**To:** Nathan Statham, CPA, MBA, Finance Director  
*City of Coachella*

**From:** Sarah Meacham, Managing Director  
Richard Babbe, CCM, Senior Managing Consultant  
*PFM Asset Management LLC*

**RE:** 2022 Investment Policy Review

---

At your request, we reviewed the City of Coachella's (the "City") Investment Policy (the "Policy"), as part of the City's annual review process. As written, the Policy is in compliance with the applicable California Government Code (the "Code") sections regulating the investment of public funds. Furthermore, there have been no changes to the relevant Code sections, effective January 1, 2022, that would require any changes to the City's Policy. As a result, we are not recommending any changes at this time.

Please contact us if you have any questions or if you would like to set up a time to discuss.

**RESOLUTION NO. 2022-45**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA TO AMEND AND REESTABLISH THE INVESTMENT POLICY ORIGINALLY ADOPTED JULY 9, 2003 AND AMENDED BY THE CITY COUNCIL FOR FISCAL YEAR 2022-2023**

**WHEREAS**, Government Code Section 53601 of the State of California authorizes the legal bodies of local agencies to invest surplus money which is not required for the immediate necessities of the local agencies in accordance with the rules set forth in the section; and

**WHEREAS**, Government Code Section 53607 authorizes the local legislative body to delegate to the Treasurer of the local agency, the authority to invest or reinvest funds of the local agency, or to sell or exchange securities so purchased; and

**WHEREAS**, said Section 53607 requires that once the Treasurer of the local agency is delegated that authority, he thereafter assumes full responsibility for such transactions until such time as the delegated authority is revoked; and

**WHEREAS**, said Section 53607 requires the Treasurer of the local Agency to make a monthly report of such transactions to the legislative body; and

**WHEREAS**, said Section 53607 requires an annual ratification of the delegation of authority of the legislative body to the Treasurer; and

**WHEREAS**, Government Code Section 53646 (2) requires that the Treasurer shall annually render to the City Council and any oversight committee a Statement of Investment Policy and any change in the policy, which the City Council shall consider at a public meeting; and

**WHEREAS**, it is in the best interest of the City of Coachella to have any surplus or idle City funds invested so as to provide additional income to the City of Coachella.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF COACHELLA HEREBY RESOLVES AS FOLLOWS:**

**SECTION 1** - That the City Treasurer, or their authorized designee(s), of the City of Coachella is hereby delegated the authority to invest or reinvest surplus funds of the City of Coachella, or to sell, or exchange securities so purchased.

**SECTION 2** - The City Treasurer, or their authorized designee(s), will assume full responsibility for such transactions until such time as the aforementioned delegated authority is revoked, and that the City Treasurer will make a monthly report of such transactions to the City Council of the City of Coachella,

**SECTION 3** - The City Treasurer shall render to the City Council a Statement of Investment Policy in the first quarter of each calendar year. Any changes to said policy shall be

considered by the City Council at such a public regular meeting.

**SECTION 4** - The Statement of Investment Policy, attached hereto and incorporated herewith, is adopted as the Statement of Investment Policy of the City of Coachella for fiscal year 2022-2023.

**SECTION 5** - The City Treasurer shall comply with the Statement of Investment Policy of the City of Coachella adopted by this Resolution.

**SECTION 6** - The City Treasurer shall report to the City Council, the City Manager and the City’s Auditor as required by the Statement of Investment Policy and all applicable laws.

**PASSED, APPROVED and ADOPTED**, this 8<sup>th</sup> day of June 2022.

\_\_\_\_\_  
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. 2022-45 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on this 8<sup>th</sup> day of June 2022, by the following vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

**RESOLUTION NO. WA-2022-03**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COACHELLA WATER AUTHORITY, COACHELLA, CALIFORNIA TO AMEND AND REESTABLISH THE INVESTMENT POLICY ORIGINALLY ADOPTED JULY 9, 2003 AND AMENDED BY THE AUTHORITY BOARD FOR FISCAL YEAR 2022-2023**

**WHEREAS**, the Board of Directors of the Coachella Water Authority (hereafter “BOARD” and “AUTHORITY” respectively) wants to be in compliance with State law; and

**WHEREAS**, Government Code Section 53601 of the State of California authorizes the legal bodies of local agencies to invest surplus money which is not required for the immediate necessities of the local agencies in accordance with the rules set forth in the section; and

**WHEREAS**, Government Code Section 53607 authorizes the local legislative body to delegate to the Treasurer of the local agency, the authority to invest or reinvest funds of the local agency, or to sell or exchange securities so purchased; and

**WHEREAS**, said Section 53607 requires that once the Treasurer of the local agency is delegated that authority, he thereafter assumes full responsibility for such transactions until such time as the delegated authority is revoked; and

**WHEREAS**, said Section 53607 requires the Treasurer of the local Agency to make a monthly report of such transactions to the legislative body; and

**WHEREAS**, said Section 53607 requires an annual ratification of the delegation of authority of the legislative body to the Treasurer; and

**WHEREAS**, Government Code Section 53646 (2) requires that the Treasurer shall annually render to the BOARD and any oversight committee a Statement of Investment Policy and any change in the policy, which the BOARD shall consider at a public meeting; and

**WHEREAS**, it is in the best interest of the AUTHORITY to have any surplus or idle AUTHORITY funds invested so as to provide additional income to the AUTHORITY.

**NOW THEREFORE, THE BOARD OF DIRECTORS OF THE COACHELLA WATER AUTHORITY HEREBY RESOLVES AS FOLLOWS:**

**SECTION 1** - That the AUTHORITY Treasurer, or their authorized designee(s), is hereby delegated the authority to invest or reinvest surplus funds of the AUTHORITY, or to sell, or exchange securities so purchased.

**SECTION 2** - The AUTHORITY Treasurer, or their authorized designee(s), will assume full responsibility for such transactions until such time as the aforementioned delegated authority is revoked, and that the AUTHORITY Treasurer will make a monthly report of such transactions



to the BOARD of the AUTHORITY.

**SECTION 3** - The AUTHORITY Treasurer shall render to the BOARD a Statement of Investment Policy in the first quarter of each calendar year. Any changes to said policy shall be considered by the BOARD at such a regular public meeting.

**SECTION 4** - The Statement of Investment Policy, attached hereto and incorporated herewith, is adopted as the Statement of Investment Policy of the AUTHORITY for fiscal year 2022-2023.

**SECTION 5** - The AUTHORITY Treasurer shall comply with the Statement of Investment Policy of the AUTHORITY adopted by this Resolution.

**SECTION 6** - The AUTHORITY Treasurer shall report to the BOARD, the Executive Director and the AUTHORITY'S Auditor as required by the Statement of Investment Policy and all applicable laws.

**PASSED, APPROVED and ADOPTED** this 8<sup>th</sup> day of June 2022.

---

Steven A Hernandez  
President

**ATTEST:**

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Angela M. Zepeda  
Secretary

**APPROVED AS TO FORM:**

---

Carlos Campos  
Authority Attorney

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

**I HEREBY CEERTIFY** that the foregoing Resolution No. WA-2022-03 was duly adopted by the Board of Directors of the Coachella Water Authority at a regular meeting thereof held on the 8<sup>th</sup> day of June 2022, by the following vote of the Board:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

**RESOLUTION NO. SD-2022-01**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COACHELLA SANITARY DISTRICT, COACHELLA, CALIFORNIA TO AMEND AND REESTABLISH THE INVESTMENT POLICY ORIGINALLY ADOPTED JULY 9, 2003 AND AMENDED BY THE AUTHORITY BOARD FOR FISCAL YEAR 2022-2023**

**WHEREAS**, the Board of Directors of the Coachella Sanitary District (hereafter “BOARD” and “DISTRICT” respectively) want to comply with State law; and

**WHEREAS**, Government Code Section 53601 of the State of California authorizes the legal bodies of local agencies to invest surplus money which is not required for the immediate necessities of the local agencies in accordance with the rules set forth in the section; and

**WHEREAS**, Government Code Section 53607 authorizes the local legislative body to delegate to the Treasurer of the local agency, the authority to invest or reinvest funds of the local agency, or to sell or exchange securities so purchased; and

**WHEREAS**, said Section 53607 requires that once the Treasurer of the local agency is delegated that authority, he thereafter assumes full responsibility for such transactions until such time as the delegated authority is revoked; and

**WHEREAS**, said Section 53607 requires the Treasurer of the local Agency to make a monthly report of such transactions to the legislative body; and

**WHEREAS**, said Section 53607 requires an annual ratification of the delegation of authority of the legislative body to the Treasurer; and

**WHEREAS**, Government Code Section 53646 (2) requires that the Treasurer shall annually render to the BOARD and any oversight committee a Statement of Investment Policy and any change in the policy, which the BOARD shall consider at a public meeting; and

**WHEREAS**, it is in the best interest of the DISTRICT to have any surplus or idle DISTRICT funds invested so as to provide additional income to the DISTRICT.

**NOW THEREFORE, THE BOARD OF DIRECTORS OF THE COACHELLA SANITARY DISTRICT HEREBY RESOLVES AS FOLLOWS:**

**SECTION 1** - That the DISTRICT Treasurer, or their authorized designee(s), is hereby delegated the authority to invest or reinvest surplus funds of the DISTRICT, or to sell, or exchange securities so purchased.

**SECTION 2** - The DISTRICT Treasurer, or their authorized designee(s), will assume full responsibility for such transactions until such time as the aforementioned delegated authority is revoked, and that the DISTRICT Treasurer will make a monthly report of such transactions to the

BOARD of the DISTRICT.

**SECTION 3** - The DISTRICT Treasurer shall render to the BOARD a Statement of Investment Policy in the first quarter of each calendar year. Any changes to said policy shall be considered by the BOARD at such a regular public meeting.

**SECTION 4** - The Statement of Investment Policy, attached hereto and incorporated herewith, is adopted as the Statement of Investment Policy of the DISTRICT for fiscal year 2022-23.

**SECTION 5** - The DISTRICT Treasurer shall comply with the Statement of Investment Policy of the DISTRICT adopted by this Resolution.

**SECTION 6** - The DISTRICT Treasurer shall report to the BOARD, the DISTRICT Manager and the DISTRICT’S Auditor as required by the Statement of Investment Policy and all applicable laws.

**PASSED, APPROVED and ADOPTED** this 8<sup>th</sup> day of June 2022.

\_\_\_\_\_  
Steven A. Hernandez  
President

**ATTEST:**

\_\_\_\_\_  
Angela M. Zepeda  
Secretary

**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. SD-2022-01 was duly adopted by the Board of Directors of the Coachella Sanitary District at a regular meeting thereof, held on the 8<sup>th</sup> day of June 2022, by the following vote of the Board:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

**RESOLUTION NO. FD-2022-01**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COACHELLA FIRE PROTECTION DISTRICT, COACHELLA, CALIFORNIA TO AMEND AND REESTABLISH THE INVESTMENT POLICY ORIGINALLY ADOPTED JULY 9, 2003 AND AMENDED BY THE DISTRICT BOARD OF DIRECTORS FOR FISCAL YEAR 2022-2023**

**WHEREAS**, the Board of Directors of the Coachella Fire Protection District (hereafter “BOARD” and “DISTRICT” respectively) wants to be in compliance with State law; and

**WHEREAS**, Government Code Section 53601 of the State of California authorizes the legal bodies of local agencies to invest surplus money which is not required for the immediate necessities of the local agencies in accordance with the rules set forth in the section; and

**WHEREAS**, Government Code Section 53607 authorizes the local legislative body to delegate to the Treasurer of the local agency, the authority to invest or reinvest funds of the local agency, or to sell or exchange securities so purchased; and

**WHEREAS**, said Section 53607 requires that once the Treasurer of the local agency is delegated that authority, he thereafter assumes full responsibility for such transactions until such time as the delegated authority is revoked; and

**WHEREAS**, said Section 53607 requires the Treasurer of the local Agency to make a monthly report of such transactions to the legislative body; and

**WHEREAS**, said Section 53607 requires an annual ratification of the delegation of authority of the legislative body to the Treasurer; and

**WHEREAS**, Government Code Section 53646 (2) requires that the Treasurer shall annually render to the BOARD and any oversight committee a Statement of Investment Policy and any change in the policy, which the BOARD shall consider at a public meeting; and

**WHEREAS**, it is in the best interest of the DISTRICT to have any surplus or idle DISTRICT funds invested so as to provide additional income to the DISTRICT.

**NOW THEREFORE, THE BOARD OF DIRECTORS OF THE COACHELLA FIRE PROTECTION DISTRICT HEREBY RESOLVES AS FOLLOWS:**

**SECTION 1** - That the DISTRICT Treasurer, or their authorized designee(s), is hereby delegated the authority to invest or reinvest surplus funds of the DISTRICT, or to sell, or exchange securities so purchased.

**SECTION 2** - The DISTRICT Treasurer, or their authorized designee(s), will assume full responsibility for such transactions until such time as the aforementioned delegated authority is revoked, and that the DISTRICT Treasurer will make a monthly report of such transactions to the



BOARD of the DISTRICT.

**SECTION 3** - The DISTRICT Treasurer shall render to the BOARD a Statement of Investment Policy in the first quarter of each calendar year. Any changes to said policy shall be considered by the BOARD at such a regular public meeting.

**SECTION 4** - The Statement of Investment Policy, attached hereto and incorporated herewith, is adopted as the Statement of Investment Policy of the DISTRICT for fiscal year 2022-2023.

**SECTION 5** - The DISTRICT Treasurer shall comply with the Statement of Investment Policy of the DISTRICT adopted by this Resolution.

**SECTION 6** - The DISTRICT Treasurer shall report to the BOARD, the DISTRICT Manager and the DISTRICT’S Auditor as required by the Statement of Investment Policy and all applicable laws.

**PASSED, APPROVED and ADOPTED** this 8<sup>th</sup> day of June 2022.

\_\_\_\_\_  
Steven A Hernandez  
Chairman

**ATTEST:**

\_\_\_\_\_  
Angela M. Zepeda  
Secretary

**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. FD-2022-01 was adopted by the Board of Directors of the Coachella Fire Protection District at a regular meeting thereof, held on the 8<sup>th</sup> day of June 2022, by the following vote of the Board:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

**RESOLUTION NO. CBL-2022-01**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COACHELLA EDUCATIONAL AND GOVERNMENTAL ACCESS CABLE CHANNEL CORPORATION, COACHELLA, CALIFORNIA TO AMEND AND REESTABLISH THE INVESTMENT POLICY ORIGINALLY ADOPTED JULY 9, 2003 AND AMENDED BY THE CORPORATION BOARD FOR FISCAL YEAR 2022-2023.**

**WHEREAS**, The Coachella Educational and Governmental Access Cable Channel Corporation (hereafter "CORPORATION") wants to be in compliance with State law; and

**WHEREAS**, Government Code Section 53601 of the State of California authorizes the legal bodies of local agencies to invest surplus money which is not required for the immediate necessities of the local agencies in accordance with the rules set forth in the section; and

**WHEREAS**, Government Code Section 53607 authorizes the local legislative body to delegate to the Treasurer of the local agency, the authority to invest or reinvest funds of the local agency, or to sell or exchange securities so purchased; and

**WHEREAS**, said Section 53607 requires that once the Treasurer of the local agency is delegated that authority, he thereafter assumes full responsibility for such transactions until such time as the delegated authority is revoked; and

**WHEREAS**, said Section 53607 requires the Treasurer of the local Agency to make a monthly report of such transactions to the legislative body; and

**WHEREAS**, said Section 53607 requires an annual ratification of the delegation of authority of the legislative body to the Treasurer; and

**WHEREAS**, Government Code Section 53646 (2) requires that the Treasurer shall annually render to the CORPORATION and any oversight committee, a Statement of Investment Policy and any change in the policy, which the CORPORATION shall consider at a public meeting; and

**WHEREAS**, it is in the best interest of the Coachella Educational and Governmental Access Cable Channel Corporation to have any surplus or idle CORPORATION funds invested so as to provide additional income to the CORPORATION.

**NOW THEREFORE, THE COACHELLA EDUCATIONAL AND GOVERNMENTAL ACCESS CABLE CHANNEL CORPORATION HEREBY RESOLVES AS FOLLOWS:**

**SECTION 1** - That the CORPORATION Treasurer, or their authorized designee(s), is hereby delegated the authority to invest or reinvest surplus funds of the CORPORATION, or to sell, or exchange securities so purchased.

**SECTION 2** - The CORPORATION Treasurer, or their authorized designee(s), will assume full responsibility for such transactions until such time as the aforementioned delegated authority is revoked, and that the CORPORATION Treasurer will make a monthly report of such transactions to the Coachella Educational and Governmental Access Cable Channel Corporation

**SECTION 3** - The CORPORATION Treasurer shall render to the CORPORATION a Statement of Investment Policy in the first quarter of each calendar year. Any changes to said policy shall be considered by the CORPORATION at such a public meeting.

**SECTION 4** - The Statement of Investment Policy, attached hereto and incorporated herewith, is adopted as the Statement of Investment Policy of the Coachella Educational and Governmental Access Cable Channel Corporation for fiscal year 2022-2023.

**SECTION 5** - The CORPORATION Treasurer shall comply with the Statement of Investment Policy of the CORPORATION adopted by this Resolution.

**SECTION 6** - The CORPORATION Treasurer shall report to the CORPORATION, the CORPORATION Manager and the CORPORATION’S Auditor as required by the Statement of Investment Policy and all applicable laws.

**PASSED, APPROVED and ADOPTED** this 8<sup>th</sup> day of June 2022.

\_\_\_\_\_  
Steven A. Hernandez  
President

**ATTEST:**

\_\_\_\_\_  
Angela M. Zepeda  
Secretary

**APPROVED AS TO FORM:**

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

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

**I HEREBY CERTIFY** that the foregoing Resolution No. CBL-2022-01, was adopted by the Board of Directors of the Coachella Educational and Governmental Access Cable Channel Corporation at a regular meeting thereof, held on the 8<sup>th</sup> day of June 2022, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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



**STAFF REPORT**  
**6/8/2022**

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

**FROM:** Nathan Statham, Finance Director

**SUBJECT:** Establish the Appropriations Limits for Fiscal Year 2022-23

**SPECIFICS:**

- a) Adopt Resolution No. 2022-46, establishing the appropriations limit for the City of Coachella for fiscal year 2022-23;
- b) Adopt Resolution No. SD-2022-02, establishing the appropriations limit for the Coachella Sanitary District for fiscal year 2022-23;
- c) Adopt Resolution No. FD-2022-02, establishing the appropriations limit for the Coachella Fire Protection District for fiscal year 2022-23

**STAFF RECOMMENDATION:**

- a) Adopt Resolution No. 2022-46, establishing the appropriations limit for the City of Coachella for fiscal year 2022-23;
- b) Adopt Resolution No. SD-2022-02, establishing the appropriations limit for the Coachella Sanitary District for fiscal year 2022-23;
- c) Adopt Resolution No. FD-2022-02; establishing the appropriations limit for the Coachella Fire Protection District for fiscal year 2022-23.

**BACKGROUND:**

In conjunction with the fiscal year budget, each year the City of Coachella, Coachella Sanitary District and Coachella Fire Protection District are required to establish their appropriations limit by resolution. For fiscal year 2021-22 the appropriations limits were as follows:

City of Coachella - \$46,945,072 (increase of \$2,840,344)  
 Coachella Sanitary District - 7,668,853 (increase of \$463,993)  
 Coachella Fire Protection District – 4,145,165 (increase of \$250,797)

The formula used to adjust the limit for fiscal year 2022-23 is the change in the California Per Capita Personal Income (7.55%) multiplied by the Riverside County population growth factor (0.42%) as published by the California Department of Finance. For the 2022-23 fiscal year the calculation results in an increase factor of 1.0800. Multiplying the 2020-21 appropriation limits by the increase factor increases the appropriations limit for the 2022-23 fiscal year to the following:

City of Coachella - \$50,700,678 (increase of \$3,755,606)  
Coachella Sanitary District – 8,282,361 (increase of \$613,508)  
Coachella Fire Protection District – 4,476,778 (increase of \$313,613)

**FISCAL IMPACT:**

There is no fiscal impact at this time.



**RESOLUTION NO. 2022-46**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA CALIFORNIA, ESTABLISHING THE APPROPRIATIONS LIMIT FOR FISCAL YEAR 2022-23 FOR THE CITY OF COACHELLA, CALIFORNIA IN ACCORDANCE WITH THE PROVISIONS OF DIVISION 9 OF TITLE 1 OF THE CALIFORNIA GOVERNMENT CODE**

**WHEREAS**, Article XIII B of the Constitution of the State of California as proposed by the Initiative Measure approved by the people at the special statewide election held November 6, 1979, provides that the total annual appropriations subject to limitation of each local government shall not exceed the appropriations limit of such entity for the prior year adjusted for changes in the cost of living and population except as otherwise specifically provided for in said Article; and

**WHEREAS**, the State Legislature added Division 9 (commencing with Section 7900) to Title 1 of the Government Code of the State of California to implement Article XIII B of the California Constitution; and

**WHEREAS**, Section 7910 of the Government Code provides that each year the governing body of each local jurisdiction shall, by resolution, establish its appropriations limit for the following fiscal year pursuant to Article XIII B at a regularly scheduled meeting or a noticed special meeting and that fifteen days prior to such meeting, documentation used in the determination of the appropriations limit shall be available to the public; and

**WHEREAS**, Section 7902 (a) of the Government Code sets forth the method for determining the appropriations limit for each local jurisdiction for the 2022-23 fiscal year; and

**WHEREAS**, the CITY COUNCIL of the City of Coachella wishes to establish the appropriations limit for the fiscal year 2022-23 for the City of Coachella.

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

Section 1. That it hereby found and determined that the documentation used in the determination of the appropriations limit for the City of Coachella for the fiscal year 2022-23 was available to the public from the Finance Department of the City of Coachella at least fifteen days prior to this date.

Section 2. That the appropriations limit for the City of Coachella fiscal year 2022-23, as established in accordance with Section 7902 (a) of the California Government Code, is \$50,700,678.

Section 3. That the City Council of the City of Coachella has elected to utilize the California Per Capita Income and the Riverside County population growth factor in determining the appropriations limit for fiscal year 2022-23.

**PASSED, APPROVED and ADOPTED** this 8<sup>th</sup> day of June 2022.

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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. 2022-46 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 8<sup>th</sup> day of June 2022, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

**RESOLUTION NO. SD-2022-02**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COACHELLA SANITARY DISTRICT, ESTABLISHING THE APPROPRIATIONS LIMIT FOR FISCAL YEAR 2022-23 FOR THE COACHELLA SANITARY DISTRICT IN ACCORDANCE WITH THE PROVISIONS OF DIVISION 9 OF TITLE 1 OF THE CALIFORNIA GOVERNMENT CODE**

**WHEREAS**, Article XIII B of the Constitution of the State of California as proposed by the Initiative Measure approved by the people at the special statewide election held November 6, 1979, provides that the total annual appropriations subject to limitation of each local government shall not exceed the appropriations limit of such entity for the prior year adjusted for changes in the cost of living and population except as otherwise specifically provided for in said Article; and

**WHEREAS**, the State Legislature added Division 9 (commencing with Section 7900) to Title 1 of the Government Code of the State of California to implement Article XIII B of the California Constitution; and

**WHEREAS**, Section 7910 of the Government Code provides that each year the governing body of each local jurisdiction shall, by resolution, establish its appropriations limit for the following fiscal year pursuant to Article XIII B at a regularly scheduled meeting or a noticed special meeting and that fifteen days prior to such meeting, documentation used in the determination of the appropriations limit shall be available to the public; and

**WHEREAS**, Section 7902 (a) of the Government Code sets forth the method for determining the appropriations limit for each local jurisdiction for the 2022-23 fiscal year; and

**WHEREAS**, the Board of Directors of the Coachella Sanitary District wishes to establish the appropriations limit for the fiscal year 2022-23 for the Coachella Sanitary District.

**NOW, THEREFORE BE IT RESOLVED** by the Board of Directors of the Coachella Sanitary District, as follows:

Section 1. That it hereby found and determined that the documentation used in the determination of the appropriations limit for the Coachella Sanitary District for the fiscal year 2022-23 was available to the public from the Finance Department of the City of Coachella at least fifteen days prior to this date.

Section 2. That the appropriations limit for the Coachella Sanitary District for fiscal year 2022-23, as established in accordance with Section 7902 (a) of the California Government Code, is \$8,282,361.

Section 3. That the Board of Directors of the Coachella Sanitary District has elected to utilize the California Per Capita Income and the Riverside County population growth factor in determining the appropriations limit for fiscal year 2022-23

**PASSED, APPROVED and ADOPTED** this 8<sup>th</sup> day of June 2022.

---

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. SD-2022-02 was duly adopted by the Board of Directors of the Coachella Sanitary District at a regular meeting thereof, held on the 8<sup>th</sup> day of June 2022, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

**RESOLUTION NO. FD-2022-02**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COACHELLA FIRE PROTECTION DISTRICT, ESTABLISHING THE APPROPRIATIONS LIMIT FOR FISCAL YEAR 2022-23 FOR THE COACHELLA FIRE PROTECTION DISTRICT IN ACCORDANCE WITH THE PROVISIONS OF DIVISION 9 OF TITLE 1 OF THE CALIFORNIA GOVERNMENT CODE**

**WHEREAS**, Article XIII B of the Constitution of the State of California as proposed by the Initiative Measure approved by the people at the special statewide election held November 6, 1979, provides that the total annual appropriations subject to limitation of each local government shall not exceed the appropriations limit of such entity for the prior year adjusted for changes in the cost of living and population except as otherwise specifically provided for in said Article; and

**WHEREAS**, the State Legislature added Division 9 (commencing with Section 7900) to Title 1 of the Government Code of the State of California to implement Article XIII B of the California Constitution; and

**WHEREAS**, Section 7910 of the Government Code provides that each year the governing body of each local jurisdiction shall, by resolution, establish its appropriations limit for the following fiscal year pursuant to Article XIII B at a regularly scheduled meeting or a noticed special meeting and that fifteen days prior to such meeting, documentation used in the determination of the appropriations limit shall be available to the public; and

**WHEREAS**, Section 7902 (a) of the Government Code sets forth the method for determining the appropriations limit for each local jurisdiction for the 2022-23 fiscal year; and

**WHEREAS**, the Board of Directors of the Coachella Fire Protection District wishes to establish the appropriations limit for the fiscal year 2022-23 for the Coachella Fire Protection District.

**NOW, THEREFORE BE IT RESOLVED** by the Board of Directors of the Coachella Fire Protection District, as follows:

Section 1. That it hereby found and determined that the documentation used in the determination of the appropriations limit for the Coachella Fire Protection District for the fiscal year 2022-23 was available to the public from the Finance Department of the City of Coachella at least fifteen days prior to this date.

Section 2. That the appropriations limit for the Coachella Fire Protection District for fiscal year 2022-23, as established in accordance with Section 7902 (a) of the California Government Code, is \$4,476,778.



Section 3. That the Board of Directors of the Coachella Fire Protection District has elected to utilize the California Per Capita Income and the Riverside County population growth factor in determining the appropriations limit for fiscal year 2022-23.

**PASSED, APPROVED and ADOPTED** this 8<sup>th</sup> day of June 2022.

---

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. FD-2020-02 was duly adopted by the Board of Directors of the Coachella Fire Protection District at a regular meeting thereof, held on the 8<sup>th</sup> day of June 2022, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

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



**STAFF REPORT**  
**6/8/2022**

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

**FROM:** Nathan Statham, Finance Director

**SUBJECT:** Resolution No. 2022-55 Approving the Creation and Funding of a Full-Time Customer Service Supervisor Position

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**STAFF RECOMMENDATION:**

Approve Resolution No. 2022-55 defunding a current open Accounting Technician position in the Finance Department and creating a Customer Service Supervisor position with a salary scale at Grade 34.

**BACKGROUND:**

Due to the resignation of a customer service Accounting Technician in March of this year, staff has evaluated the needs of the department and is recommending that the vacant position be filled as a Customer Service Supervisor rather than an Accounting Technician. The Customer Service Supervisor is a mid-management classification that manages customer service staff in the Finance Department. Under current customer service configurations, this position would oversee customer service staff at the Corporate Yard and Civic Center (4 positions).

**DISCUSSION/ANALYSIS:**

After evaluating the job duties performed by the Accounting Technician and the required skill set of candidates recruited under an Accounting Technician classification, it was determined that recruitment under a more supervisor specific and customer service oriented position would be more optimal and cost effective to the City. Specific skills identified were the preparation, maintenance, and processing of customer accounts, payments and billing procedures. Oversight and recommendations for policies and procedures for customer service and related activities for utility accounts, citations, special event and other fee collections, general cashiering functions and other customer related activities as assigned. These activities are not specified in the skill requirements for an Accounting Technician. The focus of the new position would be supervision rather than specific task performance. The creation of a Customer Service Supervisor position represents the most optimal recruitment given the needs of the Finance Department.

Due to the responsibility and oversight correspondent to the Customer Service Supervisor position, staff is requesting that the pay grade for the Customer Service Supervisor be added to the existing Salary Schedule, with a Pay Grade of \$80,643.62 to \$98,016.98 annually.

**FISCAL IMPACT:**

The existing salary pay grade for the Accounting Technician (salary range \$56,511.00 - \$68,717.38) is less than the salary range for the Customer Service Supervisor position (salary range \$80,643.62 - \$98,016.98). The requested funding re-allocation of the Accounting Technician to Customer Service Supervisor will add approximately \$36,000 in appropriations to the salary and benefits budget of the Finance Department's annually. This increase will be budgeted in the general fund (101) but will be recovered from water (178) and sanitary (361) funds through overhead allocations. This increase has been included in the draft budget for 2022-23. There are not expected to be any fiscal impacts to the current year budget since the Accounting Technician position has been vacant since the beginning of March. Savings from the vacancy period will offset any salary increase costs in the current fiscal year.

**ALTERNATIVES:**

1. Approve staff's recommendation to approve Resolution No. 2021-55 approving the creation of and funding for a full-time Customer Service Supervisor.
2. Maintain the current vacancy in this position and complete the related tasks through the use of temp workers and acting pay to current staff.

**ATTACHMENTS**

Resolution 2022-55

Customer Service Supervisor Description

**RESOLUTION NO. 2022-55**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, APPROVING THE CREATION AND FUNDING FOR A FULL-TIME CUSTOMER SERVICE SUPERVISOR POSITION**

**WHEREAS**, the City has a budgeted but unfilled Accounting Technician position.

**WHEREAS**, the Finance Department has determined that it is more consistent with department needs to recruit for and fill a Customer Service Supervisor position to fulfill the duties previously assigned to the Accounting Technician.

**WHEREAS**, the Customer Service Supervisor position falls under the Confidential Mid-Management employee group and would report to the Finance Director or designee. This position would be added to the existing Salary Schedule, with a Pay Grade of \$80,643.89 to \$98,016.98 annually which is the same pay grade as other supervisors in the unit.

**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. 2022-55, a Resolution of the City Council of Coachella, California, Approving the Creation and Funding for a Full-Time Customer Service Supervisor position.

**PASSED, APPROVED and ADOPTED** this 8<sup>th</sup> day of June 2022.

\_\_\_\_\_  
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. 2022-55 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 8<sup>th</sup> day of June 2022, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

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





Civic Center  
53-990 Enterprise Way  
Coachella, CA 92236  
Telephone: (760) 398-3502

May 2022

FLSA: EXEMPT

## **CUSTOMER SERVICE SUPERVISOR**

### **DEFINITION**

Under general supervision, performs complex and difficult paraprofessional duties in the preparation, maintenance, and processing of customer accounts, payments and billing procedures. Oversees and recommends policies and procedures for customer service and related activities for utility accounts, citations, special event and other fee collections, general cashiering functions and other customer service related activities as assigned.

### **SUPERVISION RECEIVED AND EXERCISED**

Receives general direction from the Finance Director or designee. Exercises supervision over professional, technical, and administrative support staff as assigned.

### **CLASS CHARACTERISTICS**

This is a mid-management classification that manages professional-level customer service activities in the Finance Department. The incumbent organizes and oversees assigned customer service functions related but not limited to utility accounts, utility billing, facility rentals, tax payments, deposit payments and processing, and cash drawer operations. This position is responsible for designing, documenting and implementing policies and procedures related to assigned tasks.

### **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, manages, and oversees the daily operations, and activities of assigned department functions, including preparing, monitoring, forecasting, and analyzing financial and operational information, financial and transactional processing, reporting, and record keeping.
- Participates in the development and implementation of goals, objectives, policies, and priorities for customer service functions.
- Makes recommendations on standardizing procedures and methods to improve and continuously monitor the efficiency and effectiveness of assigned programs, service delivery methods, and procedures; assesses and monitors workload, administrative and support systems, and internal reporting relationships; identifies opportunities for operational improvement.
- Participates in the selection of, trains, motivates, and evaluates assigned personnel; works with employees on performance issues; recommends discipline to the Director or designee.
- Works with field staff from the utilities department on an ongoing basis to facilitate meter reads, meter read error checks and scheduling of meter turn on/offs, meter checks, replacements and general follow up.
- Deals with customer complaints that are elevated from customer service window staff and recommends resolutions to the Director or designee.

- Performs duties of a disaster services worker in event of an emergency.
- Performs related duties as assigned.

## QUALIFICATIONS

### Knowledge of:

- Principles and practices of public utility customer account management, billing preparation and legal aspects pertaining to customer account setup, closeout, collection/lien processing for delinquent accounts and connection shutoffs.
- Customer service window management including staff scheduling, waiting line efficiencies and procedural customer response.
- Principles and practices of employee supervision, including work planning, assignment, review and evaluation, and the training of staff in work procedures.
- Applicable Federal, State, and local laws, codes and regulations concerning the operation of the assigned customer service functions.
- Organization and management practices as applied to the development, analysis, and evaluation of programs and operational needs of customer service functions.
- Recent and on-going developments, current literature, and sources of information related to the operations of the assigned division.
- Understanding of the creation, implementation and enforcement of standards, policies and procedures.

### Ability to:

- Recommend and implement goals, objectives, and practices for providing effective and efficient services.
- Manage and monitor complex projects, on-time and within budget.
- Plan, organize, assign, review, and evaluate the work of staff; train staff in work procedures.
- Interpret, apply, explain, and ensure compliance with related Federal, State, and local policies, procedures, laws, and regulations.
- Evaluate and develop improvements in operations, procedures, policies, or methods for customer service functions.
- Prepare clear and concise reports, correspondence, policies, procedures, and other written materials.
- Analyze, interpret, summarize and present technical information and data in an effective manner.
- Effectively represent the department and the City in meetings with governmental agencies, community groups, and various businesses, professional, and regulatory organizations, and in meetings with individuals.
- 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.
- 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.
- Most importantly, provide a high level of customer service to City residents and stakeholders.

### 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:*

Graduation from an accredited four-year college or university with major coursework in accounting, finance, business, law, hospitality, management or public administration. (*Graduation from an accredited two-year college with a degree in accounting, finance, business or a related field is acceptable if accompanied by two additional years of qualifying work experience.*); five (5) years of related experience (i.e., customer service involving direct interaction with the public, customer billing, citation administration, tax collection, or other experience consistent with this position); specialized experience in citation/regulatory cashing and utility billing; and three (3) years of supervisory experience involving direct oversight of staff.

**Licenses and Certifications:**

- Valid California class C driver’s license with satisfactory driving record and automobile insurance.
- Certifications in water or wastewater (any level) desirable.

**PHYSICAL DEMANDS**

Must possess mobility to work in a standard office setting and use standard office equipment, be able to operate a motor vehicle to visit various City and meeting sites, possess adequate vision to read printed materials and a computer screen and possess sufficient hearing and speech to communicate in person, before groups, and over the telephone. This position includes sedentary activities but standing in work areas and walking between work areas will be required. Finger dexterity is needed to access, enter and retrieve data using a computer keyboard or calculator and to operate standard office equipment. Positions in this classification occasionally bend, stoop, kneel, reach, push and pull drawers open and closed to retrieve and file information. Employees must possess the ability to lift, carry, push and pull materials and objects weighing up to 25 pounds.

**ENVIRONMENTAL ELEMENTS**

Employees work in an office environment with moderate noise levels, controlled temperature conditions, and no direct exposure to hazardous physical substances. Employees may interact with upset staff and/or public and private representatives in interpreting and enforcing departmental policies and procedures.



**STAFF REPORT**  
**6/8/2022**

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

**FROM:** Andrea J. Carranza, Deputy City Clerk

**SUBJECT:** Direct Staff to Conduct the Biennial Review of the City's Conflict of Interest Code (Form 700 Filers)

**STAFF RECOMMENDATION:**

It is recommended that the City Council direct the review of the City's Conflict of Interest Code and the filing of a Biennial Notice with the City Clerk regarding such review, as required by the Political Reform Act.

**EXECUTIVE SUMMARY:**

The proposed action is pursuant to the requirements set forth in section 87306.5 of the Political Reform Act and placed upon the City Council as the City's code-reviewing body.

**BACKGROUND:**

The Political Reform Act of 1974 (Government Code Sections 81000 et seq.) provides that certain municipal officials must disclose their economic interests. These officials are members of:

- The City Council
  - City Manager
  - City Treasurer
  - And any other City official who manage public investments
  - Planning Commission
  - City Attorney
- In addition, the Act requires the City to determine which of its other officials, commission members, and employees have duties that involve potential conflicts of interests. These persons are called designated employees.

The primary effect of the code is to establish disclosure requirements for various government positions involved in the requisite level of decision-making as set forth in the Act. The Act requires each city to adopt a local conflict of interest code designating city positions not otherwise designated in the Act itself, that are involved in making or participating in the making of city decisions at all levels of city government.

The Act further requires that agencies, including cities, regularly review and update their codes as necessary as directed by their code-reviewing bodies or when change is necessitated by changed circumstances. (Gov. Code §§ 87306, 87306.5.)

The Act provides that no later than July 1 of each even-numbered year, code-reviewing bodies shall direct the review of all agency codes under their jurisdiction and requires that the agency head, no later than October 1, shall file a statement regarding the results of that review. The City Council is the code reviewing body for the City's Code and on or before July 1, it must direct the biennial review of the City's Conflict of Interest Code ("Code"). (Gov. Code § 82011(c), 87306.5)

The Act also requires that the City Manager file a statement regarding the results of the review no later than October 1 of the same year. If a change in the Code is necessitated by this review, it must be submitted to the City Council for approval within ninety (90) days of the filing of the Local Agency Biennial Notice with the City Clerk. (Gov. Code § 87303, 87306.5)

Following its review, it is expected that the updated Code will be presented to the City Council in December for adoption.

**FISCAL IMPACT:**

There is no fiscal impact.

## 2022 Local Agency Biennial Notice

Name of Agency: City of Coachella

Mailing Address: 53-462 Enterprise Way, Coachella, CA 92236

Contact Person: Andrea Carranza Phone No. (760) 398-3502

Email: acarranza@coachella.org Alternate Email: \_\_\_\_\_

**Accurate disclosure is essential to monitor whether officials have conflicts of interest and to help ensure public trust in government. The biennial review examines current programs to ensure that the agency's code includes disclosure by those agency officials who make or participate in making governmental decisions.**

This agency has reviewed its conflict of interest code and has determined that *(check one BOX)*:

**An amendment is required. The following amendments are necessary:**

*(Check all that apply.)*

- Include new positions
- Revise disclosure categories
- Revise the titles of existing positions
- Delete titles of positions that have been abolished and/or positions that no longer make or participate in making governmental decisions
- Other *(describe)* \_\_\_\_\_

**The code is currently under review by the code reviewing body.**

**No amendment is required.** (If your code is over five years old, amendments may be necessary.)

### Verification (to be completed if no amendment is required)

*This agency's code accurately designates all positions that make or participate in the making of governmental decisions. The disclosure assigned to those positions accurately requires that all investments, business positions, interests in real property, and sources of income that may foreseeably be affected materially by the decisions made by those holding designated positions are reported. The code includes all other provisions required by Government Code Section 87302.*

\_\_\_\_\_  
*Signature of Chief Executive Officer*

\_\_\_\_\_  
*Date*

All agencies must complete and return this notice regardless of how recently your code was approved or amended. Please return this notice no later than **October 3, 2022**, or by the date specified by your agency, if earlier, to:

*Andrea Carranza, Deputy City Clerk  
City of Coachella  
53-462 Enterprise Way  
Coachella, CA 92236*

**PLEASE DO NOT RETURN THIS FORM TO THE FPPC.**



**STAFF REPORT**  
**6/8/2022**

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

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

**SUBJECT:** Adopt Resolution No. 2022-54 setting two July 27, 2022 public hearing dates related to solid waste service charges to increase the maximum rates for solid waste services, and to place solid waste service charges on the residential property tax roll for fiscal year 2022/2023) and directing staff to mail or publish required notices, and approving the following identified use of the awarded CalRecycle SB 1383 grant funds as follows: \$40,000 for commercial collection (organics/recycling) services and \$28,429 for education and outreach efforts.

**STAFF RECOMMENDATION:**

Adopt resolution setting two July 27, 2022 public hearing dates related to solid waste service charges to increase the maximum rates for solid waste services, and to place solid waste service charges on the residential property tax roll for fiscal year 2022/2023) and directing staff to mail or publish required notices, and approving the following identified use of the awarded CalRecycle SB 1383 grant funds as follows: \$40,000 for commercial collection (organics/recycling) services and \$28,429 for education and outreach efforts.

**BACKGROUND:**

The City of Coachella entered into a franchise agreement with Burrtec Waste and Recycling Services (Burrtec) in May 2006. Since 2006, Burrtec has been the provider for all solid waste disposal services for Coachella residents and businesses. City Council approved a first amendment to this agreement on May 27, 2009, which established the solid waste charges for residential customers be collected through the county tax roll; commercial customers continue to be billed directly by Burrtec. City Council approved a second amendment on June 19, 2013 extending the term of the agreement through May 30, 2023 and third amendment was approved on January 17, 2018. The agreement allows for rate increases based on two components of the rate 1) service component and 2) disposal component. The City is currently working with Burrtec to prepare a fourth amendment to the agreement that will include organic waste collection requirements under SB 1383 (Chapter 395, Statutes of 2016) and its implementing regulations. Due to the increase in services that Burrtec will perform under the fourth amendment, the maximum rates for solid waste rates must be increased. Out of an abundance of caution, the City will be increasing those rates pursuant to Proposition 218 (Section 6 of Article XIII D of the California Constitution), which requires a public hearing and that property owners and tenants directly responsible for the solid waste bill be notified at least 45 days before the public hearing. Staff recommends that the public



hearing be held on July 27, 2022 as part of the regular City Council meeting. City seeks direction from Council to mail that notice to property owners and tenants. These rate increases would affect all customer classes, including residential and commercial. If a majority of owners and tenants do not submit a written protest opposing the rate increases by the close of the hearing, then the City Council may adopt the rates.

In addition, the City also conducts another public hearing to place the solid waste charges for residential customers on the property tax roll for the upcoming fiscal year pursuant to Health and Safety Code sections 5470 et seq. and Coachella Municipal Code section 8.44.035. If Council adopts the rate increases for solid waste services on July 27, then Council could place those amounts on the property tax rolls for residential customers. Therefore, staff also recommends setting the public hearing to place solid waste charges for residential customers for July 27, 2022. The deadline for the City Council to submit a list to the county auditor of the properties and amounts that will be placed on the property tax roll is August 10.

### **DISCUSSION/ANALYSIS:**

#### **Rate Increases for Solid Waste Services**

This year, the proposed rates include the SB 1383-mandated services. The service and disposal components of the rate includes the additionally required SB 1383 services: organics collection for all residential customers (single family and multi-family), labeling for all new and existing containers, contamination monitoring, route reviews and evaluations, inspection and enforcement, procurement of eligible compost to meet City's annual recovered organic waste procurement target, review of applications for waivers from organic waste collection requirements and coordination with the City of the waiver program, creation and distribution of educational materials encouraging organic waste generators to recycle or reduce waste, compiling and maintaining a list of food recovery organizations in the City and recordkeeping/reporting of all services.

The proposed FY2022/23 rate increase for residential customers is 6% and for commercial customers is 13%.

The current monthly residential rate is \$28.17. The proposed increase for the 2022/23 residential rate is \$1.77; thus, the new proposed residential rate is \$29.94. As approved by voters on June 8, 2010, this rate is subject to a 5% Utilities Users Tax, which will bring the monthly rate to \$31.44.

The most common commercial service is a three-yard cubic bin, with one pick up per week. Currently, the commercial rate for this service is \$151.29. Based on the same factors noted above, the monthly increase for fiscal year 2022/2023 totals \$20.09; the new rate for fiscal year 2022/2023 is \$171.38. As noted above, a 5% Utility Users Tax will be applied to this monthly service, which will bring the rate for a standard three cubic yard bin, with one pickup per week, to \$179.95.

#### **CalRecycle Local Assistance Grant**

In February 2022, staff applied for, and was recently notified the City was awarded, a CalRecycle SB 1383 local assistance grant in the amount of \$68,429. Staff is recommending using \$40,000 of this grant to soften the impact to commercial customers that are currently not compliant with

SB 1383 by covering the costs of additional collection services for organics and/or recycling for the months of July-September of this year. It is recommended the remaining grant amount, \$28,429, be expended for SB 1383 education and outreach efforts.

Staff is recommending approval of the attached resolution setting two public hearing dates on Wednesday, July 27, 2022 (6pm) at City Hall related to solid waste service charges to increase the maximum rates for solid waste services, and to place solid waste service charges on the residential property tax roll for fiscal year 2022/2023, and directing staff to mail or publish required notices

**FISCAL IMPACT:**

Setting the public hearing for this item will not have a fiscal impact. With approval of this item Council appropriates grant funds in the amount of \$68,429 in the City's grants fund (152) and any needed transfers between funds to accurately match grant funding with the related expenditures.

Attachment:

Resolution

–Proposed Maximum Solid Waste Rates

**RESOLUTION NO. 2022-54**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA SETTING TWO PUBLIC HEARINGS ON JULY 13, 2022 TO INCREASE MAXIMUM RATES FOR SOLID WASTE SERVICES AND TO PLACE SOLID WASTE CHARGES ON THE PROPERTY TAX ROLL FOR FISCAL YEAR 2022/2023, AND IDENTIFYING THE USE OF AWARDED SB 1383 LOCAL ASSISTANCE GRANT FUNDS.**

**WHEREAS**, Burrtec Waste & Recycling Services, LLC provides solid waste collection services within the City of Coachella (“City”) pursuant to an exclusive solid waste franchise agreement; and

**WHEREAS**, article XIII D, section 6 of the California Constitution requires that prior to imposing any increase to the solid waste charges (“Charges”), the City shall provide written notice by mail of the new or increased Charges to the record owner of each parcel upon which the Charges are proposed for imposition and any tenant directly liable for payment of the Charges, the amount of the Charges proposed to be imposed on each parcel, the basis upon which the Charges were calculated, the reason for the Charges, and the date time and location of a public hearing on the proposed Charges; and

**WHEREAS**, California Health and Safety Code Sections 5473 et seq. and Coachella Municipal Code section 8.44.035 provides that the City may collect solid waste charges on the tax roll in the same manner, by the same persons, and at the same time as, together with and not separate from, the city’s general taxes by preparing an annual written report, providing notice and a public hearing of such charges and complying with all applicable procedures as required by Health and Safety Code section 5470 et seq. and other law; and

**WHEREAS**, the California Department of Resources Recycling and Recovery (“CalRecycle”) awarded the City \$68,429 in SB 1383 Local Assistance Grant Funds.

**NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, AS FOLLOWS:**

1. The above recitals are true and correct.
2. The City Council hereby sets a public hearing to increase the maximum rates for solid waste services, including trash collection, trash disposal, yard waste collection and processing, recycle collection and processing, organics collection and processing, street sweeping and disposal, bulky item collection, for July 13, 2022 at 6 p.m., in the Council Chambers at City Hall, 1515 Sixth Street, Coachella, CA.
3. The City Council further directs staff to mail notices of the hearing to property owners and tenants directly responsible for the solid waste service charges at least 45 days before the public hearing.
4. The City Council hereby sets a public hearing to place solid waste service charges on the residential property tax roll for Fiscal Year 2022/2023, for July 27, 2022 at 6 p.m., in the Council Chambers at City Hall, 1515 Sixth Street, Coachella, CA.

The City Clerk shall cause notice to be mailed or published in accordance with state law. The City Clerk shall publish notice of the hearing in the local newspaper once a week for two successive weeks, with at least 5 days in between the publications, and not less than 14 days before the public hearing. The City Clerk shall also post a copy of this resolution on the official bulletin board customarily used by the Council for posting of notices.

5. The City Council designates the use of the \$68,429 in SB 1383 Local Assistance Grant Funds awarded by CalRecycle as follows: \$40,000 for commercial collection (organics/recycling) services and \$28,429 for education and outreach efforts.
6. The City Clerk shall certify to the passage and adoption of this Resolution; shall enter the same in the book of original Resolution of said City; and shall make a minute of passage and adoption thereof in the records of the proceedings of the City Council of said City, in the minutes of the meeting at which Resolution is passed and adopted.

**PASSED, APPROVED and ADOPTED** this 8<sup>th</sup> day of June 2022.

---

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. 2022-54 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 8<sup>th</sup> day of June 2022, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Andrea J. Carranza, MMC  
Deputy City Clerk

**City of Coachella**  
**Residential Rates**  
**Exhibit A**

**Rates Effective 7/1/2022**

<b>Service</b>	<b><u>Service</u></b>	<b><u>Disposal</u></b>	<b><u>Green Waste</u></b>	<b><u>Franchise Fee</u></b>	<b><u>Monthly Rate</u></b>	<b><u>Monthly Rate Incl UUT</u></b>
Curbside- Standard Rate	\$12.09	\$8.80	\$5.46	\$3.59	\$29.94	\$31.44
Yard Service	\$8.81			\$1.20	\$10.01	\$10.51
Additional cart	\$7.45			\$1.02	\$8.47	\$8.89
Horse and Poultry Manure	\$46.69			\$6.37	\$53.06	\$55.71
Bulky Item	\$73.59			\$10.04	\$83.63	\$87.81
Contamination	\$15.00				\$15.00	\$15.75

Note: Residential rate include 1-96 gallon refuse cart, 1-96 gallon recycling cart and 1-96 gallon green waste cart  
Service Fee includes Street Sweeping 2x-month  
Contamination Fee may be charged after more than three occurrences in a 6-month period

**City of Coachella**  
**Commercial Rates**  
**Exhibit A**

**Rates Effective 7/1/2022**

		<u>1 x per week</u>	<u>2 x per week</u>	<u>3 x per week</u>	<u>4 x per week</u>	<u>5 x per week</u>	<u>6 x per week</u>
<b>Service</b>	<b>2 yd Bin</b>	\$71.49	\$129.61	\$187.72	\$245.28	\$301.27	\$362.97
	<b>3 yd Bin</b>	\$102.31	\$194.99	\$281.91	\$367.58	\$452.19	\$544.59
	<b>4 yd Bin</b>	\$142.91	\$259.18	\$375.43	\$490.59	\$602.52	\$725.93
	<b>6 yd Bin</b>	\$214.54	\$387.70	\$563.86	\$732.61	\$904.32	\$1,098.06
<b>Disposal</b>	<b>2 yd Bin</b>	\$36.75	\$73.50	\$110.25	\$147.00	\$183.75	\$220.50
	<b>3 yd Bin</b>	\$55.12	\$110.24	\$165.36	\$220.48	\$275.60	\$330.72
	<b>4 yd Bin</b>	\$73.49	\$146.98	\$220.47	\$293.96	\$367.45	\$440.94
	<b>6 yd Bin</b>	\$110.24	\$220.48	\$330.72	\$440.96	\$551.20	\$661.44
<b>FranchiseFee</b>	<b>2 yd Bin</b>	\$9.75	\$17.67	\$25.60	\$33.45	\$41.08	\$49.50
	<b>3 yd Bin</b>	\$13.95	\$26.59	\$38.44	\$50.12	\$61.66	\$74.26
	<b>4 yd Bin</b>	\$19.49	\$35.34	\$51.20	\$66.90	\$82.16	\$98.99
	<b>6 yd Bin</b>	\$29.26	\$52.87	\$76.89	\$99.90	\$123.32	\$149.74
<b>Sub-Total Rate before UUT</b>	<b>2 yd Bin</b>	\$117.99	\$220.78	\$323.57	\$425.73	\$526.10	\$632.97
	<b>3 yd Bin</b>	\$171.38	\$331.82	\$485.71	\$638.18	\$789.45	\$949.57
	<b>4 yd Bin</b>	\$235.89	\$441.50	\$647.10	\$851.45	\$1,052.13	\$1,265.86
	<b>6 yd Bin</b>	\$354.04	\$661.05	\$971.47	\$1,273.47	\$1,578.84	\$1,909.24
<b>UUT</b>	<b>2 yd Bin</b>	\$5.90	\$11.04	\$16.18	\$21.29	\$26.31	\$31.65
	<b>3 yd Bin</b>	\$8.57	\$16.59	\$24.29	\$31.91	\$39.47	\$47.48
	<b>4 yd Bin</b>	\$11.79	\$22.08	\$32.36	\$42.57	\$52.61	\$63.29
	<b>6 yd Bin</b>	\$17.70	\$33.05	\$48.57	\$63.67	\$78.94	\$95.46
<b>Total Rate Incl UUT</b>	<b>2 yd Bin</b>	\$123.89	\$231.82	\$339.75	\$447.02	\$552.41	\$664.62
	<b>3 yd Bin</b>	\$179.95	\$348.41	\$510.00	\$670.09	\$828.92	\$997.05
	<b>4 yd Bin</b>	\$247.68	\$463.58	\$679.46	\$894.02	\$1,104.74	\$1,329.15
	<b>6 yd Bin</b>	\$371.74	\$694.10	\$1,020.04	\$1,337.14	\$1,657.78	\$2,004.70

Note: Compactors will be charged 3x the trash and recycle rates



**City of Coachella**  
**Additional Commercial Services**  
**Exhibit A**

Item 16.

<u>Description</u>	<u>Service</u>	<u>Disposal</u>	<u>Fran. Fee</u>	<u>UUT</u>	<u>Total Rate</u>
2yd Extra Empty - Trash	\$51.27	\$8.44	\$6.99	\$3.34	\$70.04
3yd Extra Empty - Trash	\$68.81	\$12.65	\$9.38	\$4.54	\$95.38
4yd Extra Empty - Trash	\$102.54	\$16.87	\$13.98	\$6.67	\$140.06
6yd Extra Empty - Trash	\$124.07	\$25.28	\$16.92	\$8.31	\$174.58
3yd Construction Bin/lift	\$166.39	\$12.65	\$22.69	\$10.09	\$211.82
4yd Construction Bin/lift	\$201.79	\$16.87	\$27.52	\$12.31	\$258.49
95-gal Trash & Recycling Cart	\$22.42	\$9.20	\$3.06	\$1.73	\$36.41
Bin replacement	\$47.45	\$0.00	\$6.47	\$2.70	\$56.62
Horse/Poultry Manure ( Per Pickup)	\$158.02	\$25.28	\$21.55	\$10.24	\$215.09
Bin Cleaning	\$61.00	\$0.00	\$8.32	\$3.47	\$72.79
Delivery charge	\$26.59	\$0.00	\$3.63	\$1.51	\$31.73
New Start	\$15.76	\$0.00	\$2.15	\$0.90	\$18.81
Re Start	\$15.76	\$0.00	\$2.15	\$0.90	\$18.81
Pull Out 20ft	\$43.45	\$0.00	\$5.93	\$2.47	\$51.85
Locking Container	\$71.71	\$0.00	\$9.78	\$4.07	\$85.56
Replace locking bar	\$47.83	\$0.00	\$6.52	\$2.72	\$57.07
Saturday Service/Month	\$43.86	\$0.00	\$5.98	\$2.49	\$52.33
Contamination Fee	\$75.00		\$10.23	\$4.26	\$89.49

**City of Coachella**  
**Commercial Recycle Rates**  
**Exhibit A**

Item 16.

**Rates Effective 7/1/2022**

		<u>1 x per week</u>	<u>2 x per week</u>	<u>3 x per week</u>	<u>4 x per week</u>	<u>5 x per week</u>	<u>6 x per week</u>
<b>Total Rate Excl UUT</b>	<b>2 yd Bin</b>	\$71.06	\$132.16	\$193.29	\$253.99	\$313.51	\$377.31
	<b>3 yd Bin</b>	\$102.93	\$198.72	\$290.19	\$380.76	\$470.48	\$566.06
	<b>4 yd Bin</b>	\$142.07	\$264.34	\$386.55	\$507.98	\$627.01	\$754.60
	<b>6 yd Bin</b>	\$213.22	\$395.70	\$580.39	\$759.56	\$940.93	\$1,138.69
<b>UUT</b>	<b>2 yd Bin</b>	\$3.55	\$6.61	\$9.66	\$12.70	\$15.68	\$18.87
	<b>3 yd Bin</b>	\$5.15	\$9.94	\$14.51	\$19.04	\$23.52	\$28.30
	<b>4 yd Bin</b>	\$7.10	\$13.22	\$19.33	\$25.40	\$31.35	\$37.73
	<b>6 yd Bin</b>	\$10.66	\$19.79	\$29.02	\$37.98	\$47.05	\$56.93
<b>Total Rate Incl UUT</b>	<b>2 yd Bin</b>	\$74.61	\$138.77	\$202.95	\$266.69	\$329.19	\$396.18
	<b>3 yd Bin</b>	\$108.08	\$208.66	\$304.70	\$399.80	\$494.00	\$594.36
	<b>4 yd Bin</b>	\$149.17	\$277.56	\$405.88	\$533.38	\$658.36	\$792.33
	<b>6 yd Bin</b>	\$223.88	\$415.49	\$609.41	\$797.54	\$987.98	\$1,195.62

**Additional Commercial Recycle Services**  
**Exhibit A**

**Rates Effective 7/1/2022**

<u>Description</u>	<u>Service</u>	<u>Fran. Fee</u>	<u>UUT</u>	<u>Total Rate</u>
2yd Extra Empty - Recycle	\$37.45	\$5.11	\$2.13	<b>\$44.69</b>
3yd Extra Empty - Recycle	\$50.89	\$6.94	\$2.89	<b>\$60.72</b>
4yd Extra Empty - Recycle	\$74.94	\$10.22	\$4.26	<b>\$89.42</b>
6yd Extra Empty - Recycle	\$92.81	\$12.66	\$5.27	<b>\$110.74</b>
Bin replacement	\$46.94	\$6.40	\$2.67	<b>\$56.01</b>
Bin Cleaning	\$60.34	\$8.23	\$3.43	<b>\$72.00</b>
Delivery charge	\$26.30	\$3.59	\$1.49	<b>\$31.38</b>
New Start	\$15.59	\$2.13	\$0.89	<b>\$18.61</b>
Re Start	\$15.59	\$2.13	\$0.89	<b>\$18.61</b>
Pull Out 20ft	\$42.99	\$5.86	\$2.44	<b>\$51.29</b>
Locking Container	\$70.94	\$9.67	\$4.03	<b>\$84.64</b>
Replace locking bar	\$47.37	\$6.46	\$2.69	<b>\$56.52</b>
Saturday Service/Month	\$43.39	\$5.92	\$2.47	<b>\$51.78</b>
Contamination Fee	\$75.0	\$10.23	\$4.26	\$89.49

**Permanent Roll-Off Rates**

	<b>Rates Effective 7/1/2022</b>		
	Incl 5% UUT		
	<b><u>Service</u></b>		<b><u>Total</u></b>
<b><u>Container</u></b>	<b><u>Rate</u></b>		<b><u>Rate</u></b>
<b><u>Size (yds)</u></b>	<b><u>Per Pull</u></b>	<b><u>UUT</u></b>	<b><u>Per Pull</u></b>
20	\$318.77	\$15.94	\$334.71
30	\$318.77	\$15.94	\$334.71
40	\$318.77	\$15.94	\$334.71

Plus actual Disposal fee

Compactor rates are three times (3X) the pull rate

**Other Permanent Roll-off Fees:**

	<b><u>Service</u></b>		<b><u>Total</u></b>
	<b><u>Rate</u></b>	<b><u>UUT</u></b>	<b><u>Rate</u></b>
Delivery Charge	N/A		N/A
Relocate Charge	\$72.94	\$3.65	\$76.59
Extra Trip	\$72.94	\$3.65	\$76.59
New Start	\$18.14	\$0.91	\$19.05
Re-Start	\$18.14	\$0.91	\$19.05
Contamination	\$85.23	\$4.26	\$89.49

**Temporary Roll-Off Rates**

	<b>Rates Effective 7/1/2022</b>		
	Incl 5% UUT		
	<b><u>Service</u></b>		<b><u>Total</u></b>
<b><u>Container</u></b>	<b><u>Rate</u></b>		<b><u>Rate</u></b>
<b><u>Size (yds)</u></b>	<b><u>Per Pull</u></b>	<b><u>UUT</u></b>	<b><u>Per Pull</u></b>
20	\$318.77	\$15.94	\$334.71
30	\$318.77	\$15.94	\$334.71
40	\$318.77	\$15.94	\$334.71

Plus actual Disposal fee

Compactor rates are three times (3X) the pull rate

**Other Temporary Roll-off Rates**

	<b><u>Service</u></b>		<b><u>Total</u></b>
	<b><u>Rate</u></b>	<b><u>UUT</u></b>	<b><u>Rate</u></b>
Delivery Charge	N/A		
Per Diem Over 7 Days	\$44.11	\$2.21	\$46.32
Relocate Charge	\$76.52	\$3.83	\$80.35
Extra Trip	\$76.52	\$3.83	\$80.35
Concrete Washout - Load (+dump)	\$213.63	\$10.68	\$224.31
Concrete Washout - Pump	\$151.74	\$7.59	\$159.33
Contamination	\$85.23	\$4.26	\$89.49

**Rates are subject to additional 5% City Utility Tax**

**CITY OF Coachella**  
**Commercial Foodwaste Rates**  
**Exhibit A**

**Rates Effective 7/1/2022**

**1-65 Gallon Cart**

# Pick-Ups Per week	Service	Processing	Franchise Fee	Sub-Total B/F UUT	Utility Users Tax	Total Monthly Rate
1	\$ 41.36	\$ 36.83	\$ 5.64	\$ 83.83	\$ 4.19	\$ 88.02
2	\$ 82.70	\$ 73.61	\$ 11.28	\$ 167.59	\$ 8.38	\$ 175.97
3	\$ 124.03	\$ 110.42	\$ 16.91	\$ 251.36	\$ 12.57	\$ 263.93
4	\$ 165.37	\$ 147.22	\$ 22.55	\$ 335.14	\$ 16.76	\$ 351.90
5	\$ 206.74	\$ 184.03	\$ 28.19	\$ 418.96	\$ 20.95	\$ 439.91

**2-65 Gallon Cart**

1	\$ 67.30	\$ 73.61	\$ 9.18	\$ 150.09	\$ 7.50	\$ 157.59
2	\$ 134.57	\$ 147.22	\$ 18.35	\$ 300.14	\$ 15.01	\$ 315.15
3	\$ 201.89	\$ 220.81	\$ 27.53	\$ 450.23	\$ 22.51	\$ 472.74
4	\$ 269.16	\$ 294.41	\$ 36.70	\$ 600.27	\$ 30.01	\$ 630.28
5	\$ 336.46	\$ 368.02	\$ 45.88	\$ 750.36	\$ 37.52	\$ 787.88

**3-65 Gallon Cart**

1	\$ 89.38	\$ 110.42	\$ 12.19	\$ 211.99	\$ 10.60	\$ 222.59
2	\$ 190.34	\$ 220.81	\$ 25.96	\$ 437.11	\$ 21.86	\$ 458.97
3	\$ 268.16	\$ 331.24	\$ 36.57	\$ 635.97	\$ 31.80	\$ 667.77
4	\$ 357.55	\$ 441.62	\$ 48.76	\$ 847.93	\$ 42.40	\$ 890.33
5	\$ 446.94	\$ 552.05	\$ 60.95	\$ 1,059.94	\$ 53.00	\$ 1,112.94

**4-65 Gallon Cart**

1	\$ 103.78	\$ 147.22	\$ 14.15	\$ 265.15	\$ 13.26	\$ 278.41
2	\$ 207.56	\$ 294.41	\$ 28.30	\$ 530.27	\$ 26.51	\$ 556.78
3	\$ 311.35	\$ 441.62	\$ 42.46	\$ 795.43	\$ 39.77	\$ 835.20
4	\$ 415.12	\$ 588.84	\$ 56.61	\$ 1,060.57	\$ 53.03	\$ 1,113.60
5	\$ 518.90	\$ 736.04	\$ 70.76	\$ 1,325.70	\$ 66.29	\$ 1,391.99

**Additional Cart after 4 Carts Per Week**

1	\$ 24.19	\$ 36.83	\$ 3.30	\$ 64.32	\$ 3.22	\$ 67.54
2	\$ 48.32	\$ 73.61	\$ 6.59	\$ 128.52	\$ 6.43	\$ 134.95
3	\$ 72.62	\$ 110.42	\$ 9.90	\$ 192.94	\$ 9.65	\$ 202.59
4	\$ 96.82	\$ 147.22	\$ 13.20	\$ 257.24	\$ 12.86	\$ 270.10
5	\$ 121.00	\$ 184.03	\$ 16.50	\$ 321.53	\$ 16.08	\$ 337.61

**Extra Pickup**

1	\$ 13.94	\$ 8.50	\$ 1.90	\$ 24.34	\$ 1.22	\$ 25.56
2	\$ 25.18	\$ 17.00	\$ 3.43	\$ 45.61	\$ 2.28	\$ 47.89
3	\$ 31.82	\$ 25.50	\$ 4.34	\$ 61.66	\$ 3.08	\$ 64.74
4	\$ 42.43	\$ 34.00	\$ 5.79	\$ 82.22	\$ 4.11	\$ 86.33
5	\$ 53.06	\$ 42.50	\$ 7.24	\$ 102.80	\$ 5.14	\$ 107.94

**1-35 Gallon Cart**

1x per week	\$ 41.36	\$ 18.40	\$ 5.64	\$ 65.40	\$ 3.27	\$ 68.67
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**STAFF REPORT**  
**6/8/2022**

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

**FROM:** Cástulo R. Estrada, Utilities Manager

**SUBJECT:** Approve award of contract to HydroPro Solutions, Inc for the installation of Master Meter AMI Hardware in the amount of \$258,865.34.

**STAFF RECOMMENDATION:**

Authorize the City Manager to execute a contract with HydroPro Solutions, Inc for the installation of Master Meter AMI Hardware in the amount of \$258,865.34.

**DISCUSSION/ANALYSIS:**

The City of Coachella and its Coachella Water Authority (CWA) is responsible for the water service to its residents and customers within its service boundary. The Utilities Department serves a population of approximately 45,000 and a service area size of approximately 53 square miles. There are approximately 8,800 (meter) connections to the system.

The existing metering system for CWA is read through an Automated Meter Reading (AMR) and Advanced Metering Infrastructure (AMI) system. Currently staff drives around with a receiver in their vehicle, which polls the meter register for customer usage data. The data is collected by the receiver.

The City of Coachella has received a Watersmart Water and Energy Efficiency Grant from the U.S. Bureau of Reclamation which supports water management projects. The project will conserve water by providing customer real-time feedback about water usage and increase the ability to detect water leaks on the customer side. Increase efficiency in water management will be realized through a reduction in staff time to read meters.

The City of Coachella proposes to install the required hardware through HydroPro Solutions, Inc who in California is Master Meter's exclusive distributor. Attached to this report is the letter from Master Meter describing this exclusive agreement. The installation will consist of three base stations and seven repeaters to collect data from Advanced Meter Infrastructure (AMI) registers on water meters. The goal is to transmit the data to a cloud based data server accessible to customers and customer service representatives.

The total cost of this request is: \$258,865.34

Construction Contract	\$235,168.49
Construction Contingency %10	\$23,516.85

**FISCAL IMPACT:**

The U.S. Bureau of Reclamation will contribute \$75,000 in project funding under a reimbursement agreement. The remaining funding for this project will be sourced from bond proceeds from the refunding issuance of the 2022A Water Bonds or ARPA funding depending on the applicable allocation of project costs and funding restrictions. Council appropriates the contract amount of \$258,865.34 and approves applicable transfers from the applicable fund (361 for bond funding, 152 for ARPA funding and U.S. Bureau of Reclamation funds) to the water fund (361).



# HydroPro Solutions, Inc

# Quotation

1180 East Francis Street  
 Ontario, CA 91761  
 Phone 949-910-9449

**DATE** May 5, 2022  
**Quotation #** Brian 01  
**Salesperson:** Brian Jensen

**To: Castulo Estrada**  
 City of Coachella  
 53-990 Enterprise Way  
 Coachella, CA 92236

*Quotation valid until:* 10/31/2022  
*Prepared by:* Brian Jensen

Qty	Description	Unit Cost	AMOUNT	Part Number
<b>Master Meter AMI Hardware</b>				
3	Base Station (Collector) + Antenna, Wiring, Backup Power Supply, Installation. Use Existing Infrastructure *Utility to provide tower or other suitable infrastructure for base station and antenna installation. Power must be provided at base station location. Tower must be a minimum height of 70' with 360 degrees of unobstructed line of sight.	\$ 34,546.88	\$103,640.64	K-19991629
3	Installation of Tower Base Station and Antenna with Configuration	\$ 16,406.25	\$49,218.75	RHS-ALL-F-INB
6	Standard Repeater (Must Include 992-093-18 and 994-043-72)	\$ 2,031.25	\$12,187.50	199-260-04
6	External Antenna (Omni 450-470MHz 5dbi), for use with: 199-260-04	\$ 593.75	\$3,562.50	992-093-18
6	LMR400 Cable Assembly, for use with: 199-260-04 *number of repeaters could change once system is installed. *Utility to provide suitable infrastructure for repeater installation (such as light or utility poles, traffic or street lights or storm sirens.) Electricity must be provided to installation locations.	\$ 62.50	\$375.00	994-043-72
6	Repeater Installation on Existing Pole (Standard or Solar Powered Repeater with External Antenna)	\$ 4,700.00	\$28,200.00	RHS-ALL-F-INR3
1	Photocell Repeater	\$ 562.50	\$562.50	199-009-89
1	Repeater Installation for Photocell Repeater	\$ 1,200.00	\$1,200.00	RHS-ALL-F-INR2
<b>Annual Maintenance</b>				
<b>After First Year (to be billed directly from Master Meter Systems to Utility):</b>				
3	Annual Maintenance per Base Station	\$ 5,000.00	\$15,000.00	RHS-ALL-F-BS-SS
6	Annual Maintenance (Per Standard or Solar Repeater)	\$ 350.00	\$2,100.00	RHS-ALL-F-BS-ALCSS
2	Annual Maintenance (Per Photocell Repeater)	\$ 100.00	\$200.00	RHS-ALL-F-BS-ALCPC
<b>Sub Total:</b>			\$216,246.89	
<b>Tax:</b>			18921.6	
<b>Total:</b>			\$235,168.49	

PLEASE NOTE: This quotation is valid for 180 days. We reserve the right to amend prices after this period.

**If required Shipping is ESTIMATED in this quote.**

A 2% processing fee will be applied for all credit card purchases.

All invoices are due Net 30 per HydroPro Solutions standard terms and conditions

**THANK YOU FOR YOUR BUSINESS!**



101 Regency Parkway  
Mansfield, Texas 76063  
800 765 6518 toll free  
817 842 8000 office  
817 842 8100 fax

Master Meter Inc.  
March 2022

## **Coachella, CA Allegro Equipment Installation Specifications**

This document is intended to detail the information needed to for the installation of Master Meter’s Allegro infrastructure. Master Meter’s Allegro AMI system is a RF communication network that interfaces between a water utility and their customers. The system operates in the licensed 450MHz to 470 MHz frequency band.

The base station gathers the data from the meters at the water utility’s customers and forwards the data to the Harmony server typically via a cellular network. Depending on the system design, a single Omni directional antenna or multiple directional antennas are added to the water utility’s water towers or other structures which have a minimum height of 70 feet.



101 Regency Parkway  
Mansfield, Texas 76063  
800 765 6518 toll free  
817 842 8000 office  
817 842 8100 fax

## Installation of Antennas on Existing Infrastructure

### City Hall Tower 90' (Base Station) 809 Orchard St

Latitude:	<input type="text" value="33.679446°"/>
Longitude:	<input type="text" value="-116.176705°"/>

- Contractor will be responsible for installing new equipment supplied by Master Meter on specific tower designated and agreed upon by the municipality and Master Meter. (Figure 1)
- The working height ranges can be from approximately 90-100' above ground (varies upon infrastructure used). Antenna height will be agreed upon with Master Meter prior to installation.
- Contractor will be responsible for supplying all necessary brackets (material will vary on infrastructure being used. and installing antennas (supplied by Master Meter). For Master Meter contractors, mounting method to be pre-approved before installation.
- 1 Omni antenna (Appendix A) will be mounted on top of the water tank (mount type will vary on infrastructure used) with mast. Maximum height will vary depending on accessibility. This antenna is utilized to receive all meters directly within range of the tower. (see Figure 2)
- Coax cable preferred is a Helix 7/8" AVA5-50 (Appendix B). Preferred cable for (2) 1/2" jumpers is LMR 400 (Appendix C).
- All 7/8" coax will be used for the long runs from jumper at top (connected to antenna) and jumper located at the base station (connect from drawer inside enclosure). All cables will be strapped, neatly run along the pole, and properly bonded at all termination points. Contractor will also provide support with strain relief for all cables at top of. (see Figure 3)
- Contractor will mount enclosure (supplied by Master Meter) inside building owned by utility. Contractor will be responsible for material for mounting enclosure for UPS (material varies per location). Typical material is UniStrut Channel (W 3-1/4, D 1-5/8). Location of enclosures will be determined by Master Meter technician on site. (see Figure 4)
- Contractor will be responsible for meeting all safety and construction requirements for the installation, including all grounding and weather proofing of coax at connection points.
- Contractor will perform sweep test once new antenna is installed and connected.

101 Regency Parkway  
Mansfield, Texas 76063  
800 765 6518 toll free  
817 842 8000 office  
817 842 8100 fax

**1.5 MG Reservoir Tank 50' (Base Station)**

Polk St

Latitude:	<input type="text" value="33.714365°"/>
Longitude:	<input type="text" value="-116.147803°"/>

- Contractor will be responsible for installing new equipment supplied by Master Meter on specific tower designated and agreed upon by the municipality and Master Meter. (Figure 5)
- The working height ranges can be from approximately 50’-60’ above ground (varies upon infrastructure used). Antenna height will be agreed upon with Master Meter prior to installation.
- Contractor will be responsible for supplying all necessary brackets (material will vary on infrastructure being used. and installing antennas (supplied by Master Meter). For Master Meter contractors, mounting method to be pre-approved before installation.
- 1 Omni antenna (Appendix A) will be mounted on top of the water tank (mount type will vary on infrastructure used) with mast. Maximum height will vary depending on accessibility. This antenna is utilized to receive all meters directly within range of the tower. (see Figure 2)
- Coax cable preferred is a Heliac 7/8" AVA5-50 (Appendix B). Preferred cable for (2) 1/2" jumpers is LMR 400 (Appendix C).
- All 7/8" coax will be used for the long runs from jumper at top (connected to antenna) and jumper located at the base station (connect from drawer inside enclosure). All cables will be strapped, neatly run along the pole, and properly bonded at all termination points. Contractor will also provide support with strain relief for all cables at top of. (see Figure 3)
- Contractor will mount enclosure (supplied by Master Meter) inside building owned by utility. Contractor will be responsible for material for mounting enclosure for UPS (material varies per location). Typical material is UniStrut Channel (W 3-1/4, D 1-5/8). Location of enclosures will be determined by Master Meter technician on site. (see Figure 4)
- Contractor will be responsible for meeting all safety and construction requirements for the installation, including all grounding and weather proofing of coax at connection points.
- Contractor will perform sweep test once new antenna is installed and connected.
- Contractor will supply closeout photos of project.

101 Regency Parkway  
Mansfield, Texas 76063  
800 765 6518 toll free  
817 842 8000 office  
817 842 8100 fax

**Ave 52 Tower 100' (Base Station)**

Ave 52

Latitude:	<input type="text" value="33.670663°"/>
Longitude:	<input type="text" value="-116.157401°"/>

- Contractor will be responsible for installing new equipment supplied by Master Meter on specific tower designated and agreed upon by the municipality and Master Meter. (Figure 6)
- The working height ranges can be from approximately 90-100' above ground (varies upon infrastructure used). Antenna height will be agreed upon with Master Meter prior to installation.
- Contractor will be responsible for supplying all necessary brackets (material will vary on infrastructure being used. and installing antennas (supplied by Master Meter). For Master Meter contractors, mounting method to be pre-approved before installation.
- 1 Omni antenna (Appendix A) will be mounted on top of the water tank (mount type will vary on infrastructure used) with mast. Maximum height will vary depending on accessibility. This antenna is utilized to receive all meters directly within range of the tower. (see Figure 2)
- Coax cable preferred is a Helix 7/8" AVA5-50 (Appendix B). Preferred cable for (2) 1/2" jumpers is LMR 400 (Appendix C).
- All 7/8" coax will be used for the long runs from jumper at top (connected to antenna) and jumper located at the base station (connect from drawer inside enclosure). All cables will be strapped, neatly run along the pole, and properly bonded at all termination points. Contractor will also provide support with strain relief for all cables at top of. (see Figure 3)
- Contractor will mount enclosure (supplied by Master Meter) inside building owned by utility. Contractor will be responsible for material for mounting enclosure for UPS (material varies per location). Typical material is UniStrut Channel (W 3-1/4, D 1-5/8). Location of enclosures will be determined by Master Meter technician on site. (see Figure 4)
- Contractor will be responsible for meeting all safety and construction requirements for the installation, including all grounding and weather proofing of coax at connection points.
- Contractor will perform sweep test once new antenna is installed and connected.
- Contractor will supply closeout photos of project.

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**Rancho Las Flores Park Lights 80' (Repeater)**  
**48424 Van Buren St**

Latitude:	33.696382°
Longitude:	-116.197154°

- Contractor will be responsible for installing new equipment (1 Omni antenna (**Appendix B**) and 1 repeater (**Appendix E**)) supplied by Master Meter on field lights (**Figure 7**).
- The field light working height ranges from approximately from **80'** above ground. Contractor is responsible for all fall protection of its personnel.
- 1 Omni antenna (**Appendix B**) will be mounted on side or top with standoff bracket. Location will be determined by Master Meter technician on site. Maximum height will vary depending on accessibility. This antenna is utilized to receive all meters directly within range of tank.
- Contractor will connect coax jumper w/connectors, approx. 90' (supplied by contractor) to repeater and mount at bottom of tank.
- Contractor will hard wire repeater to supplied power provided by city.
- Contractor will analyze installation and determine if modifications are to be made to optimize system.
- Contractor will be responsible for meeting all safety and construction requirements for the installation, including all grounding and weather proofing of coax at connection points.
- Contractor will perform sweep test once new antenna is installed and connected.
- Contractor will supply closeout photos of project.

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**Bagdouma Park 80' (Repeater)**  
**51782 Douma St**

Latitude:	33.675238°
Longitude:	-116.189350°

- Contractor will be responsible for installing new equipment (1 Omni antenna (Appendix B) and 1 repeater (Appendix E)) supplied by Master Meter on field lights (Figure 8).
- The field light working height ranges from approximately from **80'** above ground. Contractor is responsible for all fall protection of its personnel.
- 1 Omni antenna (Appendix B) will be mounted on side or top with standoff bracket. Location will be determined by Master Meter technician on site. Maximum height will vary depending on accessibility. This antenna is utilized to receive all meters directly within range of pole.
- Contractor will connect coax jumper w/connectors, approx. 90' (supplied by contractor) to repeater and mount at bottom of pole.
- Contractor will hard wire repeater to supplied power provided by city.
- Contractor will analyze installation and determine if modifications are to be made to optimize system.
- Contractor will be responsible for meeting all safety and construction requirements for the installation, including all grounding and weather proofing of coax at connection points.
- Contractor will perform sweep test once new antenna is installed and connected.
- Contractor will supply closeout photos of project.

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**Calhoun and Ave 50 50' (Repeater)**

Latitude:	<input type="text" value="33.685646°"/>
Longitude:	<input type="text" value="-116.207682°"/>

- Contractor will be responsible for installing new equipment (1 Omni antenna (Appendix B) and 1 repeater (Appendix E)) supplied by Master Meter on field lights (Figure 9).
- The field light working height ranges from approximately from 40' -50' above ground. Contractor is responsible for all fall protection of its personnel.
- 1 Omni antenna (Appendix B) will be mounted on side or top with standoff bracket. Location will be determined by Master Meter technician on site. Maximum height will vary depending on accessibility. This antenna is utilized to receive all meters directly within range of tower.
- Contractor will connect coax jumper w/connectors, approx. 60' (supplied by contractor) to repeater and mount at bottom of tower.
- Contractor will hard wire repeater to supplied power provided by city.
- Contractor will analyze installation and determine if modifications are to be made to optimize system.
- Contractor will be responsible for meeting all safety and construction requirements for the installation, including all grounding and weather proofing of coax at connection points.
- Contractor will perform sweep test once new antenna is installed and connected.
- Contractor will supply closeout photos of project.

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### **Shady Lane and Ave 53 50' (Repeater)**

Latitude: 33.663770°

Longitude: -116.173284°

- Contractor will be responsible for installing new equipment (1 Omni antenna (**Appendix B**) and 1 repeater (**Appendix E**)) supplied by Master Meter on field lights (**Figure 10**).
- The field light working height ranges from approximately from **40'-50'** above ground. Contractor is responsible for all fall protection of its personnel.
- 1 Omni antenna (**Appendix B**) will be mounted on side or top with standoff bracket. Location will be determined by Master Meter technician on site. Maximum height will vary depending on accessibility. This antenna is utilized to receive all meters directly within range of tower.
- Contractor will connect coax jumper w/connectors, approx. 60' (supplied by contractor) to repeater and mount at bottom of tower.
- Contractor will hard wire repeater to supplied power provided by city.
- Contractor will analyze installation and determine if modifications are to be made to optimize system.
- Contractor will be responsible for meeting all safety and construction requirements for the installation, including all grounding and weather proofing of coax at connection points.
- Contractor will perform sweep test once new antenna is installed and connected.
- Contractor will supply closeout photos of project.

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**Tot Lot Park 50' (Repeater)**

84739 Ave 53

Latitude:	33.663654°
Longitude:	-116.186052°

- Contractor will be responsible for installing new equipment (1 Omni antenna (Appendix B) and 1 repeater (Appendix E)) supplied by Master Meter on field lights (Figure 11).
- The field light working height ranges from approximately from **40-50'** above ground. Contractor is responsible for all fall protection of its personnel.
- 1 Omni antenna (Appendix B) will be mounted on side or top with standoff bracket. Location will be determined by Master Meter technician on site. Maximum height will vary depending on accessibility. This antenna is utilized to receive all meters directly within range of tower.
- Contractor will connect coax jumper w/connectors, approx. 60' (supplied by contractor) to repeater and mount at bottom of tower.
- Contractor will hard wire repeater to supplied power provided by city.
- Contractor will analyze installation and determine if modifications are to be made to optimize system.
- Contractor will be responsible for meeting all safety and construction requirements for the installation, including all grounding and weather proofing of coax at connection points.
- Contractor will perform sweep test once new antenna is installed and connected.
- Contractor will supply closeout photos of project.



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**Well 19 50' (Repeater)**

83043 El Greco Ave

Latitude:	33.698082°
Longitude:	-116.215948°

- Contractor will be responsible for installing new equipment (1 Omni antenna (**Appendix B**) and 1 repeater (**Appendix E**)) supplied by Master Meter on field lights (**Figure 12**).
- The field light working height ranges from approximately from **40-50'** above ground. Contractor is responsible for all fall protection of its personnel.
- 1 Omni antenna (**Appendix B**) will be mounted on side or top with standoff bracket. Location will be determined by Master Meter technician on site. Maximum height will vary depending on accessibility. This antenna is utilized to receive all meters directly within range of tower.
- Contractor will connect coax jumper w/connectors, approx. 60' (supplied by contractor) to repeater and mount at bottom of tower.
- Contractor will hard wire repeater to supplied power provided by city.
- Contractor will analyze installation and determine if modifications are to be made to optimize system.
- Contractor will be responsible for meeting all safety and construction requirements for the installation, including all grounding and weather proofing of coax at connection points.
- Contractor will perform sweep test once new antenna is installed and connected.
- Contractor will supply closeout photos of project.

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**Calhoun and San Ignacio 35' (Repeater)**

49330 Calhoun St

Latitude: 33.695228°

Longitude: -116.207734°

- Utility will be responsible for installing new equipment (1 Photocell Repeater) (**Appendix C**) supplied by Master Meter on streetlights (**Figure 13**).
- The streetlight working height ranges from approximately from **40-50'** above ground. Utility is responsible for all fall protection of its personnel.
- Utility will remove the existing photocell by twisting counterclockwise, unlocking the plug from the receptacle.
- Align the tallest and widest prong (neutral) at the center of the Allegro photocell repeater plug with the widest socket in the receptacle. Firmly insert the plug into the receptacle
- Twist the Allegro photocell repeater clockwise, until the Allegro photocell repeater stops moving and is securely locked and the bottom of the NEMA is even with the top of the receptacle
- This antenna is utilized to receive all meters directly within range of tower.
- Utility will be responsible for meeting all safety and construction requirements for the installation.
- Once power is supplied, tech will program and sync to base station
- Tech will perform sweep test once new antenna is installed and connected.
- Tech will supply closeout of project photos.

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Figure 1



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Figure 2





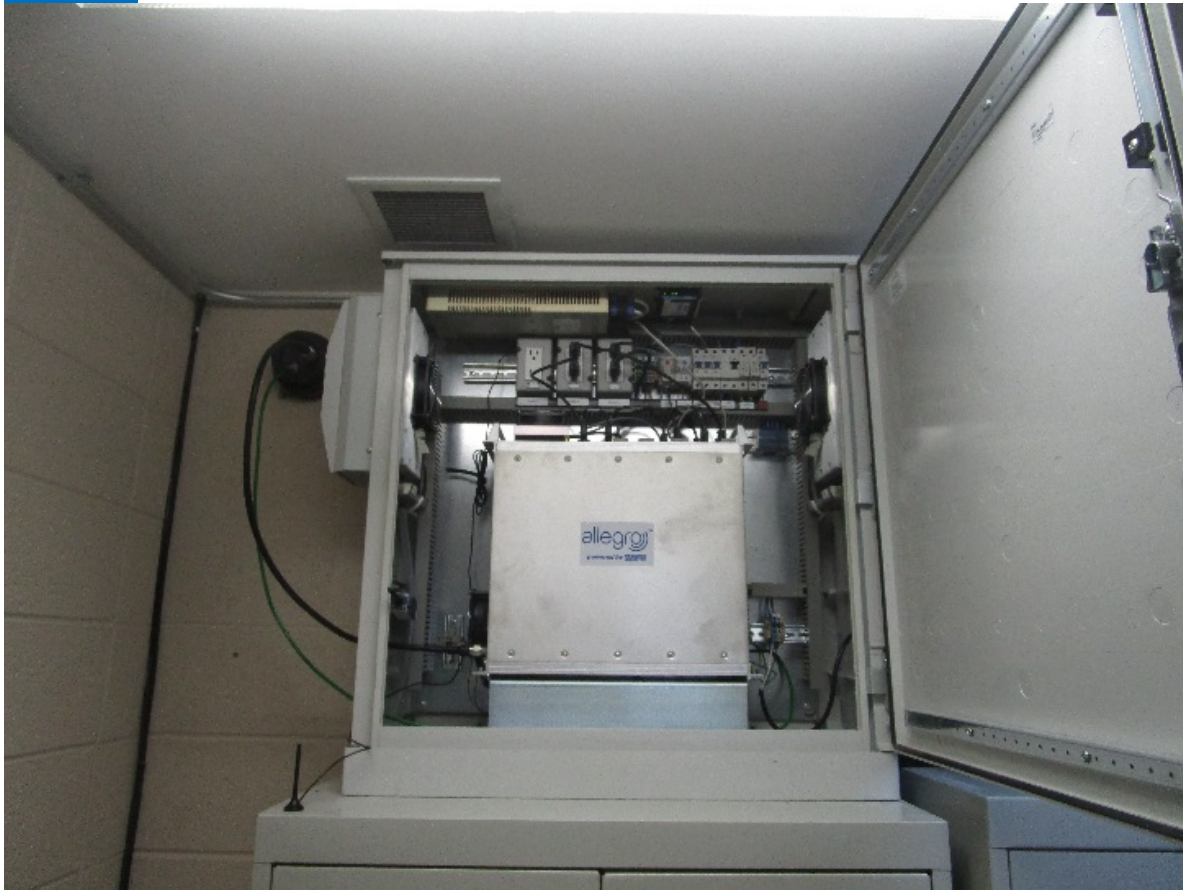
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Figure 3



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*Figure 4*



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*Figure 5*





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*Figure 6*





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Figure 7



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Figure 8



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***Figure 9***



***Figure 10***



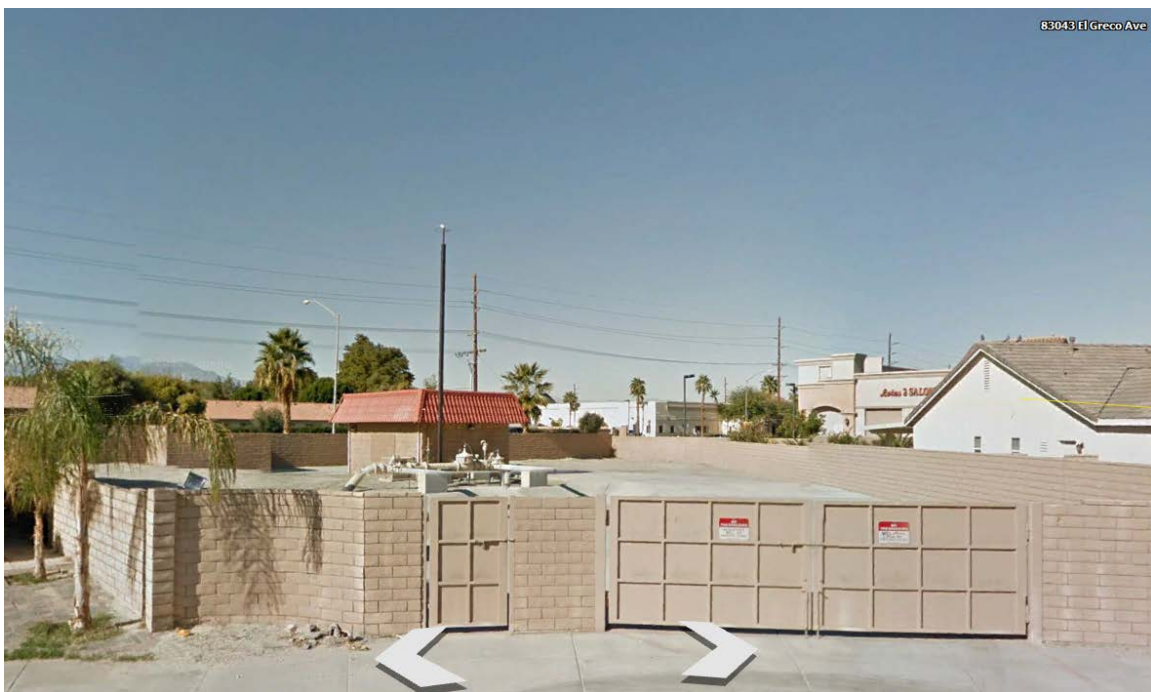


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Figure 11



Figure 12



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*Figure 13*



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# Appendix A

4220.09-445-Txx



## 9 dBd HD omni antenna 420-470MHz, low PIM

### DESCRIPTION

The 4220 Series omni antenna is designed for demanding applications where a durable and high performance colinear is required. The centre fed dipole design and feed network gives a stable radiation pattern across a wide bandwidth, and allows tilted beam designs to be effectively employed without large pattern distortions. High quality materials and manufacturing techniques are employed to ensure that the antenna has excellent intermodulation performance & wide bandwidth characteristics for multi-channel trunked radio communication systems. The antenna has been designed to withstand lightning strike.  
 \* Former Skymasta brand product.

### SPECIFICATIONS

Electrical	
Frequency	420 - 470 MHz
Omni Deviation	< ± 1 dB
3 dB Beamwidth, H-Plane	Omnidirectional
Polarisation	Vertical
Peak Instantaneous Power (PIP)	25 kW
3 dB Beamwidth, E-Plane	8° ± 1°
Impedance	50 Ω
Gain	8.7 dBd (10.9 dBi)
SWR	< 1.5:1
Maximum Input Power	300 W
Passive Intermodulation	-15dBc (3rd Order, 2 x Tx @ 43dBm)
Lightning Protection	Lightning current handling capability: 200 kA According to EN 62305-1 (Test pulse 10/350 µs)
Antistatic Protection	All metal parts DC-grounded (Connector shows a DC-short)

Mechanical	
Connection(s)	7/16(f)
Materials	Antenna Base: Aluminium Shroud: GFRP tube 53mm dia.
Mounting Section	Al. tube 63.5mm dia. x 350mm long
Dimensions	5360mm (l) x 53mm (dia.)
Wind Load	417 N (160km/h)
Weight	13 kg / 28.66 lb
Mounting Bracket	2141.01.00.00 (up to ø120mm) (Ordered Separately)
	ETC-250 (ø50 to ø76mm) (Ordered Separately)

Environmental	
Survival Wind Speed	300 km/h
Ingress Protection	IP56

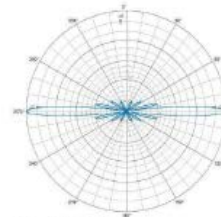
### ORDERING

Type	Product No.	Description	Frequency
9 dBd HD omni antenna 420-470MHz, low PIM	4220.09-445-T0	0° Electrical Tilt	420 - 470 MHz
9 dBd HD omni antenna 420-470MHz, low PIM	4220.09-445-T6	6° Electrical Tilt	420 - 470 MHz
Galvanised steel parallel bracket 38-120mm (PAIR)	2141.01.00.00		
Extruded Parallel Tube Clamp, 50 - 76mm	ETC-250		



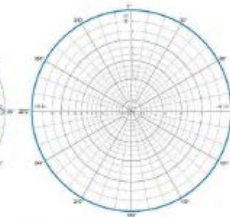
### DIAGRAM

#### RADIATION PATTERNS



E-Plane | 445 MHz

#### RADIATION PATTERNS



H-Plane | 445 MHz

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## Appendix B

S.C3B-460 

### Broadband 3db glassfibre colinear 450-470MHz

#### DESCRIPTION

A rugged and durable UHF colinear antenna designed for Telemetry, Paging and PMRF Trunked Radio applications. Housed inside a high-strength glass fibre shroud, the antenna includes an integrated mounting clamp allowing easy installation on poles or horizontal rails. The robust antenna design ensures reliable operation in harsh environmental conditions.  
 • Former Skymasts brand product.

#### SPECIFICATIONS

Electrical	
Frequency	450 - 470 MHz
Max. Input Power	100 W
Omni Deviation	< ± 0.5 dB
Polarisation	Vertical
3 dB Beamwidth, E-Plane	33 °
3 dB Beamwidth, H-Plane	Omnidirectional
Impedance	50 Ω
Gain	3 dBd (5.2 dBi)
VSWR	< 1.5:1
Antistatic Protection	All metal parts DC-grounded (Connector shows a DC-short)

Mechanical	
Radiating Element(s)	11 mm dia brass tube
Connection(s)	N(f) on 500mm RG213/U cable
Radiator Feed	PTFE dielectric coaxial cable
Radome Material / Colour	GRP tube grey, 26mm dia.
Length	1300 mm / 51.18 in.
Wind Load	50 N (160km/h)
Corrosion Protection	Black anodise
Weight	0.7 kg / 1.54 lb
Mounting	Integral mounting clamp to fit 38 - 50 mm dia. pipe or horizontal rail

#### ORDERING

Model	Product No.	Frequency
Broadband 3db glassfibre colinear 450-470MHz	S.C3B-460	450 - 470 MHz



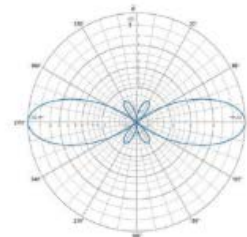
#### DIAGRAM

##### MOUNTING & DIAGRAMS



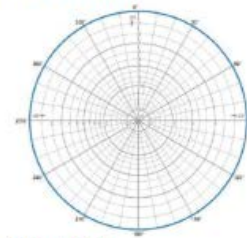
Antenna Mounting

##### RADIATION PATTERNS



E-Plane | 460 MHz

##### RADIATION PATTERNS



H-Plane | 460 MHz



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# Appendix C

## Product Specifications

COMMSCOPE®



**AVA5-50FX**  
 AVA5-50FX, HELIAX® Andrew Virtual Air™ Coaxial Cable, corrugated copper, 7/8 in, black PE jacket

### Construction Materials

Jacket Material	PE
Outer Conductor Material	Corrugated copper
Dielectric Material	Foam PE
Flexibility	Standard
Inner Conductor Material	Copper
Jacket Color	Black

### Dimensions

Nominal Size	7/8 in
Cable Weight	0.29 lb/ft   0.43 kg/m
Diameter Over Dielectric	24.130 mm   0.950 in
Diameter Over Jacket	27.991 mm   1.102 in
Inner Conductor OD	9.4488 mm   0.3720 in
Outer Conductor OD	25.400 mm   1.000 in

### Electrical Specifications

Cable Impedance	50 ohm ±1 ohm
Capacitance	22.0 pF/ft   73.0 pF/m
dc Resistance, Inner Conductor	0.825 ohms/kft   2.888 ohms/km
dc Resistance, Outer Conductor	0.400 ohms/kft   1.313 ohms/km
dc Test Voltage	6000 V
Inductance	0.184 µH/m   0.056 µH/ft
Insulation Resistance	100000 Mohms*km
Jacket Spark Test Voltage (rms)	8000 V
Operating Frequency Band	1 – 5000 MHz
Peak Power	91.0 kW
Velocity	90%

### Environmental Specifications


Installation Temperature	-40 °C to +60 °C (-40 °F to +140 °F)
Operating Temperature	-55 °C to +70 °C (-67 °F to +158 °F)
Storage Temperature	-70 °C to +70 °C (-94 °F to +158 °F)




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# Appendix D

**LMR-400**



**LMR-400**



## LMR™-400 Flexible Low Loss Communications Coax

**Ideal for...**

- Drop-in replacement for RG-8/9913 Au-Dielectric type Cable
- Jumper Assemblies in Wireless Communications Systems
- Short Antenna Feeder runs
- Any application (e.g. WLL, GPS, LMR, WLAN, WISP, WiMax, SCADA, Mobile Antennas) requiring an easily routed, low loss RF cable

Mechanical Specifications			Electrical Specifications		
Performance Property	Units	US (metric)	Performance Property	Units	US (metric)
Bend Radius- Installation	in. (mm)	1.00 (25.4)	Velocity of Propagation	%	85
Bend Radius- repeated	in. (mm)	4.0 (101.6)	Dielectric Constant	N/A	1.34
Bending Moment	ft-lb (Nm)	0.5 (0.68)	Time Delay	nS/N (nS/m)	1.30 (3.82)
Weight	lb/ft (kg/m)	0.069 (0.10)	Impedance	ohms	50
Tensile Strength	lb (kg)	160 (72.6)	Capacitance	pF/ft (pF/m)	23.9 (78.4)
Flat Plate Crush	lb/in. (kg/mm)	40 (0.71)	Inductance	uH/ft (uH/m)	0.060 (0.20)
<b>Environmental Specifications</b>			Shielding Effectiveness		
Performance Property	°F	°C	DC Resistance		
Installation Temperature Range	-40+115	-40+45	Inner Conductor	ohms/1000ft (km)	1.38 (4.8)
Storage Temperature Range	-64+115	-75+45	Outer Conductor	ohms/1000ft (km)	1.85 (5.4)
Operating Temperature Range	-40+115	-40+45	Voltage Withstand	Volts DC	2500
			Jacket Spark	Volts RMS	8000
			Peak Power	kW	16

• LMR™ standard is a UV Resistant Polyethylene jacketed cable designed for 20-year service outdoor use. The bending and handling characteristics are significantly better than air-dielectric and corrugated hard-line cables.

• LMR™ DB is identical to standard LMR plus has the advantage of being watertight. The addition of waterproofing compound in and around the foil braid insures continuous reliable service should the jacket be inadvertently damaged during installation or in the future.

• LMR™ FR is a non-halogen (non-toxic), low smoke, fire retardant cable designed for in-building runs that can be routed anywhere except air handling plenums. LMR-FR is UL/NEC & CSA rated CMR and FT4 respectively, meets FAA FAR25 requirements and is MSHA-P for mining applications.

• LMR™ FR-PVC is a general-purpose indoor cable and has a UL/NEC & CSA rating of CMR and FT4 respectively. It is less expensive than LMR-FR, however it emits toxic fumes (HCL) and greater smoke density when burned.

• LMR™ PVC is designed for low loss general-purpose applications and is somewhat more flexible than the standard polyethylene jacketed LMR.

• LMR™ PVC-W is a white-jacketed version of LMR-PVC for marine and other applications where color compatibility is desired.

• Flexibility and bendability are hallmarks of the LMR-400 cable design. The flexible outer conductor enables the tightest bend radius available for any cable of similar size and performance.

• Low Loss is another hallmark feature of LMR-400.

Size for size LMR has the lowest loss of any flexible cable and comparable loss to semirigid hard-line cables.

• RF Shielding is 50 dB greater than typical single shielded coax (40 dB). The multi-ply bonded foil outer conductor is rated conservatively at > 90 dB (i.e. > 180 dB between two adjacent cables).

• Weatherability LMR-400 cables designed for outdoor exposure incorporate the best materials for UV resistance and have life expectancy in excess of 20 years.

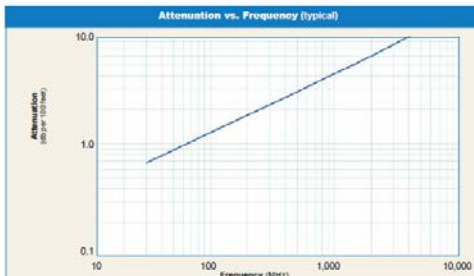
• Connectors: A wide variety of connectors are available for LMR-400 cable, including all common interface types, reverse polarity, and a choice of solder or non-solder center pins. Most LMR connectors employ crimp outer attachment using standard hex crimp sizes.

• Cable Assemblies: All LMR-400 cable types are available as pre-terminated cable assemblies. Refer to the section on FlexTech for further details.

Part Number	Application	Jacket Color	Code
LMR-400	Outdoor	PE Black	54001
LMR-400-DB	Outdoor/Watertight	PE Black	54001
LMR-400-FR	Indoor/Outdoor/Fire CMR	FR/PE Black	54030
LMR-400-FR-PVC	Indoor/Outdoor/Fire CMR	FR/PVC Black	54075
LMR-400-PVC	General Purpose	PVC Black	54218
LMR-400-PVC-W	General Purpose	PVC White	54204

Construction	Material	in. (mm)
Inner Conductor	Galv. BCCAl	0.108 (2.74)
Dielectric	Foam PE	0.288 (7.34)
Outer Conductor	Aluminum Tape	0.281 (7.18)
Overall Braid	Tinned Copper	0.300 (8.13)
Jacket	(see table above)	0.405 (10.29)

**Attenuation vs. Frequency (typical)**



Frequency (MHz)	30	50	150	200	400	900	1500	1800	2000	2500	6000
Attenuation dB/100 ft	0.7	0.9	1.5	1.9	2.7	3.9	5.1	5.7	6.0	6.6	10.0
Attenuation dB/100 m	2.2	2.9	5.0	6.1	8.0	12.8	16.6	18.6	19.8	22.2	36.5
Avg. Power kW	3.33	2.57	1.47	1.20	0.83	0.58	0.44	0.40	0.37	0.33	0.21

Calculate Attenuation = (0.122290) \* √F(MHz) + (0.002290) \* F(MHz) (interactive calculator available at [http://www.timesmicrowave.com/cable\\_calculator/](http://www.timesmicrowave.com/cable_calculator/))  
 Attenuation: VSWR=1.0; Ambient = +40°C; Inner Conductor = 100°C (212°F); Sea Level; dry air; atmospheric pressure; no solar loading  
 Power:

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**Appendix E**



**For any further questions, please contact:  
Charlie Montelongo  
AMR Project Coordinator  
Master Meter Inc.  
817.888.0534**



101 Regency Parkway  
Mansfield, Texas 76063  
PH# 800-765-6518  
817-842-8000  
FAX# 817-842-8100

May 10, 2022

City of Coachella, CA.  
Attn: Castulo Estrada  
Utilities Manager  
760-501-8113  
53462 Enterprise Way  
Coachella, CA 92236

Dear Mr. Estrada:

On behalf of HydroPro Solutions and Master Meter, Inc. we appreciate the continued opportunity to serve your metering needs.

Please let this correspondence confirm that, beginning June 1, 2022, HydroPro Solutions will be the only authorized waterworks utility distributor for Master Meter in the state of California. This includes Master Meter's entire product line including but not limited to all sizes and types of water meters, AMR/AMI meter reading system, components, and accessories.

If you should have any questions or require additional information, please don't hesitate to contact me at 800-765-6518.

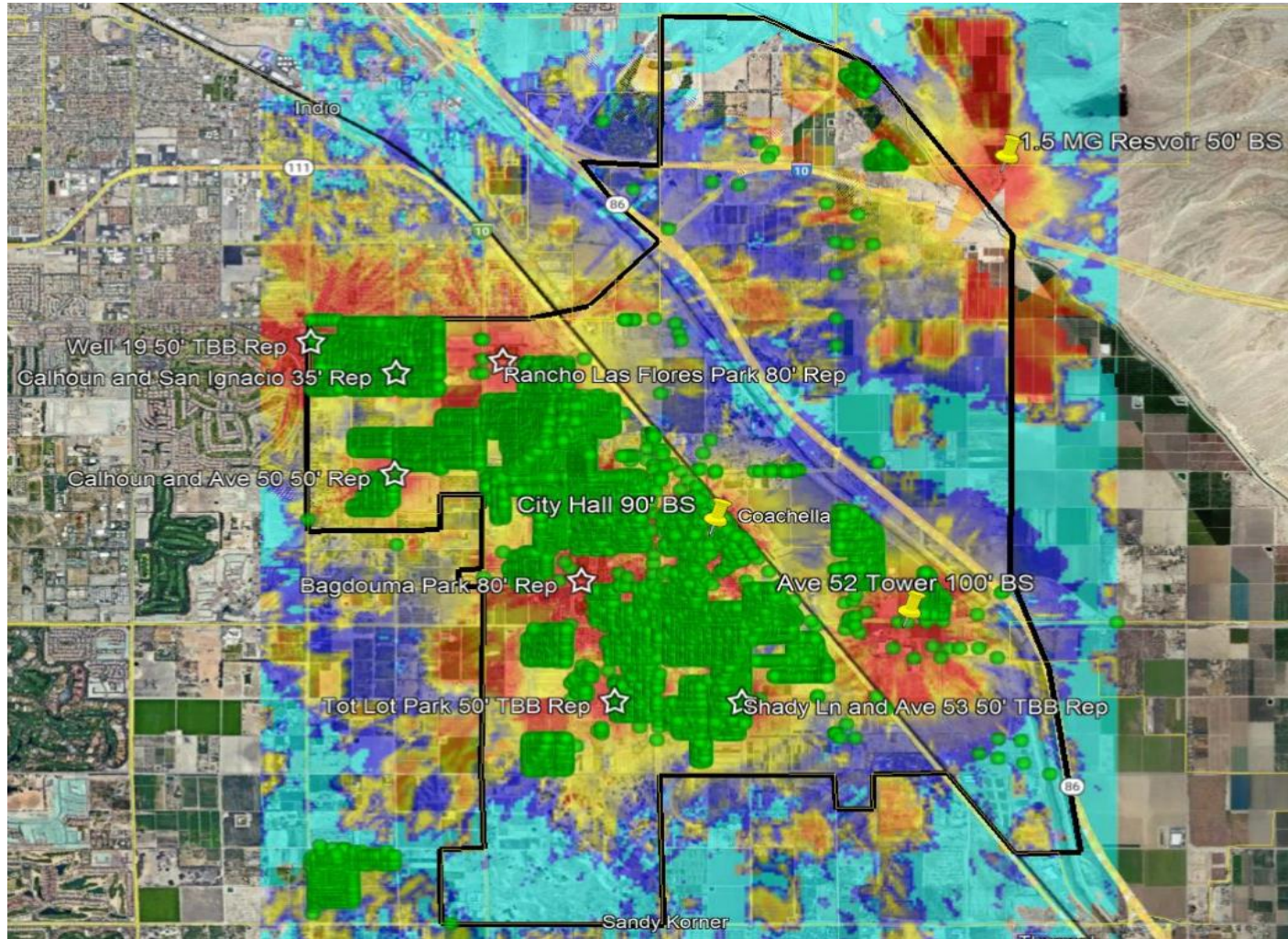
Respectfully,

Neal Farmer  
Regional Vice President of Sales  
Master Meter, Inc.





cc: Ed Amelung, RSM, Master Meter, Inc.  
Christopher Lambros, Executive V.P., HydroPro Solutions







# Coachella, CA



**Legend:**

-  Base Station
-  Repeater
-  Repeater – Need location for repeater in center of circle
-  Meter

**Signal:**

	
Best	Better
	
Good	Below Average

~Utility to confirm meter service locations and/or service area to be covered. Propagation study based on addresses and/or service area boundaries provided by city/utility and geocoded by Master Meter.

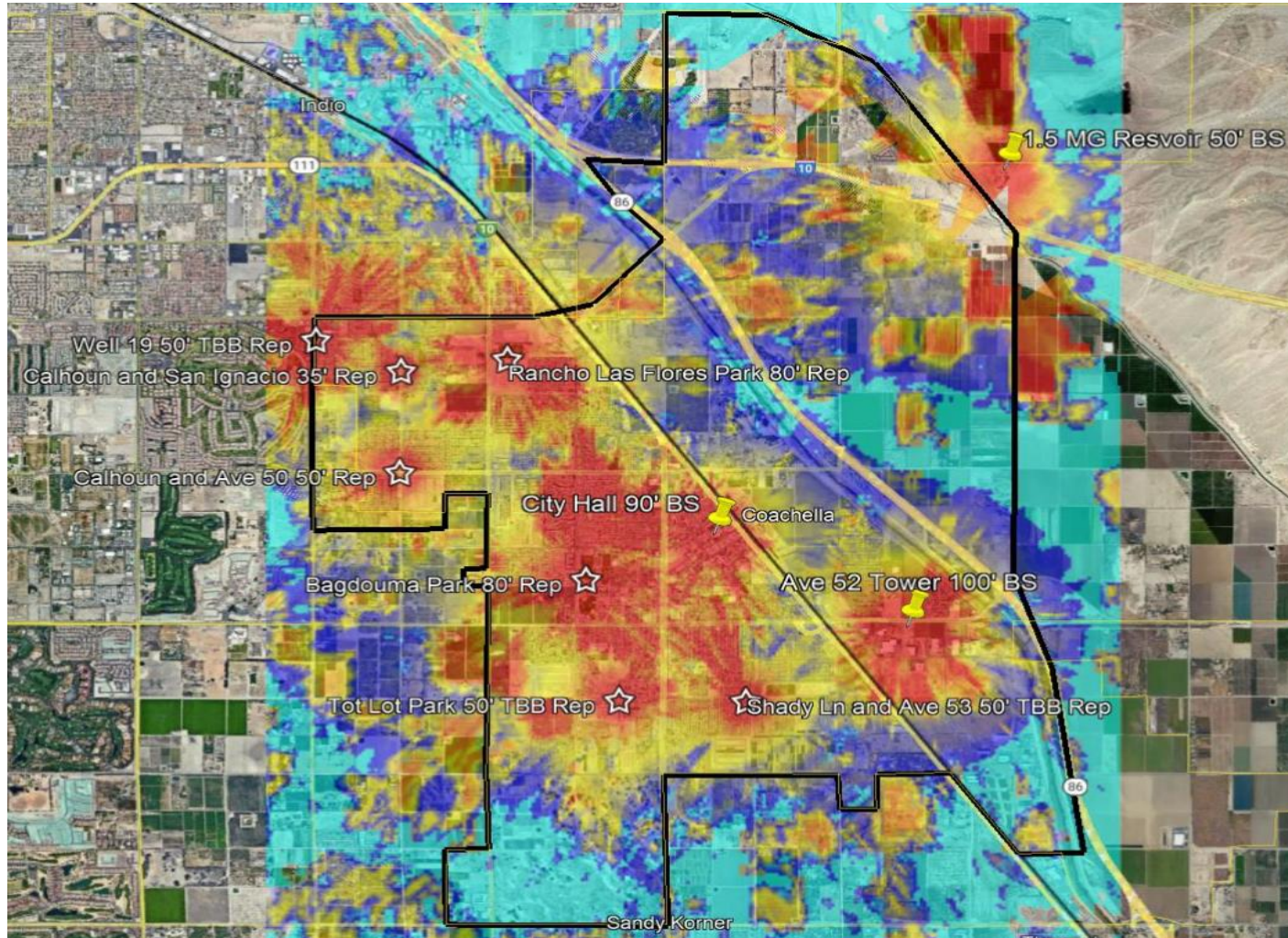
~Propagation Study/Quote may use existing towers/tanks/infrastructure. If at time of installation infrastructure no longer exists, utility to pay an additional fee for tower installation.

~Base Station Antennas MUST be installed at heights indicated on prop study to receive results as indicated above. Any change in height can result in different radio signal strength and read rate results.













# Coachella, CA



**Legend:**

-  Base Station
-  Repeater
-  Repeater – Need location for repeater in center of circle
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~Base Station Antennas MUST be installed at heights indicated on prop study to receive results as indicated above. Any change in height can result in different radio signal strength and read rate results.





**STAFF REPORT**  
**6/8/2022**

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

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

**SUBJECT:** Adopt Resolution No. 2022-53 Stating the Intention to Annex Property into City of Coachella Community Facilities District No. 2005-1 (Law Enforcement, Fire and Paramedic Services) and Authorize the Levy of a Special Tax Within Annexation Area No. 34 (Villa Verde Apartment project – APN 768-250-002 and 768-300-001) and approve a conditional loan commitment to defer CFD levy payments.

**STAFF RECOMMENDATION:**

Staff recommends that the City Council adopt the attached Resolution No. 2022-53 stating the intention to annex 9.4 acres of property located at the southwest corner of Calle Verde and Calle Techa into Community Facilities District No. 2005-01 (CFD 2005-01, Police, Fire and Paramedic Services), setting a public hearing date for the same and approving a conditional loan commitment to defer CFD levy payments.

**BACKGROUND:**

On September 14, 2005, the City Council adopted Resolution No. 2005-93 establishing the City of Coachella Facilities District No. 2005-01 (Law Enforcement, Fire and Paramedic Services) pursuant to the Mellow-Roos Community Facilities Act of 1982, as amended. The District and numerous annexations of subdivisions and new multifamily residential developments over the past 17 years have been established.

**DISCUSSION/ANALYSIS:**

The applicant, Villa Verde I LP, received administrative approval for development of a two-story, 152-unit affordable housing development consisting of 1-3 bedroom apartments, community room, laundry facilities and common open spaces on February 20, 2020. The project is being development in partnership with the Housing Authority of the County of Riverside and is required through conditions of the Architectural Review 19-06 approval to annex the property in the citywide CFD No. 2005-01 prior to issuance of certificate of occupancy and the City will be able to levy the special tax on an annual basis for 152-unit development.

Notwithstanding this Annexation, the developer has requested a CFD Deferral/Loan Agreement from the City that will function as City participation in subsidizing the affordable housing project. Staff recently finalized a similar CFD Loan Agreement for the Pueblo Viejo Villas and Placita Dolores Huerta project, in keeping with the City's practice with respect to affordable housing projects in the City. If the City Council authorizes the conditional loan commitment and CFD deferral agreement, the subject property will defer the tax levy in the upcoming annual CFD 2005-01 assessments. However, if the owners ever default on the Agreement, or if the project is ever converted into a market-rate apartments project, then the annual assessments can be activated because of this Annexation action.

Attached to this staff report is the Resolution of Intention setting a future public hearing date for the District Annexation No. 34 final actions which will include a special election, canvassing of the results, and an ordinance authorizing the levy of the special tax within Annexation No. 34.

The other attachment to this report is a copy of the CFD Annexation Map for the subject property (9.4 acres located at the southwest corner of Calle Verde and Calle Techa) and the "Rate and Method" for the District along with a draft loan commitment for the CFD deferral.

**ALTERNATIVES:**

1. Adopt Resolution No. 2022-53 stating the intention to annex property into Community Facilities District No. 2005-01 (CFD 2005-01, Police, Fire and Paramedic Services) and setting a public hearing date for the same
2. Take no action.
3. Continue this item and provide staff with direction.

**FISCAL IMPACT:**

The City expects to levy an annual assessment of \$1,249.40 per dwelling unit within the District starting in the 2022/2023 fiscal year. This Annexation will result in a new annual assessment of approximately \$189,908 for the project. Under the terms of the conditional loan commitment and CFD deferral, the levy will not be collected until a future date.

**RECOMMENDED ALTERNATIVE(S):**

Staff recommends Alternative #1 as stated above.

**Attachments:**

1. Resolution No. 2022-53  
Exhibit A - Rate and Method (CFD 2005-01)
2. CFD Annexation No. 34 Map
3. Draft conditional loan commitment letter



**RESOLUTION NO. 2022-38**

**RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA TO ANNEX PROPERTY INTO CITY OF COACHELLA COMMUNITY FACILITIES DISTRICT NO. 2005-1 (LAW ENFORCEMENT, FIRE AND PARAMEDIC SERVICES) AND TO AUTHORIZE THE LEVY OF A SPECIAL TAX WITHIN ANNEXATION AREA NO. 34 (VILLA VERDE APARTMENTS– APN 768-250-002 AND 768-400-001).**

**WHEREAS**, the City Council (the “Council”) of the City of Coachella (the “City”) has established City of Coachella Community Facilities District No. 2005-1 (Law Enforcement, Fire and Paramedic Services) (the “CFD”) pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, commencing with Section 53321 of the Government Code of the State of California (the “Act”); and,

**WHEREAS**, the CFD will finance law enforcement, fire and paramedic services that are in addition to those provided in the territory within the CFD prior to the formation of the CFD and do not supplant services already available within the territory included in the CFD subject to the levy of a special tax to pay for such services, approved at an election held within the boundaries of the CFD; and,

**WHEREAS**, the Council has provided for the annexation in the future of territory (the “Future Annexation Area”) to the CFD pursuant to the terms and provisions of the Act; and,

**WHEREAS**, the Villa Verde Apartments project was conditioned to annex into the City’s Community Facilities District No. 2005-01 as part of Architectural Review No. 19-06; and,

**WHEREAS**, the Council has determined pursuant to Section 53339.2 of the Act that public convenience and necessity require that territory be added to the CFD upon its formation; and

**WHEREAS**, the Developer has requested that it be permitted to prepay fifty-five (55) years of the Special Assessments for the Property; and

**WHEREAS**, the City has agreed to make a loan to the Developer in order to prepay the Special Assessments, and the City and the Developer wish to enter into a loan and prepayment agreement to provide for the terms and conditions upon which the Special Assessments will be prepaid; and

**WHEREAS**, the Developer needs the City Council to provide a conditional loan commitment (“Commitment”) to enter into these agreements to apply for project financing.

**NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF COACHELLA AS FOLLOWS:**

**Section 1.** The Council hereby determines to institute proceedings for the annexation of certain territory into the proposed CFD under the terms of the Act. The exterior boundaries of the area to be annexed (“Annexation Area No. 34”) are hereby specified and described to be as

shown on that certain map now on file in the office of the City Clerk entitled “Annexation Map No. 34 – Villa Verde Apartments Community Facilities District No. 2005-1 (Law Enforcement, Fire and Paramedic Services)” which map indicates by a boundary line the extent of the territory included in Annexation Area No. 34 and shall govern for all details as to the extent of Annexation Area No. 34. On the original and one copy of the map of such Annexation Area No. 34 on file in the City Clerk’s office, the City Clerk shall endorse the certificate evidencing the date and adoption of this Resolution. The City Clerk shall file the original of such map in her office and, within fifteen (15) days after the adoption of this Resolution, the City Clerk shall file a copy of such map.

**Section 2.** Except where funds are otherwise available, it is the intention of the City Council to levy annually in accordance with procedures contained in the Act a special tax (the “Special Tax”) sufficient to finance law enforcement, fire and paramedic services that are in addition to those provided in the territory within Annexation Area No. 34 prior to the annexation of Annexation Area No. 34 into the CFD and do not supplant services already available within the territory proposed to be annexed into the CFD, the costs of administering the levy and collection of the Special Tax and all other costs of the levy of the Special Tax, including any foreclosure proceedings, legal, fiscal, and financial consultant fees, election costs, and all other administrative costs of the tax levy. The Special Tax will be secured by recordation of a continuing lien against all real property in the proposed Annexation Area No. 34. The schedule of the rate and method of apportionment and manner of collection of the Special Tax is described in detail in Exhibit “A” attached hereto and by this reference incorporated herein. The annexation of Annexation Area No. 34 will not result in any change to the special tax rates levied in the CFD prior to such annexation.

The Special Tax is apportioned to each parcel on the foregoing basis pursuant to Section 53325.3 of the Act.

The maximum Special Tax applicable to a parcel to be used for private residential purposes, as set forth in Exhibit A, is specified as a dollar amount which shall be calculated and established not later than the date on which the parcel is first subject to tax because of its use for private residential purposes, and such amount shall not be increased over time by an amount in excess of 2 percent per year. Under no circumstances will the Special Tax to be levied against any parcel used for private residential purposes be increased as a consequence of delinquency or default by the owner of any other parcel or parcels within the proposed Annexation Area No. 34. As specified by the Act, for purposes of this paragraph, a parcel shall be considered “used for private residential purposes” not later than the date on which an occupancy permit for private residential use is issued.

**Section 3.** A public hearing (the “Hearing”) on the annexation of Annexation Area No. 34 and the proposed rate and method of apportionment of the Special Tax shall be held on July 13, 2022, at 6:00 o’clock p.m., or as soon thereafter as practicable, at the chambers of the City Council of the City of Coachella, 1515 Sixth Street, Coachella, California 92236.

**Section 4.** At the time and place set forth above for the hearing, any interested person for or against the annexation of Annexation Area No. 34 to the CFD or the levying of special taxes within the proposed Annexation Area No. 34 will be heard.

**Section 5.** Each City officer who is or will be responsible Annexation Area No. 34, if they are annexed, is hereby directed to study the proposed Annexation Area No. 34 and, at or

before the time of the above-mentioned Hearing, file a report with the City Council, and which is to be made a part of the record of the Hearing, containing a brief description of Annexation Area No. 34, and his or her estimate of the cost of providing additional law enforcement, fire and paramedic services within the boundary of Annexation Area No. 34. The City Manager is directed to estimate the fair and reasonable cost of all incidental expenses, including all costs associated with the annexation of Annexation Area No. 34, determination of the amount of any special taxes, collection of any special taxes, or costs otherwise incurred in order to carry out the authorized purposes of the City with respect to Annexation Area No. 34.

**Section 6.** The City may accept advances of funds from any sources, including private persons or private entities, and is authorized and directed to use such funds for any authorized purpose, including any cost incurred by the City in annexing the proposed Annexation Area No. 34. The City may enter into an agreement to repay all of such funds as are not expended or committed for any authorized purpose at the time of the election on the levy of the Special Tax, if the proposal to levy such tax should fail, and to repay all of such funds advanced if the levy of the Special Tax shall be approved by the qualified electors of Annexation Area No. 34.

**Section 7.** The City Clerk is hereby directed to publish a notice (“Notice”) of the Hearing pursuant to Section 6061 of the Government Code in a newspaper of general circulation published in the area of the proposed Annexation Area No. 34. Such Notice shall contain the text of this Resolution, state the time and place of the Hearing, a statement that the testimony of all interested persons or taxpayers will be heard, a description of the protest rights of the registered voters and landowners in the proposed Annexation Area No. 34 as provided in Section 53339.5 of the Act and a description of the proposed voting procedure for the election required by the Act. Such publication shall be completed at least 7 days prior to the date of the Hearing.

**Section 8.** The voting procedure with respect to the annexation of the Annexation Area No. 34 and the imposition of the special tax shall be by hand delivered or mailed ballot election.

**Section 9.** Council authorizes the City Manager of Finance Director to enter into a conditional loan commitment with the developer (Conditional Loan Commitment Letter) with minor modifications as to exact wording for needed updates and to conform and clarify the letter as needed to facilitate the proper wording of the letter subject to approval by the City Attorney.

**Section 10.** The City Manager or Finance Director is authorized to enter into a prepayment and loan agreement (including a note and deed of trust) consistent with the terms of the conditional loan commitment provided the terms are met by the developer. Agreement wording will be prepared and approved by the City’s Finance Director and Attorney; however, agreement terms will be consistent in all respect with the terms outlined in the conditional loan commitment letter.

**PASSED, APPROVED and ADOPTED** this 9<sup>th</sup> day of June 2022.

---

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. 2022-53 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 9<sup>th</sup> day of June 2022, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Andrea J. Carranza, MMC  
Deputy City Clerk

**EXHIBIT A**

**RATE AND METHOD OF APPORTIONMENT**

**RATE AND METHOD OF APPORTIONMENT FOR  
CITY OF COACHELLA COMMUNITY FACILITIES DISTRICT NO. 2005-1  
(LAW ENFORCEMENT, FIRE AND PARAMEDIC SERVICES)**

A Special Tax as hereinafter defined shall be levied on all Assessor's Parcels in Community Facilities District No. 2005-1 of the City of Coachella (the "CFD") and collected each Fiscal Year commencing in Fiscal Year 2006-07, in an amount determined by the City Council of the City of Coachella, through the application of the Rate Method of Apportionment as described below. All of the real property in the CFD, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

**A. DEFINITIONS**

The terms hereinafter set forth have the following meanings:

**"Act"** means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.

**"Assessor's Parcel"** means a lot or parcel shown in an Assessor's Parcel Map with an assigned Assessor's parcel number.

**"Assessor's Parcel Map"** means an official map of the County Assessor of the County designating parcels by Assessor's parcel number.

**"CFD Administration"** means an official of the City, or designee thereof, responsible for providing for the levy and collection of the Special Taxes.

**"CDF"** means City of Coachella Community Facilities District No. 2005-1 (Law Enforcement, Fire and Paramedic Services).

**"City"** means the City of Coachella.

**"City Council"** means the City Council of the City.

**"Commercial or Industrial Property"** means for each Fiscal Year, property for which a building permit for new construction of a commercial or industrial use building has been issued.

**"County"** means the County of Riverside.

**"Developed Multi-Family Residential Property"** means for each Fiscal Year, all Taxable Property for which a building permit for new construction of a multi-family dwelling with four or more units was issued prior to June 30 of the prior Fiscal Year, exclusive of property for which the property owner pays Transient Occupancy Taxes or the property owner has entered into an agreement with the City pursuant to which such property owner pays Transient Occupancy Taxes.



**“Developed Property”** means for each Fiscal Year, all Developed Multi-Family Residential Property and Developed Single-Family Residential Property.

**“Developed Single-Family Residential Property”** means for each Fiscal Year, all Taxable Property for which a building permit new construction of a single-family dwelling unit was issued prior to June 30 of the prior Fiscal Year.

**“Fiscal Year”** means the period starting July 1 and ending on the following June 30.

**“Resolution of Formation”** means the resolution adopted by the City as authorized by Section 53325.1 of the California Government Code.

**“Special Tax”** means the special tax to be levied in each Fiscal Year on each Assessor’s Parcel Taxable Property.

**“State”** means the State of California.

**“Taxable Property”** means all the Assessor’s Parcels within the boundaries of the CFD which are not exempt from the Special Tax pursuant to law or Section E below.

**“Transient Occupancy Taxes”** means those transient occupancy taxes payable to the City pursuant to Ordinance.

**“Undeveloped Property”** means, for each Fiscal Year, all Assessor’s Parcels not classified as Developed Property or Commercial or Industrial Property.

## **B. ASSIGNMENT TO LAND USE CLASSES**

Each Fiscal Year, all Taxable Property within the CFD classified as Developed Single-Family Residential Property or Developed Multi-Family Residential Property shall be subject to Special Taxes in accordance with the rate and method of apportionment determined pursuant to Sections C and D below.

## **C. MAXIMUM SPECIAL TAX**

### **1. Developed Single-Family Residential Property**

#### **a. Maximum Special Tax**

The 2005-06 thru 2014-15 Maximum Special Tax for each Assessor’s Parcel classified as Developed Single-Family Residential Property shall be \$663.00 for Police Services and \$405.00 for Fire/Paramedic Services.

#### **b. Increase in the Maximum Special Tax**

On each July 1, commencing on July 1, 2015, the Maximum Special Tax shall be increased by an amount equal to the percentage increase in the U.S. Department of Labor Statistics, Consumer Price Index, for Los Angeles-Riverside-Orange County, California, for the 12

month period ending the preceding December 31, of the amount in effect for the previous Fiscal Year.

## **2. Developed Multi-Family Residential Property**

### **a. Maximum Special Tax**

The 2005-06 thru 2014-15 Maximum Special Tax for each Assessor's Parcel classified as Developed Multi-Family Residential Property shall be \$663.00 for Police Services and \$405.00 for Fire/Paramedic Services multiplied by the number of separate dwelling units applicable to such Assessor's Parcel.

### **b. Increase in the Maximum Special Tax**

On each July 1, commencing on July 1, 2015, the Maximum Special Tax shall be increased by an amount equal to the percentage increase in the U.S. Department of Labor Statistics, Consumer Price Index, for Los Angeles-Riverside-Orange County, California, for the 12 month period ending the preceding December 31, of the amount in effect for the previous Fiscal Year.

## **D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX**

Commencing with Fiscal Year 2005-06 and for each following Fiscal Year, the City Council shall levy the Special Tax at the Maximum Special Tax on all Developed Single-Family Residential Property and Developed Multi-Family Residential Property.

## **E. EXEMPTIONS: EXCLUSIONS**

No Special Tax shall be levied on Undeveloped Property, Commercial or Industrial Property or for Developed Property developed as part of a development with less than 4 units. In the event that a Developed Multi-Family Residential Property that has been excluded from a levy of the Special Tax by reason of the payment by the property owner of Transient Occupancy Tax, and should that payment be terminated, such Assessor Parcel shall not longer be excluded from Developed Multi-Family Residential Property and will be subject to the Special Tax.

## **F. APPEALS AND INTERPRETATIONS**

Any taxpayer may file a written appeal of the Special Tax on his/her property with the CFD Administrator, provided that the appellant is current in his/her payments of Special Taxes. During the pendency of an appeal, all Special Taxes previously levied must be paid on or before the payment date established when the levy was made. The appeal must specify the reasons why the appellant claims the calculation of the Special Tax is in error. The CFD Administrator shall review the appeal, meet with the appellant if the CFD Administrator deems necessary, and advise the appellant of its determination. If the CFD Administrator agrees with the appellant, the CFD Administrator shall eliminate or reduce the Special Tax on the appellant's property and/or provide a refund to the appellant. If the CFD Administrator disagrees with the appellant and the appellant is dissatisfied with the determination, the appellant then has 30 days in which to appeal to the Board by filing a written notice of appeal with the Board Secretary, provided that the appellant is

current in his/her payments of Special Taxes. The second appeal must specify the reasons for its disagreement with the CFD Administrator's determination.

**G. MANNER OF COLLECTION**

The Special Tax will be collected in the same manner and at the same time as ordinary *ad valorem* property taxes; provided, however, that the CFD may directly bill the Special Tax, may collect Special Taxes at different time or in a different manner if necessary to meets its financial obligations, and may covenant to foreclose and may actually foreclose on delinquent Assessor's Parcels as permitted by the Act.

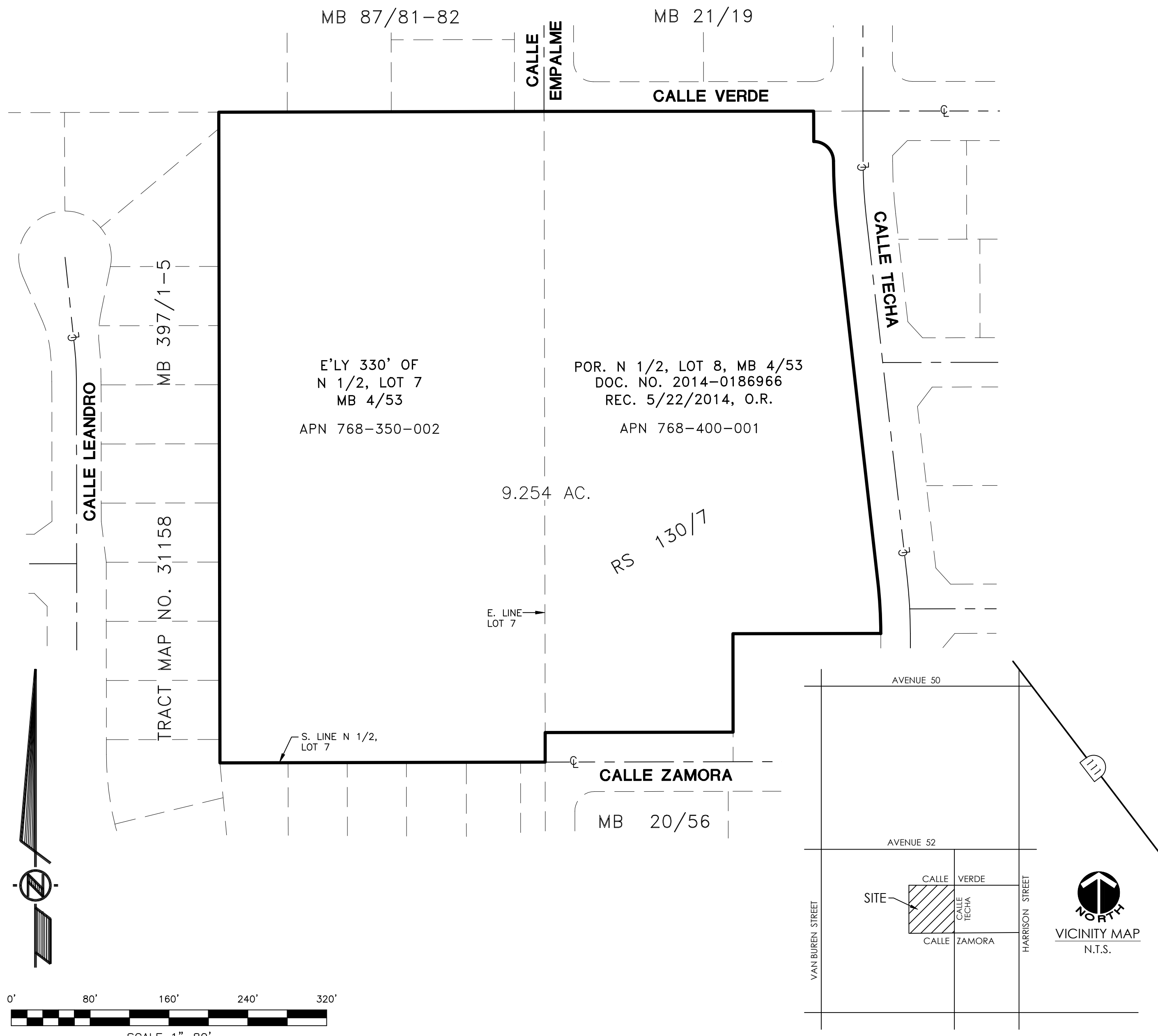
**H. PREPAYMENT OF THE SPECIAL TAX**

The Special Tax may not be prepaid.

**I. TERM OF THE SPECIAL TAX**

The Annual Maximum Special Tax shall be levied in perpetuity or unit Law Enforcement, Fire and Paramedic Services are no longer being provided by the City within the CFD, whichever is earlier.

**PROPOSED BOUNDARY OF CITY OF COACHELLA  
 COMMUNITY FACILITIES DISTRICT NO. \_\_\_\_\_-\_\_, ANNEX 34  
 (A PORTION OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 8 EAST, S.B.M.)  
 COUNTY OF RIVERSIDE  
 STATE OF CALIFORNIA**



**RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF MAPS AT PAGES \_\_\_\_\_ AT THE REQUEST OF THE CITY CLERK OF THE CITY OF COACHELLA.

NO. \_\_\_\_\_

FEE \_\_\_\_\_

PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER

BY: \_\_\_\_\_ DEPUTY

SUBDIVISION GUARANTEE BY: FIRST AMERICAN TITLE COMPANY

**LEGAL DESCRIPTION**

THE BOUNDARY OF THE PROPOSED CITY OF COACHELLA COMMUNITY FACILITIES DISTRICT NO. \_\_, ANNEX 34, COINCIDES WITH THE BOUNDARY OF PORTIONS OF LOTS 7 AND 8 OF MB 4/53 IN THE CITY OF COACHELLA OF THE COUNTY OF RIVERSIDE, CALIFORNIA, LOCATED IN A PORTION OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 8 EAST, S.B.M.

**CITY CLERK'S STATEMENT**

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF COACHELLA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ANDREA CARRANZA, DEPUTY CITY CLERK OF THE CITY OF COACHELLA, CALIFORNIA

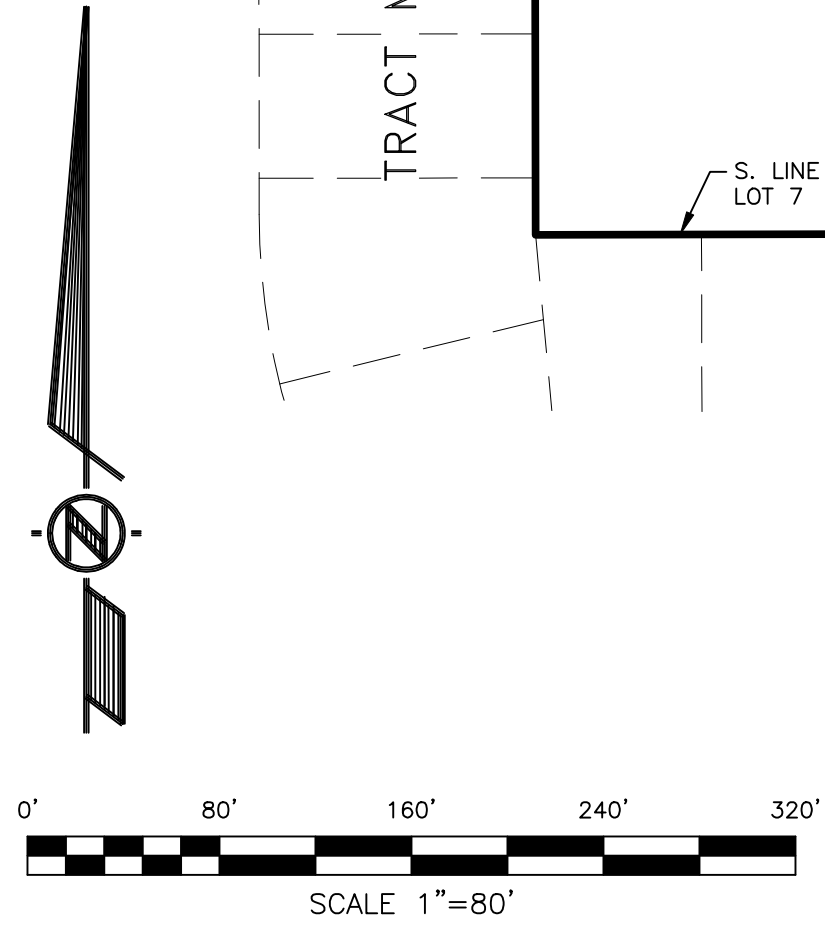
I HEREBY CERTIFY THE WITHIN MAP SHOWING THE PROPOSED BOUNDARY OF CITY OF RANCHO MIRAGE COMMUNITY FACILITIES DISTRICT NO. \_\_, ANNEX \_\_\_\_, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF COACHELLA, AT A REGULAR MEETING THEREOF, HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY ITS RESOLUTION NO. \_\_\_\_\_.

ANDREA CARRANZA, DEPUTY CITY CLERK OF THE CITY OF COACHELLA, CALIFORNIA

REFERENCE IS MADE TO THAT BOUNDARY MAP OF COMMUNITY FACILITIES DISTRICT NO. \_\_\_\_\_ (LAW ENFORCEMENT, FIRE AND PARAMEDIC SERVICES) OF THE CITY OF COACHELLA RECORDED WITH THE RIVERSIDE COUNTY RECORDER'S OFFICE ON \_\_\_\_\_, IN BOOK \_\_\_ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, PAGE \_\_\_\_, AS INSTRUMENT NO. \_\_\_\_\_.

THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL SHOWN ON THIS DIAGRAM SHALL BE THOSE LINES AND DIMENSIONS AS SHOWN ON THE RIVERSIDE COUNTY ASSESSORS MAPS FOR THOSE PARCELS LISTED.

THE RIVERSIDE COUNTY ASSESSORS MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.



**PROPOSED BOUNDARY MAP**

CITY OF COACHELLA COMMUNITY FACILITIES DISTRICT NO. \_\_\_\_\_, ANNEX 34, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

**MSA CONSULTING, INC.**  
 PLANNING • CIVIL ENGINEERING  
 LAND SURVEYING  
 J.N. 2499



June 8, 2022

Subject: CFD Loan Commitment  
Via Verde Apartments  
Coachella, CA 92236

To Whom It May Concern:

The City Council of the City of Coachella, by Resolution No. 2005-93, authorized the creation of the City of Coachella Community Facilities District 2005-1 (the "CFD") and, by Resolution No. 2005-94, authorized the levy of a special tax for properties within the CFD (the "Special Assessment"), pursuant to the Mello-Roos Community Facilities Act of 1982, as amended.

Villa Verde I LP ("Developer") has obtained site control for a proposed affordable housing project with the intention of constructing a 152-unit affordable multifamily development consisting of 1-3 bedroom apartments, community room, laundry facilities and common open spaces known as the Via Verde Apartments. Located on 9.4 acres of property at the southwest corner of Calle Verde and Calle Techa APN 768-250-002 and 768-300-001 (the "Project") with expected entitlement in the name of a new entity to be formed conducive to the type of project contemplated ("to be formed entity").

The City agrees to enter into a conditional affordable housing loan commitment wherein the City agrees to loan "to be formed entity" funds for the prepayment of special assessments under the following terms:

1. Loan Amount - \$26,616,434\*.
2. Loan Term - 55 years.
3. Interest - 2% simple per annum\*\*.
4. Repayment – in full at end of loan term, sale or refinance.
5. Annual Payments - 50% of residual cash flow or funding source allowed maximum \*\*\*.

\*Based on CFD amount for fiscal year 21/22 of \$1,249.40 presuming 3% average annual CIP increases. Agreement amount to be updated to reflect current CFD rate at time of project completion. Special assessments exceeding the loan/prepayment amount within the 55-year term will be included in the applicable year levy.

\*\*Interest will be calculated on the accrued unpaid special assessment balance each year.

\*\*\*Free cash flow will be stipulated in the agreement consistent with standard financial definitions and will specifically exclude any equity items such as but not limited to partnership distributions, profit pay outs, partner guaranteed payments or any other equity/capital distribution as defined by Generally Accepted Accounting Principles. Free cash flows will also specifically exclude reserve balances except

for reasonable operating reserves which will not exceed one year of operating expenses as measured by the immediately preceding fiscal year.

Conditions of Loan Approval:

1. The Developer agrees to enter into a concurrent prepayment agreement in the same amount as the loan agreement. Monies received under the affordable housing loan agreement will be directly paid to the City in prepayment of CFD taxes due.
2. The Developer agrees to annex the property into the CFD.
3. The Developer agrees to applicable modification of the CFD to permit a prepayment agreement.
4. The Developer secures all project financing.
5. The Developer obtains all necessary City and other regulatory approvals.
6. The Developer agrees to complete all off-site improvements specified in grant, funding and City agreements along with related applications and supporting detail documents.

Council of the City of Coachella approved this conditional loan commitment for the above-referenced project at a specially convened meeting on June 8, 2022. This letter shall serve as an enforceable funding commitment for the loan. The loan, totaling \$26,616,434 will be made as permanent funding for the project.

Should you have any questions, please do not hesitate to contact me at 760-398-3502.

Sincerely,

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**STAFF REPORT**  
**6/8/2022**

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

**FROM:** Gabriel D. Martin, City Manager

**SUBJECT:** Resolution No. 2022-58 Supporting Ocean Water Importation to Refill the Salton Sea While Reducing Greenhouse Gas Emissions

**STAFF RECOMMENDATION:**

Adopt a resolution No. 2022-58 supporting ocean water importation to refill the Salton Sea while reducing greenhouse gas emissions.

**EXECUTIVE SUMMARY:**

The inflow of water to the Salton Sea has decreased and pursuant to the Quantification Settlement Agreement, mitigation water inflows ended on December 31, 2017, and without restoration or stabilization measures, the Salton Sea will rapidly decline.

In June 2018, the Counties of Imperial and Riverside entered into a Memorandum of Understanding (MOU) to work together, along with local agencies, on agreed projects that would stabilize and restore the Salton Sea.

The Salton Sea Coalition has requested the City's adopt a resolution showing its continued support of ocean water import to refill the Salton Sea, and request the Ocean Water Importation Independent Review Panel assess potential carbon emissions when conducting the comprehensive analysis of ocean water import as long-range solutions.

**BACKGROUND:**

Recognizing that cooperation among stakeholders affected by the Salton Sea is paramount to solve its complex challenges, Riverside and Imperial Counties signed an MOU in June 2018, calling for joint planning to ensure smooth development of a multi-benefit project known as the Perimeter Lake.

Both counties plan to work together with local agencies on agreed projects and financing mechanisms such as an Enhanced Infrastructure Finance District (EIFD), which would support projects and stimulate economic development around the Salton Sea. This would include creating



recreational lakes, supporting geothermal resource development, mitigating air quality issues, and preserving vital habitat.

The Coachella City Council has adopted resolutions declaring its support as follows:

- Resolution No. 2020, adopted on January 22, 2020 – in support of the in Support of a Comprehensive Analysis of Ocean Water Import for the Restoration of the Salton Sea.
- Resolution No. 2020-48, adopted on August 7, 2020, in Support of the Addition of a Valley-Wide Representative to the Salton Sea Management Program ("SSMP") Engagement Committee, and Supporting the Immediate Comparative Engineering Review of the Ocean Water Import Proposals Accepted by the State of California in 2018.

The Ocean Water Import Independent Review Panel consists of scientists selected by UC Santa Cruz in August 2021 to conduct a comprehensive review of ocean water importation as part of the long-range solution for the Salton Sea that Coachella Valley cities called for in their resolutions in 2019 and 2020. The Long-Range Planning Committee of the Salton Sea Management Plan is comprised of state officials, agency officials, and a few representatives of the community. This committee is relying on Tetra Tech, a private engineering firm, to review plans from 15 years ago that were not implemented by the State due to the estimated \$9 billion dollar cost. These plans do not include the importation of water, nor do they include any evaluation of potential greenhouse gas emissions.

It is scientifically imperative to choose a long-term plan for the Salton Sea that takes greenhouse gas emissions into account. The planning committees have not explained the process or criteria for comparing the non-importation proposals with the ocean water importation proposals, nor have they stated that they would evaluate the potential greenhouse gas emissions of the various plans. Finally, there is no public hearing scheduled during the months between now and December to receive public comments.

The Salton Sea Coalition requested that public agencies impacted by the decline of the Salton Sea adopt resolutions supporting ocean water importation, including taking into account greenhouse gas emissions, as a long-term solution to restore the Salton Sea.

**ALTERNATIVES:**

Council may elect to not adopt this resolution.

**FISCAL IMPACT:**

None.

**RESOLUTION NO. 2022-58**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, DECLARING ITS SUPPORT FOR THE SALTON SEA MANAGEMENT PROGRAM TO REVIEW AND CONSIDER THE IMPACTS OF GREENHOUSE GAS EMISSIONS DURING THE COMPREHENSIVE ANALYSIS OF WATER IMPORT ALTERNATIVES AS PART OF THE LONG-TERM SOLUTION FOR THE SALTON SEA**

**WHEREAS**, the Salton Sea Restoration Act (known as the California Fish and Game Code 2931) in part provides that:

1. The State of California undertake the restoration of the Salton Sea ecosystem and the permanent protection of the wide variety of flora and fauna dependent upon the ecosystem.
2. Restoration shall be based upon an approved preferred alternative utilizing the Salton Sea Restoration Fund and other funds made available by the California Legislature and the federal government.
3. Air quality impacts to the surrounding region, both existing and foreseeable, shall be mitigated.
4. Complete engineering studies regarding water replenishment alternatives shall be incorporated into the restoration plan of the Salton Sea.
5. Cooperation with local governments, nonprofit organizations, private businesses and the public shall be included as a basis for moving forward.

**WHEREAS**, the State of California has developed the Salton Sea Management Program through departments within the California Natural Resources Agency and Environmental Protection Agency, and is obligated to pay for certain costs related to habitat, air and water quality issues at the Salton Sea; and

**WHEREAS**, the California State Water Resources Control Board has an oversight role in monitoring and ensuring progress towards the goals of the Salton Sea Management Program, and has set a deadline of December 31, 2022, for the completion of a long-term plan regarding the Salton Sea; and

**WHEREAS**, on December 12, 2018, the City Council adopted Resolution No. 2018-80 in support of the memorandum of understanding between the County of Imperial and the County of Riverside concerning unified support for the Salton Sea; and

**WHEREAS**, on January 22, 2020, the City Council adopted Resolution No. 2020-05, in support of a Comprehensive Analysis of Ocean Water Import for the Restoration of the Salton Sea; and

**WHEREAS**, on August 7, 2020, the City Council adopted Resolution No. 2020-48 in support of the addition of a Valley-Wide Representative to the Salton Sea Management Program ("SSMP") Engagement Committee, and Supporting the Immediate Comparative Engineering Review of the Ocean Water Import Proposals Accepted by the State of California in 2018; and

**WHEREAS**, the Salton Sea Management Program has established an Independent Review Panel to review the concepts for water importation to the Slaton Sea for its long-term restoration.

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

1. The City Council reiterates their support of the Salton Sea Management Program conducting a comparative review of the water import proposals accepted by the State of California in 2018 through the Independent Review Panel.
2. The City Council requests that the Independent Review Panel for Salton Sea water importation established by the Salton Sea Management Program consider the impacts of greenhouse gas emissions during the comprehensive analysis of water import alternatives as part of the long-term solution for the Salton Sea.

**PASSED, APPROVED and ADOPTED** this 8<sup>th</sup> day of June 2022.

---

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. 2022-58 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 8<sup>th</sup> day of June 2022, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

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



**STAFF REPORT**  
**6/8/2022**

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

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

**SUBJECT:** Authorize purchase and appropriation for a new 2023 Freightliner M2 106 Patcher Truck from PB Loader Corporation, in the amount of \$266,449.65.

**STAFF RECOMMENDATION:**

Authorize purchase and appropriation for a new 2023 Freightliner M2 106 Patcher Truck from PB Loader Corporation, in the amount of \$266,449.65.

**EXECUTIVE SUMMARY:**

The City of Coachella Streets Division has never owned a patch truck. This unit is needed to complete basic street repairs such as: skin patches and potholes need to prevent additional degradation of city streets. Streets staff currently make these repairs with cold mix (untreated/heated) and not hot mix, which is a more permanent repair of street failures, due to the absence of a patch truck. Staff is currently using a 2002 Chevy 3500 Flatbed to complete potholes repairs by: loading the unit with cold mix, applying cold mix to potholes and then compacting the area using the truck weight. Street Division does use hot mix when repairing larger areas such as large sink holes and trench repairs resulting from water line repairs; this circumstances require the repair to require a minimum of 4-6 tons of hot mix that is ordered from a local plant (plant will not fill and deliver order small than 4-6 tons).

The total cost to purchase the recommended PB Loader Patcher, is \$266,449.65. The recommended unit is a 2023 Freightliner M2 106 Patcher Truck outfitted with a PB Model BC-4 Loader onto the Freightliner chassis. The unit will come outfitted with: asphalt cutter, compacter, safety lighting, built in compressor, heating system for patcher including 35 gallon liquid propane gas tank and electrical heating system, tac wand and hot mix/cold mix hopper capacity of 6 tons; material can remain heated and usable for up to 3 days. This unit will allow Street Division staff to complete skin patch repairs in addition potholes in a more efficient and safer manner than is done by the team currently.

Staff is recommending award to PB Loader Corporation for a patcher unit through the cooperative purchasing processes awarded by Sourcewell to PB Loader Corporation. The build time for this unit is approximately 9 months.

**FISCAL IMPACT:**

The fiscal year 2021/2022 approved budget identified an appropriation of \$120,000 towards the purchase of a new patcher truck. Staff is requesting an additional appropriation of \$146,449.65 in the general fund to allow staff to proceed in awarding the purchase agreement to PB Loader Corporation for this unit.

Attachment:

Proposal Purchase Agreement from PB Loader Corporation

# LETTER AGREEMENT BETWEEN PB LOADER CORPORATION AND CITY OF COACHELLA

June 8, 2022

PB Loader Corporation  
5778 W. Barstow  
Fresno, CA 93722-5024

Re: Letter of Agreement for Purchase of 2023 Freightliner M2 106 Patcher Truck

Dear Mr. Adam Stowers:

This letter shall be our Purchase Agreement regarding the 2023 Freightliner M2 106 Patcher Truck described below (“Services”) to be provided by PB Loader Corporation, a corporation, (“Contractor”) as contractor to the City of Coachella for Patcher Truck (“Project”).

The Services to be provided include: purchase of a new 2023 Freightliner M2 106 Patcher Truck. The Services to be provided are more particularly described in the Scope of Services attached hereto as Exhibit “A” and incorporated herein by reference.

Contractor shall perform all Services under this Letter of Agreement in a skillful and competent manner, consistent with the standards generally recognized as being employed by professionals in the same discipline in the State of California, and consistent with all applicable laws. Contractor represents that it, its employees and subcontractors have all licenses, permits, qualifications, and approvals of whatever nature that are legally required to perform the Services, including a City Business License, and that such licenses and approvals shall be maintained throughout the term of this Agreement. Compensation for the above services shall be based on the not to exceed amount of Two Hundred Thousand Sixty-Six Thousand and Four Hundred Forty Nine Dollars and Sixty Five Cents (\$266,449.65).

Contractor is aware of the requirements of California Labor Code Section 1720, *et seq.*, and 1770, *et seq.*, as well as California Code of Regulations, Title 8, Section 1600, *et seq.*, (“Prevailing Wage Laws”), which require the payment of prevailing wage rates and the performance of other requirements on “public works” and “maintenance” projects. If the Services are being performed as part of an applicable “public works” or “maintenance” project, as defined by the Prevailing Wage Laws, and if the total compensation is \$1,000 or more, Contractor agrees to fully comply with such Prevailing Wage Laws. City shall provide Contractor with a copy of the prevailing rates of per diem wages in effect at the commencement of this Agreement. Contractor shall make copies of the prevailing rates of per diem wages for each craft, classification or type of worker needed to execute the Services available to interested parties upon request, and shall post copies at the Contractor’s principal place of business and at the project site. Contractor shall defend, indemnify and hold the City, its elected officials, officers, employees and agents free and harmless from any claim or liability arising out of any failure or alleged failure to comply with the Prevailing Wage Laws.

Contractor shall provide proof of commercial general liability and automobile insurance to the City in amounts and with policies, endorsements and conditions required by the City for the Services. If Contractor is an employer or otherwise hires one or more employees during the term of this Project, Contractor shall also provide proof of workers’ compensation coverage for such employees which meets all requirements of state law. Contractor shall also provide errors and omissions professional liability insurance appropriate to its profession in an amount, with conditions and for a term acceptable to the City.



Invoices shall be submitted to the City after unit is delivered. City shall review and pay the approved charges on such invoices in a timely manner. Services on the Project shall begin immediately and be completed by June 30, 2023, unless extended by the City in writing. The City may terminate this Letter of Agreement at any time with or without cause. If the City finds it necessary to terminate this Letter of Agreement without cause before Project completion, Contractor shall be entitled to be paid in full for those Services adequately completed prior to the notification of termination. Contractor may terminate this Letter of Agreement for cause only.

To the fullest extent permitted by law, Contractor shall defend, indemnify and hold the City, its officials, officers, employees, volunteers, and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury, in law or equity, to property or persons, including wrongful death, in any manner arising out of, pertaining to, or relating to any negligence, errors or omissions, recklessness, or willful misconduct of Contractor, its officials, officers, employees, agents, consultants, and contractors arising out of or in connection with the performance of the Contractor's Services, including without limitation the payment of all consequential damages, expert witness fees, and attorneys fees and other related costs and expenses. Contractor shall defend, at Contractor's own cost, expense and risk, any and all such aforesaid suits, actions or other legal proceedings of every kind that may be brought or instituted against City, its directors, officials, officers, employees, agents, or volunteers. Contractor shall pay and satisfy any judgment, award or decree that may be rendered against City or its directors, officials, officers, employees, agents, or volunteers, in any such suit, action or other legal proceeding. Contractor shall reimburse City and its directors, officials, officers, employees, agents, and/or volunteers, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Contractor's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by the City, its directors, officials officers, employees, agents, or volunteers.

If you agree with the terms of this Letter of Agreement, please indicate by signing and dating where indicated below. An original, executed copy of this Letter of Agreement is enclosed for your records.

**CITY OF COACHELLA**

**PB LOADER CORPORATION**

*Approved by:*

*Reviewed and Accepted by Contractor:*

\_\_\_\_\_  
Gabriel D. Martin  
City Manager

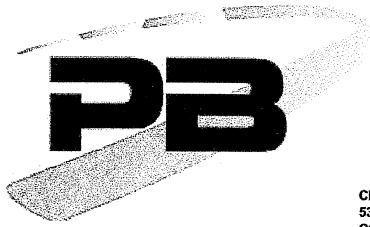
\_\_\_\_\_

\_\_\_\_\_  
Date

*Approved as to Form:*

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

# EXHIBIT "A"



**QUOTATION  
NO. 11452**

**CITY OF COACHELLA**  
53462 ENTERPRISE WAY STE 1  
COACHELLA, CA 92236-2709  
SOURCEWELL MEMBER ID # 76971

DATE: 5/31/2022  
TERMS: NET 30  
F.O.B: FRESNO  
MFG PRODUCT: SEE BELOW  
INSTALL: SEE BELOW

QTY	PART NO.	DESCRIPTION	PRICE	EXTENSION
<b>PB LOADER CONTRACT NO. 052417-PBL</b>				
<b>SOURCEWELL CONTRACT - LISTED PRICES</b>				
<b>PATCHER BOX &amp; ACCESSORIES</b>				
1	51619-00	MODEL BC-4 (4 CUBIC YARD CAPACITY) ABOVE MODEL EQUIPPED WITH RADIANT HEATER, THERMOSTATICALLY CONTROLLED LPG BURNER, HYDRAULIC TOP LIDS AND DOORS, KEVLAR CHAIN CONVEYOR, HAND TORCH, TORCH, SHOVEL APRON, 25 GAL. LPG TANK, INSTALLATION AND PAINT BLACK		\$82,174.00
1	50555-00	LPG TANK 35 GAL W/ BRACKETS - IN LIEU OF 25GAL.		\$1,534.00
1	50630-01	ELECTRIC HEATING SYSTEM - 220V - 6KW		\$3,028.00
1	7065-00	25' POWER CABLE 220 VOLT		\$555.00
1	6024-00	THERMOMETER 0-300		\$224.00
1	5978-00	AIR BLOW GUN W/ 25' HOSE		\$1,671.00
1	50560-00	SOLVENT PUMP & WAND		\$1,379.00
1	5437-00	HOSE REEL - 3/8" X 25' FOR SOLVENT		\$477.00
1	5437-00	HOSE REEL - 3/8" X 25' FOR TORCH		\$477.00
1	5437-00	HOSE REEL - 3/8" X 25' FOR AIR		\$477.00
1	5395-00	HOSE REEL - 1/2" X 50' FOR EMULSION		\$587.00
1	50150-24	SPOILS BIN 24"		\$2,968.00
1	50200-00	CAB GUARD W/ PB LOGO AND PERFORATED WINDOW		\$1,269.00
1	MODS-51	20" WORK PLATFORM/CATWALK WITH HAND RAILS AND LADDERS		\$3,272.00
1	50635-00	CAB CONTROLS (TOP LIDS)		\$660.00
1	7000-36	TOOL BOX 36"		\$1,002.00
1	5999-00	LOCKABLE SIDE TOOL BASKET		\$1,793.00
1	2120-00	DUAL ASPHALT LUTE HOLDER - BRKT		\$173.00
1	MODS-56	DIP TANK - SHOVEL SIZED WITH SEALED TOP		\$840.00
1	50563-00	PIVOTAL ASPHALT CHUTE		\$1,223.00
1	50180-00	PIVOTAL ASPHALT CHUTE EXTENSION		\$140.00
2	7302-00	FRAME MNT CONE HOLDER (MALE)	\$321.00	\$642.00
1	129-00	WATER IGL00 (5 GAL.) W/BRKT ASSY		\$376.00
<b>HYDRAULIC TOOL CIRCUIT &amp; EQUIPMENT OR AIR COMPRESSOR &amp; EQUIPMENT</b>				
1	50480-00	HYDRAULIC TOOL CIRCUIT		\$2,788.00
1	5399-00	HOSE REEL - DUAL 1/2" X 25' FOR HYD HAMMER		\$1,525.00
1	7020-11	HYDRAULIC HAMMER BR-67 W/ ASPHALT CUTTER AND TAMPER PAD		\$4,078.00
1	7024-01	LOCKABLE HAMMER HANGER		\$333.00
<b>COMPACTOR LIFT OR ROLLER LIFT &amp; ACCESSORIES</b>				
1	50640-00	COMPACTOR LIFT PLATFORM - HYDRAULIC		\$3,126.00
1	7100-31	COMPACTOR PLATE - WACKER WP1550AW HONDA		\$3,022.00
1	130-08	8 GAL POLY WATER TANK W/ 10' HOSE & SPIGOT		\$376.00
<b>LIGHTS &amp; SAFETY EQUIPMENT</b>				
1	7807-00	WHELEN TA45B72 (LED) 72" WIDE TRAFFIC ADVISOR W/ TACTL5 CTRL		\$2,988.00
2	695-240	WHELEN LED MICRONS MCRNSA	\$573.00	\$1,146.00
4	695-058V	WHELEN 500V LED 5V3A - TWO AT REAR, ONE DRIVER SIDE, ONE PASSENGER SIDE	\$803.00	\$3,212.00
1	7230-00	ECCO SA 901 BACKUP ALARM		\$246.00
1	MODS-37	ECCO EC7000-QK BACKUP CAMERA SYSTEM (MONITOR W/ SOUND + 1 CAM)		\$1,447.00
<b>EMULSION SYSTEM &amp; ACCESSORIES</b>				
1	BH-100-15	PB MODEL BH-100-15 EMULSION SPRAY UNIT HEATED BY TRUCK COOLING SYSTEM, Y STRAINER, FILL BASKET, HYDRAULICALLY POWERED, 15 GAL. SOLVENT TANK, 85 GAL. EMULSION, WAND WITH 25' HOSE, AUXILIARY ELECTRIC HEAT SYSTEM, INSTALLATION AND PAINT BLACK		\$12,150.00
1	55320-35	BOLT ON CLEAN OUT FOR BH EMULSION SYSTEM		\$1,328.00
1	MODS-73	DRAW OFF VALVE		\$764.00
<b>SUB TOTAL:</b>				\$145,469.00
<b>3% SOURCEWELL DISCOUNT:</b>				(\$4,364.00)
<b>MARKET PRICE CHASSIS</b>				
1		2023 FREIGHTLINER M2 106 CHASSIS, CUMMINS L9 300HP ENGINE ALLISON 3500 RDS AUTOMATIC TRANSMISSION WITH PTO PROVISION, 33,000 GVWR LEAF SPRING SUSPENSION, 60-GALLON ALUMINUM FUEL TANK, AIR BRAKES, STEEL WHEELS CAB PAINTED WHITE		\$102,251.00
<b>TOTAL:</b>				\$243,356.00
<b>SALES TAX (8.75%):</b>				\$21,293.65
<b>FREIGHT:</b>				\$1,800.00
<b>TOTAL WITH FREIGHT:</b>				\$266,449.65
<b>NOTES:</b>				
1. LEAD TIME FOR BODY PRODUCTION IS 120 DAYS, WITH AN ADDITIONAL 120-150 DAYS TO INSTALL AFTER RECEIPT OF CHASSIS AND BODY.				
2. PB LOADER REQUIRES A 142" CAB TO AXLE. REQUIREMENT MUST BE MUTUALLY AGREED UPON WITH PB LOADER PRIOR TO ORDERING THE CHASSIS. PB LOADER WILL NOT BE RESPONSIBLE FOR FRAME CHANGES DUE TO INSUFFICIENT CHASSIS FRAME SPACE.				
3. LEAD TIME SUBJECT TO CHANGE AT TIME OF ORDER				
4. CHASSIS REQUIRES PTO AND AUXILIARY SWITCHES IN DASH.				
5. DELIVERY DATE FOR CHASSIS TO PB LOADER MUST BE MUTUALLY AGREED UPON				
Delivery times are approximate.				

**BC** PATCHERS





# PB DELIVERS **PROVEN** PATCHERS TO MEET YOUR NEEDS

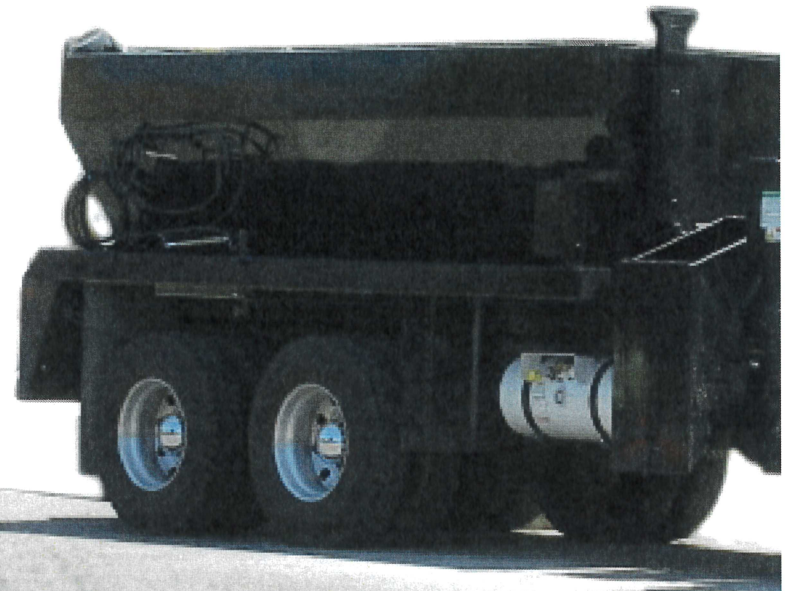
## Hot Patching Is The **BEST METHOD**

Highway engineers and street maintenance supervisors know that hot-mix is the most effective technique for repairing potholes. The best way to make a permanent patch is to remove the old material, create a firm base, tack the hole edges, add asphalt mix, compact the material and seal the patch. Hot patches are more durable and last longer than any other patching methods.

## PB Is The **RIGHT CHOICE**

At PB, we understand pothole patching. For over 45 years, we've been designing quality pothole patchers that are durable, long-lasting and built for year-round patching operations.

When you need a pothole patcher, look to PB. From truck-mounted patchers to dump body slip-in, hook lift mount and trailer models, PB makes patching a whole lot easier.



Remove old material, create a firm base and tack the hole edges.



Add asphalt mix.



## ONE PATCHER FOR ALL YOUR NEEDS

PB Patchers are fully equipped for complete asphalt patching and can be mounted on any chassis. Each unit is easy to operate, easy to maintain, and designed so that just one person can tackle patching jobs with just one machine. PB Patchers can also be used to repair road shoulders and utility cuts, as well as spread salt, sand and chippings.

## QUALITY BUILT WITH PROVEN FEATURES

- Conveyor Choices
- Full Hydraulic Operation
- Radiant Heat System
- Fully Insulated Containers
- Convenient Controls
- Complete Emulsion Systems



PB Makes Pothole Patching Easy...With One Machine



Compact asphalt material.



Seal and make a permanent patch!



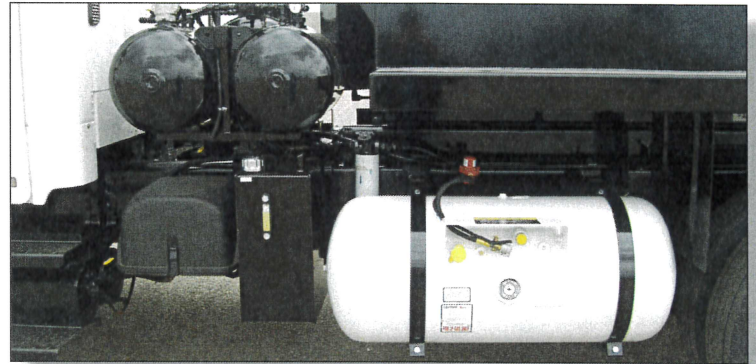
# FULLY EQUIPPED PATCHERS FOR YEAR-ROUND OPERATION

## ADJUSTABLE RADIANT HEATING SYSTEMS



### Adjustable Temperature Keeps Asphalt Hot

The Radiant Heat System on PB Patchers keeps asphalt hot for a full shift. Welded heat tubes spread the heat throughout the asphalt container. Temperature range is adjustable from 100° to 300°.



### Convenient Heat Sources To Meet Your Needs

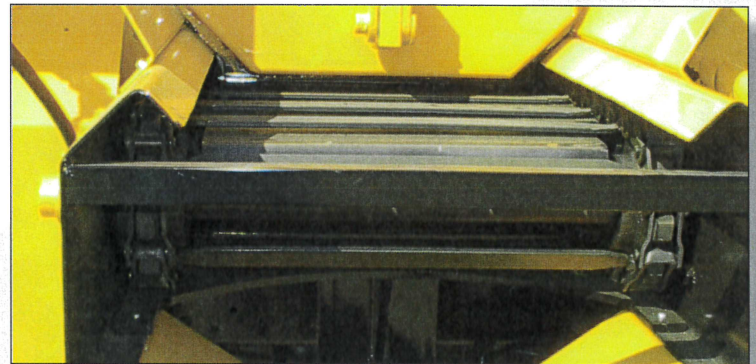
LPG available in 25, 35 or 50 gallon capacity; upright or horizontal styles. LPG Tanks are easily accessible for refilling and storage. (CNG, Diesel and Electric are also available only with on-board generator and electric overnight plug-in).

## CONVEYOR CHOICES FOR SMOOTH OPERATION



### Heavy Duty Kevlar Conveyor Belt

An extremely durable, long-lasting Kevlar belt moves asphalt out of the container for continuous operation.



### Heavy Duty Steel Chain Conveyor

Equipped with strong steel chain that's heat-treated and engineered specifically to smoothly move asphalt from the container box. Superior strength ensures extended wear life.

800-350-8521



## FULLY INSULATED CONTAINERS AND DOORS



### Any Capacity To Meet Your Requirements

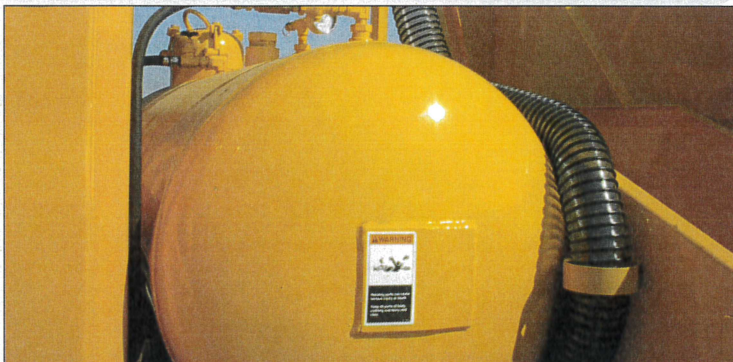
Available in 1.5 to 10 cubic yard capacity. Fully insulated with 2" of industrial fiberglass insulation. Custom sizes also available; please contact us for details.



### Fully Insulated Top Loading Doors

Hydraulically operated and fully insulated with 2" of industrial fiberglass insulation. Keeps asphalt hot all day and night, even during winter. Heats cold mix.

## WORLD CLASS EMULSION SYSTEMS



### CS Model Emulsion Spray System

Compressed air type sprayer. Sizes available: 35, 60, 130 and 200 gallon. Optional solvent tank and overnight heat system.



### BH Model Emulsion Spray System

Pump type sprayer includes everything you need for tack coating. Holds 132 gallons of emulsion and 21 gallons of solvent. Includes spray system and built-in 110 VAC electric heater to keep emulsion hot overnight.

### PB can customize a patcher to meet your exact needs.

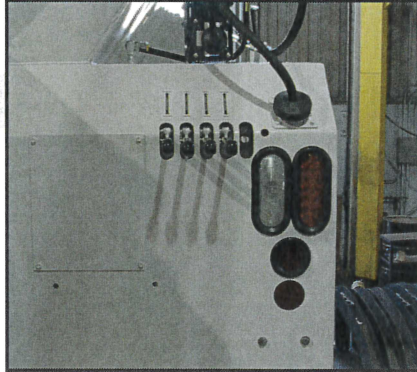
PB Patchers simplify asphalt patching with a full range of operator features that improve productivity and lower patching costs. Each PB Patcher is also available with a variety of special options to meet your particular patching requirements. Contact us today at [800-852-2292](tel:800-852-2292) to customize a patcher to meet your needs.



# MORE **OPTIONS** THAN ANY OTHER MANUFACTURER



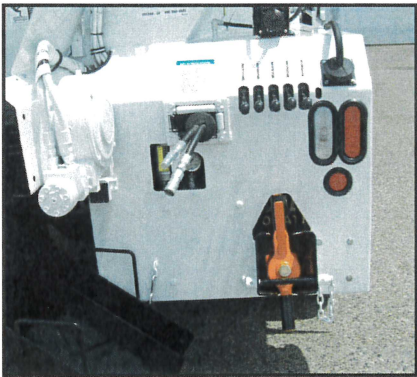
Roller Transport Device



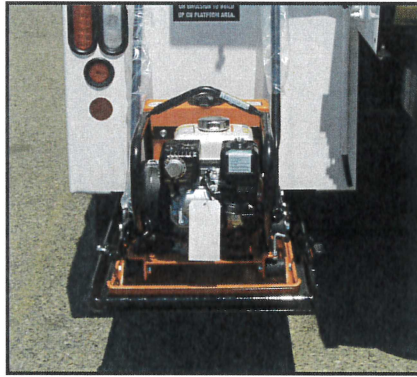
Convenient Controls



Lockable Tool Basket



Hydraulic Tool Circuit



Compactor Plate



Shoveling Apron



Catwalks for Accesibility

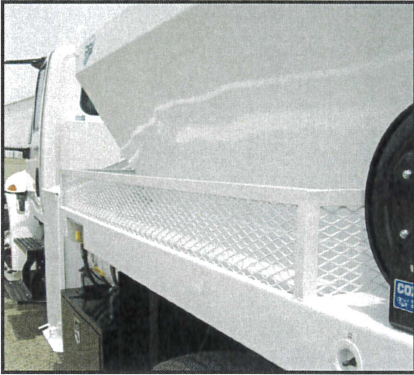


Arrow Board with Bracket



Water Tank





Open Tool Basket



Side Dumping Conveyor



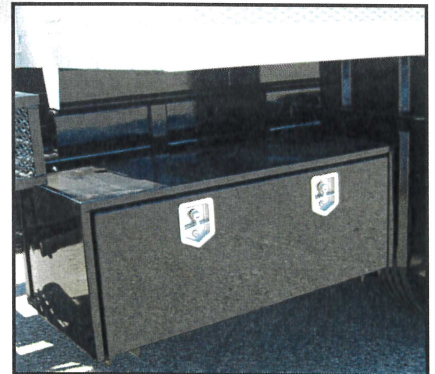
Vibratory Roller



Spoils Bin



Hydraulic Vanair Compressor



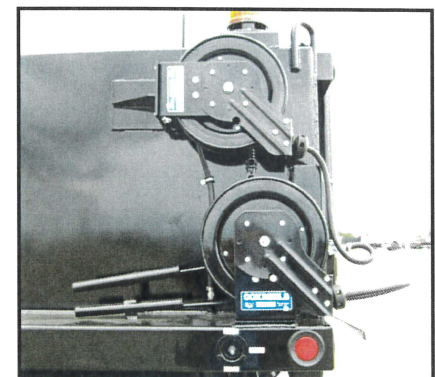
Underdeck Tool Box



Pivoting Asphalt Chute



Safety Cone Holders



Retractable Hose Reels



# VARIETY OF **MODELS** TO MAKE YOUR CHOICE EASY



## Truck Mounted Patcher

Our top of the line, fully equipped asphalt patcher. Permanently mounted on any chassis. One machine for all of your year-round patching needs. Available with a variety of options and container capacities to meet your exact specifications.



## Hook Lift Patchers

Turn your hook lifting equipment into an asphalt patcher. PB Hook Lift models are completely equipped and allow for simple one-person, in-cab operation. Easy to load on and easy to load off. PB Hook Lift patchers can fit any existing hook lift system on the market. Available with all the options and features of a truck-mounted patcher.



## Dump Body Slip-in

Converts an existing dump body into a patcher! Completely self-contained. Slides into a dump body within minutes. The perfect solution for cities and towns that do not regularly perform patching operations.



## Trailer Models

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**STAFF REPORT**  
**6/8/2022**

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

**FROM:** Andrea J. Carranza, Deputy City Clerk

**SUBJECT:** Designation of Voting Delegate and Alternates to the League of California Cities Annual Conference & Expo.

**STAFF RECOMMENDATION:**

It is recommended that the City Council designate a voting member and two alternates to attend the Friday, September 9, 2022, League of California Cities Annual Business Meeting. The voting delegate is required to register and attend the League Conference.

**BACKGROUND:**

The League of California Cities is one of the primary lobbying organizations for municipalities at the State level. A number of key policy decisions are made in order to support cities and represent municipal interests to the Assembly and the Governor. In order to ensure that the views of the City of Coachella are represented to the League in formulating their policies, we must designate a delegate to represent us at the League Conference and the Annual Business Meeting.

**DISCUSSION/ANALYSIS:**

The League's 2022 Annual Conference & Expo is scheduled for September 7-9, 2022, in Long Beach, California. An important part of the Annual Conference is the Annual Business Meeting (during General Assembly). The General Assembly will be held on Friday, September 9. At this meeting, the League membership considers and takes action on resolutions that establish League policy.

The City of Coachella must designate a voting delegate to represent the City at the Annual Business Meeting. We are also asked to appoint up to two alternate voting delegates. One of these delegates may represent the City in the event that the designated voting delegate is unable to attend the conference.

The designation of a voting delegate and alternates must be done by City Council action and a copy of the Council action reflecting the Council's selection must be forwarded to the League no later than August 31, 2022. The voting delegate and alternates must be registered to attend the conference. They need not register for the entire conference; they may register for Friday only.

**ALTERNATIVES:**

The only alternative action is for the Council to choose not to designate a representative for the City at the Annual Conference and Business Meeting of the League of California Cities.

**FISCAL IMPACT:**

The voting delegate is required to register and attend the League Conference. The City will incur any expenses necessary for this registration for the delegate to attend the conference during this period.

Attachment: Annual Conference Voting Procedures and Schedule

Council Action Advised by August 31, 2022

**DATE: June 1, 2022**

**TO: City Managers and City Clerks**

**RE: DESIGNATION OF VOTING DELEGATES AND ALTERNATES  
League of California Cities Annual Conference & Expo – September 7-9, 2022**

Cal Cities 2022 Annual Conference & Expo is scheduled for September 7-9, 2022 in Long Beach. An important part of the Annual Conference is the Annual Business Meeting (during General Assembly) on Friday, September 9. At this meeting, Cal Cities membership considers and acts on resolutions that establish Cal Cities policy.

In order to vote at the Annual Business Meeting, your city council must designate a voting delegate. Your city may also appoint up to two alternate voting delegates, one of whom may vote if the designated voting delegate is unable to serve in that capacity.

**Please complete the attached Voting Delegate form and return it to Cal Cities office no later than Friday, September 2. This will allow us time to establish voting delegate/alternate records prior to the conference.**

**Please view Cal Cities' [event and meeting policy](#) in advance of the conference.**

- **Action by Council Required.** Consistent with Cal Cities bylaws, a city's voting delegate and up to two alternates must be designated by the city council. When completing the attached Voting Delegate form, please attach either a copy of the council resolution that reflects the council action taken, or have your city clerk or mayor sign the form affirming that the names provided are those selected by the city council. Please note that designating the voting delegate and alternates **must** be done by city council action and cannot be accomplished by individual action of the mayor or city manager alone.
- **Conference Registration Required.** The voting delegate and alternates must be registered to attend the conference. They need not register for the entire conference; they may register for Friday only. Conference registration will open by June 1 on the [Cal Cities](#) website. In order to cast a vote, at least one voter must be present at the Business Meeting and in possession of the voting delegate card. Voting delegates and alternates need to pick up their conference badges before signing in and picking up the voting delegate card at the Voting Delegate Desk. This will enable them to receive the special sticker on their name badges that will admit them into the voting area during the Business Meeting.



- **Transferring Voting Card to Non-Designated Individuals Not Allowed.** The voting delegate card may be transferred freely between the voting delegate and alternates, but *only* between the voting delegate and alternates. If the voting delegate and alternates find themselves unable to attend the Business Meeting, they may *not* transfer the voting card to another city official.
- **Seating Protocol during General Assembly.** At the Business Meeting, individuals with the voting card will sit in a separate area. Admission to this area will be limited to those individuals with a special sticker on their name badge identifying them as a voting delegate or alternate. If the voting delegate and alternates wish to sit together, they must sign in at the Voting Delegate Desk and obtain the special sticker on their badges.

The Voting Delegate Desk, located in the conference registration area of the Long Beach Convention Center, will be open at the following times: Wednesday, September 7, 8:00 a.m. – 6:00 p.m.; Thursday, September 8, 7:00 a.m. – 4:00 p.m.; and Friday, September 9, 7:30 a.m.–12:30 p.m. The Voting Delegate Desk will also be open at the Business Meeting on Friday, but will be closed during roll calls and voting.

The voting procedures that will be used at the conference are attached to this memo. Please share these procedures and this memo with your council and especially with the individuals that your council designates as your city's voting delegate and alternates.

Once again, thank you for completing the voting delegate and alternate form and returning it to Cal Cities office by Friday, September 2. If you have questions, please call Darla Yacub at (916) 658-8254.

Attachments:

- Annual Conference Voting Procedures
- Voting Delegate/Alternate Form



## Annual Conference Voting Procedures

1. **One City One Vote.** Each member city has a right to cast one vote on matters pertaining to Cal Cities policy.
2. **Designating a City Voting Representative.** Prior to the Annual Conference, each city council may designate a voting delegate and up to two alternates; these individuals are identified on the Voting Delegate Form provided to the Cal Cities Credentials Committee.
3. **Registering with the Credentials Committee.** The voting delegate, or alternates, may pick up the city's voting card at the Voting Delegate Desk in the conference registration area. Voting delegates and alternates must sign in at the Voting Delegate Desk. Here they will receive a special sticker on their name badge and thus be admitted to the voting area at the Business Meeting.
4. **Signing Initiated Resolution Petitions.** Only those individuals who are voting delegates (or alternates), and who have picked up their city's voting card by providing a signature to the Credentials Committee at the Voting Delegate Desk, may sign petitions to initiate a resolution.
5. **Voting.** To cast the city's vote, a city official must have in their possession the city's voting card and be registered with the Credentials Committee. The voting card may be transferred freely between the voting delegate and alternates, but may not be transferred to another city official who is neither a voting delegate or alternate.
6. **Voting Area at Business Meeting.** At the Business Meeting, individuals with a voting card will sit in a designated area. Admission will be limited to those individuals with a special sticker on their name badge identifying them as a voting delegate or alternate.
7. **Resolving Disputes.** In case of dispute, the Credentials Committee will determine the validity of signatures on petitioned resolutions and the right of a city official to vote at the Business Meeting.



CITY: \_\_\_\_\_

Item 21.

2022 ANNUAL CONFERENCE
VOTING DELEGATE/ALTERNATE FORM

Please complete this form and return it to Cal Cities office by Friday, September 2, 2022. Forms not sent by this deadline may be submitted to the Voting Delegate Desk located in the Annual Conference Registration Area. Your city council may designate one voting delegate and up to two alternates.

To vote at the Annual Business Meeting (General Assembly), voting delegates and alternates must be designated by your city council. Please attach the council resolution as proof of designation. As an alternative, the Mayor or City Clerk may sign this form, affirming that the designation reflects the action taken by the council.

Please note: Voting delegates and alternates will be seated in a separate area at the Annual Business Meeting. Admission to this designated area will be limited to individuals (voting delegates and alternates) who are identified with a special sticker on their conference badge. This sticker can be obtained only at the Voting Delegate Desk.

1. VOTING DELEGATE

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

Title: \_\_\_\_\_

2. VOTING DELEGATE - ALTERNATE

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

Title: \_\_\_\_\_

3. VOTING DELEGATE - ALTERNATE

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

Title: \_\_\_\_\_

ATTACH COUNCIL RESOLUTION DESIGNATING VOTING DELEGATE AND ALTERNATES OR

ATTEST: I affirm that the information provided reflects action by the city council to designate the voting delegate and alternate(s).

Name: \_\_\_\_\_ Email \_\_\_\_\_

Mayor or City Clerk \_\_\_\_\_ Date \_\_\_\_\_ Phone \_\_\_\_\_
(circle one) (signature)

Please complete and return by Friday, September 2, 2022 to:

Darla Yacub, Assistant to the Administrative Services Director
E-mail: dyacub@calcities.org; Phone: (916) 658-8254



**STAFF REPORT**  
**6/8/2022**

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

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

**SUBJECT:** Community Facilities District (CFD No. 2005-01) Annexation 33 – Mariposa Pointe

**SPECIFICS:**

- a) Resolution No. 2022-50 Determining the Validity of Prior Proceedings relating to Annexation of Property (Annexation No. 33) in the City of Coachella CFD No. 2005-01 (Law Enforcement, Fire and Paramedic Services).
- b) Resolution No. 2022-51 on Behalf of CFD No. 2005-01 Calling a Special Election within Annexation Area No. 33 (Mariposa Pointe – Tract No. 32074, 32074-1 and 32074-2).
- c) Resolution No. 2022-52 Canvassing The Results of The Election Held Within CFD No. 2005-01 (Area No. 33)
- d) Ordinance No. 1194 on Behalf of CFD No. 2005-01 Authorizing the Levy of a Special Tax within Annexation Area No. 33 Annexed to Said District (1st Reading)

---

**STAFF RECOMMENDATION:**

Staff recommends that the City Council open the public hearing and take the following actions:

- 1) Adopt Resolution No. 2022-50 and Direct City Clerk to orally verify proof of publication of notices pursuant to Mello-Roos CFD Act of 1982, and confirm absence of any landowner protest;
- 2) Adopt Resolution No. 2022-51 Calling a Special Election.
- 3) Adopt Resolution No. 2022-52 Canvassing the Results of The Election within CFD No. 2005-01 (Annexation Area No. 33)
- 4) Introduce for 1st Reading, by title only, Ordinance No. 1194 Authorizing the Levy of a Special Tax within Annexation Area No. 33 Annexed to CFD No. 2005-01.

**BACKGROUND:**

On September 14, 2005 the City Council adopted Resolution No. 2005-93 establishing the City of Coachella Community Facilities District No. 2005-01 (Law Enforcement, Fire and Paramedic Services) pursuant to the Mello-Roos Community Facilities Act of 1982, as amended. The District and several annexations of territory have been established in the City of Coachella over the past 17 years. The annexation areas consist of new residential subdivisions and multifamily residential development projects.

On April 13, 2022 the City Council adopted Resolution No. 2022-38 stating its intention to annex certain property, consisting of Mariposa Pointe – Tract No. 32074, 32074-1 and 32074-2 (“Annexation Area No. 33”) into the District pursuant to the Act. A copy of Resolution No. 2022-38 which includes a description and map of Annexation Area No. 33, and the rate and method of apportionment and manner of collection of the special tax are on file with the City Clerk.

**DISCUSSION/ANALYSIS**

Pursuant to the conditions of approval imposed on Architectural Review No. 21-09, which approved architectural plans for residences on 155 entitled lots to DR Horton, the project site must be annexed into the City-wide Community Facilities District (CFD No. 2005-01). Coachella Valley Housing Construction owns 24 of the subdivision lots for future development of single family residences. The City Council took the first step in this process by adopting a resolution of intention on April 13, 2022 (Resolution No. 2020-29) describing the property in question.

The resolution of intention affirmed the Annexation 33 Map, and the rate and method of tax collection for the annexed property. The CFD is collected through the annual property tax assessment rolls and, for this project, may be subject to a subsequent Agreement for deferral of assessments. There is currently two landowners and they have filed a “Petition and Waiver” with the City Clerk’s Office certifying their desire to create the District under shortened timelines. Attached for the City Council’s review and approval are the following resolutions and Ordinance action items:

*Resolution 2022-50 of the City Council Determining the Validity of Prior Proceedings relating to Annexation of Property (Annexation 33) in the City of Coachella Community Facilities District No. 2005-01 (Law Enforcement, Fire and Paramedic Services).*

*Resolution 2022-51 of the City Council acting on Behalf of the City of Coachella Community Facilities District No. 2005-01 (Law Enforcement, Fire and Paramedic Services) Calling a Special Election within Annexation Area 33.*

*Resolution 2022-52 of the City Council acting on Behalf of the City of Coachella Community Facilities District No. 2005-01 (Law Enforcement, Fire and Paramedic Services) Canvassing the Results of the Election Held Within Annexation Area No. 33 Annexed to Said District.*

*Ordinance No. 1194 - An Ordinance of the City Council acting on Behalf of the City of Coachella Community Facilities District No. 2005-01 (Law Enforcement, Fire and*

*Paramedic Services) Authorizing the Levy of a Special Tax Within Annexation Area No. 33 Annexed to Said District (First Reading).*

On the night of the public hearing, staff will provide the Mayor, or designee, with specific instructions on the necessary procedures and public announcements for conducting the above public hearings, and adopting the resolution and ordinance actions.

**FISCAL IMPACT:**

The attached resolutions and ordinance actions would pave the way to annex the Mariposa Pointe site (Annexation No. 33) into the City-wide CFD which would collect an annual assessment that pays for Law Enforcement, Fire and Paramedic Services. The current rate and apportionment method would collect \$1,249.40 for every dwelling unit that is constructed within the developed multifamily residential project. Ultimately, these funds will be used to augment the operating costs for police, fire, and paramedic services in the City of Coachella.

**ALTERNATIVES:**

1. Adopt the attached resolutions and introduce Ordinance 1194 for 1<sup>st</sup> Reading, by title only.
2. Continue this item and provide staff with direction.
3. Take no action.

**RECOMMENDED ALTERNATIVE(S):**

Staff recommends alternative #1.

Attachments:

1. Resolution No. 2022-50
2. Resolution No. 2022-51
3. Resolution No. 2022-52
4. Ordinance No. 1194 (1<sup>st</sup> Reading)
5. Exhibit A - Rate and Method (CFD 2005-01)
6. Exhibit B - CFD Annexation Map 33



**RESOLUTION NO. 2022-50**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA  
DETERMINING THE VALIDITY OF PRIOR PROCEEDINGS RELATING  
TO ANNEXATION OF PROPERTY (ANNEXATION NO. 33) INTO CITY  
OF COACHELLA COMMUNITY FACILITIES DISTRICT NO. 2005-1  
(LAW ENFORCEMENT, FIRE AND PARAMEDIC SERVICES)**

**WHEREAS**, the City Council (the “Council”) of the City of Coachella, California (the “City”), has heretofore adopted Resolution No. 2022-38 stating its intention to annex certain property, consisting of Mariposa Pointe – Tract No. 32074, 32074-1 and 32074-2 (“Annexation Area No. 33”), into City of Coachella Community Facilities District No. 2005-1 (Law Enforcement, Fire and Paramedic Services) (the “District”) pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, (the “Act”); and

**WHEREAS**, a copy of Resolution No. 2022-38 incorporating a description and map of the proposed boundaries of Annexation Area No. 33, and setting forth the rate and method of apportionment and manner of collection of the special tax to be levied within Annexation Area No. 33, which will be used to finance a portion of the cost of providing law enforcement, fire and paramedic services that are in addition to those provided in the territory within Annexation Area No. 33, prior to the annexation of Annexation Area No. 33, respectively, to the District and do not supplant services already available within the territory of proposed to be included in Annexation Area No. 33, are on file with the City Clerk and incorporated herein by reference; and

**WHEREAS**, Resolution No. 2022-38 set May 25, 2022 as the date of the public hearing and continue the item to the July 25, 2007 on the annexation of Annexation Area No. 33 to the District and this Council held the said public hearing as required by law; and

**WHEREAS**, at said hearing all persons not exempt from the special tax desiring to be heard on all matters pertaining to the annexation of Annexation Area No. 33 to the District were heard and a full and fair hearing was held; and

**WHEREAS**, at said hearings evidence was presented to the Council on said matters before it, and this Council at the conclusion of said hearings is fully advised in the premises;

**NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF COACHELLA AS FOLLOWS:**

**Section 1.** Pursuant to Section 53325.1(b) of the Government Code, the Council finds and determines that the proceedings prior hereto were valid and in conformity with the requirements of the Act.

**Section 2.** Annexation Area No. 33 is hereby annexed into the District.

**Section 3.** The description and map of the boundaries of Annexation Area No. 33 on file in the City Clerk’s office and as described in said Resolution No. 2022-38 and incorporated herein by reference, shall be the boundaries of Annexation Area No. 33. The map of the proposed

boundaries of Annexation Area No. 33 has been recorded in the Office of the County Recorder of Riverside County, California in Book 70, page 95 of the Book of Maps of Assessments and Community Facilities Districts (Instrument Number 2007-0311095).

**Section 4.** Except where funds are otherwise available, there shall be levied annually in accordance with procedures contained in the Act, a special tax sufficient to finance a portion of the cost of providing law enforcement, fire and paramedic services that are in addition to those provided in the territory within Annexation Area No. 33 prior to the annexation thereof to the District and do not supplant services already available within the territory proposed to be included in Annexation Area No. 33. The rate and method of apportionment of the special tax and manner of collection is described in detail in Exhibit “A” attached hereto and incorporated herein by this reference. The special tax shall be utilized to pay for authorized services.

**Section 5.** Upon recordation of a notice of special tax lien pursuant to Section 3114.5 of the Streets and Highways Code, a continuing lien to secure each levy of the special tax shall attach to all real property in Annexation Area No. 33, and this lien shall continue in force and effect until the special tax obligation is canceled in accordance with law or until collection of the tax by the City ceases.

**Section 6.** Council finds that the proposed public services are necessary to meet the increased demand put upon the City as a result of the development within Annexation Area No. 25.

**Section 7.** The Council finds that there is not an ad valorem property tax currently being levied on property within Annexation Area No. 33 for the exclusive purpose of financing law enforcement, fire and paramedic services.

**Section 8.** Written protests against annexation of Annexation Area No. 33, or against the furnishing of specified services or facilities or the levying of a specified special tax within Annexation Area No. 33, have not been filed by fifty percent (50%) or more of the registered voters or property owners of one-half (1/2) or more of the area of land within Annexation Area No. 25.

**Section 9.** The Office of the City Manager, 1515 Sixth Street, Coachella, California 92236, (760) 398-3502, or its designee, is designated to be responsible for preparing annually a current roll of special tax levy obligations by assessor’s parcel number and for estimating future special tax levies pursuant to Section 53340.1 of the Government Code.

**Section 10.** The City Clerk is directed to certify and attest to this Resolution and to take any and all necessary acts to call, hold, canvass and certify an election or elections on the levy of the special tax.

**PASSED, APPROVED and ADOPTED** this 8<sup>th</sup> day of June 2022.

---

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. 2022-50 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 8<sup>th</sup> day of June 2022, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

EXHIBIT A  
RATE AND METHOD OF APPORTIONMENT  
OF SPECIAL TAX

**RESOLUTION NO. 2022-52**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA  
ACTING ON BEHALF OF CITY OF COACHELLA COMMUNITY  
FACILITIES DISTRICT NO. 2005-1 (LAW ENFORCEMENT, FIRE AND  
PARAMEDIC SERVICES) CANVASSING THE RESULTS OF THE  
ELECTION HELD WITHIN ANNEXATION AREA NO. 33 ANNEXED TO  
SAID DISTRICT.**

**WHEREAS**, the City Council of the City of Coachella, California (the “Council”) has previously conducted proceedings pertaining to the annexation of certain properties, consisting of Mariposa Pointe – Tract No. 32074, 32074-1 and 32074-2 (“Annexation Area No. 33”), into the City of Coachella Community Facilities District No. 2005-1 (Law Enforcement, Fire and Paramedic Services) (the “District”), the rate and method of apportionment of a special tax to finance a portion of the cost of providing certain public services, and the calling of an election in regard to the foregoing; and

**WHEREAS**, on May 25, 2022, an election was held within Annexation Area No. 33 regarding the rate and method of apportionment of the proposed special tax; and

**WHEREAS**, at such election the proposal for the rate and method of apportionment and manner of collection of the special tax for Annexation Area No. 33 was approved by the qualified electors of Annexation Area No. 33;

**NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF COACHELLA AS FOLLOWS:**

**Section 1.** It is hereby determined that the election conducted within Annexation Area No. 33 was duly and validly conducted.

**Section 2.** The Council, acting as the legislative body of the District, is authorized to levy the special tax on behalf of the District, as specified in Resolution No. 2022-50 determining the validity of prior proceedings adopted by the City Council on May 25, 2022.

**PASSED, APPROVED and ADOPTED** this 8<sup>th</sup> day of June 2022.

---

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. 2022-52 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 8<sup>th</sup> day of June 2022, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

**RESOLUTION NO. 2022-52**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA  
ACTING ON BEHALF OF CITY OF COACHELLA COMMUNITY  
FACILITIES DISTRICT NO. 2005-1 (LAW ENFORCEMENT, FIRE AND  
PARAMEDIC SERVICES) CANVASSING THE RESULTS OF THE  
ELECTION HELD WITHIN ANNEXATION AREA NO. 33 ANNEXED TO  
SAID DISTRICT.**

**WHEREAS**, the City Council of the City of Coachella, California (the “Council”) has previously conducted proceedings pertaining to the annexation of certain properties, consisting of Mariposa Pointe – Tract No. 32074, 32074-1 and 32074-2 (“Annexation Area No. 33”), into the City of Coachella Community Facilities District No. 2005-1 (Law Enforcement, Fire and Paramedic Services) (the “District”), the rate and method of apportionment of a special tax to finance a portion of the cost of providing certain public services, and the calling of an election in regard to the foregoing; and

**WHEREAS**, on May 25, 2022, an election was held within Annexation Area No. 33 regarding the rate and method of apportionment of the proposed special tax; and

**WHEREAS**, at such election the proposal for the rate and method of apportionment and manner of collection of the special tax for Annexation Area No. 33 was approved by the qualified electors of Annexation Area No. 33;

**NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF COACHELLA AS FOLLOWS:**

**Section 1.** It is hereby determined that the election conducted within Annexation Area No. 33 was duly and validly conducted.

**Section 2.** The Council, acting as the legislative body of the District, is authorized to levy the special tax on behalf of the District, as specified in Resolution No. 2022-50 determining the validity of prior proceedings adopted by the City Council on May 25, 2022.

**PASSED, APPROVED and ADOPTED** this 8<sup>th</sup> day of June 2022.

---

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. 2022-52 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 8<sup>th</sup> day of June 2022, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Andrea J. Carranza, MMC  
Deputy City Clerk

**RATE AND METHOD OF APPORTIONMENT FOR  
CITY OF COACHELLA COMMUNITY FACILITIES DISTRICT NO. 2005-1  
(LAW ENFORCEMENT, FIRE AND PARAMEDIC SERVICES)**

A Special Tax as hereinafter defined shall be levied on all Assessor's Parcels in Community Facilities District No. 2005-1 of the City of Coachella (the "CFD") and collected each Fiscal Year commencing in Fiscal Year 2006-07, in an amount determined by the City Council of the City of Coachella, through the application of the Rate Method of Apportionment as described below. All of the real property in the CFD, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

**A. DEFINITIONS**

The terms hereinafter set forth have the following meanings:

**"Act"** means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.

**"Assessor's Parcel"** means a lot or parcel shown in an Assessor's Parcel Map with an assigned Assessor's parcel number.

**"Assessor's Parcel Map"** means an official map of the County Assessor of the County designating parcels by Assessor's parcel number.

**"CFD Administration"** means an official of the City, or designee thereof, responsible for providing for the levy and collection of the Special Taxes.

**"CDF"** means City of Coachella Community Facilities District No. 2005-1 (Law Enforcement, Fire and Paramedic Services).

**"City"** means the City of Coachella.

**"City Council"** means the City Council of the City.

**"Commercial or Industrial Property"** means for each Fiscal Year, property for which a building permit for new construction of a commercial or industrial use building has been issued.

**"County"** means the County of Riverside.

**"Developed Multi-Family Residential Property"** means for each Fiscal Year, all Taxable Property for which a building permit for new construction of a multi-family dwelling with four or more units was issued prior to June 30 of the prior Fiscal Year, exclusive of property for which the property owner pays Transient Occupancy Taxes or the property owner has entered into an agreement with the City pursuant to which such property owner pays Transient Occupancy Taxes.



**“Developed Property”** means for each Fiscal Year, all Developed Multi-Family Residential Property and Developed Single-Family Residential Property.

**“Developed Single-Family Residential Property”** means for each Fiscal Year, all Taxable Property for which a building permit new construction of a single-family dwelling unit was issued prior to June 30 of the prior Fiscal Year.

**“Fiscal Year”** means the period starting July 1 and ending on the following June 30.

**“Resolution of Formation”** means the resolution adopted by the City as authorized by Section 53325.1 of the California Government Code.

**“Special Tax”** means the special tax to be levied in each Fiscal Year on each Assessor’s Parcel Taxable Property.

**“State”** means the State of California.

**“Taxable Property”** means all the Assessor’s Parcels within the boundaries of the CFD which are not exempt from the Special Tax pursuant to law or Section E below.

**“Transient Occupancy Taxes”** means those transient occupancy taxes payable to the City pursuant to Ordinance.

**“Undeveloped Property”** means, for each Fiscal Year, all Assessor’s Parcels not classified as Developed Property or Commercial or Industrial Property.

## **B. ASSIGNMENT TO LAND USE CLASSES**

Each Fiscal Year, all Taxable Property within the CFD classified as Developed Single-Family Residential Property or Developed Multi-Family Residential Property shall be subject to Special Taxes in accordance with the rate and method of apportionment determined pursuant to Sections C and D below.

## **C. MAXIMUM SPECIAL TAX**

### **1. Developed Single-Family Residential Property**

#### **a. Maximum Special Tax**

The 2005-06 thru 2014-15 Maximum Special Tax for each Assessor’s Parcel classified as Developed Single-Family Residential Property shall be \$663.00 for Police Services and \$405.00 for Fire/Paramedic Services.

#### **b. Increase in the Maximum Special Tax**

On each July 1, commencing on July 1, 2015, the Maximum Special Tax shall be increased by an amount equal to the percentage increase in the U.S. Department of Labor Statistics, Consumer Price Index, for Los Angeles-Riverside-Orange County, California, for the 12

month period ending the preceding December 31, of the amount in effect for the previous Fiscal Year.

## **2. Developed Multi-Family Residential Property**

### **a. Maximum Special Tax**

The 2005-06 thru 2014-15 Maximum Special Tax for each Assessor's Parcel classified as Developed Multi-Family Residential Property shall be \$663.00 for Police Services and \$405.00 for Fire/Paramedic Services multiplied by the number of separate dwelling units applicable to such Assessor's Parcel.

### **b. Increase in the Maximum Special Tax**

On each July 1, commencing on July 1, 2015, the Maximum Special Tax shall be increased by an amount equal to the percentage increase in the U.S. Department of Labor Statistics, Consumer Price Index, for Los Angeles-Riverside-Orange County, California, for the 12 month period ending the preceding December 31, of the amount in effect for the previous Fiscal Year.

## **D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX**

Commencing with Fiscal Year 2005-06 and for each following Fiscal Year, the City Council shall levy the Special Tax at the Maximum Special Tax on all Developed Single-Family Residential Property and Developed Multi-Family Residential Property.

## **E. EXEMPTIONS: EXCLUSIONS**

No Special Tax shall be levied on Undeveloped Property, Commercial or Industrial Property or for Developed Property developed as part of a development with less than 4 units. In the event that a Developed Multi-Family Residential Property that has been excluded from a levy of the Special Tax by reason of the payment by the property owner of Transient Occupancy Tax, and should that payment be terminated, such Assessor Parcel shall not longer be excluded from Developed Multi-Family Residential Property and will be subject to the Special Tax.

## **F. APPEALS AND INTERPRETATIONS**

Any taxpayer may file a written appeal of the Special Tax on his/her property with the CFD Administrator, provided that the appellant is current in his/her payments of Special Taxes. During the pendency of an appeal, all Special Taxes previously levied must be paid on or before the payment date established when the levy was made. The appeal must specify the reasons why the appellant claims the calculation of the Special Tax is in error. The CFD Administrator shall review the appeal, meet with the appellant if the CFD Administrator deems necessary, and advise the appellant of its determination. If the CFD Administrator agrees with the appellant, the CFD Administrator shall eliminate or reduce the Special Tax on the appellant's property and/or provide a refund to the appellant. If the CFD Administrator disagrees with the appellant and the appellant is dissatisfied with the determination, the appellant then has 30 days in which to appeal to the Board by filing a written notice of appeal with the Board Secretary, provided that the appellant is

current in his/her payments of Special Taxes. The second appeal must specify the reasons for its disagreement with the CFD Administrator's determination.

#### **G. MANNER OF COLLECTION**

The Special Tax will be collected in the same manner and at the same time as ordinary *ad valorem* property taxes; provided, however, that the CFD may directly bill the Special Tax, may collect Special Taxes at different time or in a different manner if necessary to meet its financial obligations, and may covenant to foreclose and may actually foreclose on delinquent Assessor's Parcels as permitted by the Act.

#### **H. PREPAYMENT OF THE SPECIAL TAX**

The Special Tax may not be prepaid.

#### **I. TERM OF THE SPECIAL TAX**

The Annual Maximum Special Tax shall be levied in perpetuity or until Law Enforcement, Fire and Paramedic Services are no longer being provided by the City within the CFD, whichever is earlier.

**RATE AND METHOD OF APPORTIONMENT FOR  
CITY OF COACHELLA COMMUNITY FACILITIES DISTRICT NO. 2005-1  
(LAW ENFORCEMENT, FIRE AND PARAMEDIC SERVICES)**

A Special Tax as hereinafter defined shall be levied on all Assessor's Parcels in Community Facilities District No. 2005-1 of the City of Coachella (the "CFD") and collected each Fiscal Year commencing in Fiscal Year 2006-07, in an amount determined by the City Council of the City of Coachella, through the application of the Rate Method of Apportionment as described below. All of the real property in the CFD, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

**A. DEFINITIONS**

The terms hereinafter set forth have the following meanings:

**"Act"** means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.

**"Assessor's Parcel"** means a lot or parcel shown in an Assessor's Parcel Map with an assigned Assessor's parcel number.

**"Assessor's Parcel Map"** means an official map of the County Assessor of the County designating parcels by Assessor's parcel number.

**"CFD Administration"** means an official of the City, or designee thereof, responsible for providing for the levy and collection of the Special Taxes.

**"CDF"** means City of Coachella Community Facilities District No. 2005-1 (Law Enforcement, Fire and Paramedic Services).

**"City"** means the City of Coachella.

**"City Council"** means the City Council of the City.

**"Commercial or Industrial Property"** means for each Fiscal Year, property for which a building permit for new construction of a commercial or industrial use building has been issued.

**"County"** means the County of Riverside.

**"Developed Multi-Family Residential Property"** means for each Fiscal Year, all Taxable Property for which a building permit for new construction of a multi-family dwelling with four or more units was issued prior to June 30 of the prior Fiscal Year, exclusive of property for which the property owner pays Transient Occupancy Taxes or the property owner has entered into an agreement with the City pursuant to which such property owner pays Transient Occupancy Taxes.

**“Developed Property”** means for each Fiscal Year, all Developed Multi-Family Residential Property and Developed Single-Family Residential Property.

**“Developed Single-Family Residential Property”** means for each Fiscal Year, all Taxable Property for which a building permit new construction of a single-family dwelling unit was issued prior to June 30 of the prior Fiscal Year.

**“Fiscal Year”** means the period starting July 1 and ending on the following June 30.

**“Resolution of Formation”** means the resolution adopted by the City as authorized by Section 53325.1 of the California Government Code.

**“Special Tax”** means the special tax to be levied in each Fiscal Year on each Assessor’s Parcel Taxable Property.

**“State”** means the State of California.

**“Taxable Property”** means all the Assessor’s Parcels within the boundaries of the CFD which are not exempt from the Special Tax pursuant to law or Section E below.

**“Transient Occupancy Taxes”** means those transient occupancy taxes payable to the City pursuant to Ordinance.

**“Undeveloped Property”** means, for each Fiscal Year, all Assessor’s Parcels not classified as Developed Property or Commercial or Industrial Property.

## **B. ASSIGNMENT TO LAND USE CLASSES**

Each Fiscal Year, all Taxable Property within the CFD classified as Developed Single-Family Residential Property or Developed Multi-Family Residential Property shall be subject to Special Taxes in accordance with the rate and method of apportionment determined pursuant to Sections C and D below.

## **C. MAXIMUM SPECIAL TAX**

### **1. Developed Single-Family Residential Property**

#### **a. Maximum Special Tax**

The 2005-06 thru 2014-15 Maximum Special Tax for each Assessor’s Parcel classified as Developed Single-Family Residential Property shall be \$663.00 for Police Services and \$405.00 for Fire/Paramedic Services.

#### **b. Increase in the Maximum Special Tax**

On each July 1, commencing on July 1, 2015, the Maximum Special Tax shall be increased by an amount equal to the percentage increase in the U.S. Department of Labor Statistics, Consumer Price Index, for Los Angeles-Riverside-Orange County, California, for the 12

month period ending the preceding December 31, of the amount in effect for the previous Fiscal Year.

## **2. Developed Multi-Family Residential Property**

### **a. Maximum Special Tax**

The 2005-06 thru 2014-15 Maximum Special Tax for each Assessor's Parcel classified as Developed Multi-Family Residential Property shall be \$663.00 for Police Services and \$405.00 for Fire/Paramedic Services multiplied by the number of separate dwelling units applicable to such Assessor's Parcel.

### **b. Increase in the Maximum Special Tax**

On each July 1, commencing on July 1, 2015, the Maximum Special Tax shall be increased by an amount equal to the percentage increase in the U.S. Department of Labor Statistics, Consumer Price Index, for Los Angeles-Riverside-Orange County, California, for the 12 month period ending the preceding December 31, of the amount in effect for the previous Fiscal Year.

## **D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX**

Commencing with Fiscal Year 2005-06 and for each following Fiscal Year, the City Council shall levy the Special Tax at the Maximum Special Tax on all Developed Single-Family Residential Property and Developed Multi-Family Residential Property.

## **E. EXEMPTIONS: EXCLUSIONS**

No Special Tax shall be levied on Undeveloped Property, Commercial or Industrial Property or for Developed Property developed as part of a development with less than 4 units. In the event that a Developed Multi-Family Residential Property that has been excluded from a levy of the Special Tax by reason of the payment by the property owner of Transient Occupancy Tax, and should that payment be terminated, such Assessor Parcel shall not longer be excluded from Developed Multi-Family Residential Property and will be subject to the Special Tax.

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The Special Tax will be collected in the same manner and at the same time as ordinary *ad valorem* property taxes; provided, however, that the CFD may directly bill the Special Tax, may collect Special Taxes at different time or in a different manner if necessary to meets its financial obligations, and may covenant to foreclose and may actually foreclose on delinquent Assessor's Parcels as permitted by the Act.

**H. PREPAYMENT OF THE SPECIAL TAX**

The Special Tax may not be prepaid.

**I. TERM OF THE SPECIAL TAX**

The Annual Maximum Special Tax shall be levied in perpetuity or unit Law Enforcement, Fire and Paramedic Services are no longer being provided by the City within the CFD, whichever is earlier.



# ANNEXATION MAP NO. 33

## TRACT NO. 32074, 32074-1 AND 32074-2

### COMMUNITY FACILITIES DISTRICT NO. 2005-1

#### (LAW ENFORCEMENT, FIRE AND PARAMEDIC SERVICES)

CITY OF COACHELLA  
 COUNTY OF RIVERSIDE  
 STATE OF CALIFORNIA

FILED IN THE OFFICE OF THE CITY CLERK THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF ANNEXATION NO. XX, TRACT NO. 32074, 32074-1 AND 32074-2, TO COMMUNITY FACILITIES DISTRICT NO. 2005-1 (LAW ENFORCEMENT, FIRE AND PARAMEDIC SERVICES), CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF COACHELLA AT A REGULAR MEETING THEREOF, HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006 BY ITS RESOLUTION NO. \_\_\_\_\_

\_\_\_\_\_  
 CITY CLERK  
 CITY OF COACHELLA

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, AT THE HOUR OF \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN THE BOOK \_\_\_\_\_ PAGES \_\_\_\_\_ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AND AS INSTRUMENT NO. \_\_\_\_\_ IN THE OFFICE OF THE COUNTY RECORDERS IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

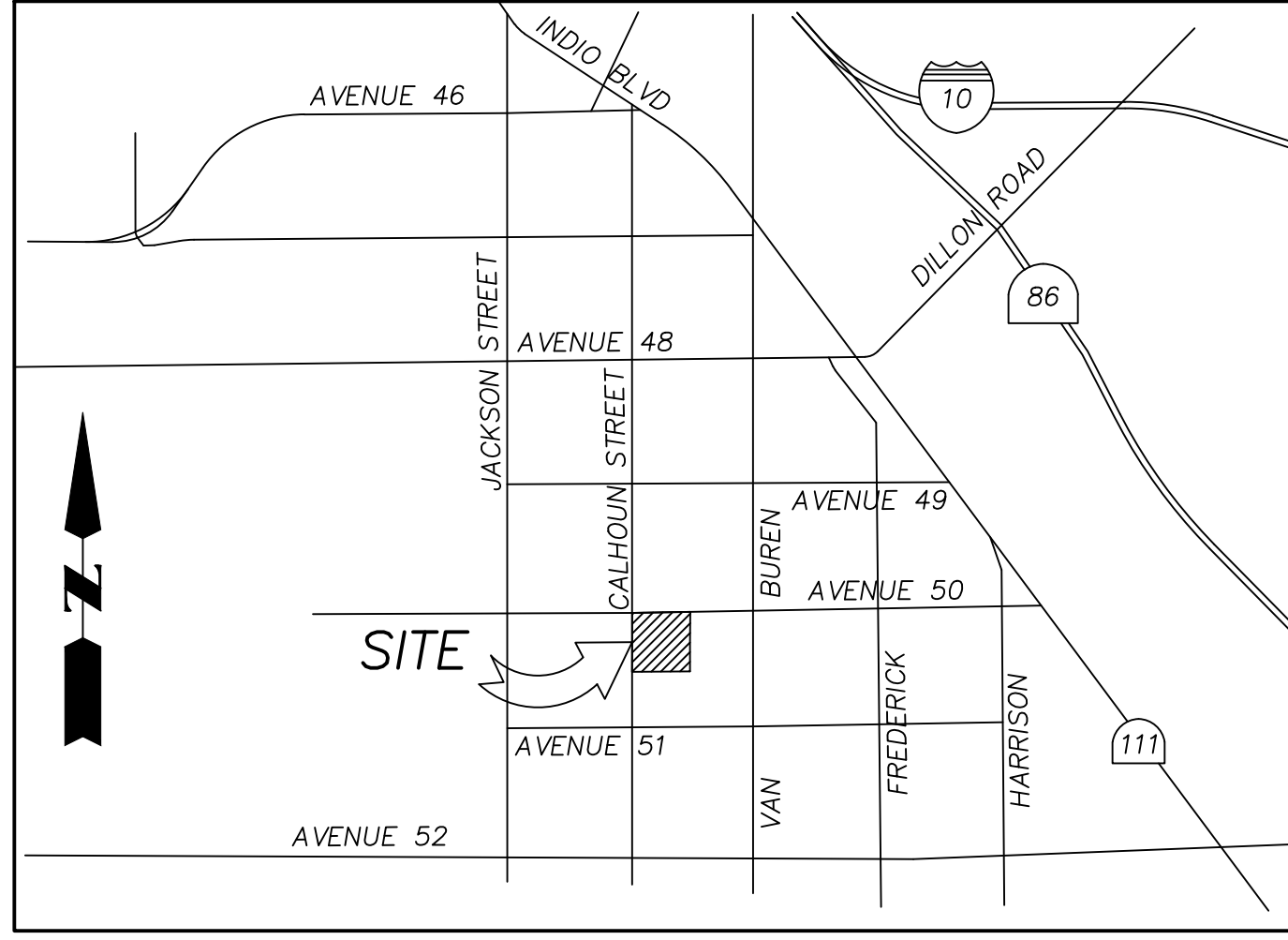
\_\_\_\_\_  
 COUNTY RECORDER  
 COUNTY OF RIVERSIDE  
 STATE OF CALIFORNIA

REFERENCE IS MADE TO THAT BOUNDARY MAP OF COMMUNITY FACILITIES DISTRICT NO. 2005-1 (LAW ENFORCEMENT, FIRE AND PARAMEDIC SERVICES) OF THE CITY OF COACHELLA RECORDED WITH THE RIVERSIDE COUNTY RECORDER'S OFFICE ON September 7, 2005, IN BOOK 63 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, PAGE 100, AS INSTRUMENT NO. 2005-0737672.

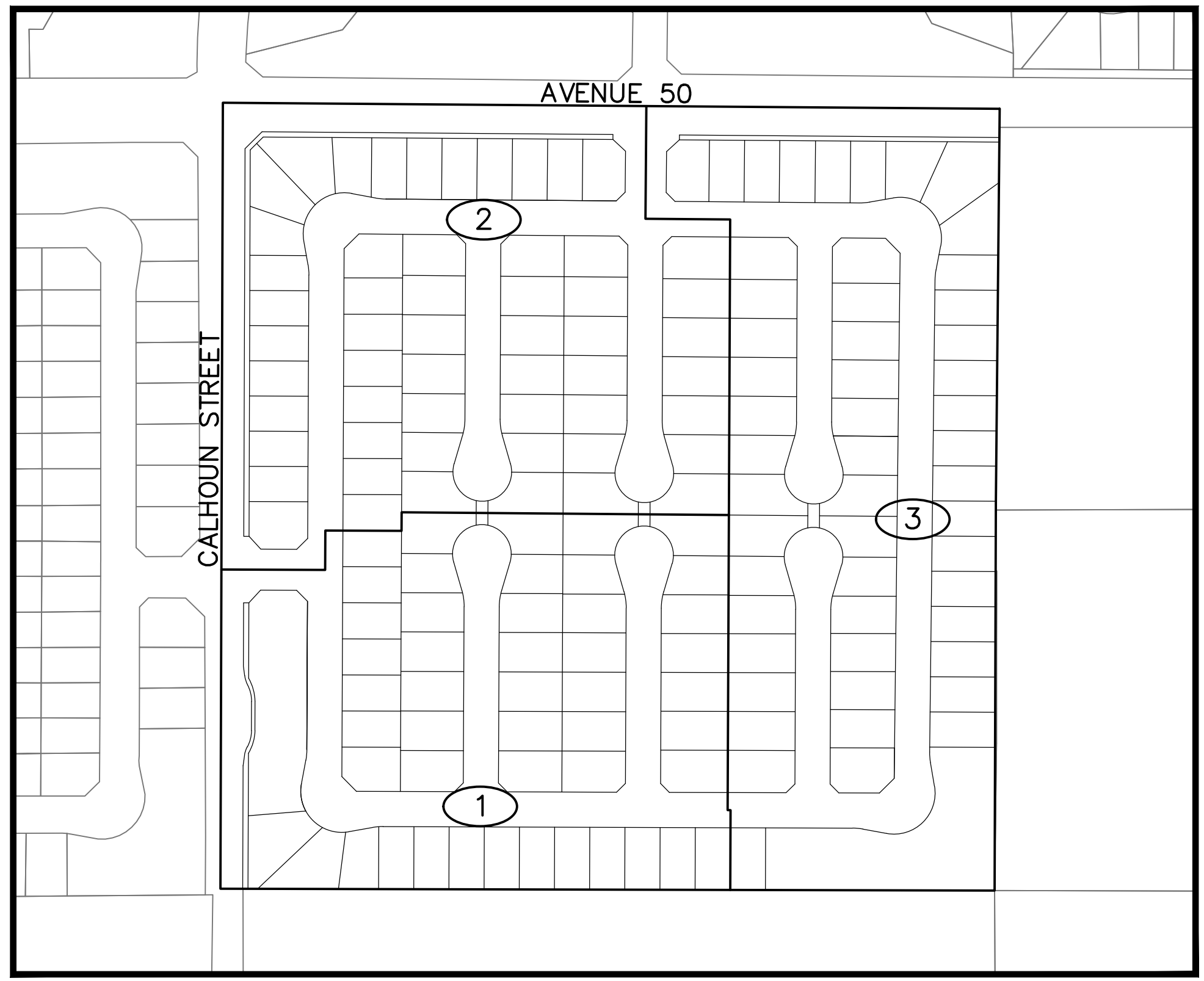
THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL SHOWN ON THIS DIAGRAM SHALL BE THOSE LINES AND DIMENSIONS AS SHOWN ON THE RIVERSIDE COUNTY ASSESSORS MAPS FOR THOSE PARCELS LISTED.

THE RIVERSIDE COUNTY ASSESSORS MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.

ASMT. NO.	TRACT NO.	ASSESSOR'S PARCEL NO.	ACREAGE
1	32074	779-300-016 THRU 779-300-050; 779-301-010 THRU 779-301-022	7.75
2	32074-1	779-270-001 THRU 779-270-019; 779-271-001 THRU 779-271-036	8.71
3	32074-2	779-271-039 THRU 779-271-052; 779-272-001 THRU 779-272-016; 779-300-001 THRU 779-300-014; 779-301-001 THRU 779-301-008	8.73



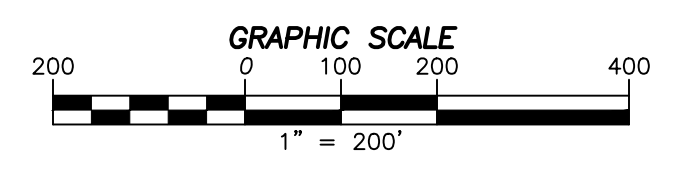
**VICINITY MAP**  
 N.T.S.



**LEGEND**

— ANNEXATION BOUNDARY

① ASSESSMENT NUMBER





**STAFF REPORT**  
**6/8/2022**

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

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

**SUBJECT:** JJWR Holdings Manufacturing and RV Storage Project- Tentative Parcel Map No. 38218, Conditional Use Permit No. 354, Architectural Review No. 21-07 for the construction of two 25,750 sq. ft. industrial building to create up to 32 warehouse condominiums and 8 office condominiums on a 3.29 acre site at 53-457 and 53-459 Enterprise Way. Applicant: JJWR, LLC

**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission adopt Resolution No. 2022-56 and 2022-57 approving Tentative Parcel Map (TPM) No. 38218, Conditional Use Permit (CUP) No. 354, and Architectural Review (AR) No. 21-07 construction of two 25,750 sq. ft. industrial building to create up to 32 warehouse condos and 8 office condos on a 3.29 acre site at 53-457 and 53-459 Enterprise Way.

**BACKGROUND:**

On June 17, 2021 the applicant, JJWR Holdings, LLC, submitted an application for the proposed project. Staff distributed a Request for Agency Comments and scheduled a meeting with the applicant and provided comments for the proposed development. Staff expressed that RV storage is not an expressly permitted or conditionally permitted use in the M-H (Heavy Industrial) Zone and that an interpretation would be required by the Planning Commission and City Council. The Planning Commission considered the project on May 18, 2022 and recommended that the City Council approve the project and that the RV storage be conditioned as a secondary use on the project site.

**DISCUSSION/ANALYSIS:**

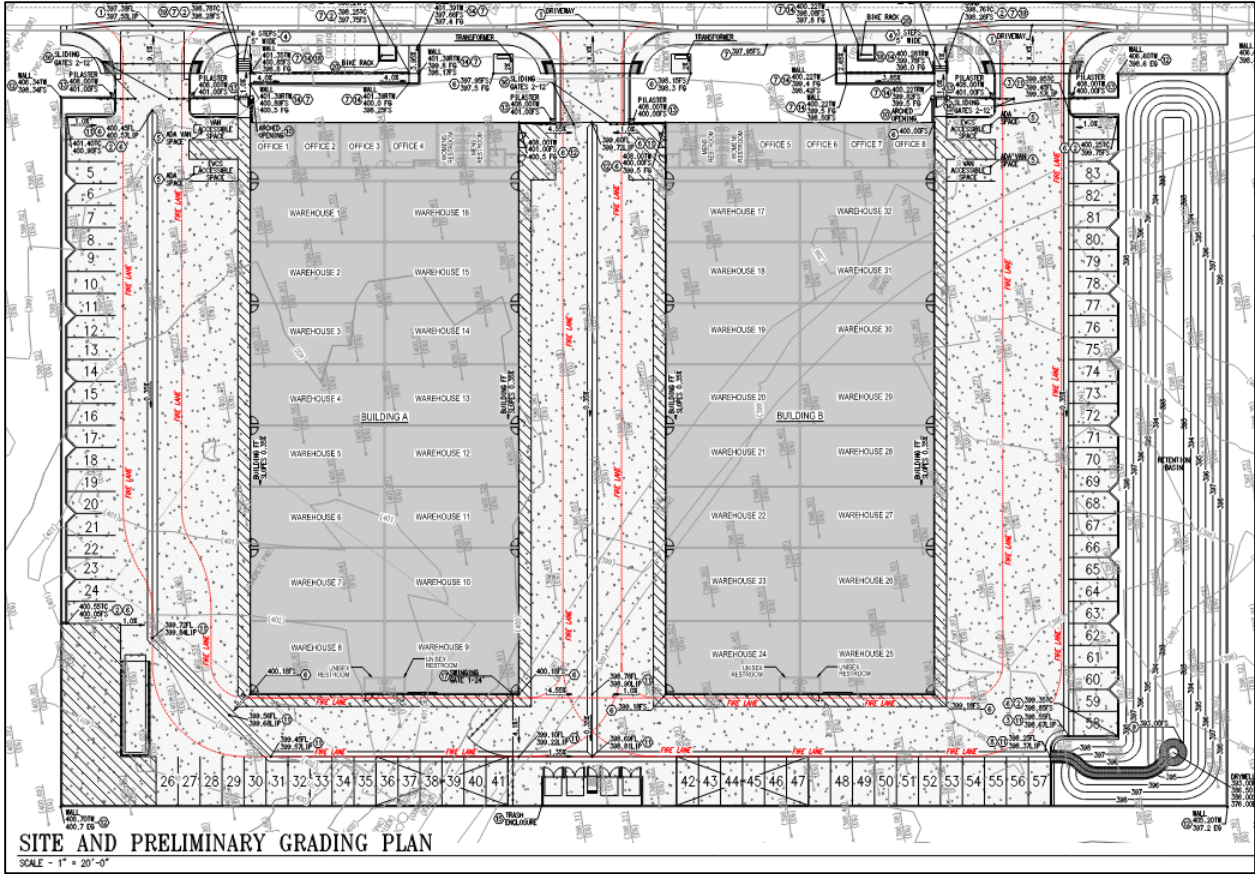
The surrounding land uses and zoning designations of the 3.29 acre site (APN 763-141-030 and 031) are as follows:

- North:** Vacant Land (M-H, Heavy Industrial).
- South:** Vacant Land (M-H, Heavy Industrial).
- East:** City of Coachella Corporate Yard (M-H, Heavy Industrial).
- West:** Metal Industrial Building (M-H, Heavy Industrial).

**Site Plan**

The applicant proposes construction of industrial facilities consisting of two single story, 25,750 sq. ft. buildings. The site consists of two parcels (53-457 Enterprise Way - 1.78 acres and 53-459 Enterprise Way - 1.49 acres). Tentative Parcel Map is proposed, which would create 32 warehouse condominiums and 8 office condominiums. The applicant operates an existing business, Eurotec M.F.G. Inc., which operates in an industrial building in the City of Indio at 84464 Cabazon Center Drive, specializing in the manufacturing of decorative wood panel systems for building interiors. The applicant indicated that they plan to move their operation to the subject Coachella site in order to facilitate the expansion of their operations.

**Figure 1: Site Plan**



Three 30' wide gated driveway entrances are proposed, which allow for vehicle circulation through the sides and rear of the proposed buildings. A drive aisle of 30' is proposed that accommodates 2-way vehicle traffic. The rear drive aisle is 20.5' wide. The applicant proposed 95 parking stalls of 9'x 20' in size within the project site located along the northerly, southerly and rear property line. A large 41' x 11' trash enclosure is proposed to the rear of the site with 4 trash bin storage areas. A loading dock is proposed to the rear of the site for large truck deliveries. The frontage of

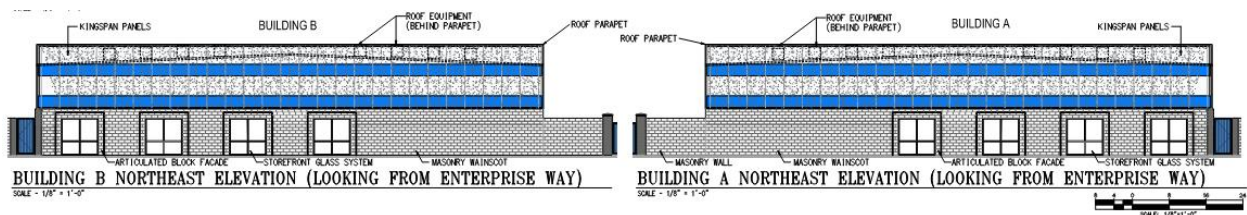
the development will include construction of a 6' wide sidewalk. A large retention basin is proposed at the southerly portion of the site.

Each of the two industrial buildings consist of 16 unconditioned warehouse units ranging in size from 1,320 sq. ft (55' x 30') to 1,575 sq. ft (55' x 24'). There are 4 office units are proposed in each building ranging in size from 250-280 sq. ft. on the first and second floors. Men and Women restroom facilities are provided for the office areas in both buildings on the 1<sup>st</sup> and 2<sup>nd</sup> floors. Separate unisex restrooms are proposed at the rear of both buildings.

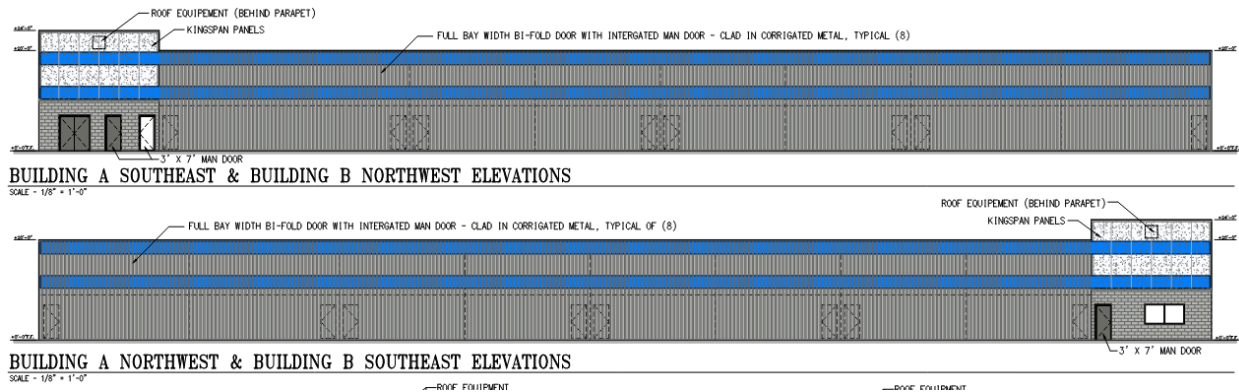
**Architectural Design**

The overall architectural style of the project incorporates a simplified modern industrial design. The building construction included a combination of block at the project frontage, metal corrugated metal, and Kingspan panels. Windows are largely located at the front elevation on the first floor with an articulated clock façade. Side elevations largely consist of metal corrugated metal and utilize bi-fold doors with an integrated man door. The rear elevations consist of 12' 14' roll up doors. The maximum height of the building 24 feet.

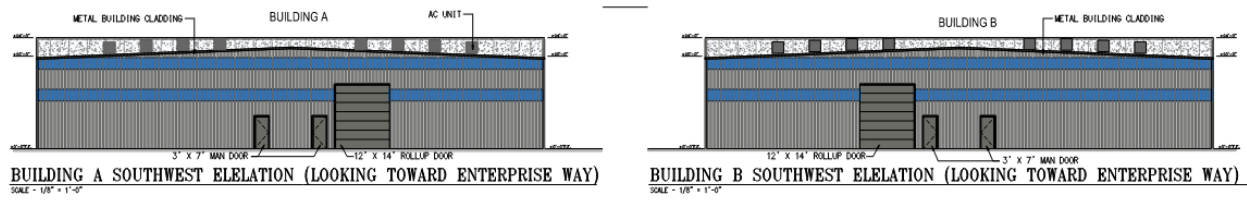
**Figure 2: Building Elevation from Enterprise Way**



**Figure 3: Side Building Elevations**



**Figure 4: Rear Building Elevations**



**Landscape Design**



The plant palette shows a variety of trees, shrubs and vines largely concentrated along the project frontage. Trees include “Muskogee Crape Myrtle,” “Chilean Mesquite,” “Mediterranean Fan Palm,” “Windmill Palm” and “Mexican Fan Palm.” The shrubs include “Desert Carpet Acacia”, “Do-La-la Bougainvillea”, “Rio Bravo Texas Ranger”, “Red Yucca” and “New Gold Lantana.” Vines include “Barbara Karst Bougainvillea” planted along the front and northerly wall. Desert Gold Sand art 1/8 inch is proposed as groundcover. Staff requests that the Desert Gold be decomposed granite with a 3/4 inch grain.

**Figure 5: Landscape Plan**



**CONSISTENCY WITH THE GENERAL PLAN**

The proposed project is within a land use designation of Industrial District according to the General Plan 2035 Land Use Element that allows industrial development. The project is consistent with the policies of the Land Use and Community Character's Sub-Area #7 which envisions a variety of industrial uses in the area bounded by the railroad and SR111 on the west and by the Whitewater River and SR 86S on the east. More specifically, the General Plan vision for Sub-Area #7 is for a diversity of job-producing uses and that would provide for industrial, warehouse and distribution uses in the portion of the subarea where the proposed project is located. The applicant proposes RV storage as a use for the project and staff believes that this use would generate limited on-site jobs inconsistent with the vision of the General Plan without a primary use at the site that is job

producing. Furthermore, the General Plan Designations Compatible Uses table 4-1 identifies that Automotive uses may be permitted in the Industrial District as secondary uses.

**CONSISTENCY WITH ZONING**

The proposed industrial facility site is designated as M-H (Heavy Industrial) Zoning District as referenced on the City’s official Zoning Map. The M-H zone permits all uses of the M-S (Manufacturing Service) Zone, except emergency shelters. The proposed wood panel manufacturing uses would be consistent with the permitted primary use of a woodworking shop. Industrial projects that offer mini storage warehouses are permitted in the Manufacturing Services zone subject to the approval of a Conditional Use Permit. Luxtor RV Storage and Service, which stores and repairs recreational vehicles, was approved by the Planning Commission and City Council with a CUP as a mini storage warehouse facility in the M-S Zone.

It is unclear if mini storage warehouses uses are permitted in the M-H Zone with a Conditional Use Permit as Chapter 17.32 M-H Heavy Industrial Zone states that M-H permitted primary uses are “All uses permitted by Section 17.30.020 of the M-S Zone, except emergency shelters,” but does not specifically state if all conditionally permitted uses of the M-S Zone are permitted or conditionally permitted. Existing mini storage facilities that exist in the City of Coachella are within the M-S Zone only and do not exist in the M-H Zone, which include Coachella Self Storage and RV and Right Space Storage.

Staff believes there is an ambiguity in the Zoning Ordinance for the M-H zone and interpretation is warranted to determine if mini storage warehouses are conditionally permitted in the M-H Zone. Staff is supportive of an interpretation that RV storage may be permitted with approval of a CUP in the M-H zone insofar that RV storage use is secondary for this application. Automotive uses are allowed as secondary uses in the Industrial District land use compatible uses table and the project location in General Plan Sub-Area #7 which envisions job producing uses.

**Table 1 – Development Standards**

	<b>Zoning Ordinance</b>	<b>Proposed</b>	<b>Complies with Code</b>
Parking (Minimum)	<b>Zoning -</b> <i>Manufacturing Districts:</i> 1 parking space for each 500 sq. ft. of unit area for up to 20,000 sq. ft., plus one space for each one thousand (1,000) square feet of unit area over 20,000 sq. ft. <b>Required:</b> <u>70 parking spaces</u>	-On-Site Parking: <u>95 parking spaces</u>	Yes
Lot Requirements	<b>Zoning -</b> Minimum Lot size is 10,000 sq. ft.	Lot exceeds 10,000 sq. ft.	Yes

	Zoning Ordinance	Proposed	Complies with Code
Height (maximum)	<b>Zoning</b> - 50' maximum	24'	Yes
Landscaping	<b>Zoning</b> <ul style="list-style-type: none"> <li>• Parking area or driveway abutting a street requires a 10' setback fully landscaped.</li> <li>• Internal landscaping equal to a minimum of 5% of the parking and driveway area.</li> <li>• One 15 gallon tree for every 10 parking spaces.</li> <li>• All landscape planter beds in interior parking areas shall be not less than 5' in width</li> </ul>	<ul style="list-style-type: none"> <li>• All areas exceed 10' fully landscaped setback</li> <li>• Internal landscaping 16.5% of total area.</li> <li>• One tree is provided for every 10 parking spaces.</li> <li>• All planters exceed 5' in parking areas.</li> </ul>	Yes

## ENVIRONMENTAL IMPACT CONSIDERATION

The City of Coachella has determined that the proposed project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 as an infill development because the project involves development on a site under five acres where the parcels comply with General Plan policies and zoning regulations, and where the project site has no value as habitat for endangered, rare or threatened species, and where the site can be adequately served by all required utilities and public services, and the project will not result in any significant effects relating to traffic, noise, air quality, or water quality. The subject site is surrounded on all sides by urban uses and has no suitable habitat for endangered species. There are existing utilities and public services available to serve the site. As proposed, the project will comply with General Plan policies and zoning code regulations and the project does not result in any significant traffic, air quality, or water quality impacts. As such, no additional environmental review is required.

### ALTERNATIVES:

- 1) Adopt Resolution No. 2022-56 (TPM 38218) and Resolution No. 2022-57 (CUP No. 354 and AR No. 21-07) and recommending approval of the industrial development as proposed.
- 2) Adopt Resolution No. 2021-56 and Resolution No. 2022-57 recommending approval of the project with amendments.
- 3) Adopt Resolution No. 2021-56 and Resolution No. 2022-57 recommending approval of the project without RV storage.
- 4) Recommend denial of the ordinance.
- 5) Continue this item and provide staff with direction.



**RECOMMENDED ALTERNATIVE(S):**

Staff recommends Alternative #1.

**Attachments:**

1. Resolution No. 2022-56 (Tentative Parcel Map No. 38218)  
Exhibit A – Conditions of Approval
2. Resolution No. PC2022-57 (Conditional Use Permit No. 354 and Architectural Review No. 21-07)  
Exhibit A - Conditions of Approval
3. Vicinity Map
4. Development Plan Set (Site Plan, Floor Plan, Elevations, Preliminary Grading, and Landscape Plan)
5. Agency Correspondence
6. Photos of existing Eurotec M.F.G. Inc. facility
7. JJWR Holdings Project Description

**RESOLUTION NO. 2022-56**

**A RESOLUTION OF THE CITY OF COACHELLA CITY COUNCIL APPROVING TENTATIVE PARCEL MAP NO. 38218 FOR A CONDOMINIUM SUBDIVISION FOR 32 WAREHOUSE CONDOMINIUM SPACES AND 8 OFFICE CONDOMINIUMS ON AN APPROXIMATELY 3.29 ACRE SITE (APN 763-141-030 and 763-141-031). JJWR, LLC (APPLICANT).**

**WHEREAS** JJWR, LLC filed an application for Tentative Parcel Map No. 38218, Conditional Use Permit No. 354, Architectural Review No. 21-07 for a 3.29 acre site located at 53-457 and 53-459 Enterprise Way (APN 778-081-003 and 778-081-001); and,

**WHEREAS**, the City has processed said application pursuant to the Subdivision Map Act (commencing with Section 64410, Title 7 of the Government Code and the California Environmental Quality Act of 1970) as amended; and,

**WHEREAS**, on May 5, 2022 the City gave public notice as required under Government Code Section 66451.3 by mailing notices to property owners within at least 300 feet of the project and publishing a public notice in the Desert Sun of the holding of a public hearing at which the project would be considered; 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 Planning Division completed an initial environmental assessment of the above matter and in accordance with the California Environmental Quality Act (CEQA) recommends the City Council determine the project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 as an infill development because the project involves development on a site under five acres where the parcel complies with General Plan policies and zoning regulations, and where the project site has no value as habitat for endangered, rare or threatened species, and where the site can be adequately served by all required utilities and public services, and the project will not result in any significant effects relating to traffic, noise, air quality, or water quality.

**WHEREAS**, Tentative Parcel Map No. 37670 is in conformance with the Coachella Municipal Code, the land use pattern and development standards of the Subdivision Ordinance when viewed in conjunction with the conditions that are imposed; and,

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

**WHEREAS** on May 18, 2022, the Planning Commission of the City of Coachella held a duly noticed public hearing on the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties; and

**WHEREAS** on June 8, 2022, the City Council of the City of Coachella held a duly noticed public hearing on the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties; and

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

**Section 1.** Incorporation of Recitals

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

**Section 2.** CEQA Findings

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the City Council, and the facts outlined below, the City Council hereby finds and determines that the proposed project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 as an infill development because the project involves development on a site under five acres where the parcel complies with General Plan policies and zoning regulations, and where the project site has no value as habitat for endangered, rare or threatened species, and where the site can be adequately served by all required utilities and public services, and the project will not result in any significant effects relating to traffic, noise, air quality, or water quality. The subject site is surrounded on all sides by urban uses and has no suitable habitat for endangered species. There are existing utilities and public services available to serve the site. As proposed, the project will comply with General Plan policies and zoning code regulations and the project does not result in any significant traffic, air quality, or water quality impacts. As such, no additional environmental review is required.

**Section 3.** Tentative Parcel Map Findings

With respect to Tentative Parcel Map (TPM) No. 38218, the City Council finds as follows for the proposed for the industrial development project:

1. The parcel map is consistent with the goals, objectives, policies and implementation measures of the Coachella General Plan 2035. The site has an Industrial District land use designation that allows for a range of industrial uses. The project proposes manufacturing facilities and secondary RV storage facility, in keeping with the Industrial land use category for this site. The internal design 32 air-space warehouse units and 8 office units as encouraged by the General Plan.
2. The site is physically suitable for the type of development proposed under

Tentative Parcel Map 38218 in that the acreage and exterior boundaries of the proposed map are consistent with the site acreage and boundaries. The project complies with all parking and loading requirements.

3. The design of the subdivision is not likely to cause substantial environmental damage nor substantially and avoidable injure fish or wildlife or their habitat. The site is previously disturbed and there are no bodies of water near the site.
4. The design of the subdivision is not likely to cause serious health problems. The project will comply with Building Code and Fire Code regulations.
5. The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision in that the map is for the creation of 32 warehouse condominium units and 8 office units for manufacturing and indoor RV storage use. There are not known easements that would conflict with the proposed subdivision.
6. The City Council, in light of the whole record before it, including but not limited to recommendation of the Development Services Director as provided in the Staff Report dated May 18, 2022 and documents incorporated therein by reference and any other evidence within the record or provided at the public hearing of this matter, hereby finds that Tentative Parcel Map 38218 is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 as an infill development because the project involves development on a site under five acres where the parcel complies with General Plan policies and zoning regulations, and where the project site has no value as habitat for endangered, rare or threatened species, and where the site can be adequately served by all required utilities and public services, and the project will not result in any significant effects relating to traffic, noise, air quality, or water quality.

**Section 5.** City Council Approval

Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella City Council hereby approves Tentative Parcel Map (CUP 351) No. 38218 subject to the Conditions of Approval as set forth in “Exhibit A”.

**PASSED, APPROVED and ADOPTED** this 9<sup>th</sup> day of June 2022.

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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. 2022-56 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 9<sup>th</sup> day of June 2022, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Andrea J. Carranza, MMC  
Deputy City Clerk

**Exhibit A - Resolution No. 2022-56****CONDITIONS OF APPROVAL****TENTATIVE PARCEL MAP 38218 JJWR HOLDINGS MANUFACTURING AND RV STORAGE PROJECT****General Conditions**

1. Tentative Parcel Map No. 38218 shall be valid for 24 months from the effective date of said City Council approvals unless the applicant requests an extension of time and granted by the Planning Commission. The conditional use permit shall expire and shall become void one year following the date on which the conditional use became effective, unless prior to the expiration of one year a building permit is issued and construction is commenced and diligently pursued toward completion, or a certificate of occupancy is issued. Violation of any of the conditions of approval shall be cause for revocation of the Conditional Use Permit and Architectural Review.
2. 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.
3. Within five business days of project approval, the applicant shall submit to the Planning Division a check made payable to the County of Riverside in the amount of \$50 for filing the CEQA Notice.

**Final Map**

4. The Final Map shall comply with the Subdivision Map Act and City of Coachella Subdivision Ordinance.
5. All public streets shall be dedicated to The City of Coachella.
6. Prior to submittal of the final map to the City Council for approval, the applicant shall post securities (Bonds) to guarantee the installation of required improvements and a Subdivision Improvement Agreement shall be submitted to Engineering Division for City Engineer and City Attorney approval.



7. Prior to approval of the Final Map, the applicant shall resolve CVWD issues related to existing tile drains or irrigation mains located within the tract boundary or along the streets adjacent to the tract. If necessary, tile drains and irrigation lines shall be relocated and easement documents prepared for the new location of any such lines. The easement shall be shown on the final map. Plans for the tile drain or irrigation relocation shall be submitted to CVWD for approval and a copy of the plans shall be submitted to the City for evaluation regarding possible conflict with City facilities. The applicant shall submit to the City approved copies of any such relocation plans.

**RESOLUTION NO. 2022-57**

**A RESOLUTION OF THE CITY OF COACHELLA CITY COUNCIL APPROVING CONDITIONAL USE PERMIT NO. 354 AND ARCHITECTURAL REVIEW NO. 21-07 FOR THE CONSTRUCTION OF TWO 2,750 SQ. FT. INDUSTRIAL BUILDINGS TO CREATE UP TO 32 WAREHOUSE CONDOMINIUMS AND 8 OFFICE CONDOMINIUMS ON AN APPROXIMATELY 3.29 ACRE SITE (APN 763-141-030 and 763-141-031). JJWR, LLC (APPLICANT).**

**WHEREAS** JJWR, LLC filed an application for Conditional Use Permit (CUP No. 354) and Architectural Review (AR) No. 21-07 to allow the construction of a of two 25,750 sq. ft. industrial building to create up to 32 warehouse condos and 8 office condos on a 3.29 acre site at 53-457 and 53-459 Enterprise Way (APN 763-141-030 and 763-141-031); and,

**WHEREAS**, the City has processed said application pursuant to the Subdivision Map Act (commencing with Section 64410, Title 7 of the Government Code and the California Environmental Quality Act of 1970) as amended; and,

**WHEREAS**, on May 5, 2022 the City gave public notice as required under Government Code Section 66451.3 by mailing notices to property owners within at least 300 feet of the project and publishing a public notice in the Desert Sun of the holding of a public hearing at which the project would be considered; 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 conditions as stipulated by the City are necessary to protect the public health, safety and welfare of the community.

**WHEREAS**, the Planning Division completed an initial environmental assessment of the above matter and in accordance with the California Environmental Quality Act (CEQA) recommends the City Council determine the project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 as an infill development because the project involves development on a site under five acres where the parcel complies with General Plan policies and zoning regulations, and where the project site has no value as habitat for endangered, rare or threatened species, and where the site can be adequately served by all required utilities and public services, and the project will not result in any significant effects relating to traffic, noise, air quality, or water quality.

**WHEREAS** on May 18, 2022, the Planning Commission of the City of Coachella held a duly noticed public hearing on the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties; and

**WHEREAS** on June 8, 2022, the City Council of the City of Coachella held a duly noticed public hearing on the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties; and

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

**Section 1.** Incorporation of Recitals

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

**Section 2.** CEQA Findings

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the City Council, and the facts outlined below, the City Council hereby finds and determines that the proposed project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 as an infill development because the project involves development on a site under five acres where the parcel complies with General Plan policies and zoning regulations, and where the project site has no value as habitat for endangered, rare or threatened species, and where the site can be adequately served by all required utilities and public services, and the project will not result in any significant effects relating to traffic, noise, air quality, or water quality. The subject site is surrounded on all sides by urban uses and has no suitable habitat for endangered species. There are existing utilities and public services available to serve the site. As proposed, the project will comply with General Plan policies and zoning code regulations and the project does not result in any significant traffic, air quality, or water quality impacts. As such, no additional environmental review is required.

**Section 3.** Conditional Use Permit and Architectural Review Findings

With respect to Conditional Use Permit (CUP) 354 and Architectural Review 21-07, the City Council finds as follows for the proposed for the industrial development project:

1. The Conditional Use Permit and Architectural Review is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has an Industrial District land use designation that allows for a range of industrial uses. The proposed uses on the site are in keeping with the policies of the Industrial land use classification insofar as the RV Storage is a secondary part of the project and not the primary use. The proposed structures on the site are in keeping with the policies of the Industrial District land use classification and the project is internally consistent with other General Plan policies for this type of development. The project is consistent with the policies of the Land Use and Community Character's Sub-Area #7 policies which envisions a diversity of job-producing uses and that would provide for industrial, warehouse and distribution uses.

2. The proposed uses will be located, designed, constructed, operated and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area. The proposed project is in compliance with the applicable development standards for the M-H (Heavy Industrial) Zoning District of the City's Zoning Code insofar that the RV storage portion of the project remains a secondary portion of the development.
3. Consideration is given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities, to harmful effect, if any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the development. The proposed project is in compliance with the applicable development standards for the M-H (Heavy Industrial) Zoning District of the City's Zoning Code. The proposed development consists of the development of two 25,750 sq. ft. industrial buildings for manufacturing and RV storage. The proposed uses will be compatible with existing adjacent uses that include industrial and municipal uses within the immediate vicinity.
4. The Project will be compatible with neighboring properties with respect to land development patterns. The proposed development would develop according to the development standards of the M-H Zone at a scale, massing, and aesthetic appeal of existing development is in keeping with development of neighboring properties such as the Coachella Corporate Yard, Jehovah's Witness building, and the City of Coachella Civic Center. The plans submitted for this project propose development of two 25,750 sq. ft. industrial buildings for manufacturing and RV storage.
5. The proposed use will include three new vehicular approaches to the property designed to improve off-site and on-site vehicular circulation for existing traffic on surrounding public streets or roads. Evidence of this is reflected in the provided site plan design. The three new proposed drive aisles and internal circulation have been reviewed and approved by the Fire Department and the Engineering Department.

**Section 5.** City Council Approval

Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella City Council hereby approves Conditional Use Permit (CUP No. 354), and Architectural Review No. 21-07 for the JJWR Holdings Manufacturing and RV Storage Project and subject to the Conditions of Approval as set forth in "Exhibit A":

**PASSED, APPROVED and ADOPTED** this 9<sup>th</sup> day of June 2022.

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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. 2022-57 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 9<sup>th</sup> day of June 2022, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Andrea J. Carranza, MMC  
Deputy City Clerk

**Exhibit A - Resolution No. 2022-57****CONDITIONS OF APPROVAL****CONDITIONAL USE PERMIT NO. 354, ARCHITECTURAL REVIEW NO. 21-07 JJWR  
HOLDINGS MANUFACTURING AND RV STORAGE PROJECT****General Conditions**

1. Conditional Use Permit No. 354 and Architectural Review 21-07 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. The conditional use permit shall expire and shall become void one year following the date on which the conditional use became effective, unless prior to the expiration of one year a building permit is issued and construction is commenced and diligently pursued toward completion, or a certificate of occupancy is issued.
2. 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.
3. Within five business days of project approval, the applicant shall submit to the Planning Division a check made payable to the County of Riverside in the amount of \$50 for filing the CEQA Notice.
4. RV Storage uses shall be a secondary use for the project site and shall occupy less than 50% of the proposed condominium warehouse spaces to be considered consistent with the Coachella General Plan's identification of automotive uses as secondary uses. Any future Zoning Ordinance Amendments to the Coachella Municipal Code or General Plan Amendment or Use Interpretation that expressly allows RV storage to be considered a primary use in the M-H Zone or Industrial District shall override this condition of approval.

**Architectural Design**

5. Trash enclosures installed for the project shall be architecturally compatible with the building and include storage areas for recycling containers. The enclosure shall be constructed to Burrtec Waste Management Standards and be consistent with the Design Guidelines. Both Burrtec Waste Management and the City Engineer shall approve the location of the trash enclosure.



6. All roof mounted mechanical equipment, except solar panels, shall be view obscured by a parapet wall greater in height than the equipment installed. Ground mounted mechanical equipment shall be view obscured by landscaping or enclosure.
7. Outdoor storage areas shall be obscured from public view and specifically shall not be visible from any public roads.
8. If buried cultural materials are discovered inadvertently during any earth-moving operations associated with the project, all work within 50 feet of the discovery should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.
9. If human remains are discovered, HSC §7050.5 prohibits any further disturbance until the Riverside County Coroner has made the necessary findings as to the origin. Human remains of Native American origin will need to be treated per consultations among the Most Likely Descendant, the City of Coachella, and the project proponent in accordance with PRC §5097.98.

### **Landscaping**

10. Landscaping and irrigation shall be provided in accordance with Section 17.54.010(J) of the Municipal Code and in accordance with the State Model Water Efficient Landscape Ordinance (AB 1881). Water budget calculations, including the Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use (ETWU) shall be provided as part of the landscaping and irrigation plan.
11. Desert Gold groundcover shall be modified from 1/8" to 3/4".
12. Cobble and boulders are identified on the conceptual landscape plan legend but not shown on the plan. Provide locations of cobble and boulders on the final landscape plan for approval by the Development Services Director.
13. Provide landscape improvements in areas of the proposed retention basin on the final landscape plan.

### **General - Engineering**

14. A focused Traffic Analysis (TA) shall be prepared for the project by an appropriately licensed professional engineer. Prior to the preparation of the TA, the engineer shall submit a scoping letter for the TA for the City Engineer's approval. The TA shall include but not limited to identification of trip generation, traffic distribution and impact on existing transportation facilities and at time of General Plan build-out, all relevant, ingress and egress movements, lines of sight, queuing analysis, and alignment studies (preliminary signing and striping plan). Applicant shall obtain approval of site access and circulation from the Fire Marshall.

15. A preliminary soils report shall be prepared for the project by an appropriately licensed professional engineer. At a minimum, the soils report shall provide specific analyses and recommendations for grading, pavement structural sections, and infiltration.
16. A comprehensive drainage report, prepared by California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. The report shall contain pre- and post-development hydrology maps showing on-site and off-site tributary drainage areas and shall be prepared in accordance with the requirements of the Riverside County Flood Control District. Adequate provisions shall be made to accept and conduct the existing tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. If the design of the project includes a retention basin, it shall be sized to contain the runoff resulting from a 10-year storm event and the runoff from a 100-year storm event shall be contained within basin with shallow ponding (3.5' max.). The basin shall be designed to evacuate a 10-year storm event within 72 hours. The size of the retention basin(s) shall be determined by the hydrology report and be approved by the City Engineer. Retention basin shall be provided with a minimum of 2.00 feet sandy soil if determined to contain silt or clay materials. Maximum allowable percolation rate for design shall be 10 gal./s.f./day unless otherwise approved by the City Engineer. A percolation test for this site is required to be submitted. A combination drywell vertical drain field shall be constructed at all points where runoff enters the retention basin. Drywell & vertical drain field design shall be based on soils borings made at the proposed drywell locations after the retention basins have been rough graded. Minimum depth shall be 45-feet. A log that includes sieve analysis for each strata of the borings shall be submitted to the City Engineer for confirmation of depth of the vertical drain fields. Underground retention under the proposed parking area will be considered as an alternative to surface retention subject to the approval of the City Engineer.
17. Prepare and record necessary drainage easements to implement the project in accordance with drainage law.
18. A storm water quality management plan shall be prepared for the project by California Registered Civil Engineer in compliance with NPDES and State Water Quality Control Board regulations. The project shall be designed to specify preferential use of Low Impact Development Best Management Practices that reduce pollutants and runoff volume.
19. Applicant shall comply with the valley wide NPDES permit requirements including but not limited to submittal of a WQMP for plan review accompanied by a \$3,000 plan check deposit for approval including executed maintenance agreement. All unused plan check fees will be refunded to the applicant upon approval of the Final WQMP.
20. 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.

21. Applicant shall submit for review and approval by the City Engineer all documents related to any existing and proposed on-site and off-site easements that may affect the development of the site. All easements shall be identified on the engineering plans.
22. 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 onsite streets as required.
23. Applicant shall obtain approval of site access and circulation from Fire Marshall.
24. The applicant shall provide necessary utility easements for IID and underground overhead distribution lines within the project boundaries. Applicant shall submit to the City a letter from IID that satisfies this requirement.
25. 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.

#### **ROUGH GRADING:**

26. Prepare and submit rough grading and erosion control plans for the project.
27. The project's soils engineer shall certify to the adequacy of the grading plan.
28. All projects developing one (1) acre or more of total land area, or which are part of a larger phased development that will disturb one acre of land, are required to obtain coverage under the State Water Resources Control Board's (SWRCB) General Permit for storm water discharges associated with construction activity. Proof of filing a Notice of Intent (NOI) with the SWRCB for coverage under this permit is required. The Waste Discharger's Identification Number (WDID), issued by the SWRCB, must be shown on the grading plans. The project's Storm Water Pollution Prevention Plan shall be submitted for the City's review and approval.

#### **PRECISE GRADING:**

29. A precise grading/improvement plan, prepared by a California Registered Civil Engineer, showing building footprints, pad elevations, finished grades, drainage routes, retaining walls, erosion control, slope easements, and all other pertinent information shall be submitted for review and approval by the City Engineer.
30. Rough grading shall be certified by the project soils engineer prior to issuance of a permit for precise grading or building construction.
31. Provide and record a reciprocal use and maintenance agreement to assure common ingress and egress and joint maintenance of all common access, parking areas and drives.

32. If applicant is planning to build a wall, separate permits shall be required for wall construction. The maximum height of any wall shall be limited to six (6) feet as measured from an average of the ground elevations on either side.

**STREET IMPROVEMENTS:**

33. Street improvement plans prepared by a California Registered Civil Engineer shall be submitted for review and approval by the City Engineer. All street improvements including street lights shall be designed and constructed in conformance with City Municipal Code, General Plan, and Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 %.
34. 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.
35. Applicant shall construct and dedicate the following streets and street improvements to conform to the General Plan and/or requirements of Traffic Study.
- 1) Enterprise Way- Public Roadway as shown on the RAC and per these comments shall include the following:
    - a. Street measured at Center line to westerly curb shall have a width of 26-foot
    - b. Applicant shall install all sidewalk, curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, streetlights and all other appurtenances as required to the satisfaction of the City Engineer.
    - c. Applicant shall construct all appurtenant roadway components within project limits such as, but not limited to: curb and gutter, sidewalk, ADA ramps, Traffic control striping, legends, Traffic control signs and street name signs to the satisfaction of the City Engineer.
    - d. Applicant shall remain and protect in place existing curb and gutter that is on good shape condition and/or remove and replace curb and gutter that is not such as, but not limited to: crack, deteriorated or any kind of concrete fractures to the satisfaction of the City Engineer
    - e. Applicant shall underground all existing dry utilities if existing at southbound lane within project limits such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities to the satisfaction of the City Engineer.

**SEWER and WATER IMPROVEMENTS:**

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

**PRIOR TO ISSUANCE OF BUILDING PERMITS:**

38. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
39. Provide a set of proposed Covenants, Conditions and Restrictions (CC&R) for review and approval. The proposed CC&Rs shall contain the Association's/Owner's maintenance obligations with respect to various facilities including, but not limited to, right-of-way and private landscaping, private streets, sidewalks, utilities, street lights, and Water Quality Management Plan (WQMP) features. This document must be submitted to and approved by the City before it is submitted to any other governmental entity. The City of Coachella shall be listed as a third party beneficiary.
40. Prior to issuance of building permits, all required public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be completed or secured with appropriate sureties to the satisfaction of the City Engineer. An engineering final inspection is required. "As-built" plans shall be submitted to and approved by the City Engineer. Prior to acceptance of the improvements by the City, such plans, once approved, shall be given to the city on compact disk in AutoCad format. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City.
41. The applicant's Civil Engineer shall field verify and certify that all BMPs are designed, constructed, and functional in accordance with the approved WQMP.

**PRIOR TO RELEASE OF OCCUPANCY PERMITS/ACCEPTANCE OF PUBLIC IMPROVEMENTS:**

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

to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City.

### **Landscaping**

43. Final landscaping and irrigation plans shall be submitted to the Development Services Department for review and approval. Said plans shall conform to the landscaping plan submitted as part of the subject Architectural Review, and as conditioned herein. Landscape lighting shall be incorporated. All landscape materials shall be identified on a legend and identified graphically on a landscape plan including planting counts, tree caliper, and planted tree heights.
44. Landscaping and irrigation shall be provided in accordance with Section 17.54.010(J) of the Municipal Code and in accordance with the State Model Water Efficient Landscape Ordinance (AB 1881). Water budget calculations, including the Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use (ETWU) shall be provided as part of the landscaping and irrigation plan.
45. The proposed landscape shall be in conformance with the City's Landscape Development Guidelines and should include water-efficient plantings as encouraged for the commercial development. A detailed landscape and irrigation plan shall be submitted that addresses landscape requirements for the project site. All landscaping shall fulfill the general requirements of the Coachella Municipal Code Chapter 17.54 as follows:
  - a. Internal landscaping equal to a minimum of five percent 5% of the parking area and driveway area is required and shall be distributed throughout the parking area.
  - b. All landscape planter beds in interior parking areas shall be not less than five (5) feet in width and bordered by a concrete curb not less than six (6) inches nor more than eight (8) inches in height adjacent to the parking surface. The landscaped planter along the north side of the drive-thru lane shall be a minimum of five feet in width.
  - c. Where a drive aisle abuts the side of a parking space a landscaped planter shall separate the parking space from the drive aisle.
  - d. At least one (1) fifteen (15) gallon tree shall be provided within the parking area for every ten (10) parking spaces, with size, height and species acceptable to staff.
  - e. All internal landscape planters shall have permanent and automatic sprinkler or drip irrigation systems.
46. The landscape plan shall be revised to accommodate usable areas at the west side of Building A for residents and the customers of the retail space that allow for greater visibility and consistent with the Pueblo Viejo Revitalization Plan goals for common use spaces. Plant trees in grates on east and west sides of Building A retail space.
47. The Planning Division may request minor substitutions of plant materials or request additional sizing or quantity of materials during plan check.

48. The applicant shall submit, and must obtain approval from the Development Services Director, a letter from a registered landscape architect confirming that landscaping and irrigation have been installed in accordance with the approved plans prior to issuance of a certificate of occupancy. Any damaged, dead or decayed landscaping landscape areas within the remainder of the commercial center shall be replaced per approved landscape plans upon landscape inspection by the Development Services Department and prior to issuance of a certificate of occupancy.
49. The site landscaping shall be maintained in good condition at all times, and the owner or operator of the facility shall be responsible for replacing any damaged, dead or decayed landscaping as soon as practicable, and in accordance with the approved landscape plan.
50. Include low intensity landscape lighting.

**Coachella Valley Water District:**

51. Applicant must comply with Coachella Valley Water District regulations pertaining to irrigation infrastructure protect-in-place practices, relocation or abandonment of infrastructure, if needed.

**Fire Department ([chris.cox@fire.ca.gov](mailto:chris.cox@fire.ca.gov) 760-393-3386)**

52. Fire Hydrants and Fire Flow: Prior to the issuance of building permits, plans for the water system shall be submitted to the fire department for review and approval. The water system shall be capable of delivering the required fire flow. Based on the application, the largest proposed building is 4500 square feet, assuming construction type VB, with fire sprinklers, therefore the minimum required fire flow is 1000 gallons per minute at 20 psi for 2 hours. Fire hydrant location and spacing shall comply with the fire code. An approved water supply for fire protection during construction shall be made available prior to the arrival of combustible materials on site. Reference 2019 California Fire Code (CFC) 507.5.1, 3312, Appendices B and C.
53. Fire Department Access: Prior to building permit issuance, a fire access site plan shall be approved. Approved vehicle access, either permanent or temporary, shall be provided during construction. CFC 503.1.1, 3310.1 and 503.2.1
54. Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal. Ref. CFC 503.4.1
55. Phased Construction Access: If construction is phased, each phase shall provide approved access for fire protection prior to any construction. Ref. CFC 503.1
56. Construction Permits Fire Department Review: Submittal of construction plans to the Office of the Fire Marshal will be required.



57. Prior to building permit issuance, a statement of intended use from the owner or business representative shall be provided to the Office of the Fire Marshal about the proposed manufacturing, operations, and storage in the building. Ref. CFC 105.4.2.
58. Fire Sprinkler System: All new commercial structures 3,600 square feet or larger shall be protected with a fire sprinkler system. Ref CFC 903.2 as amended by the City of Coachella.
59. Fire Alarm and Detection System: A water flow monitoring system and/or fire alarm system may be required and determined at time of building plan review. Ref. CFC 903.4, CFC 907.2 and NFPA 72.
60. Knox Box and Gate Access: Buildings shall be provided with a Knox Box. The Knox Box shall be installed in an accessible location approved by the Office of the Fire Marshal. Gates installed across access walkways and maintained locked shall be provided with approved Knox equipment. Electric gate operators shall be provided with Knox key switches. Electric gate operators shall also be connected to a remote signal receiver compatible for use with the preemption devices on the Riverside County fire apparatus. The gate shall automatically open upon receiving a remote signaled form the fire apparatus and remain in the fully open position for a minimum of 20 seconds. Ref. CFC 506.1
61. Addressing: All commercial buildings shall display street numbers in a prominent location on the street side of the premises and additional locations as required. Ref. CFC 505.1

**Environmental Compliance:**

62. Must submit water and sewer plans for approval and determine impacts to systems from Utilities Dept. - project required to connect to City public sewer and water system.
63. Detailed plumbing and mechanical plans required.
64. Tenant Improvements must submit a Source Control survey to determine necessary pretreatment controls.
65. WQMP: required for priority projects - Parking lot  $\geq 5,000$  sq. ft. or  $\geq 25$  parking spaces - CC&R found in the WQMP incomplete and will need to be completed for approval.
66. Install Above Ground "Double Check Detector Assembly" DCDA for fire system.
67. Install RP/Backflow device at least 12" within all water meters servicing landscape, commercial and or industrial facilities.
68. Install separate AMI 4-G metering system for each building.
69. Install separate AMI 4-G water service meter for irrigation system.

70. Verify if truck docks are below the grade and submit design for drainage system.



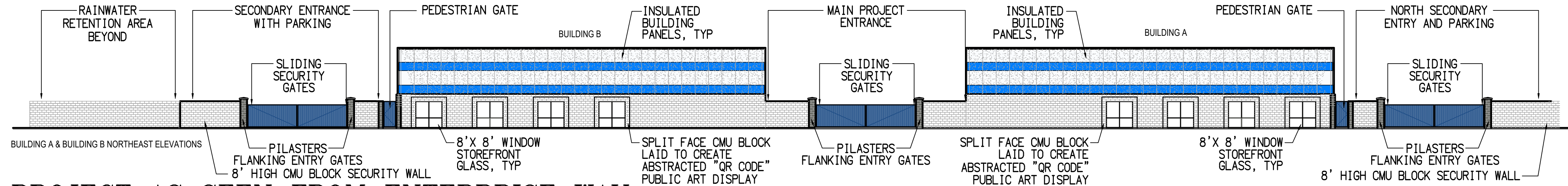


# JJWR HOLDINGS – MANUFACTURING & RV STORAGE PROJECT

## PARCEL 3 & 4 ENTERPRISE WAY, COACHELLA, CA 92236

Attachment 4

### SE 1/4 SECTION 9, T6S, R8E, SBM



### PROJECT AS SEEN FROM ENTERPRISE WAY

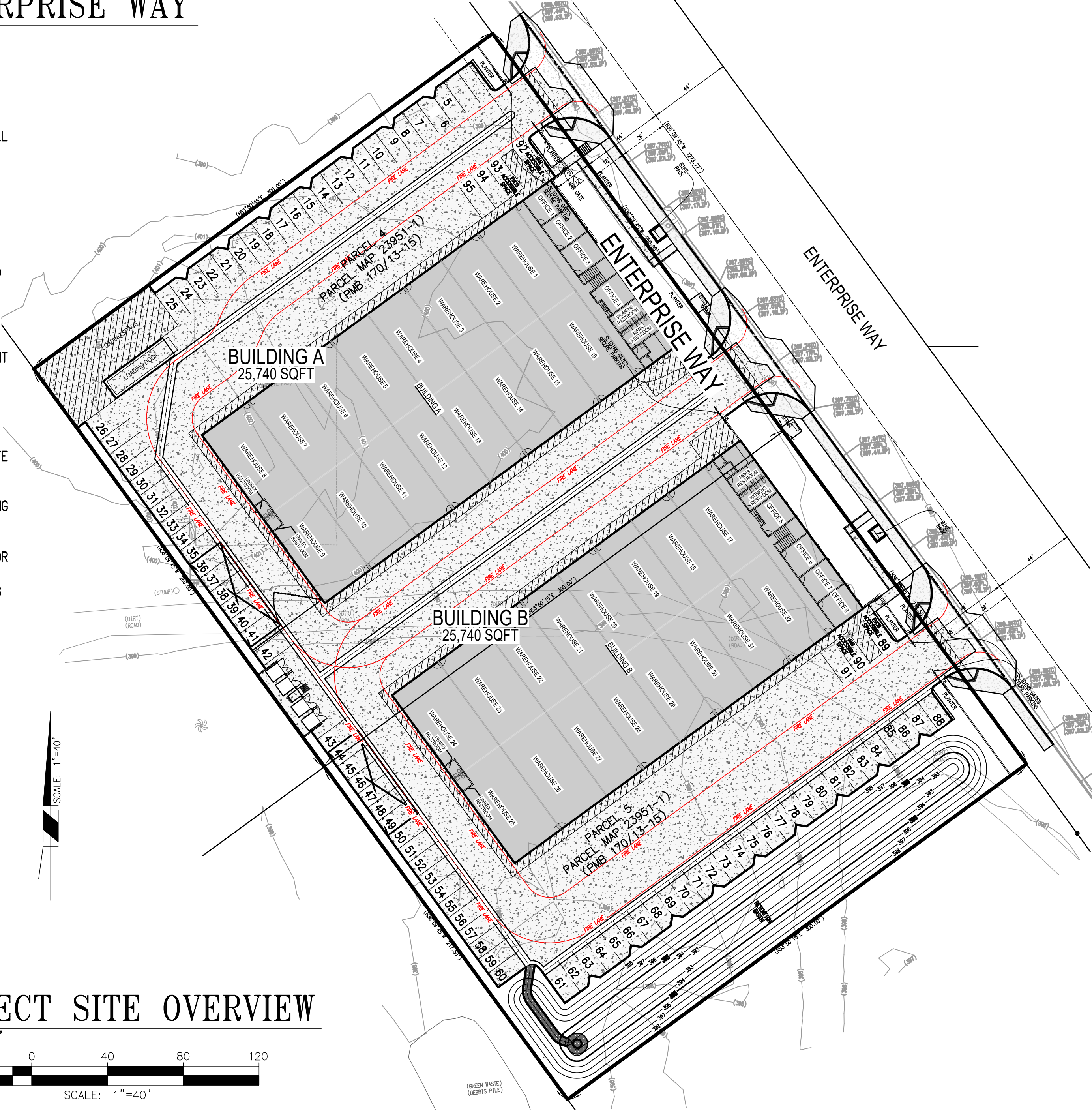
SCALE - 1" = 15'-0"

#### PROJECT DESCRIPTION

1. THE PROJECT CONSISTS OF (2) 25,740 SQ FT BUILDINGS WITH A TOTAL OF UP TO (16) AIR-SPACE CONDOMINIUM MANUFACTURING/WAREHOUSE/STORAGE UNITS AND (4) OFFICE AIR-SPACE CONDOMINIUMS EACH FOR A TOTAL OF (40) UNITS. EACH BUILDING WILL HAVE AN ACCESSIBLE SHARED UNISEX RESTROOM ACCESSED FROM THE SOUTHWESTERN FIRE LANE FOR USE BY PROJECT OWNERS AND GUESTS.
2. BOTH BUILDING "A" AND BUILDING "B" ARE NEW BUILDINGS. EACH BUILDING WILL HAVE AN ELECTRICAL ROOM AND FIRE RISER CLOSET AND WILL HAVE A MAXIMUM HEIGHT OF 24'-0".
3. EXTERIOR WALLS SHALL BE CORRUGATED STEEL ON THE INTERIOR OF THE PROJECT AND A COMBINATION OF INSULATED DECORATIVE PANELS AND INTEGRAL CMU BLOCK WITH A RECESSED FLAT METAL ROOF SYSTEM SCREENED BEHIND PARAPET WALLS. EXTERIOR WALLS FACING ENTERPRISE WAY WILL BE FINISHED IN A 3 COLOR COMBINATION, WITH THE THIRD COLOR SPECIFIED AS AN ACCENT ON MINOR TRIM ELEMENTS. (SEE ELEVATIONS, SHEET 4).
4. OFFICE UNITS WILL BE DELIVERED CONDITIONED AND FINISHED. MANUFACTURING/WAREHOUSE/STORAGE UNITS WILL BE DELIVERED UNFINISHED AND UNCONDITIONED.
5. ALL MANUFACTURING/WAREHOUSE/STORAGE UNITS WILL BE DELIVERED AS UNCONDITIONED SHELL AND WILL HAVE TWO (2) ROOF MOUNTED PLINTHS INTENDED FOR FUTURE ROOF MOUNTED MECHANICAL EQUIPMENT. ALTHOUGH ALL UNITS WILL BE PRE-WIRED FOR AIR CONDITIONING AND/OR HEATING, SUCH IMPROVEMENTS WILL BE AT THE DIRECTION OF THE INDIVIDUAL OWNERS OF EACH UNIT AND SUBJECT TO CITY APPROVAL OF TENANT IMPROVEMENT PLANS AND PERMITS. OFFICE UNITS WILL BE DELIVERED AS CONDITIONED SHELLS SUBJECT TO CITY APPROVAL OF FUTURE TENANT IMPROVEMENTS.
6. ADDITIONAL PERMITS SUBMITTED AS A PART OF THIS CONSTRUCTION DOCUMENT SET WILL INCLUDE: TRASH ENCLOSURE, 8' HIGH PERIMETER WALLS, ENTRY GATES AND PILASTERS, AND ENTRY MONUMENT SIGNAGE.
7. THE PROPOSED PROJECT IS INTENDED TO PROVIDE FLEXIBILITY OF USE. THE DEVELOPER WILL INITIALLY USE THE NORTH BUILDING TO RELOCATE THEIR EXISTING MANUFACTURING BUSINESS TO. THE SOUTH BUILDING WOULD BE USED FOR FUTURE EXPANSION OF THEIR BUSINESS, OR COULD BE LEASED TO A TENANT ENGAGED IN MANUFACTURING OR SIMILAR ACTIVITIES, OR COULD BE USED FOR REVENUE GENERATING RV AND BOAT STORAGE. ALL OF THESE USES ARE PERMITTED OR CONDITIONALLY PERMITTED WITHIN THE ZONE, AND ARE ALL VERY APPROPRIATE USES FOR THE MANUFACTURING ZONE. THE PROPOSED MANUFACTURING/WAREHOUSE/STORAGE TYPE USE IS COMMONLY MARKETED AS 'INDUSTRIAL FLEX' PROPERTY. 'INDUSTRIAL FLEX' IS PRESENTLY ONE OF THE MOST IN-DEMAND COMMERCIAL PROPERTY TYPES IN THE COACHELLA VALLEY AND DEVELOPED PROPERTIES ARE IN VERY LIMITED SUPPLY. FURTHER, THE PROPOSED PARCEL MAP AND CONDOMINIUM OVERLAY CREATE THE OPPORTUNITY FOR FINANCE AND PURCHASE OF ALL OR JUST PART OF A BUILDING, AND POTENTIALLY OFFER THE OPPORTUNITY FOR OWNERSHIP OF SMALL WAREHOUSE SPACES TO SMALLER BUSINESSES AND DISADVANTAGED ENTITIES THAT LACK THE CAPITAL REQUIRED TO PURCHASE A LARGER BUILDING OR TO DEVELOP AN INDUSTRIAL/WAREHOUSE BUILDING FROM THE GROUND UP.
8. THE PROPOSED PROJECT CONSISTS OF TWO BUILDINGS THAT WILL BE OF TYPE VB CONSTRUCTION, WITH AN OCCUPANCY CLASSIFICATION OF B FOR THE OFFICES AND S-1 FOR THE WAREHOUSE AREAS. THE BUILDINGS WILL BE SPRINKLERED WITH A FULLY AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT.

#### MAXIMUM FLOOR AREA ALLOWANCE PER OCCUPANT

BUILDING A (CONDOMINIUMS)			BUILDING B (CONDOMINIUMS)		
TYPE	NO. OCCUPANCY	SQFT	TYPE	NO. OCCUPANCY	SQFT
WAREHOUSE 1	S1	= 1,320/500 SQFT = 2.75	WAREHOUSE 17	S1	= 1,320/500 SQFT = 2.75
WAREHOUSE 2	S1	= 1,320/500 SQFT = 2.75	WAREHOUSE 18	S1	= 1,320/500 SQFT = 2.75
WAREHOUSE 3	S1	= 1,320/500 SQFT = 2.75	WAREHOUSE 19	S1	= 1,320/500 SQFT = 2.75
WAREHOUSE 4	S1	= 1,320/500 SQFT = 2.75	WAREHOUSE 20	S1	= 1,320/500 SQFT = 2.75
WAREHOUSE 5	S1	= 1,320/500 SQFT = 2.75	WAREHOUSE 21	S1	= 1,320/500 SQFT = 2.75
WAREHOUSE 6	S1	= 1,320/500 SQFT = 2.75	WAREHOUSE 22	S1	= 1,320/500 SQFT = 2.75
WAREHOUSE 7	S1	= 1,650/500 SQFT = 3.25	WAREHOUSE 23	S1	= 1,650/500 SQFT = 3.25
WAREHOUSE 8	S1	= 1,650/500 SQFT = 3.15	WAREHOUSE 24	S1	= 1,650/500 SQFT = 3.15
WAREHOUSE 9	S1	= 1,650/500 SQFT = 3.15	WAREHOUSE 25	S1	= 1,650/500 SQFT = 3.15
WAREHOUSE 10	S1	= 1,650/500 SQFT = 3.25	WAREHOUSE 26	S1	= 1,650/500 SQFT = 3.25
WAREHOUSE 11	S1	= 1,320/500 SQFT = 2.75	WAREHOUSE 27	S1	= 1,320/500 SQFT = 2.75
WAREHOUSE 12	S1	= 1,320/500 SQFT = 2.75	WAREHOUSE 28	S1	= 1,320/500 SQFT = 2.75
WAREHOUSE 13	S1	= 1,320/500 SQFT = 2.75	WAREHOUSE 29	S1	= 1,320/500 SQFT = 2.75
WAREHOUSE 14	S1	= 1,320/500 SQFT = 2.75	WAREHOUSE 30	S1	= 1,320/500 SQFT = 2.75
WAREHOUSE 15	S1	= 1,320/500 SQFT = 2.75	WAREHOUSE 31	S1	= 1,320/500 SQFT = 2.75
WAREHOUSE 16	S1	= 1,320/500 SQFT = 2.75	WAREHOUSE 32	S1	= 1,320/500 SQFT = 2.75
OFFICE 1	B	= 280/150 SQFT = 2.25	OFFICE 5	B	= 250/150 SQFT = 2.45
OFFICE 2	B	= 280/150 SQFT = 2.25	OFFICE 6	B	= 280/150 SQFT = 2.25
OFFICE 3	B	= 280/150 SQFT = 2.25	OFFICE 7	B	= 280/150 SQFT = 2.25
OFFICE 4	B	= 250/150 SQFT = 2.45	OFFICE 8	B	= 280/150 SQFT = 2.25
TOTAL = 55.00			TOTAL = 55.00		



### PROJECT SITE OVERVIEW

SCALE - 1" = 40'

**GENERAL PLAN DESIGNATION:**  
INDUSTRIAL DISTRICT

**ZONING:**  
ZONE M-H, HEAVY INDUSTRIAL

#### PROJECT AREA CALCULATIONS

TOTAL SITE AREA: 143,250 SQ. FT. (APPROX. 3.29± ACRES)

BUILDING A FOOTPRINT:	25,080 SQFT.
BUILDING B FOOTPRINT:	25,080 SQFT.
TOTAL PROPOSED BUILT AREA:	50,160 SQFT.
NEW ONSITE HARDSCAPE AREA:	69,460 SQFT.
TOTAL ONSITE NON-PERVIOUS AREA:	119,620 SQFT.
LANDSCAPED AREA:	23,630 SQFT. (16.5% OF TOTAL AREA)
PROPOSED ONSITE RETENTION:	(10,010 SQFT.)

OFF SITE HARDSCAPE IMPROVEMENTS: 270 LF OF NEW CURB AND GUTTER, 5' WIDE CURB ADJACENT PUBLIC SIDEWALK ALONG PROJECT FRONTAGE ON ENTERPRISE WAY (2,255 SQFT.), 3 NEW DRIVEWAY APRONS AT PROJECT ENTRANCES (INCL. 6 NEW SIDEWALK CURB RAMPS AND 1,380 SQFT. OF ENHANCED PAVING IN DRIVEWAYS), ADA ACCESSIBLE WALKS FROM SIDEWALK 195 SQFT. (INCL. 2 CONCRETE PADS FOR BIKE RACKS), AND 50 LF OF 6" HIGH X 12" WIDE POURED IN PLACE CONCRETE STEPS.

PROPOSED PERMEABLE LANDSCAPED AREA IN RIGHT-OF-WAY: 3,340 SQFT.

#### PARKING REQUIREMENTS

(BASED ON CITY OF COACHELLA ORDINANCE 17.54.010 (C)(2) - PARKING REQUIREMENTS)

TOTAL BUILDING SF - 50,160SF  
 FIRST 20,000 SF - 1SPACE/400SF = (50 SPACES)  
 REMAINING 30,160 SF - 1SPACE/1000SF = (31 SPACES)  
 TOTAL REQUIRED = (81 SPACES)  
 TOTAL PROVIDED = (95 SPACES)

- (1) SPACE TO BE DESIGNATED EVCS ADA VAN ACCESSIBLE (SEE TABLE 11-208.2),
- (1) SPACE TO DESIGNATED RESERVED FOR EVCS (SEE TABLE 11B-222.3.2.11).
- (1) SPACE RESERVED FOR CARPOOL VEHICLE (SEE CGC TABLE 5.106.5.2).
- (1) SPACE RESERVED FOR CLEAN AIR VEHICLE (SEE CGC TABLE 5.106.5.2).

SECURED BICYCLE PARKING REQUIRED = 5% OF TOTAL VEHICLE PARKING PROVIDED = 4.35 (5) SEE CGC 5.710.6.2.2.

- 1 SPACE ADA VAN ACCESSIBLE
- 1 SPACE RESERVED FOR VAN ACCESSIBLE (EVCS READY)
- 1 SPACE RESERVED FOR CLEAN AIR VEHICLE (EVCS READY)
- 69 SPACES GENERAL PARKING
- 5 SPACES REQUIRED FOR SECURE BICYCLE PARKING SPACE

#### SUMMARY OF ON SITE PARKING PROVIDED

GENERAL PARKING	89
ADA VAN SPACE	2
ACCESSIBLE EVCS SPACE (FUTURE)	2
CLEAN AIR VEHICLE SPACE	2
TOTAL	95
SECURED BICYCLE PARKING	6

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISIONS TO THE PLANS FOR APPROVAL BY THE CITY.

MARK	BY	DATE	REVISIONS	APPR.	DATE
	ENGINEER			CITY	

JJWR HOLDINGS, LLC  
 440 SANTA LUCIA DRIVE  
 HEMET, CA 92543  
 C/O JASON WILLIAMS

PH# 760-250-4450  
 EMAIL: jjwrholdingsllc@gmail.com

RECOMMENDED FOR APPROVAL

NOEL OWBLEY, R.C.E. 39027 DATE: EXP. 12-31-2021

CITY OF COACHELLA

APPROVED FOR CONSTRUCTION:

ANDREW B. SIMMONS, R.C.E. NO. 12266 DATE: EXP. 08-30-2022

APPROVED BY:

J. LUIS LOPEZ, PLANNING DIRECTOR DATE:

EGAN CIVIL, INC.

PO BOX 5282, LA QUINTA, CA 92248-5282  
 (760) 404-7663 WWW.EGANCIVIL.COM

PREPARED UNDER THE DIRECT SUPERVISION OF:

BENJAMIN DANIEL EGAN, R.C.E. 73070 DATE: 12-15-2021

BENCHMARK: NGS B 1326 (PID DX3448) DATUM NAVD88 + 500.00' ELEVATION: 393.85 (TRUE ELEVATION = -106.15)

DESCRIPTION: BRASS DISK FASTENED TO METAL ROD WITH BASE PLATE INTO GROUND

STAMPING: "B 1326 1978"

LOCATION: 1.00 MILES NORTHWEST ALONG STATE HIGHWAY 111 FROM THE JUNCTION OF AIRPORT BOULEVARD IN THERMAL, AT A COACHELLA VALLEY WATER DISTRICT PUMP, 71.2 FT. SOUTHWEST OF THE HIGHWAY CENTERLINE, 37.1 FT. SOUTHWEST OF THE CENTER OF A DIRT ROAD, 1.4 FT. NORTH OF A 6 FT. TALL CHAIN LINK FENCE AROUND THE PUMP. THE MARK IS ABOVE LEVEL WITH THE HIGHWAY.

IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE

JJWR HOLDINGS MANUFACTURING & RV STORAGE PROJECT  
 PARCEL 3 AND 4 ENTERPRISE WAY  
 COACHELLA, CA 92236  
 IN THE SE 1/4 OF SECTION 9, T6S, R8E, SBM

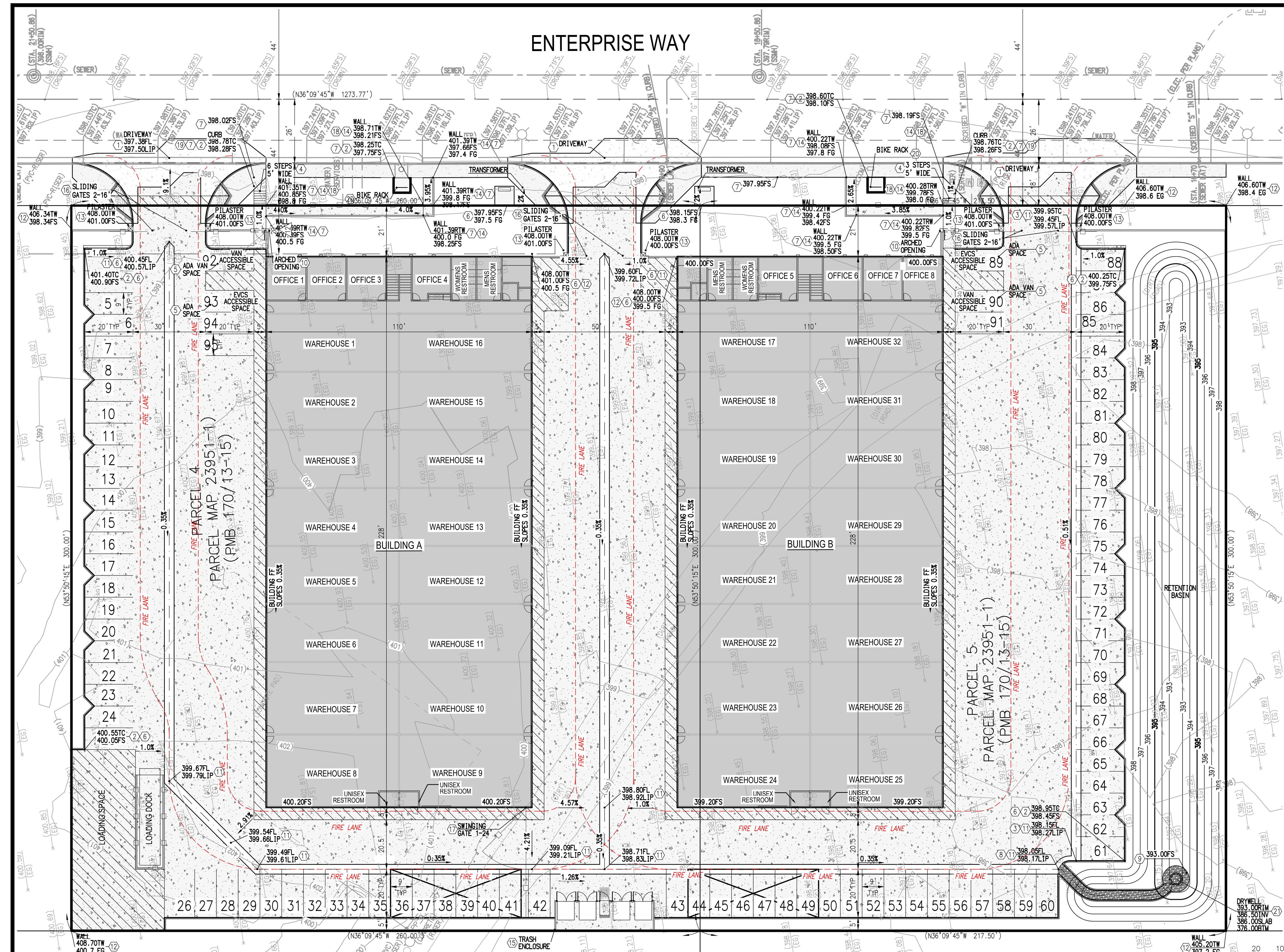
COVER SHEET

FOR: JJWR HOLDINGS, LLC ECI.W.D. 20200527 CITY FILE NO.

SHEET NO. 1 OF 10 SHEETS

PLOT DATE: MARCH 17, 2022





- CONSTRUCTION NOTES**
- CONSTRUCT NEW DRIVEWAY WITH SPANDREL AND CURB RAMPS PER CITY OF COACHELLA STD DETAIL. ALLOW FOR 80 SF TRUCATED DOMES \*SEE NOTE BELOW REGARDING WORK IN CITY R.O.W.
  - CONSTRUCT CONCRETE CURB (6" HIGH, NO GUTTER), PER CITY OF COACHELLA STANDARD DETAIL
  - CONSTRUCT 6" CONCRETE CURB AND GUTTER, PER CITY OF COACHELLA STANDARD DETAIL
  - CONSTRUCT POURED IN PLACE CONCRETE STEP, 6" HIGH X 12" DEEP X 5' WIDE, PER CITY OF COACHELLA STANDARD DETAIL
  - PAINT STRIPING AND INSTALL SIGNAGE FOR ACCESSIBLE PARKING SPACES PER DETAIL 10 ON SHEET 3.
  - CONSTRUCT 6" THICK PORTLAND CEMENT CONCRETE PAVING OVER 4" CLASS II AGG BASE (PER GEOTECH REPORT REC.)
  - CONSTRUCT 4" THICK PORTLAND CEMENT CONCRETE PAVING OVER 90% COMPACTED NATIVE (PER GEOTECH REPORT REC.)
  - INSTALL 3" TO 6" GROUTED RIP RAP WITH 6" HIGH CURB FROM TOP OF SLOPE TO BOTTOM OF RETENTION BASIN
  - INSTALL 3" TO 6" UNGROUTED RIP RAP AROUND DRY WELL IN BOTTOM OF RETENTION BASIN
  - CONSTRUCT 8' X 8' X 16" WIDE CMU ARCHED OPENING WITH 4" WIDE X 6.67" HIGH TUBE STEEL LOCKING MAN GATE.
  - CONSTRUCT 4" WIDE 8" DEEP CONCRETE RIBBON GUTTER
  - CONSTRUCT 8" HIGH CMU BLOCK PERIMETER SECURITY WALL. (PER SEPARATE PERMIT, PER CITY STANDARD DETAIL)
  - CONSTRUCT 9" HIGH X 2" WIDE CMU PILASTER WITH PRECAST CONCRETE CAP PER DETAIL 5, SHEET 3.
  - CONSTRUCT 6" TO 30" HIGH CMU BLOCK GARDEN RETAINING WALL.
  - CONSTRUCT 6" HIGH X 41" WIDE X 12" DEEP CMU BLOCK TRASH ENCLOSURE WITH TUBE STEEL GATES PER DETAIL 6, SHEET 3.
  - INSTALL SET OF 2-7" HIGH X 16" WIDE MOTORIZED SLIDING TUBE STEEL SECURITY GATES PER DETAIL 5 ON SHEET 3. \*\*
  - INSTALL 7" HIGH X 24" WIDE MANUAL LOCKING SWING GATE WITH KNOX BOX HARDWARE. \*\*
  - INSTALL 42" HIGH TUBE STEEL GUARDRAIL MOUNTED ON TOP OF GARDEN WALL, PER DETAIL 2 SHEET 3. \*\*
  - INSTALL 36" HIGH TUBE STEEL HANDRAIL MOUNTED ON TOP OF CONCRETE CURB. \*\*
  - INSTALL 33" HIGH TUBE STEEL BIKE RACK MOUNTED ON TOP OF CONCRETE PAD, PER DETAIL 3 SHEET 3. \*\*
  - INSTALL DRYWELL PER DETAIL SHEET X
  - WATER VALVE
  - INSTALL 1" PVC DOMESTIC WATER SERVICE LINE (WITH MIN. 36" COVER)
  - INSTALL 6" PVC FIRE SERVICE LINE (WITH MIN. 36" COVER)
  - TAP AND INSTALL 4" DETECTOR CHECK
  - INSTALL PIV/FDC
  - INSTALL 3/4" DOMESTIC WATER METER WITH BACKFLOW PREVENTION
  - INSTALL LANDSCAPE WATER METER WITH BACKFLOW PREVENTION
  - INSTALL 4" SCHEDULE 40 ABS SANITARY SEWER LINE
  - TAP AND INSTALL CONNECTION TO SEWER MAIN
  - INSTALL 6" SANITARY SEWER CLEANDOUT
  - CONSTRUCT 6" CONCRETE CURB AND GUTTER, PER CITY OF COACHELLA STANDARD DETAIL ALONG ENTERPRISE WAY FRONTAGE\*
  - INSTALL 4" AC PAVEMENT OVER 6" CLASS II AGG BASE\*
- \* NO WORK SHALL COMMENCE WITHIN THE COUNTY MAINTAINED RIGHT OF WAY WITHOUT SEPARATE ENCROACHMENT PERMIT BY THE TRANSPORTATION DEPARTMENT (ORD. 499). APPLY FOR A RCTD ENCROACHMENT PERMIT WITH THE APPROVED PLANS FOR THE WORK IN THE ROAD RIGHT OF WAY.
- \*\* CONTRACTOR TO PROVIDE SHOP DRAWING FOR THIS ITEM TO THE ENGINEER AND OWNER FOR REVIEW APPROVAL.
- NOTE: THE QUANTITIES ABOVE ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR RESPONSIBLE FOR PERFORMING MATERIAL TAKE-OFFS.

**SITE AND PRELIMINARY GRADING PLAN**  
SCALE - 1" = 20'-0"

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

**811**  
Know what's below. Call before you dig.

MARK	BY	DATE	REVISIONS	APPR.	DATE
	ENGINEER			CITY	

JJWR HOLDINGS, LLC  
440 SANTA LUCIA DRIVE  
HEMET, CA 92543  
C/O JASON WILLIAMS

PH# 760-250-4450  
EMAIL: jjwrholdingsllc@gmail.com

RECOMMENDED FOR APPROVAL

NOEL OWLSLEY R.C.E. 39027 DATE: EXP. 12-31-2021

**CITY OF COACHELLA**

APPROVED FOR CONSTRUCTION:

ANDREW B. SIMMONS, R.C.E. NO. 12266 DATE: EXP. 06-30-2022

APPROVED BY:

J. LUIS LOPEZ, PLANNING DIRECTOR DATE:  



**EGAN CIVIL, INC.**

PO BOX 5282, LA QUINTA, CA 92248-5282  
(760) 404-7663 WWW.EGANCIVIL.COM

PREPARED UNDER THE DIRECT SUPERVISION OF:

BENJAMIN DANIEL EGAN, R.C.E. 73070

DATE: 12-15-2021

BENCHMARK: NGS B 1326 (PID DX3448) DATUM NAVD88 + 500.00'  
ELEVATION: 393.85 (TRUE ELEVATION = -106.15')

DESCRIPTION: BRASS DISK FASTENED TO METAL ROD WITH BASE PLATE INTO GROUND

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IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE

JJWR HOLDINGS MANUFACTURING & RV STORAGE PROJECT

PARCEL 3 AND 4 ENTERPRISE WAY COACHELLA, CA 92236

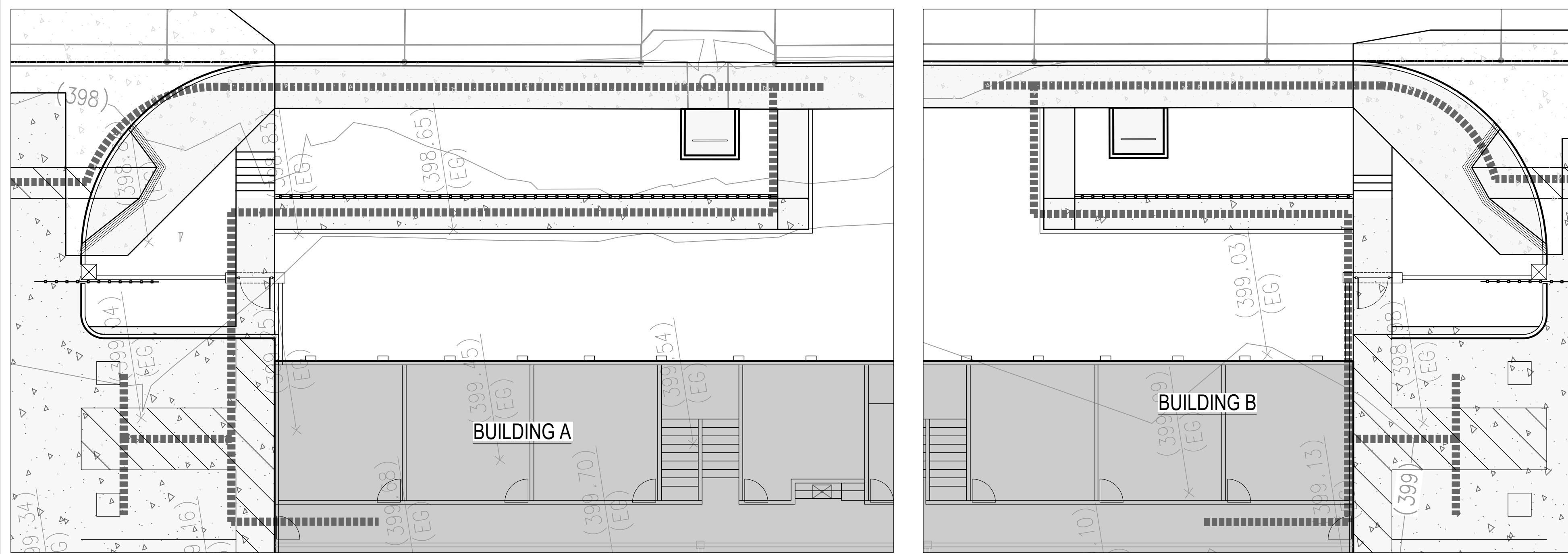
**SITE PLAN**

FOR: JJWR HOLDINGS, LLC ECIVD: 20200527 CITY FILE NO.  

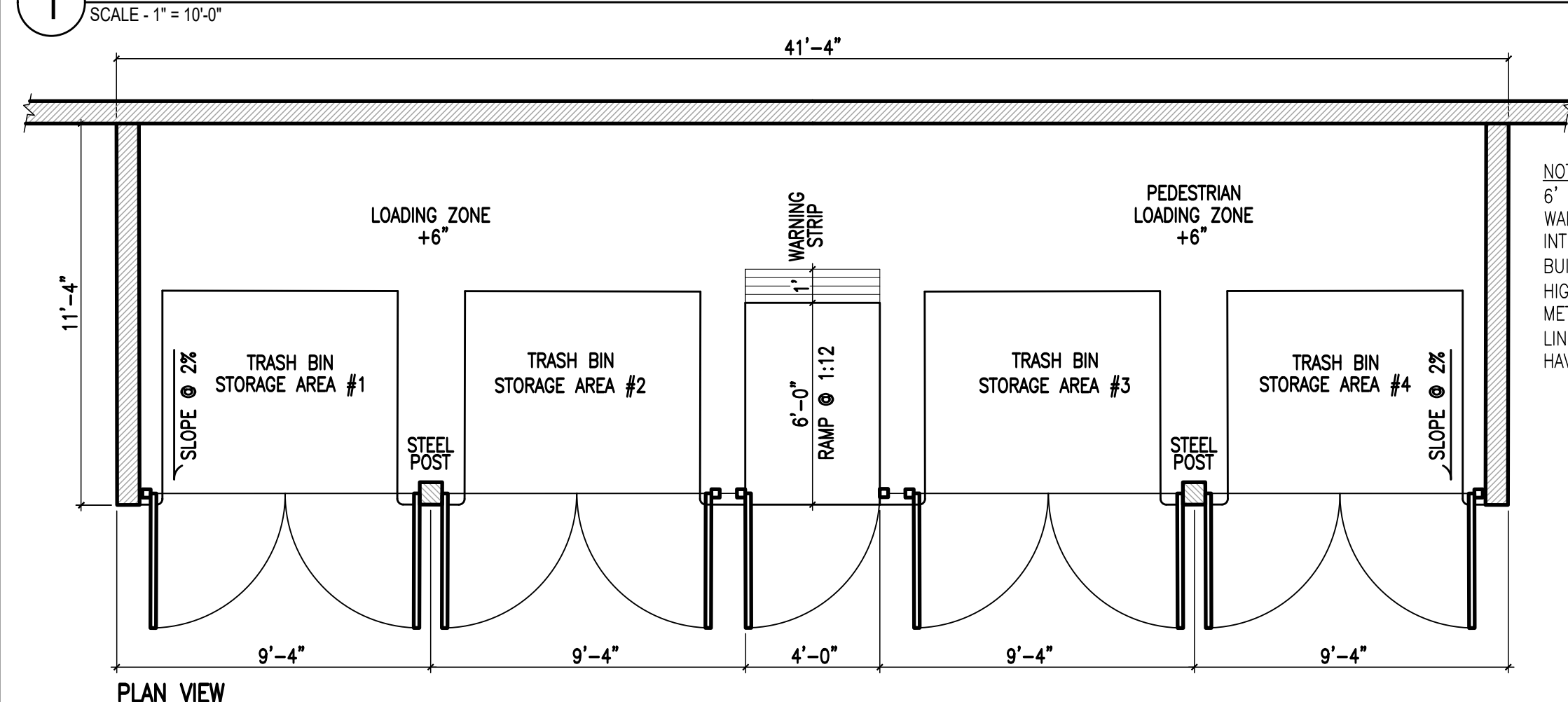
SHEET NO. **2** OF 10 SHEETS

PLOT DATE: MARCH 17, 2022

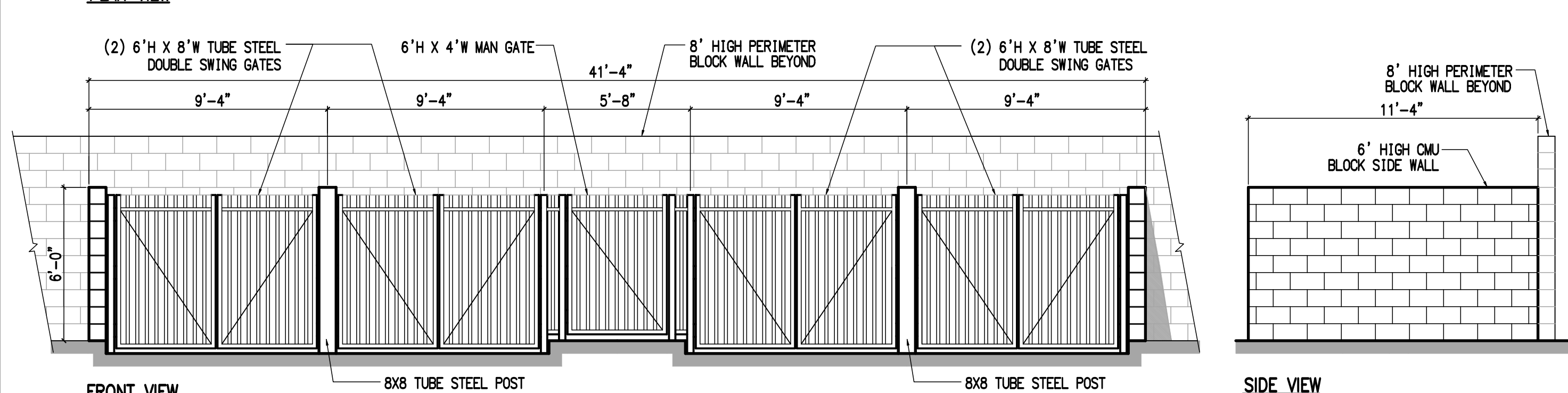




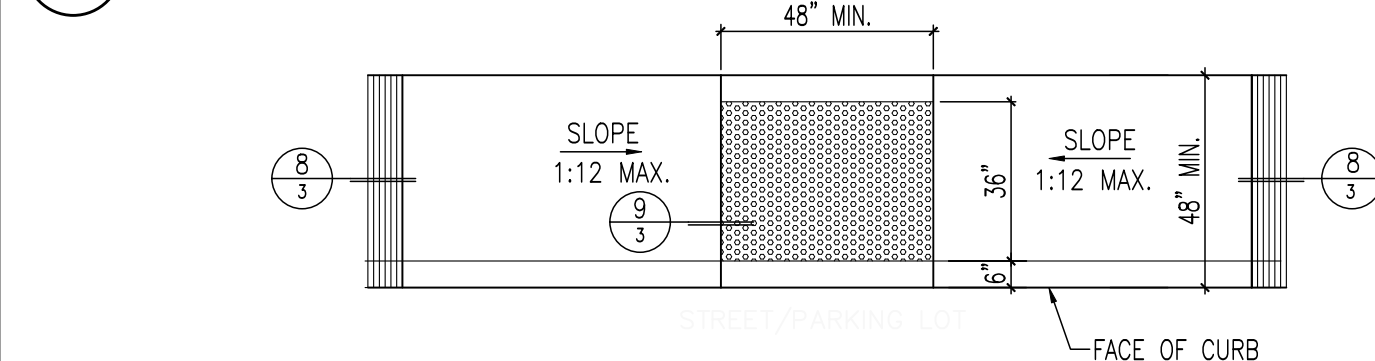
**1 ACCESSIBLE PATH OF TRAVEL FROM ADA PARKING SPACES AND PUBLIC SIDEWALK**  
SCALE - 1" = 10'-0"



NOTE: TRASH ENCLOSURE WALLS WILL VARY FROM 6' TO 8' MAX. HEIGHT ABOVE EXISTING GRADE. WALLS TO BE CONSTRUCTED OF UNPAINTED INTEGRAL COLOR PRECISION GRAY BLOCK TO MATCH BUILDINGS. TRASH AREA SECURED BY LOCKING 6' HIGH X 16' WIDE TUBE STEEL DOUBLE SWING METAL GATES. PERIMETER WALL ALONG PROPERTY LINE WILL BE 8' HIGH. ALL MASONRY WALLS WILL HAVE AN ANTI GRAFFITI COATING.



**6 TRASH ENCLOSURE**  
SCALE - 1/4" = 1'-0"

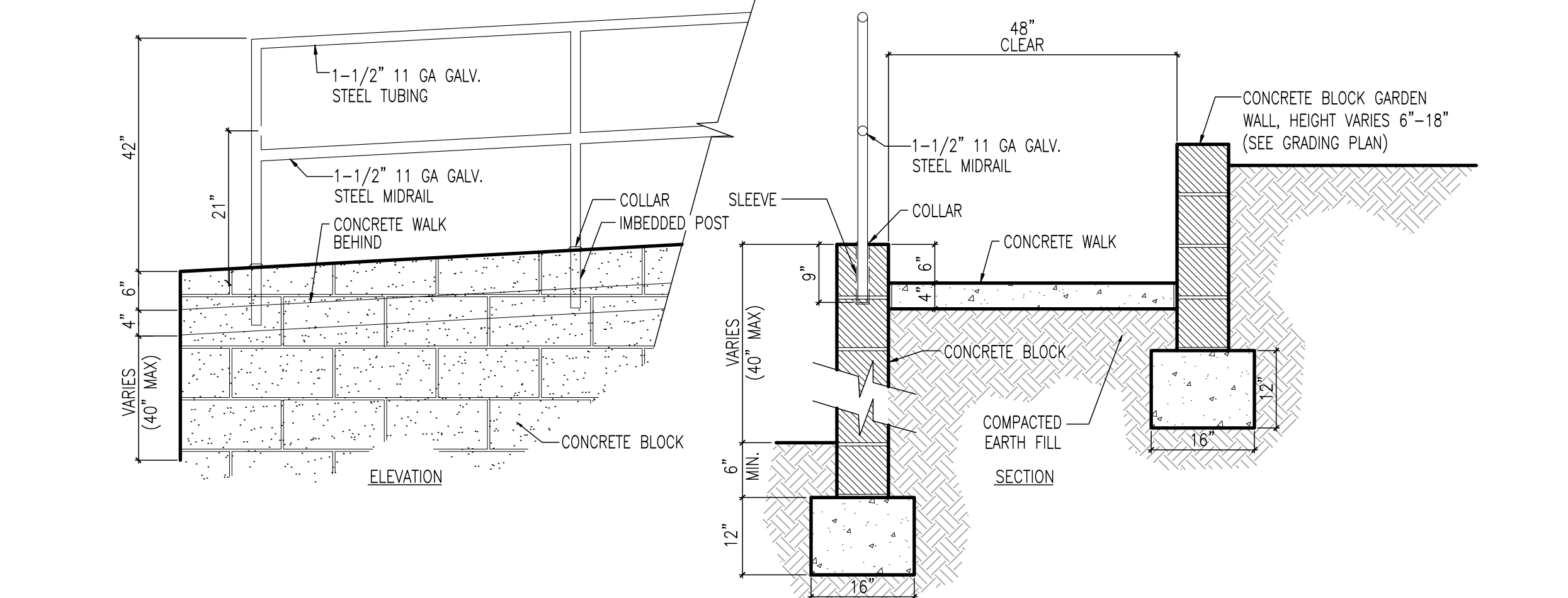


**7 ACCESSIBLE RAMP DETAIL**  
NOT TO SCALE

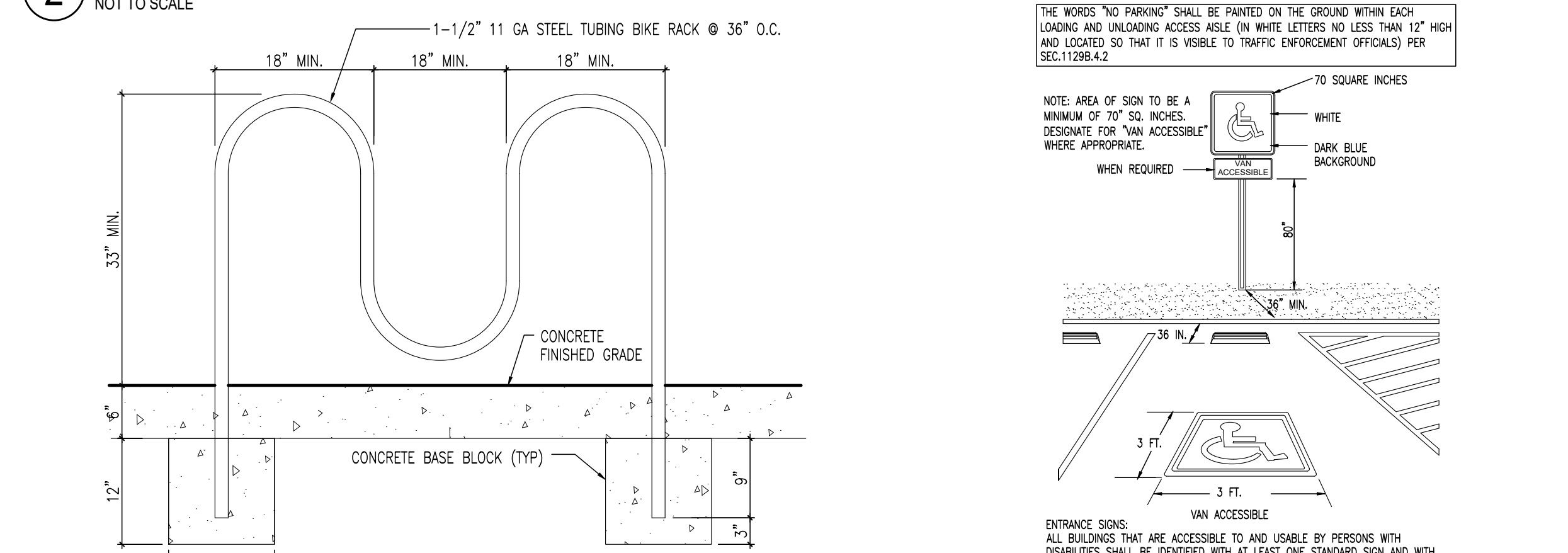
**8 GROOVING DETAIL**  
NOT TO SCALE

**9 TRUCATED DOMES**  
NOT TO SCALE

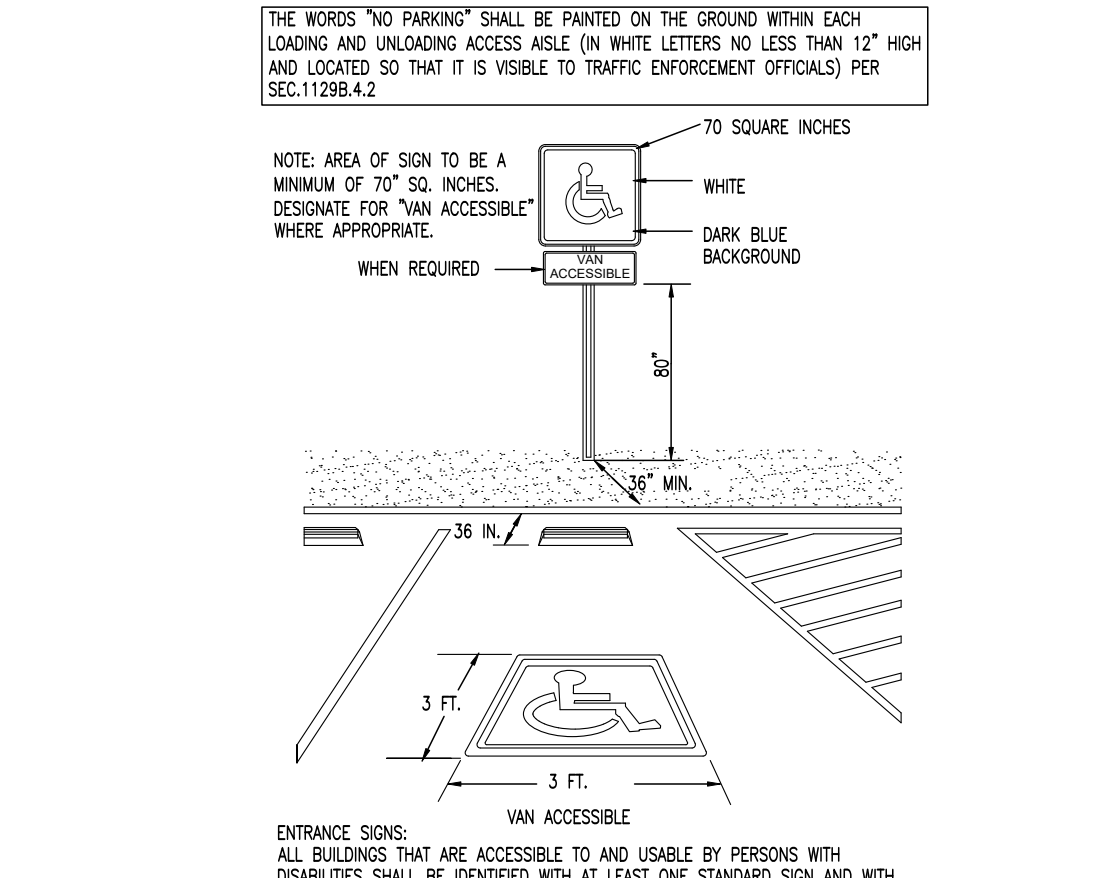
**10 ACCESSIBLE SIGNAGE AND PARKING SYMBOL**  
NOT TO SCALE



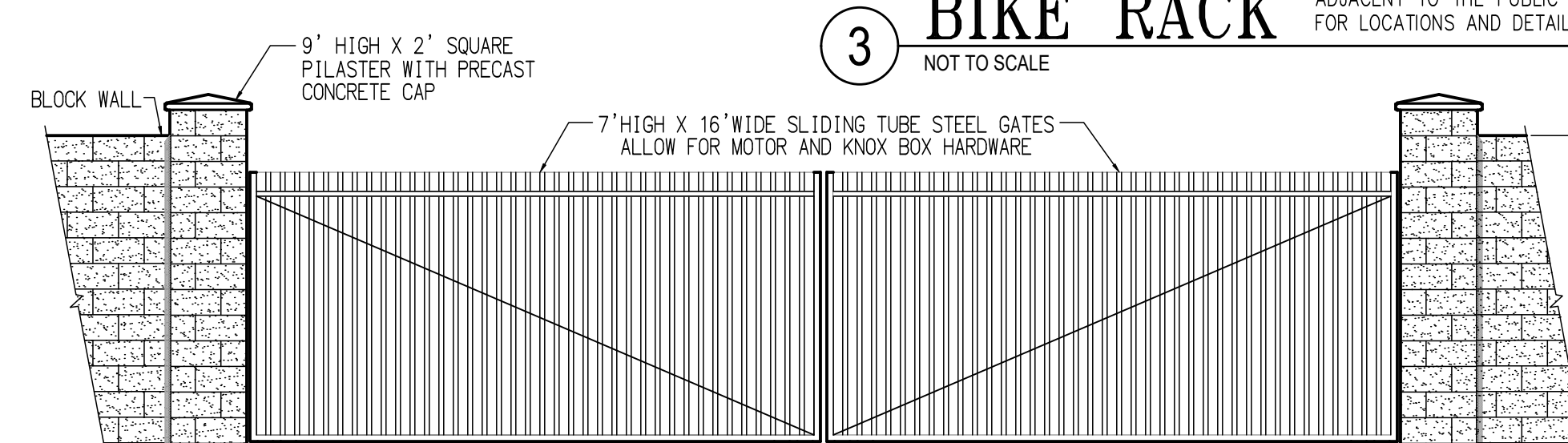
**2 GARDEN RETAINING WALL WITH TUBE STEEL GUARDRAIL**  
NOT TO SCALE



**3 BIKE RACK**  
NOT TO SCALE

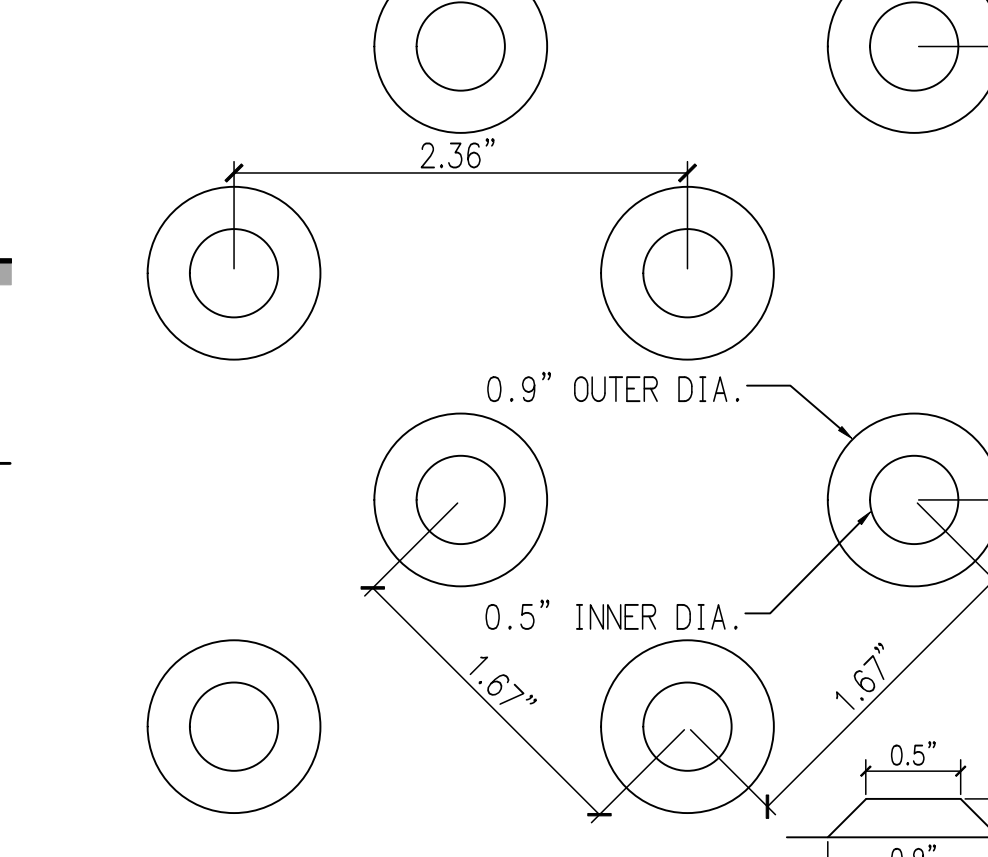


**4 SIGNAGE REQUIREMENTS**  
NOT TO SCALE

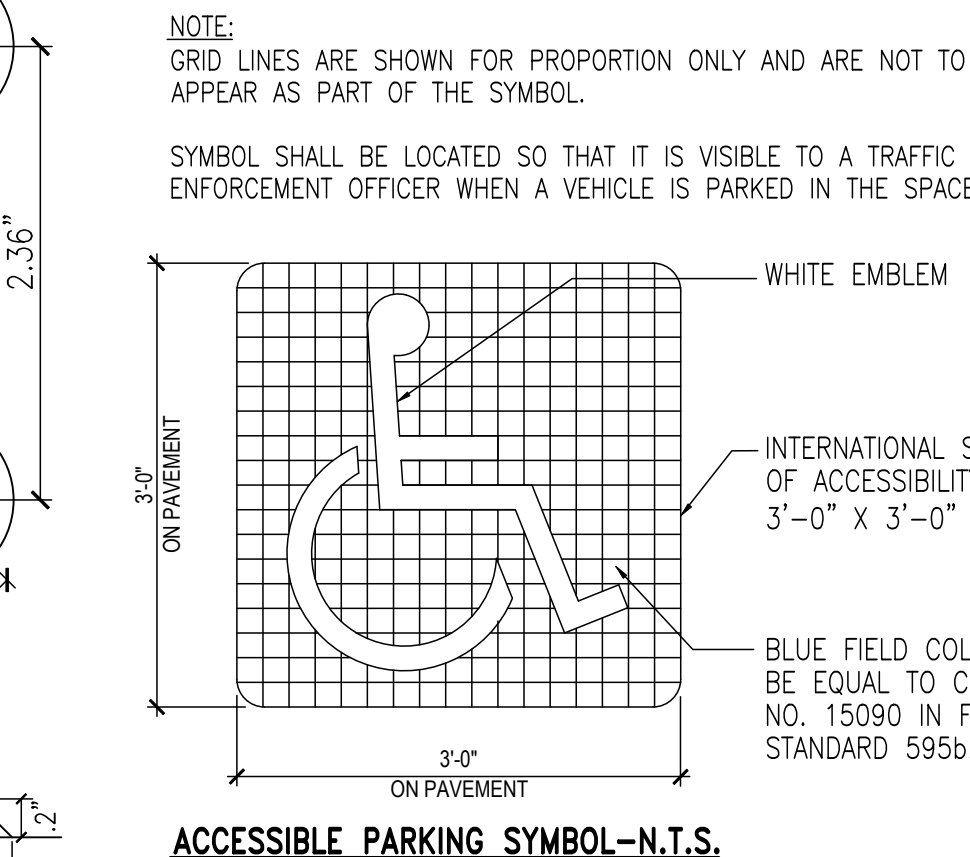


NOTE: PERIMETER WALLS WILL VARY FROM 6' TO 8' MAX. HEIGHT ABOVE FINISHED GRADE. WALLS TO BE CONSTRUCTED OF UNPAINTED PRECISION GRAY BLOCK TO MATCH BUILDINGS. WALLS WILL INCORPORATE A 2" MAX. HT. RETAINING WALL TO MEET EXISTING GRADE. ALL MASONRY WALLS WILL HAVE AN ANTI GRAFFITI COATING. GATES ARE SITED AT PROJECT DRIVEWAYS TO SECURE PREMISIS.

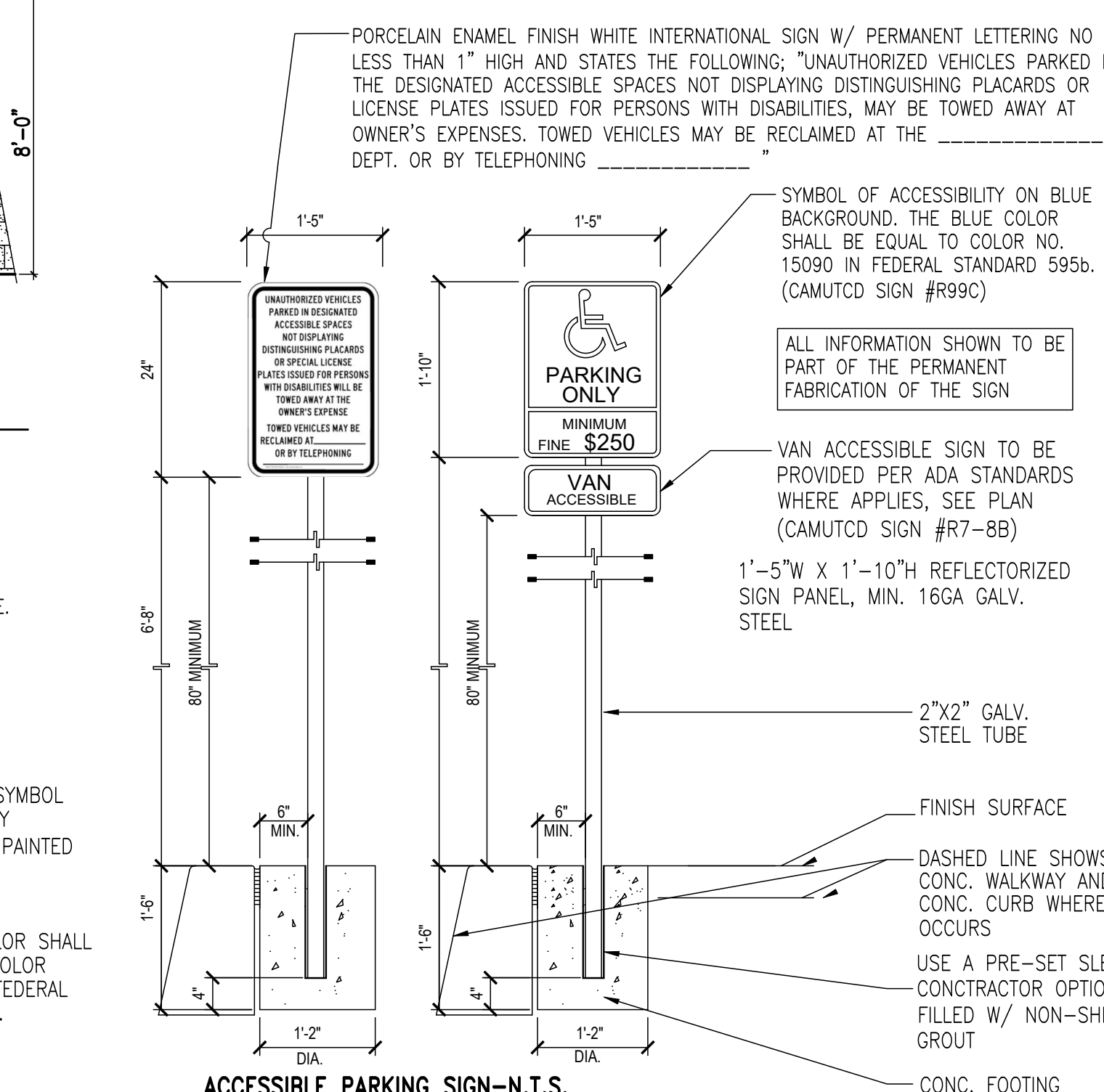
**5 SECURITY GATE & WALL WITH PILASTERS**  
SCALE - 1/4" = 1'-0"



**9 TRUCATED DOMES**  
NOT TO SCALE



**10 ACCESSIBLE SIGNAGE AND PARKING SYMBOL**  
NOT TO SCALE



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MARK	BY	DATE	REVISIONS	APPR.	DATE
	ENGINEER			CITY	

JJWR HOLDINGS, LLC  
440 SANTA LUCIA DRIVE  
HEMET, CA 92543  
C/O JASON WILLIAMS

PH# 760-250-4450  
EMAIL: jjwrholdingsllc@gmail.com

RECOMMENDED FOR APPROVAL:

NOEL OWBLEY, R.C.E. 39027 DATE: EXP. 12-31-2021

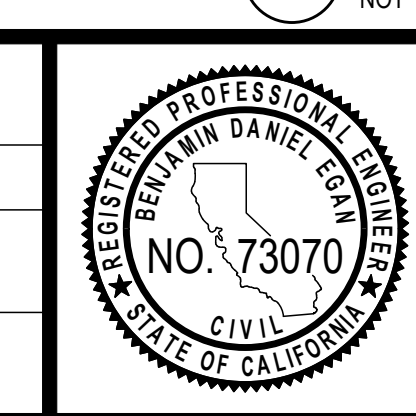
CITY OF COACHELLA

APPROVED FOR CONSTRUCTION:

ANDREW B. SIMMONS, R.C.E. NO. 12266 DATE: EXP. 06-30-2022

APPROVED BY:

J. LUIS LOPEZ, PLANNING DIRECTOR DATE:



EGAN CIVIL, INC.

PO BOX 5282, LA QUINTA, CA 92248-5282  
(760) 404-7663 WWW.EGANCIVIL.COM

PREPARED UNDER THE DIRECT SUPERVISION OF:

BENJAMIN DANIEL EGAN, R.C.E. 73070

DATE: 12-15-2021

BENCHMARK: NGS B 1326 (PID DX3448) DATUM NAVD88 + 500.00' ELEVATION: 393.85 (TRUE ELEVATION = -106.15)

DESCRIPTION: BRASS DISK FASTENED TO METAL ROD WITH BASE PLATE INTO GROUND

STAMPING: "B 1326 1978"

LOCATION: 1.00 MILES NORTHWEST ALONG STATE HIGHWAY 111 FROM THE JUNCTION OF AIRPORT BOULEVARD IN THERMAL, AT A COACHELLA VALLEY WATER DISTRICT PUMP, 71.2 FT. SOUTHWEST OF THE HIGHWAY CENTERLINE, 37.1 FT. SOUTHWEST OF THE CENTER OF A DIRT ROAD, 1.4 FT. NORTH OF A 6 FT. TALL CHAIN LINK FENCE AROUND THE PUMP. THE MARK IS ABOVE LEVEL WITH THE HIGHWAY.

IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE

JJWR HOLDINGS MANUFACTURING & RV STORAGE PROJECT  
PARCEL 3 AND 4 ENTERPRISE WAY  
COACHELLA, CA 92236

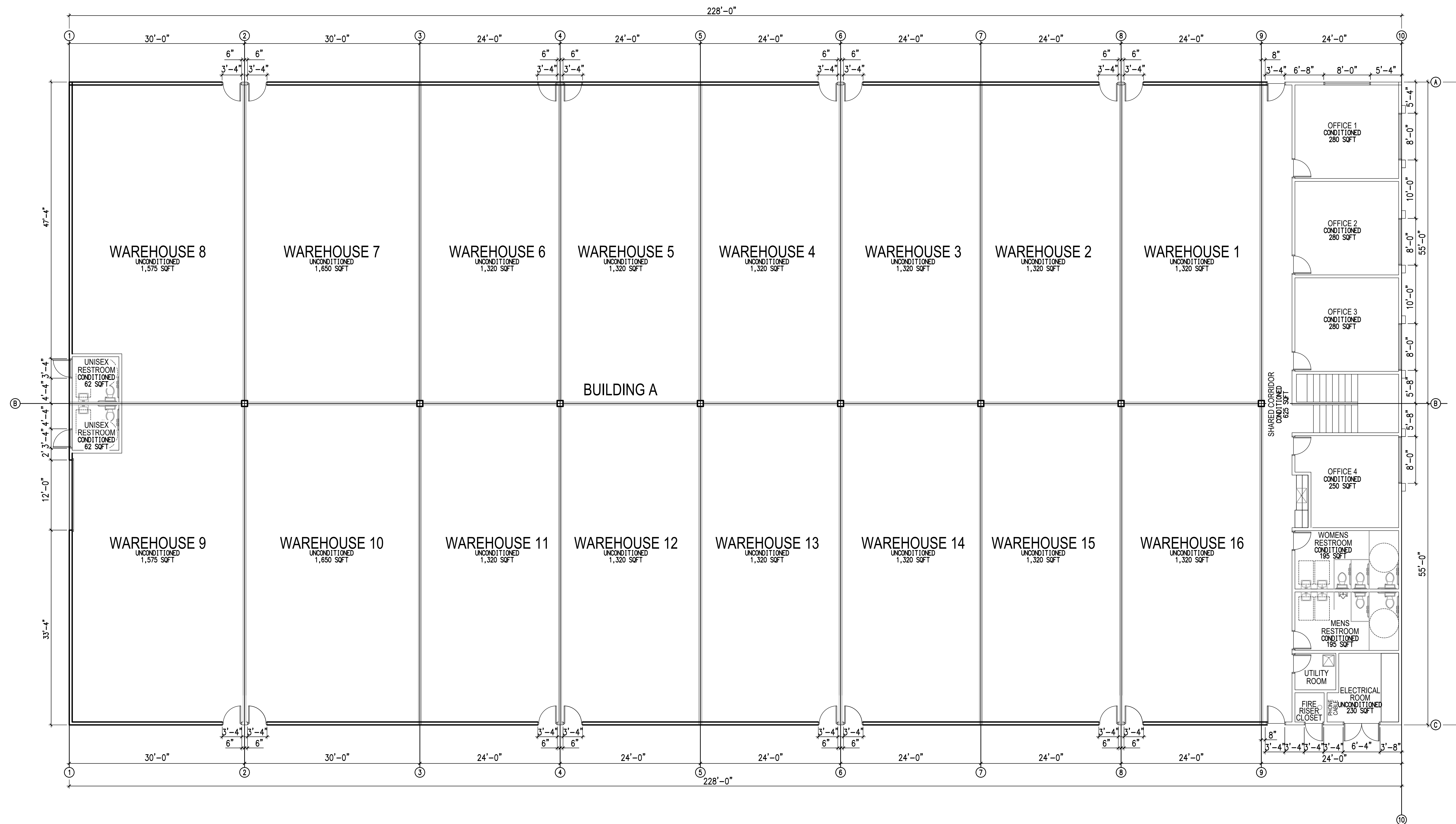
IN THE SE 1/4 OF SECTION 9, T6S, R8E, S8M

**SITE DETAILS**

FOR: JJWR HOLDINGS, LLC EQ.W.O. 20200527 CITY FILE NO.

SHEET NO. **3** OF 10 SHEETS

PLOT DATE: MARCH 17, 2022



# BUILDING A FLOOR PLAN

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



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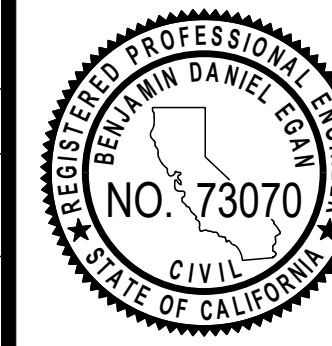
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 EMAIL: jjwrholdingsllc@gmail.com

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 ANDREW B. SIMMONS, R.C.E. NO. 12268 DATE: EXP. 06-30-2022  
 APPROVED BY:  
 J. LUIS LOPEZ, PLANNING DIRECTOR DATE: 12-15-2021

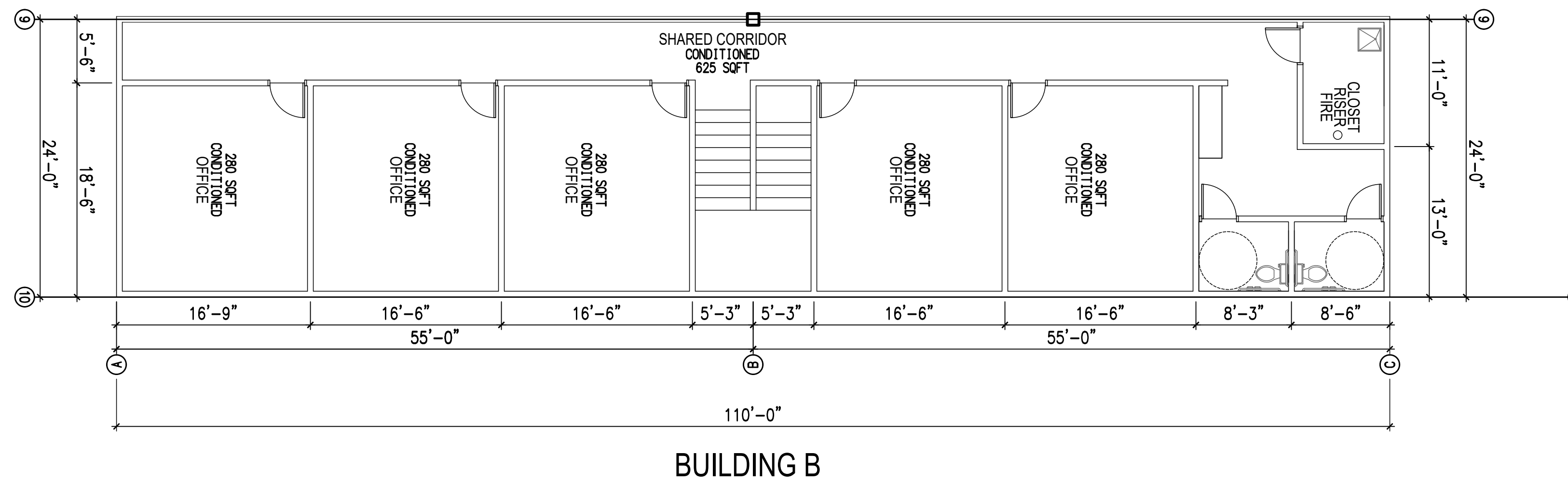
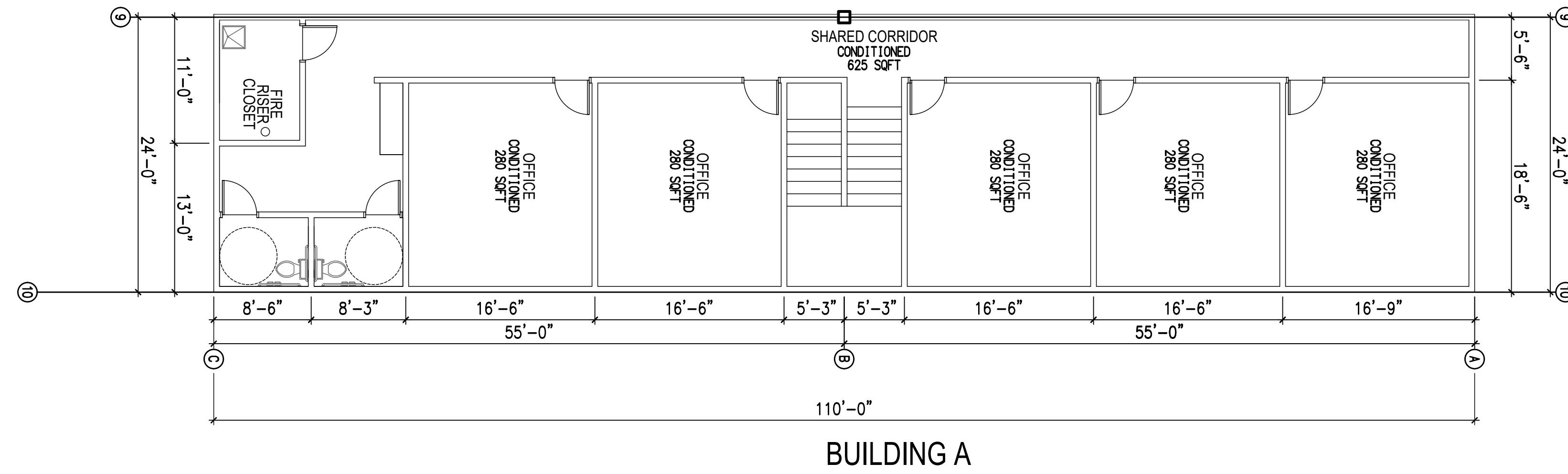


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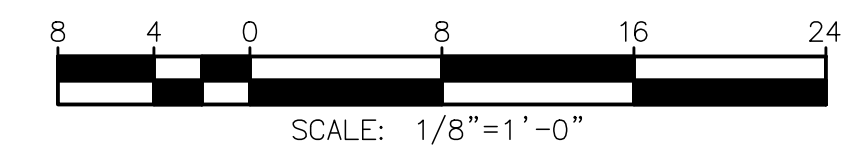
IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE  
**JJWR HOLDINGS MANUFACTURING & RV STORAGE PROJECT**  
 PARCEL 3 AND 4 ENTERPRISE WAY  
 COACHELLA, CA 92236  
**BUILDING A FLOOR PLAN**  
 FOR: JJWR HOLDINGS, LLC ECI.W.D. 20200527 CITY FILE NO.  
 SHEET NO. **4** OF 10 SHEETS





**SECOND FLOOR PLAN**

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



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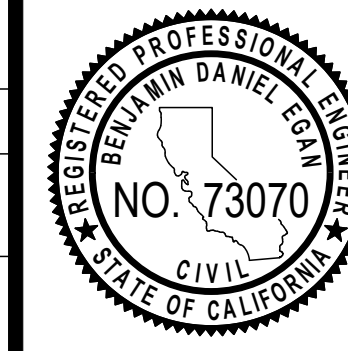
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 J. LUIS LOPEZ, PLANNING DIRECTOR DATE:



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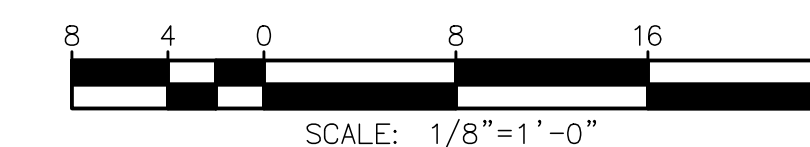
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 IN THE SE 1/4 OF SECTION 9, T6S, R8E, S8M  
**SECOND FLOOR PLAN**  
 FOR: JJWR HOLDINGS, LLC ECI.W.O. 20200527 CITY FILE NO.  
 SHEET NO. **5A** OF 10 SHEETS



# BUILDING B FLOOR PLAN

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



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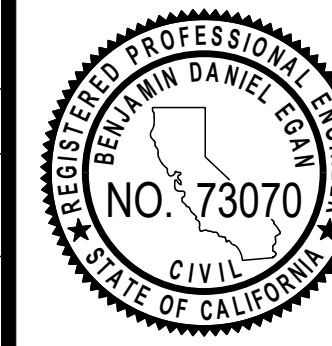
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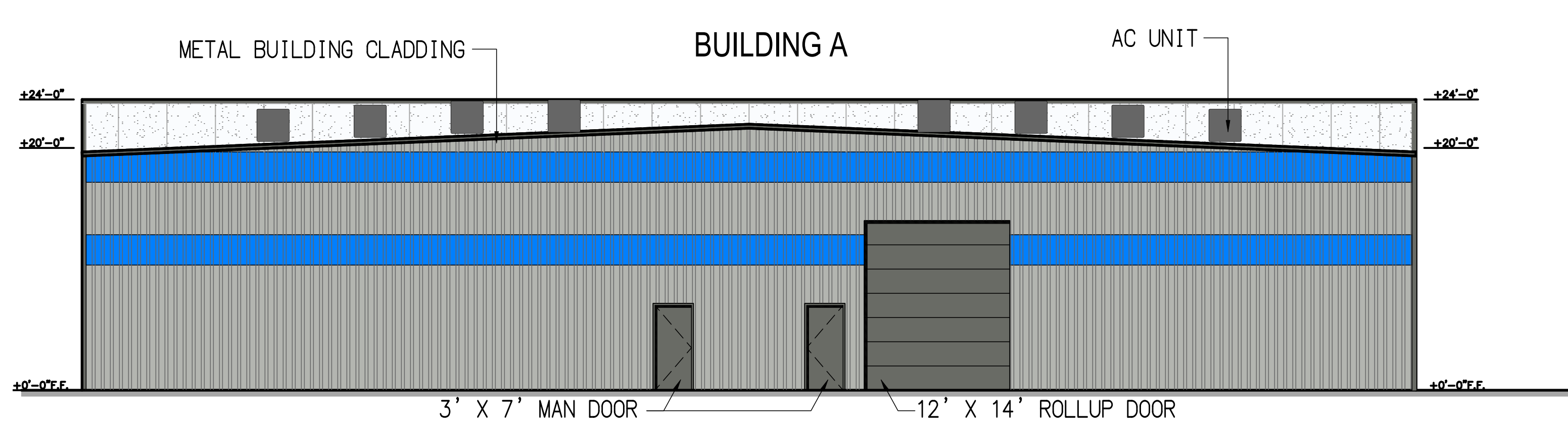
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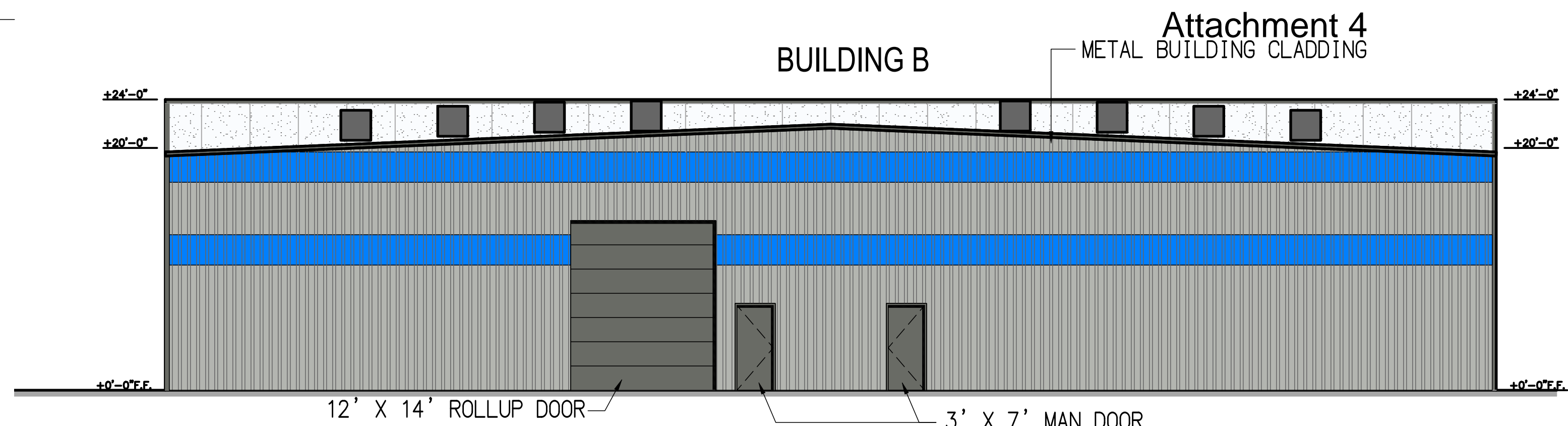
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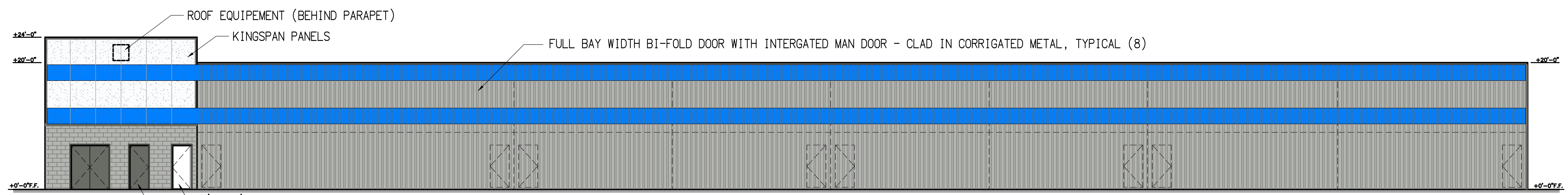
IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE  
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 PARCEL 3 AND 4 ENTERPRISE WAY  
 COACHELLA, CA 92236  
 IN THE SE 1/4 OF SECTION 9, T6S, R8E, S8M  
**BUILDING B FLOOR PLAN**  
 FOR: JJWR HOLDINGS, LLC ECI.W.D. 20200527 CITY FILE NO.  
 SHEET NO. **5** OF 10 SHEETS



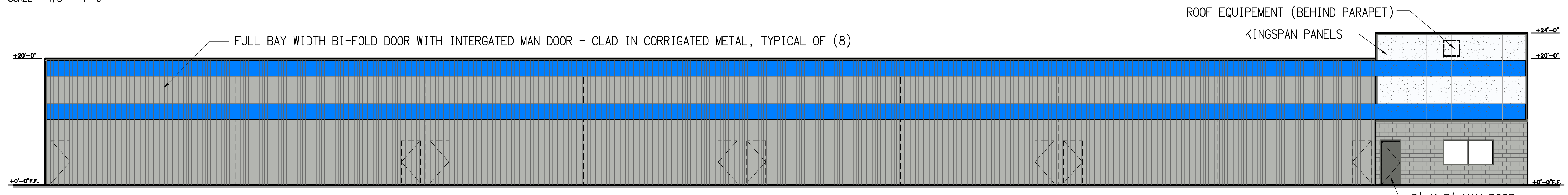
**BUILDING A SOUTHWEST ELEVATION (LOOKING TOWARD ENTERPRISE WAY)**  
SCALE - 1/8" = 1'-0"



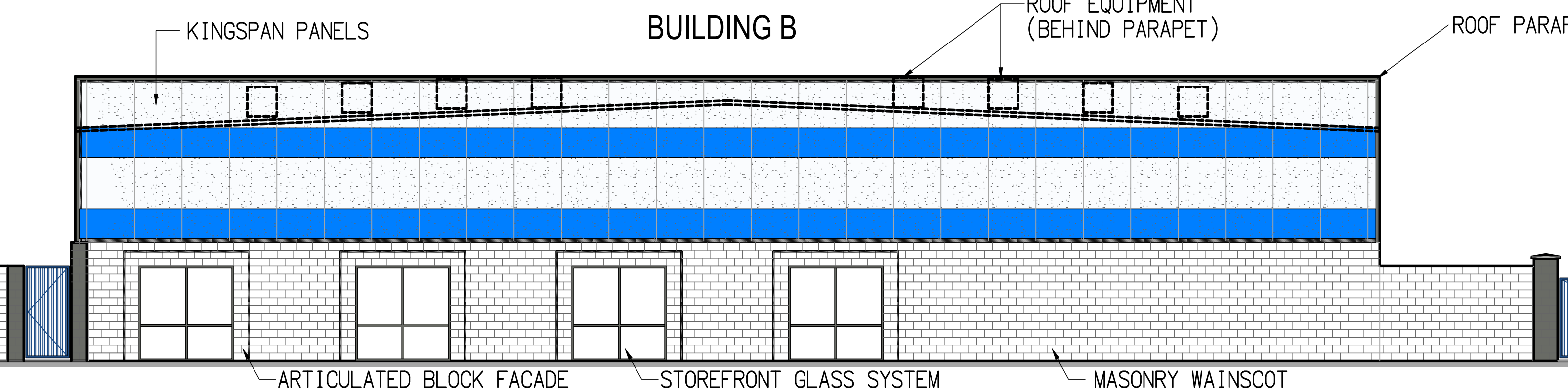
**BUILDING B SOUTHWEST ELEVATION (LOOKING TOWARD ENTERPRISE WAY)**  
SCALE - 1/8" = 1'-0"



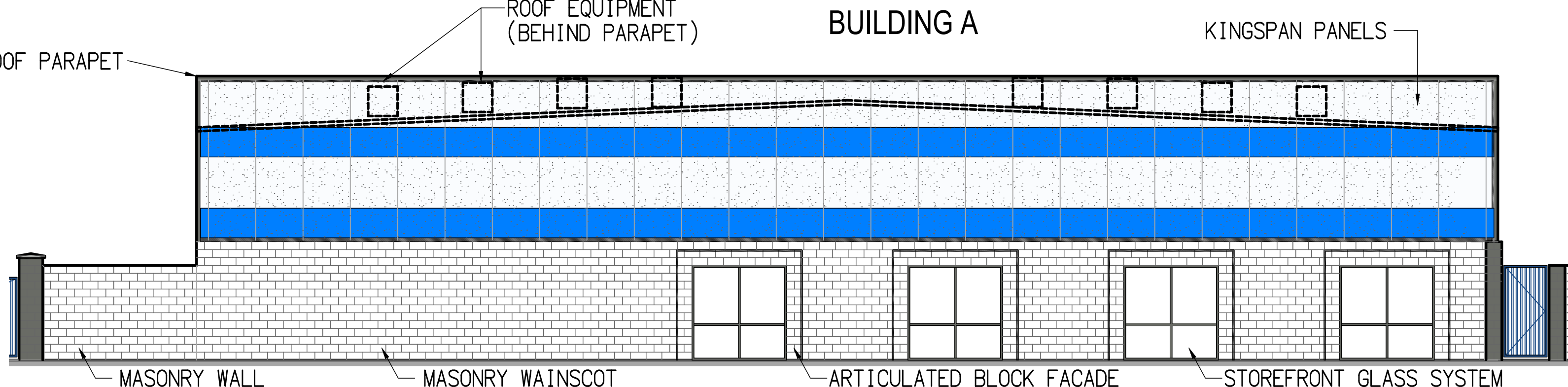
**BUILDING A SOUTHEAST & BUILDING B NORTHWEST ELEVATIONS**  
SCALE - 1/8" = 1'-0"



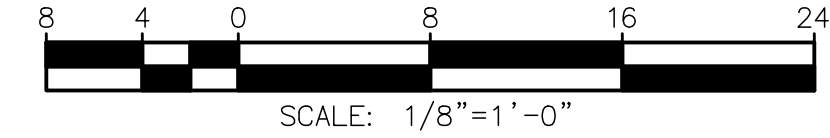
**BUILDING A NORTHWEST & BUILDING B SOUTHEAST ELEVATIONS**  
SCALE - 1/8" = 1'-0"



**BUILDING B NORTHEAST ELEVATION (LOOKING FROM ENTERPRISE WAY)**  
SCALE - 1/8" = 1'-0"



**BUILDING A NORTHEAST ELEVATION (LOOKING FROM ENTERPRISE WAY)**  
SCALE - 1/8" = 1'-0"



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PARCEL 3 AND 4 ENTERPRISE WAY  
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**BUILDING ELEVATIONS**  
FOR: JJWR HOLDINGS, LLC ECI.W.O. 20200527 CITY FILE NO.

SHEET NO. **6** OF 10 SHEETS



# ENTERPRISE WAY

## PLANT MATERIAL LEGEND

TREES	SYM. NAME	SIZE	COMMENTS	QUANTITY	WATER USAGE
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	Lagerstroemia hybrid 'Muskogee'	24" Box	Multi-trunk	8	M. 5
	Crape Myrtle				
	Prosopis chilensis	24" Box	Standard	21	M. 5
	Chilean Mesquite				

PALMS	SYM. NAME	SIZE	COMMENTS	QUANTITY	WATER USAGE
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	Chamaerops humilis	24" Box	Multi Low Branch	12	M. 5
	Mediterranean Fan Palm				
	Trachycarpus fortunei	24" Box	8'-10' BT	4	M. 5
	Windmill Palm				
	Washingtonia hybrid robusta	14"-20" BTH	Skinned	16	M. 5
	Mexican Fan Palm				

SHRUBS	SYM. NAME	SIZE	QUANTITY	WATER USAGE
--------	-----------	------	----------	-------------

	Acacia redolens 'Desert Carpet'	1 gal.	45	L. 2
	Desert Carpet Acacia			
	Bougainvillea 'Oh La La'	5 gal.	25	M. 5
	Oh La La Bougainvillea			
	Caesalpinia pulcherrima	5 gal.	75	M. 5
	Red Bird of Paradise			
	Lantana x. 'New Gold'	1 gal.	120	M. 5
	New Gold Lantana			
	Lantana montevidensis	1 gal.	95	M. 5
	Trailing Lantana			
	Leucophyllum langmaniae 'Rio Bravo'	5 gal.	25	L. 2
	Texas Ranger			
	Leucophyllum x. 'Heavenly Cloud'	5 gal.	40	L. 2
	Heavenly Cloud Sage			
	Senna nemophylla	5 gal.	100	L. 2
	Green Senna			
	Thevetia peruviana	15 gal.	20	M. 5
	Japanese Yellow Oleander			

VINES AND ACCENTS	SYM. NAME	SIZE	QUANTITY	WATER USAGE
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	Bougainvillea 'Barbara Karst'	5 gal.	15	M. 5
	Barbara Karst Bougainvillea (South & West Exposures)			
	Dasyliion wheeleri	5 gal.	40	L. 2
	Desert Spoon			
	Hesperaloe parviflora	5 gal.	205	L. 2
	Red Yucca			

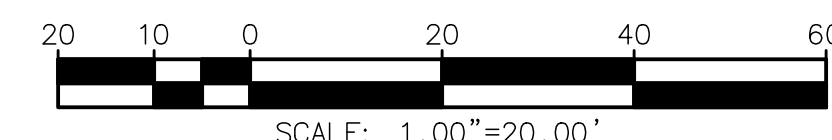
INERT MATERIALS	SYM.	DESCRIPTION
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	UNLESS OTHERWISE NOTED, ALL PLANTING AREAS TO RECEIVE 'DESERT GOLD' SAND WITH A MAXIMUM PARTICLE SIZE OF ONE EIGHTH INCH TO A DEPTH OF 3". AVAILABLE FROM SOUTHWEST BOULDER AND STONE (760)342-5522
	DECORATIVE COBBLE: SANTA FE SMOOTH COBBLE 1"-2". AVAILABLE FROM SOUTHWEST BOULDER AND STONE(760)342-5522
	BOULDERS: "DESERT GOLD". AVAILABLE FROM SOUTHWEST BOULDER AND STONE(760)342-5522



## LANDSCAPE PLAN

SCALE - 1" = 20'-0"



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IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE

JJWR HOLDINGS MANUFACTURING & RV STORAGE PROJECT

PARCEL 3 AND 4 ENTERPRISE WAY COACHELLA, CA 92236

IN THE SE 1/4 OF SECTION 9, T6S, R8E, S8M

PRELIMINARY LANDSCAPE PLAN

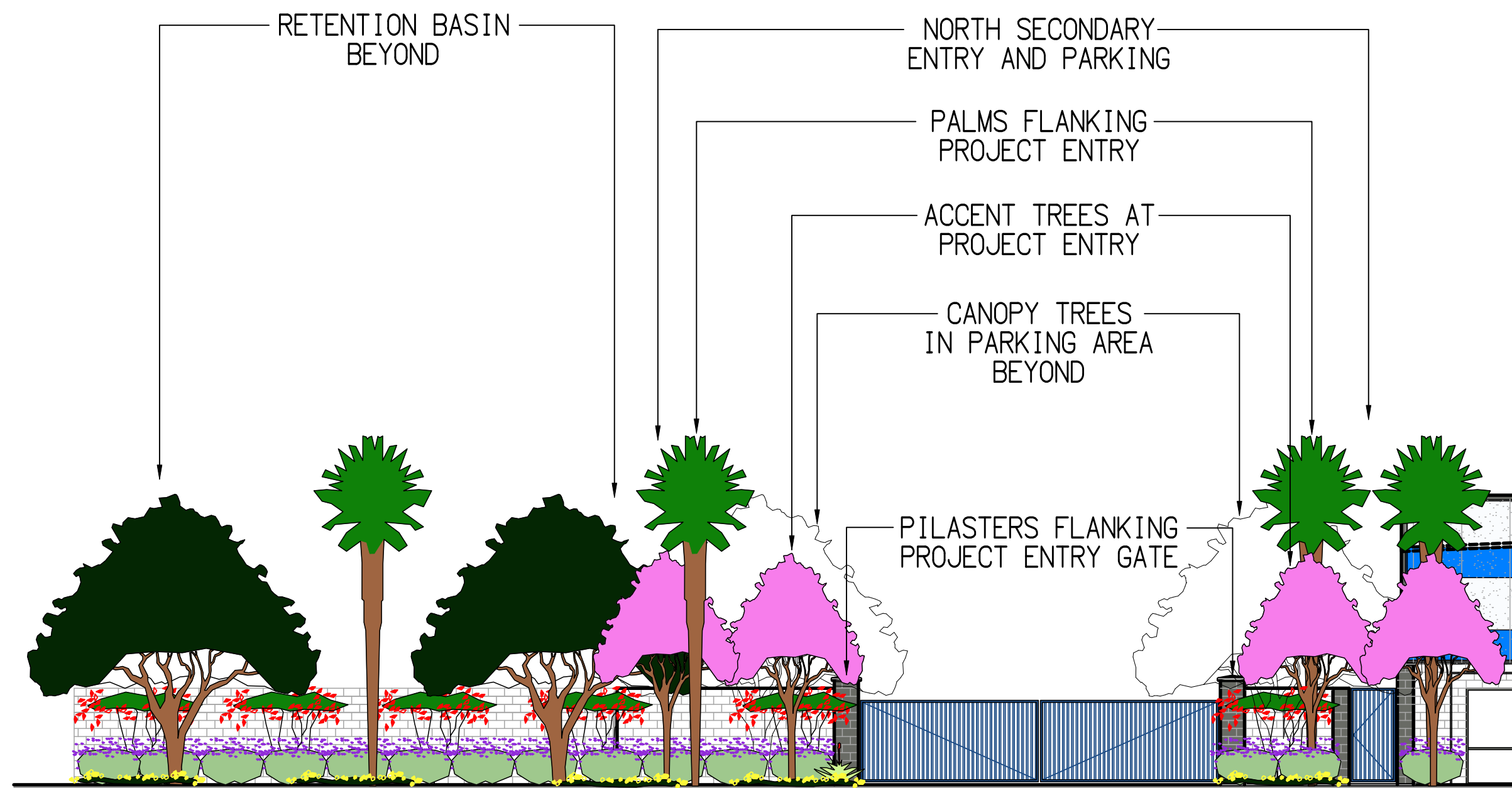
FOR: JJWR HOLDINGS, LLC ECI.W.D. 20200527 CITY FILE NO.

SHEET NO. 7 OF 10 SHEETS

PLOT DATE: MARCH 17, 2022

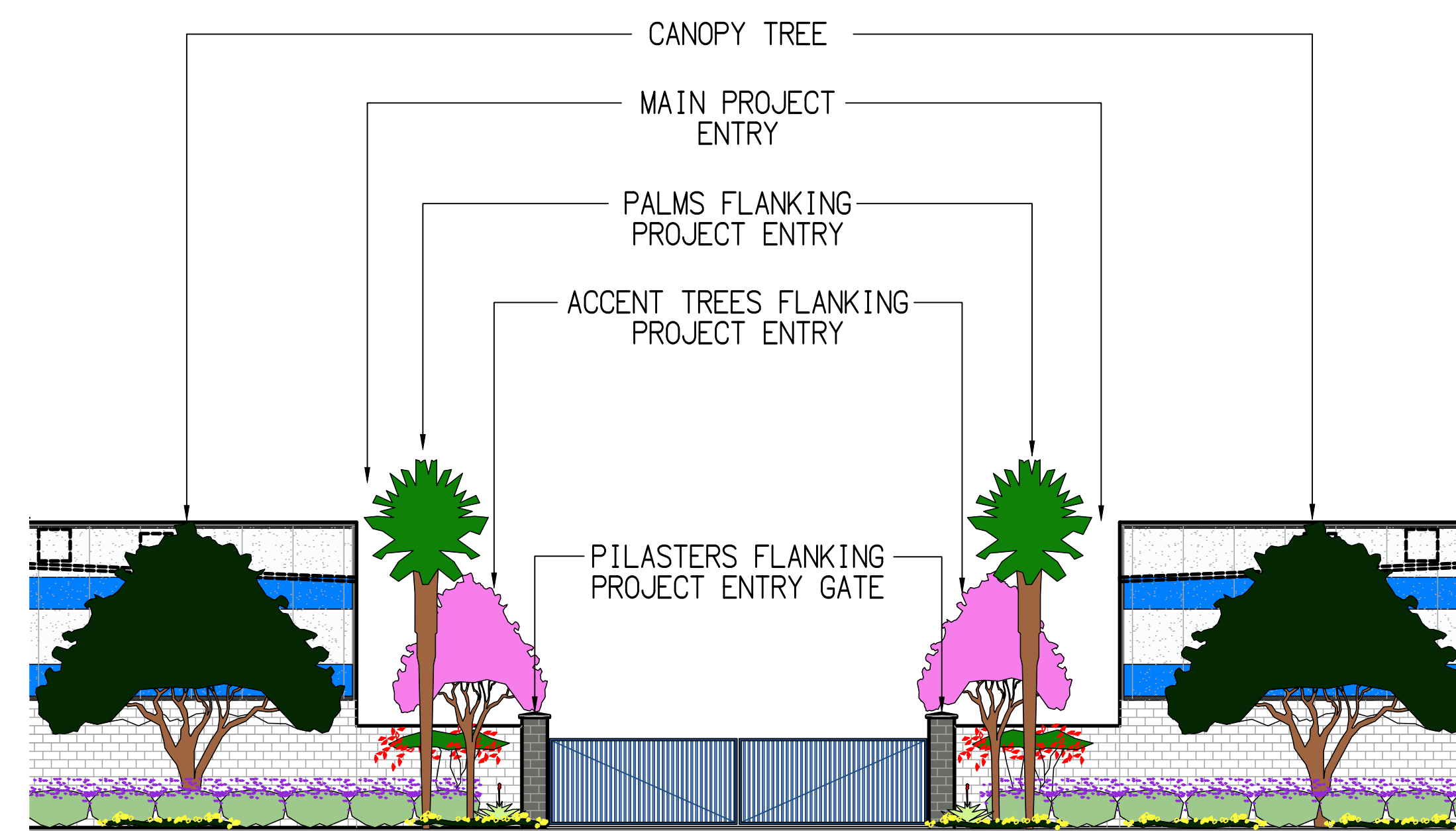


Attachment 4



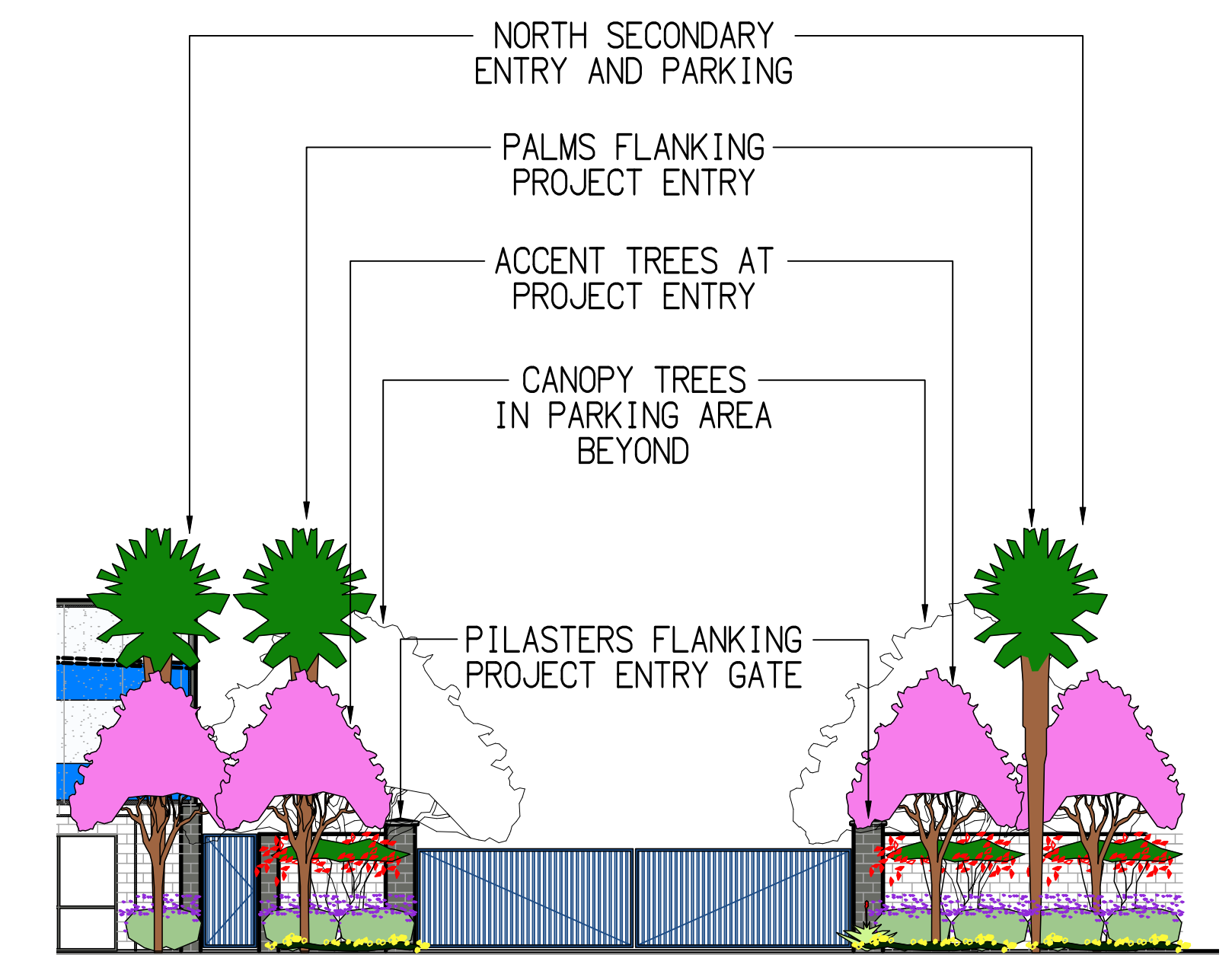
SOUTH ENTRANCE

SCALE - 1" = 10'-0"



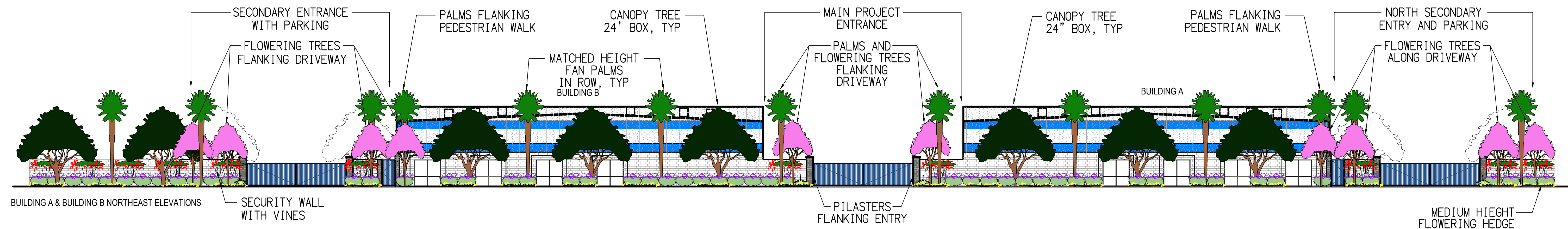
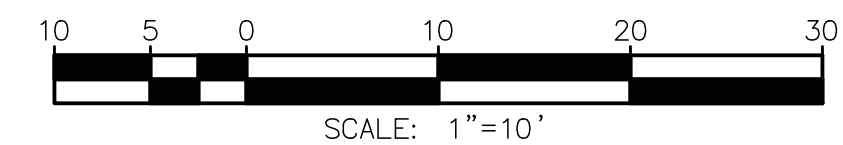
ENTERPRISE WAY MAIN ENTRANCE

SCALE - 1" = 10'-0"



NORTH ENTRANCE

SCALE - 1" = 10'-0"



ENTERPRISE WAY STREETSCAPE

SCALE - 1" = 15'-0"



NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISIONS TO THE PLANS FOR APPROVAL BY THE CITY.



MARK	BY	DATE	REVISIONS	APPR.	DATE
	ENGINEER			CITY	

JJWR HOLDINGS, LLC  
 440 SANTA LUCIA DRIVE  
 HEMET, CA 92543  
 C/O JASON WILLIAMS  
  
 PH# 760-250-4450  
 EMAIL: jjwrholdingsllc@gmail.com

RECOMMENDED FOR APPROVAL:

NOEL OWBLEY, R.C.E. 39827 DATE: 12-31-2021 EXP. 12-31-2021

CITY OF COACHELLA

APPROVED FOR CONSTRUCTION:

ANDREW B. SIMMONS, R.C.E. NO. 12268 DATE: 06-30-2022 EXP. 06-30-2022

J. LUIS LOPEZ, PLANNING DIRECTOR DATE: 12-15-2021



EGAN CIVIL, INC.

PO BOX 5282, LA QUINTA, CA 92248-5282  
 (760) 404-7663 WWW.EGANCIVIL.COM

PREPARED UNDER THE DIRECT SUPERVISION OF:

BENJAMIN DANIEL EGAN, R.C.E. 73070 DATE: 12-15-2021

BENCHMARK: NGS B 1326 (PID DX3448) DATUM NAVD88 + 500.00' ELEVATION: 393.85 (TRUE ELEVATION = -106.15)

DESCRIPTION: BRASS DISK FASTENED TO METAL ROD WITH BASE PLATE INTO GROUND

STAMPING: "B 1326 1978"

LOCATION: 1.00 MILES NORTHWEST ALONG STATE HIGHWAY 111 FROM THE JUNCTION OF AIRPORT BOULEVARD IN THERMAL, AT A COACHELLA VALLEY WATER DISTRICT PUMP, 71.2 FT. SOUTHWEST OF THE HIGHWAY CENTERLINE, 37.1 FT. SOUTHWEST OF THE CENTER OF A DIRT ROAD, 1.4 FT. NORTH OF A 6 FT. TALL CHAIN LINK FENCE AROUND THE PUMP. THE MARK IS ABOVE LEVEL WITH THE HIGHWAY.

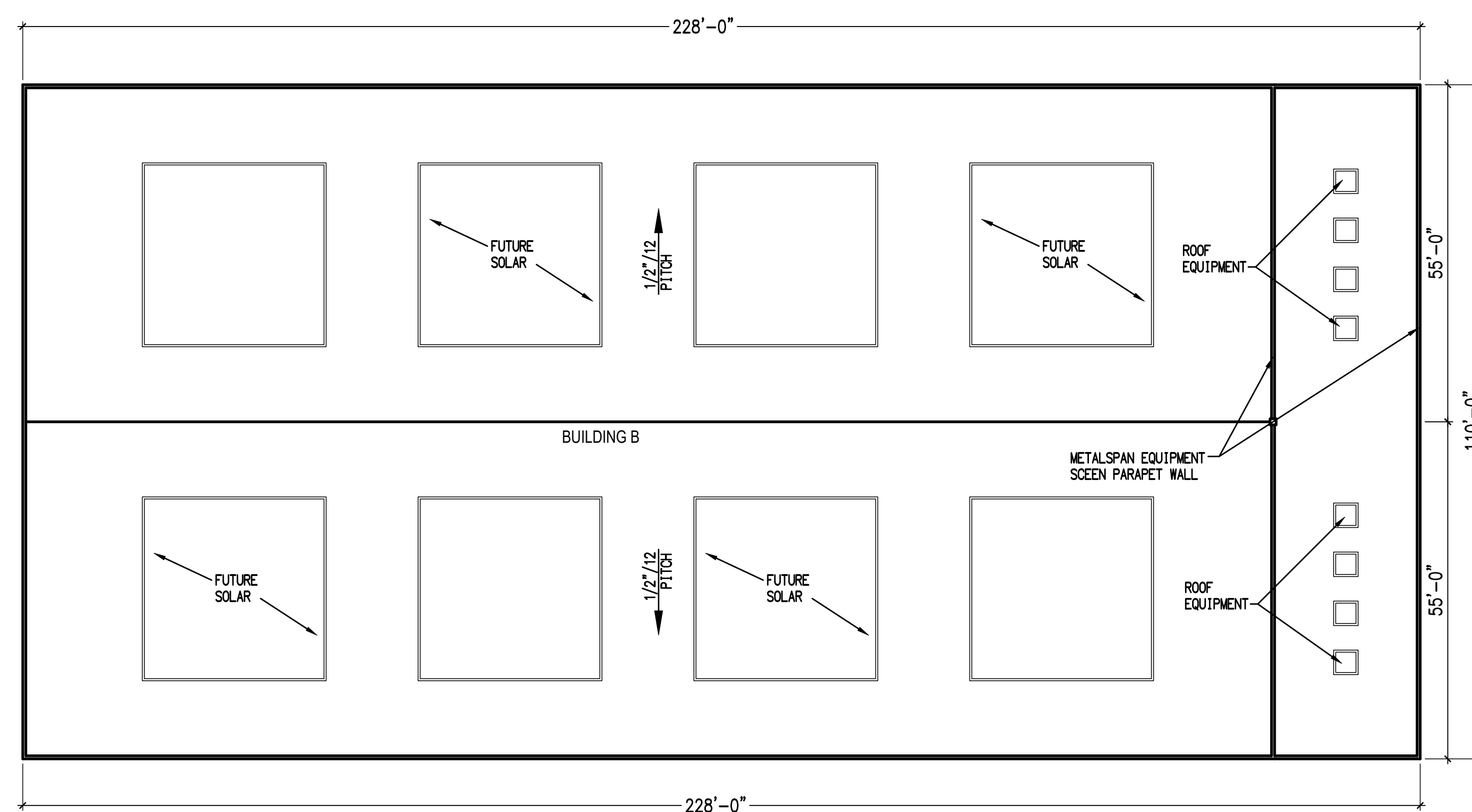
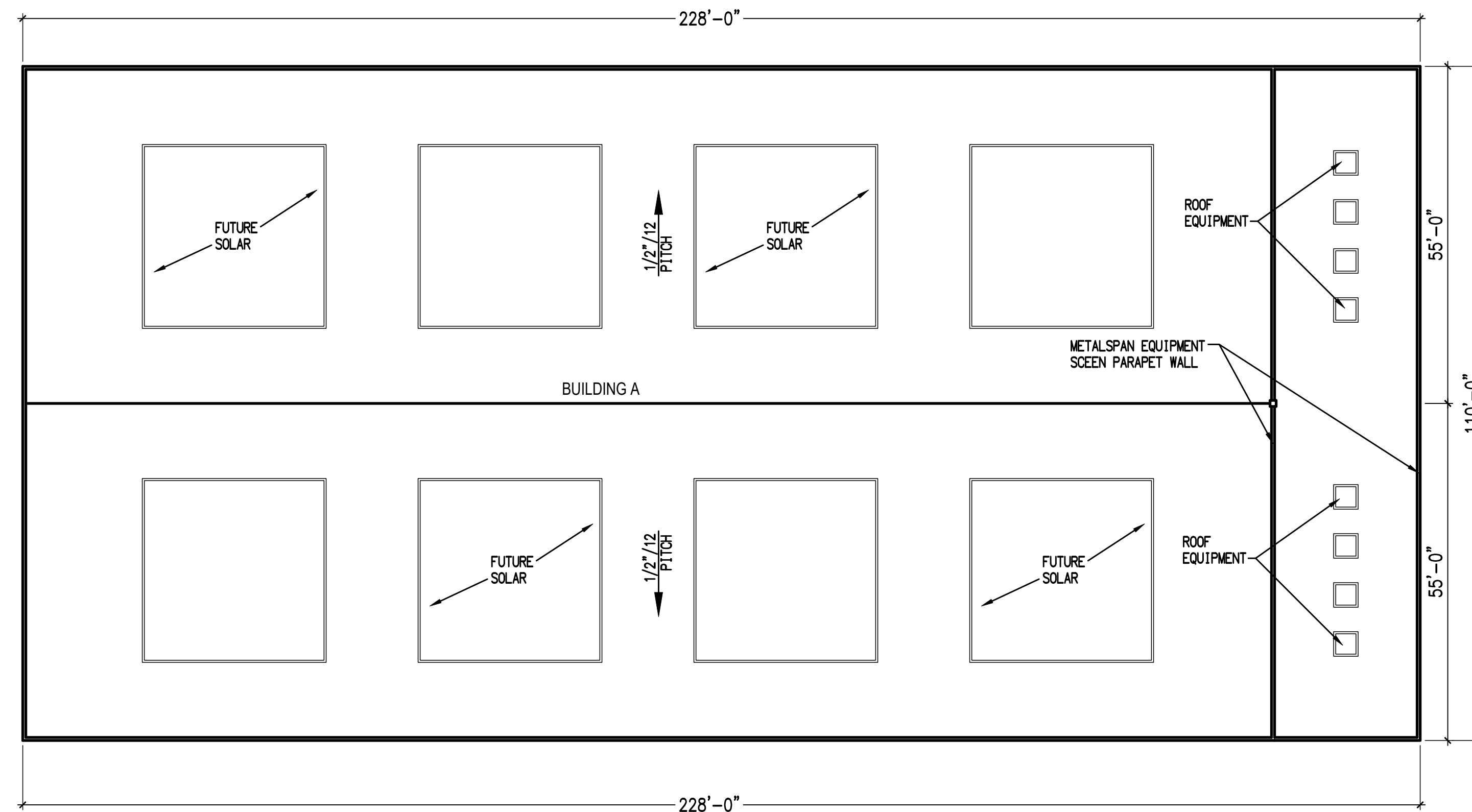
IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE

JJWR HOLDINGS MANUFACTURING & RV STORAGE PROJECT  
 PARCEL 3 AND 4 ENTERPRISE WAY  
 COACHELLA, CA 92236  
 IN THE SE 1/4 OF SECTION 9, T6S, R8E, S8M

LANDSCAPE ELEVATIONS

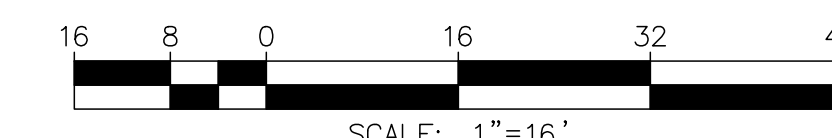
FOR: JJWR HOLDINGS, LLC ECI.W.O. 20200527 CITY FILE NO.

SHEET NO. 8 OF 10 SHEETS



# ROOF PLAN

SCALE - 1/16" = 1'-0"



NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

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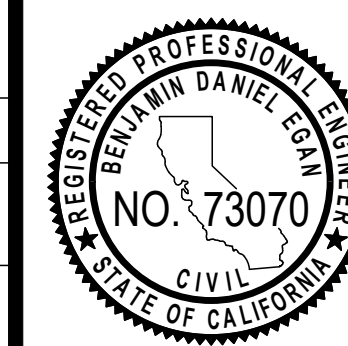


MARK	BY	DATE	ENGINEER	REVISIONS	APPR.	DATE	CITY

JJWR HOLDINGS, LLC  
 440 SANTA LUCIA DRIVE  
 HEMET, CA 92543  
 C/O JASON WILLIAMS  
 PH# 760-250-4450  
 EMAIL: jjwrholdingsllc@gmail.com

RECOMMENDED FOR APPROVAL:

NOEL OWBLEY, R.C.E. 39827  
 DATE: 12-31-2021  
**CITY OF COACHELLA**  
 APPROVED FOR CONSTRUCTION:  
 ANDREW B. SIMMONS, R.C.E. NO. 12868  
 DATE: 06-30-2022  
 APPROVED BY:  
 J. LUIS LOPEZ, PLANNING DIRECTOR  
 DATE:

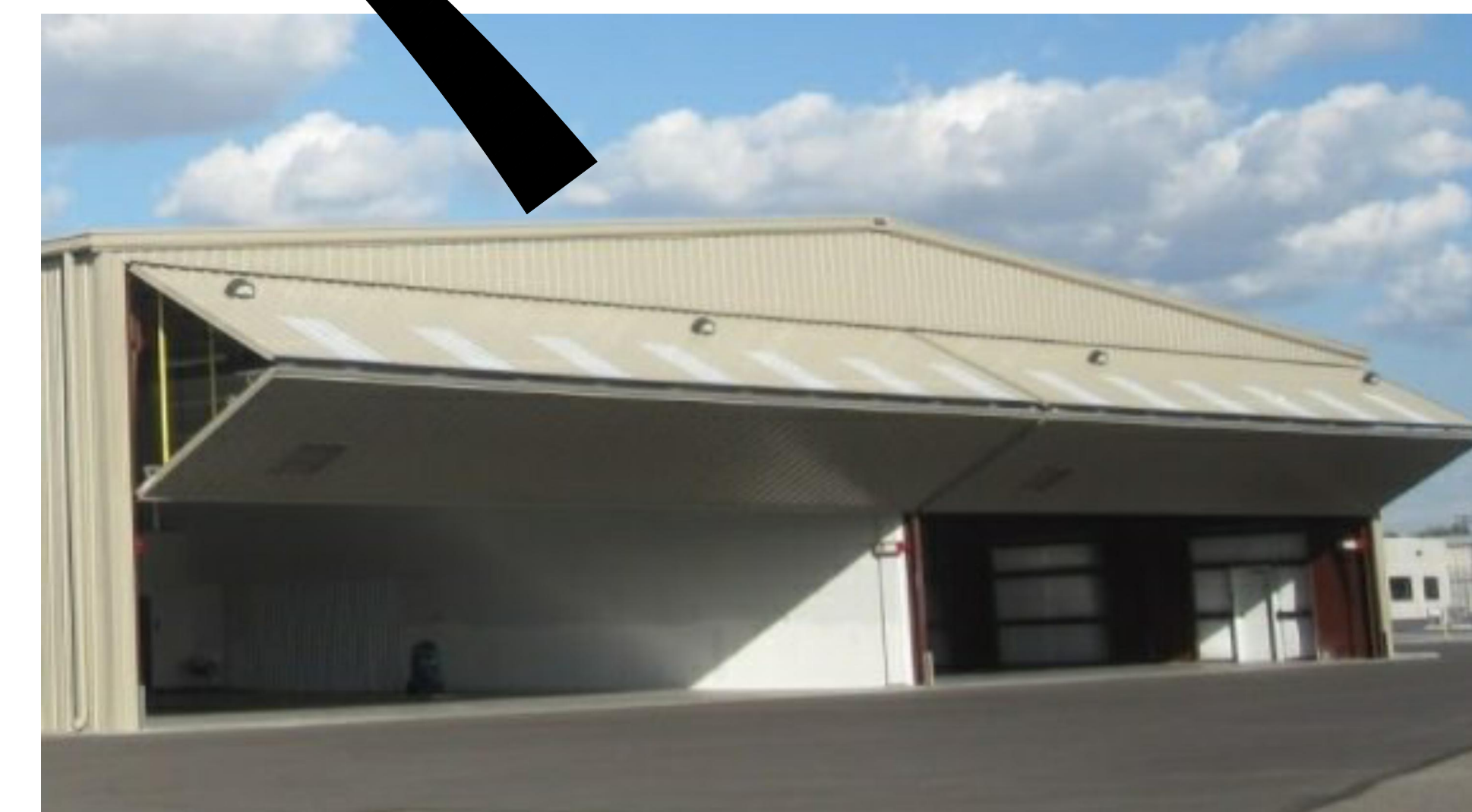
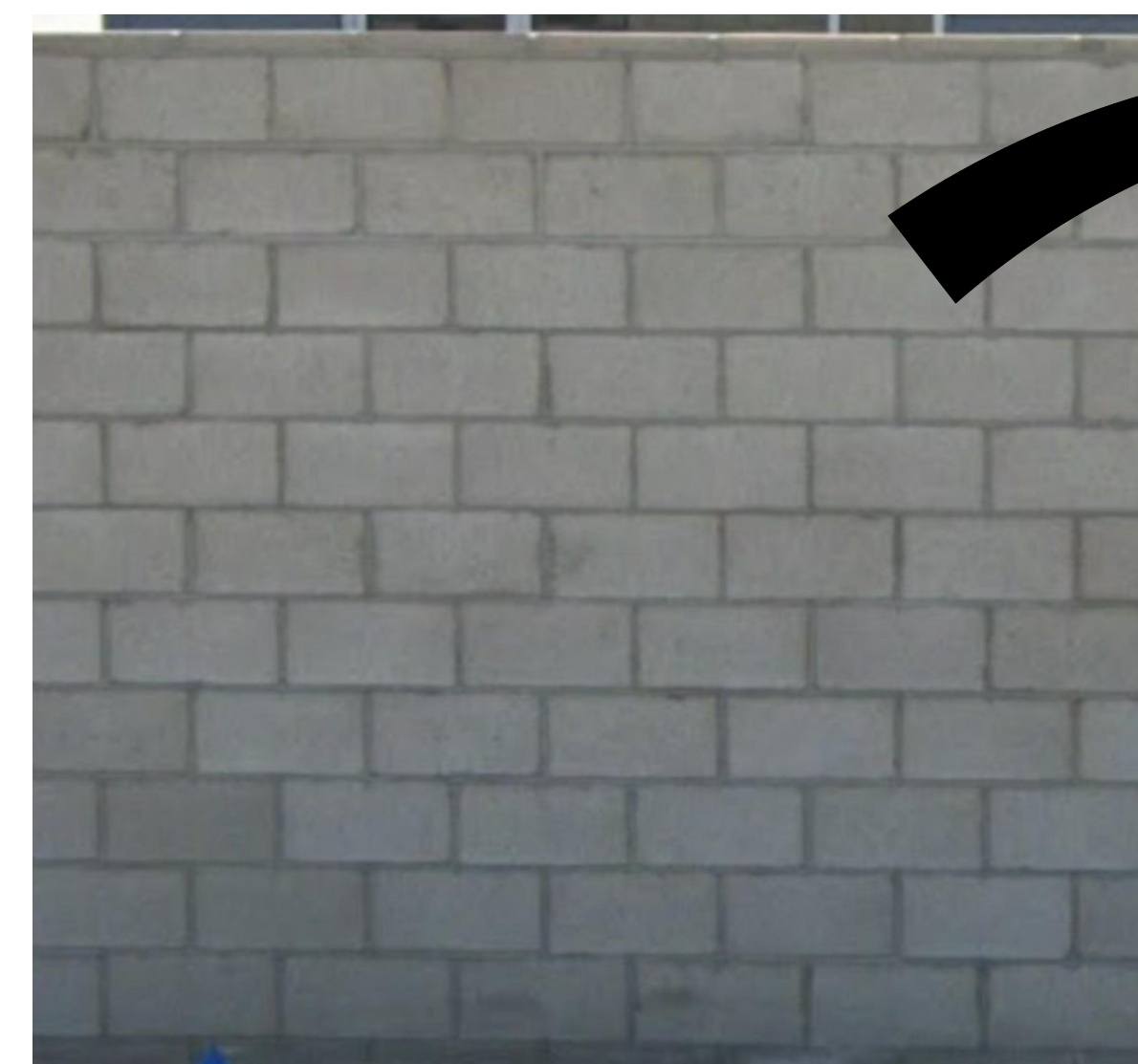
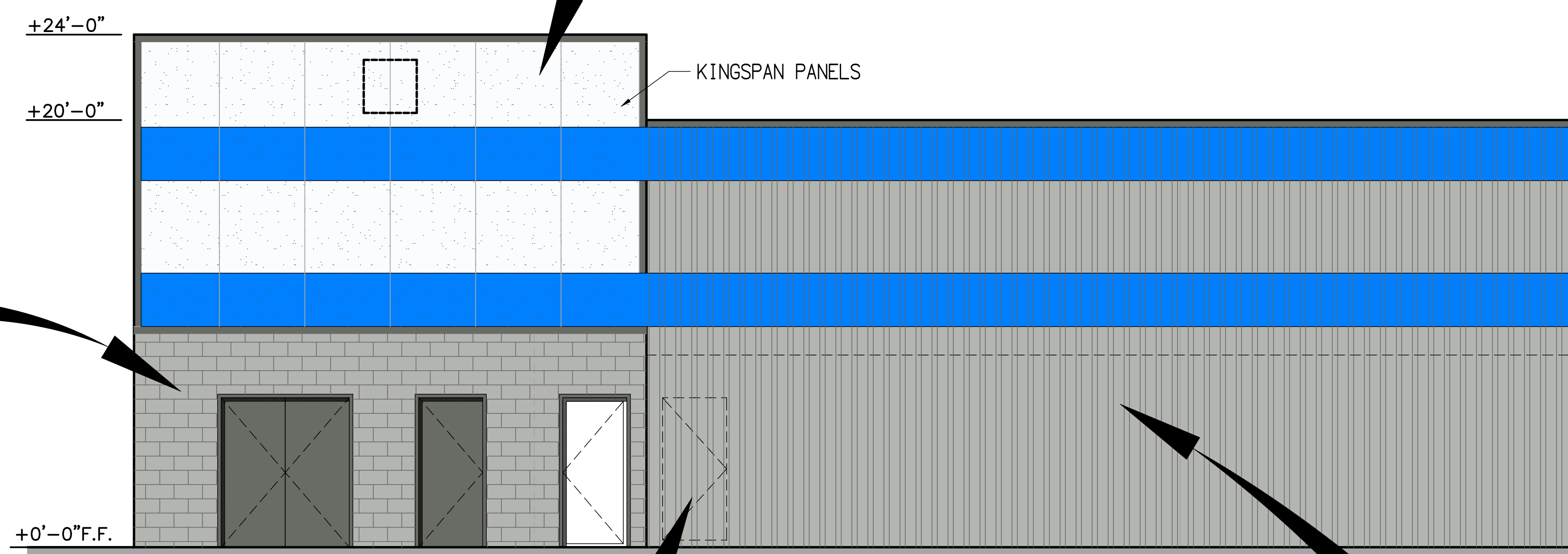
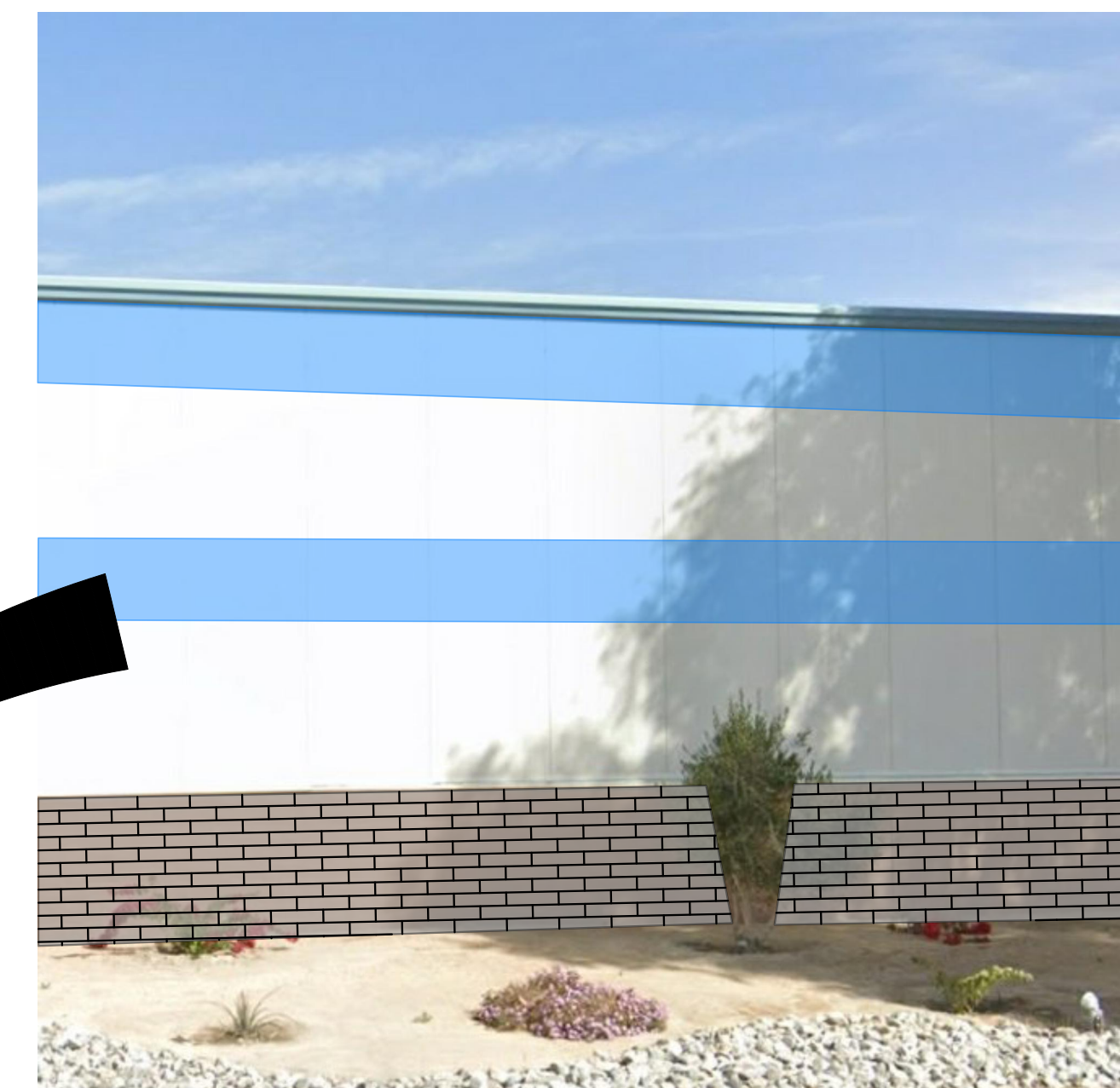


**EGAN CIVIL, INC.**  
 PO BOX 5282, LA QUINTA, CA 92248-5282  
 (760) 404-7663 WWW.EGANCIVIL.COM  
 PREPARED UNDER THE DIRECT SUPERVISION OF:  
 BENJAMIN DANIEL EGAN, R.C.E. 73070  
 DATE: 12-15-2021

BENCHMARK: NGS B 1326 (PID DX3448) DATUM NAVD88 + 500.00'  
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IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE  
**JJWR HOLDINGS MANUFACTURING & RV STORAGE PROJECT**  
 PARCEL 3 AND 4 ENTERPRISE WAY  
 COACHELLA, CA 92236  
 IN THE SE 1/4 OF SECTION 9, T6S, R8E, S8M  
**ROOF PLAN**  
 FOR: JJWR HOLDINGS, LLC ECI.W.O. 20200527 CITY FILE NO.  
 SHEET NO. **9** OF 10 SHEETS





NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.



Table with columns: MARK, BY, DATE, ENGINEER, REVISIONS, APPR, DATE, CITY

JJWR HOLDINGS, LLC  
440 SANTA LUCIA DRIVE  
HEMET, CA 92543  
C/O JASON WILLIAMS  
PH# 760-250-4450  
EMAIL: jjwrholdingsllc@gmail.com

RECOMMENDED FOR APPROVAL:  
NOEL OWBLEY, R.C.E. 39827  
DATE: EXP. 12-31-2021  
CITY OF COACHELLA  
APPROVED FOR CONSTRUCTION:  
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DATE: EXP. 06-30-2022  
APPROVED BY:  
J. LUIS LOPEZ, PLANNING DIRECTOR



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IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE  
JJWR HOLDINGS MANUFACTURING & RV STORAGE PROJECT  
PARCEL 3 AND 4 ENTERPRISE WAY  
COACHELLA, CA 92236  
MATERIAL BOARD  
FOR: JJWR HOLDINGS, LLC  
EQUIV. NO. 20200527  
CITY FILE NO.

SHEET NO. 10 OF 10 SHEETS





# CAL FIRE – RIVERSIDE UNIT RIVERSIDE COUNTY FIRE DEPARTMENT

**BILL WEISER - FIRE CHIEF**

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

PROUDLY SERVING THE  
UNINCORPORATED AREAS  
OF RIVERSIDE COUNTY  
AND THE CITIES OF:

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- BEAUMONT
- CANYON LAKE
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- EASTVALE
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- RUBIDOUX CSD
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- WILDOMAR

**BOARD OF SUPERVISORS:**

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

## Planning Case Conditions

**Date:** 9/13/21

**City Case Number:** TR38218 / AR21-07

**Project Name:** JJWR Building 1 and 2 – 32 Industrial units and 8 Office units

**City of Coachella Rep:** Gabriel Perez, Development Services Director

**Reviewed By:** Chris Cox, Assistant Fire Marshal

**Fire Department Permit Number:** FPTRC2100110 / FPARC2100106

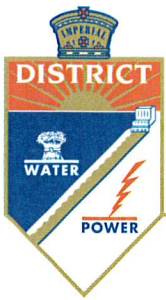
East Office of the Fire Marshal Responsibility

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

1. Fire Hydrants and Fire Flow: Prior to the issuance of building permits, plans for the water system shall be submitted to the fire department for review and approval. The water system shall be capable of delivering the required fire flow. With a proposed building area of 25,740 square feet for the largest building and assuming construction type VB, the minimum required fire flow is 2,125 gallons per minute at 20 psi for a duration of 2 hours. Fire hydrant(s) location and spacing shall comply with the fire code. An approved water supply for fire protection during construction shall be made available prior to the arrival of combustible materials on site. Reference 2019 California Fire Code (CFC) 507.5.1, 3312, Appendices B and C.
2. Fire Department Access: Prior to building permit issuance, a fire access site plan shall be approved. The access roads shall be capable of sustaining 60,000 lbs. over two axels in all-weather conditions. Approved vehicle access, either permanent or temporary, shall be provided during construction. CFC 503.1.1, 3310.1 and 503.2.1
3. Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal. Ref. CFC 503.4.1
4. Phased Construction Access: If construction is phased, each phase shall provide approved access for fire protection prior to any construction. Ref. CFC 503.1
5. Construction Permits Fire Department Review: Submittal of construction plans to the Office of the Fire Marshal will be required.
6. Prior to building permit issuance, a statement of intended use from the owner or business representative shall be provided to the Office of the Fire Marshal about the proposed manufacturing operations, and storage in the building. Ref. CFC 105.4.2

7. Prior to building permit issuance, a hazardous materials inventory statement shall be provided to the Office of the Fire Marshal. Approved chemical classification forms and safety data sheets shall be provided with the hazardous materials inventory statement. Ref. CFC 5001.5.2
8. Fire Sprinkler System: All new commercial structures 3,600 square feet or larger shall be protected with a fire sprinkler system. Ref CFC 903.2 as amended by the City of Coachella.
9. Fire Alarm and Detection System: A water flow monitoring system and/or fire alarm system may be required and determined at time of building plan review. Ref. CFC 903.4, CFC 907.2 and NFPA 72
10. Knox Box and Gate Access: Buildings shall be provided with a Knox Box. The Knox Box shall be installed in an accessible location approved by the Office of the Fire Marshal. Electric gate operators shall be provided with Knox key switches. Electric gate operators shall also be connected to a remote signal receiver compatible for use with the preemption devices on the Riverside County fire apparatus. The gate shall automatically open upon receiving a remote signal from the fire apparatus and remain in the fully open position for a minimum of 30 seconds. Ref. CFC 506.1
11. Addressing: All commercial buildings shall display street numbers in a prominent location on the street side of the premises and additional locations as required. Ref. CFC 505.1

If you have any questions or comments, then please contact me at 760-393-3386 or [chris.cox@fire.ca.gov](mailto:chris.cox@fire.ca.gov).



# IID

*A century of service.*

September 14, 2021

Mr. Gabriel Perez  
Assistant Community Development Director  
Development Services Department  
City of Coachella  
1515 6th Street  
Coachella, CA 92236

SUBJECT: JJWR Buildings for 32 Industrial Units and 8 Offices in Coachella, CA; TPM 38219 & AR 21-07

Dear Mr. Perez:

On September 2, 2021 the Imperial Irrigation District received from the City of Coachella Development Services Department, a request for agency comments on the JJWR Building 1 and 2 - 32 industrial units and 8 offices subdivision project; Tentative Tract Map no. 38218 and Architectural Review no. 21-07. The applicant, Jason Williams, JJWR Holdings, LLC; proposes to construct two (2) 25,740 sq. ft. industrial buildings at 53547 and 53459 Enterprise Way in Coachella, CA (APNs 763-141-030 and 031) and subdivide them to create 16 warehouse and 4 office condominiums per building.

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

1. IID will not begin any studies, engineering or estimate costs to provide electrical service to the project until the applicant submits a customer project application (available at <http://www.iid.com/home/showdocument?id=12923> and detailed loading information, panel sizes, project schedule and estimated in-service date. Applicant shall bear all costs associated with providing electrical service to the project, including but not limited to the construction of backbone circuits, distribution line extensions, underground conduit systems and the re-configuration of distribution lines and other upgrades as well as applicable permits, zoning changes, landscaping (if required by the City) and rights-of-way and easements.
2. However, based on the preliminary information provided to the IID, the district can accommodate the power requirements of the project by extending a new distribution backbone circuit (conduit and cable) from the Avenue 52 Substation to the project site. The addition of one circuit breaker and substation bay at the Avenue 52 Substation, with the necessary infrastructure, will also be required. The district's ability to provide service from existing infrastructure is based on currently available capacity, which may be impacted by future development in the area. It is



important to note that a detailed and final study will be developed once a customer project application and loading calculations are received. This detailed information will allow IID to perform an accurate assessment and provide a full report of any potential impacts and mitigation measures. The conditions of service could change as a result of the additional studies.

3. Underground infrastructure that includes trenching, conduits, pull boxes, switch boxes, transformers, commercial meter panels, residential meter concentrations and pads should be installed following IID approved plans. Physical field installation of underground infrastructure should be verified and approved by an IID inspector prior to cable installation as per IID Developer's Guide (available at the district website <https://www.iid.com/home/showdocument?id=14229>).
4. IID Regulations governing line extensions can be found at:  
No. 2 <http://www.iid.com/home/showdocument?id=2540>),  
No. 13 <http://www.iid.com/home/showdocument?id=2553>),  
No. 15 <http://www.iid.com/home/showdocument?id=2555>),  
No. 20 <http://www.iid.com/home/showdocument?id=2560>) and  
No. 23 <https://www.iid.com/home/showdocument?id=17897>).
5. For additional information regarding electrical service for the project, the applicant should be advised to contact the IID Energy - La Quinta Division Customer Operations, 81-600 Avenue 58 La Quinta, CA 92253, at (760) 398-5841 and speak with the project development planner assigned to the area.
6. It is important to note that IID's policy is to extend its electrical facilities only to those developments that have obtained the approval of a city or county planning commission and such other governmental authority or decision-making body having jurisdiction over said developments.
7. The applicant will be required to provide rights-of-way and easements for any power line extensions and overhead or underground infrastructure needed to serve the project.
8. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions for its completion are available at <https://www.iid.com/about-iid/department-directory/real-estate>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.

9. Relocation of existing IID facilities to accommodate the project and/or to accommodate street widening improvements imposed by the City will be deemed project-driven and all costs, as well as securing of rights of way and easements for relocated facilities, shall be borne by the applicant.
10. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully mitigated. **Any mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.**
11. Dividing a project into two or more pieces and evaluating each piece in a separate environmental document (Piecemealing or Segmenting), rather than evaluating the whole of the project in one environmental document, is explicitly forbidden by CEQA, because dividing a project into a number of pieces would allow a Lead Agency to minimize the apparent environmental impacts of a project by evaluating individual pieces separately, each of which may have a less-than-significant impact on the environment, but which together may result in a significant impact. Segmenting a project may also hinder developing comprehensive mitigation strategies. In general, if an activity or facility is necessary for the operation of a project, or necessary to achieve the project objectives, or a reasonably foreseeable consequence of approving the project, then it should be considered an integral project component that should be analyzed within the environmental analysis. The project description should include all project components, including those that will have to be approved by responsible agencies. The State CEQA Guidelines define a project under CEQA as "the whole of the action" that may result either directly or indirectly in physical changes to the environment. This broad definition is intended to provide the maximum protection of the environment. CEQA case law has established general principles on project segmentation for different project types. For a project requiring construction of offsite infrastructure, the offsite infrastructure must be included in the project description. *San Joaquin Raptor/Wildlife Rescue Center v. County of Stanislaus* (1994) 27 Cal.App. 4th 713.
12. Applicant should be advised that landscaping can be dangerous if items are planted too close to IID's electrical equipment. In the event of an outage, or equipment failure, it is vital that IID personnel have immediate and safe access to its equipment to make the needed repairs. For public safety, and that of the electrical workers, it is important to adhere to standards that limit landscaping

Gabriel Perez  
September 14, 2021  
Page 4

around electrical facilities. IID landscaping guidelines are available at <https://www.iid.com/energy/vegetation-management>.

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

Respectfully,



Donald Vargas  
Compliance Administrator II

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



### Eurotec M.F.G. Inc. Facility Photos







**JJWR PROJECT DESCRIPTION**

1. THE PROJECT CONSISTS OF (2) 25,740 SQ FT BUILDINGS WITH A TOTAL OF UP TO (16) AIR-SPACE CONDOMINIUM MANUFACTURING/WAREHOUSE/STORAGE UNITS AND (4) OFFICE AIR-SPACE CONDOMINIUMS EACH FOR A TOTAL OF (40) UNITS. EACH BUILDING WILL HAVE AN ACCESSIBLE SHARED UNISEX RESTROOM ACCESSED FROM THE SOUTHWESTERN FIRE LANE FOR USE BY PROJECT OWNERS AND GUESTS.
2. BOTH BUILDING "A" AND BUILDING "B" ARE NEW BUILDINGS. EACH BUILDING WILL HAVE AN ELECTRICAL ROOM AND FIRE RISER CLOSET AND WILL HAVE A MAXIMUM HEIGHT OF 24'-0".
3. EXTERIOR WALLS SHALL BE CORRUGATED STEEL ON THE INTERIOR OF THE PROJECT AND A COMBINATION OF INSULATED DECORATIVE PANELS AND INTEGRAL CMU BLOCK WITH A RECESSED FLAT METAL ROOF SYSTEM SCREENED BEHIND PARAPET WALLS. EXTERIOR WALLS FACING ENTERPRISE WAY WILL BE FINISHED IN A 3 COLOR COMBINATION, WITH THE THIRD COLOR SPECIFIED AS AN ACCENT ON MINOR TRIM ELEMENTS. (SEE ELEVATIONS, SHEET 4).
4. OFFICE UNITS WILL BE DELIVERED CONDITIONED AND FINISHED. MANUFACTURING/WAREHOUSE/STORAGE UNITS WILL BE DELIVERED UNFINISHED AND UNCONDITIONED.
5. ALL MANUFACTURING/WAREHOUSE/STORAGE UNITS WILL BE DELIVERED AS UNCONDITIONED SHELL AND WILL HAVE TWO (2) ROOF MOUNTED PLINTHS INTENDED FOR FUTURE ROOF MOUNTED MECHANICAL EQUIPMENT. ALTHOUGH ALL UNITS WILL BE PRE-WIRED FOR AIR CONDITIONING AND/OR HEATING, SUCH IMPROVEMENTS WILL BE AT THE DIRECTION OF THE INDIVIDUAL OWNERS OF EACH UNIT AND SUBJECT TO CITY APPROVAL OF TENANT IMPROVEMENT PLANS AND PERMITS. OFFICE UNITS WILL BE DELIVERED AS CONDITIONED SHELLS SUBJECT TO CITY APPROVAL OF FUTURE TENANT IMPROVEMENTS.
6. ADDITIONAL PERMITS SUBMITTED AS A PART OF THIS CONSTRUCTION DOCUMENT SET WILL INCLUDE: TRASH ENCLOSURE, 8' HIGH PERIMETER WALLS, ENTRY GATES AND PILASTERS, AND ENTRY MONUMENT SIGNAGE.
7. THE PROPOSED PROJECT IS INTENDED TO PROVIDE FLEXIBILITY OF USE. THE DEVELOPER WILL INITIALLY USE THE NORTH BUILDING TO RELOCATE THEIR EXISTING MANUFACTURING BUSINESS TO. THE SOUTH BUILDING WOULD BE USED FOR FUTURE EXPANSION OF THEIR BUSINESS, OR COULD BE LEASED TO A TENANT ENGAGED IN MANUFACTURING OR SIMILAR ACTIVITIES, OR COULD BE USED FOR REVENUE GENERATING RV AND BOAT STORAGE. ALL OF THESE USES ARE PERMITTED OR CONDITIONALLY PERMITTED WITHIN THE ZONE, AND ARE ALL VERY APPROPRIATE USES FOR THE MANUFACTURING ZONE. THE PROPOSED MANUFACTURING/WAREHOUSE/STORAGE TYPE USE IS COMMONLY MARKETED AS "INDUSTRIAL FLEX" PROPERTY. "INDUSTRIAL FLEX" IS PRESENTLY ONE OF THE MOST IN-DEMAND COMMERCIAL PROPERTY TYPES IN THE COACHELLA VALLEY AND DEVELOPED PROPERTIES ARE IN VERY LIMITED SUPPLY. FURTHER, THE PROPOSED PARCEL MAP AND CONDOMINIUM OVERLAY CREATE THE OPPORTUNITY FOR FINANCE AND PURCHASE OF ALL OR JUST PART OF A BUILDING, AND POTENTIALLY OFFER THE OPPORTUNITY FOR OWNERSHIP OF SMALL WAREHOUSE SPACES TO SMALLER BUSINESSES AND DISADVANTAGED ENTITIES THAT LACK THE CAPITAL REQUIRED TO PURCHASE A LARGER BUILDING OR TO DEVELOP AN INDUSTRIAL/WAREHOUSE BUILDING FROM THE GROUND UP.
8. THE PROPOSED PROJECT CONSISTS OF TWO BUILDINGS THAT WILL BE OF TYPE VB CONSTRUCTION, WITH AN OCCUPANCY CLASSIFICATION OF B FOR THE OFFICES AND S-1 FOR THE WAREHOUSE AREAS. THE BUILDINGS WILL BE SPRINKLERED WITH A FULLY AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT.