



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

AGENDA

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

May 18, 2022
6:00 PM

PURSUANT ASSEMBLY BILL 361, ALONG WITH THE GOVERNOR'S STATE OF EMERGENCY DECLARATION ISSUED ON MARCH 4, 2020, THIS MEETING MAY BE CONDUCTED VIA TELECONFERENCE.

If you would like to attend the meeting via zoom, here is the link:

<https://us02web.zoom.us/j/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZ1pqUm0zQT09>

Or one tap mobile :

Us: +16699006833,, 84544257915#,,,,* 380084# US

Or telephone:

Us: +1 669 900 6833

Webinar ID: 845 4425 7915

Passcode: 380084

Spanish: El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla

Public comments may be received 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 commission electronically via email to gperez@coachella.org. Transmittal prior to the start of the meeting is required. All written comments received will be forwarded to the commission and entered into the record.

IF YOU WISH, YOU MAY LEAVE A MESSAGE AT (760) 398-3102, EXTENSION 122, BEFORE 4:00 P.M. ON THE DAY OF THE MEETING.

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OF AGENDA:

“At this time the Commission may announce any items being pulled from the agenda or continued to another date or request the moving of an item on the agenda.”

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting Minutes - May 4, 2022

WRITTEN COMMUNICATIONS:

PUBLIC COMMENTS (NON-AGENDA ITEMS):

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

REPORTS AND REQUESTS:

NON-HEARING ITEMS:

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

2. Gunther Investments, LLC – Interim Outdoor Cannabis Cultivation - Conditional Use Permit 348 to allow interim outdoor cannabis cultivation on a 38.48-acre site located at the southwest corner of Avenue 50 and Fillmore Street. (APN 763-070-022). Brandon Calandri (Applicant)-**Withdrawal**
3. DAFCO III, LLC – Interim Outdoor Cannabis Cultivation – Conditional Use Permit 349 to allow interim outdoor cannabis cultivation on a total of 199.39 acres site located at the northeast corner of Fillmore Street and 52nd Avenue. (APN: 763-090-002, 763-100-003, 763-100-010). Brandon Calandri (Applicant)-**Withdrawal**
4. Zoning Ordinance Amendment No. 22-03 - Cannabis Business Streamline Code Amendments to amend Coachella Municipal Code Title 5 and 17 regarding cannabis business zoning and operation in the City. City-Initiated (Continued from May 4, 2022). City-Initiated.
5. 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

INFORMATIONAL:

ADJOURNMENT:

*Complete Agenda Packets are available for public inspection in the
Development Services Department at 53-990 Enterprise Way, Coachella, California, and on the
City's website www.coachella.org.*



THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES

Council Chambers, Hearing Room
Council Chambers, Hearing Room
1515 6th Street, Coachella, California
(760) 398-3502 ♦ www.coachella.org

AGENDA

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

18 de Mayo, 2022
6:00 PM

DE ACUERDO CON EL PROYECTO DE LEY 361 DE LA ASAMBLEA, JUNTO CON LA DECLARACIÓN DEL ESTADO DE EMERGENCIA DEL GOBERNADOR EMITIDA EL 4 DE MARZO DE 2020, ESTA REUNIÓN SE PODRÁ REALIZAR POR TELECONFERENCIA.

Si desea asistir a la reunión a través de zoom, aquí está el enlace:

<https://us02web.zoom.us/j/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZ1pqUm0zQT09>

O one tap mobile:

Us: +16699006833,, 84544257915#,,,,* 380084# US

O teléfono:

Us: +1 669 900 6833

ID del webinar: 845 4425 7915

Código de acceso: 380084

Español: El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla

Los comentarios públicos se pueden recibir por correo electrónico, por teléfono o por zoom con un límite de 250 palabras o tres minutos:

En vivo:

Si participa en vivo a través de zoom o teléfono, durante el período de comentarios públicos, use la función "levantar la mano" en su computadora, o cuando use un teléfono, los participantes pueden levantar la mano presionando *9 en el teclado.

Por escrito:

Los comentarios escritos pueden enviarse a la comisión electrónicamente por correo electrónico a gperez@coachella.org. Se requiere la transmisión antes del inicio de la reunión. Todos los comentarios escritos recibidos serán enviados a la comisión e ingresados en el registro.

SI LO DESEA, PUEDE DEJAR UN MENSAJE EN EL (760) 398-3102, EXTENSIÓN 122, ANTES DE LAS 4:00 P.M. DEL DÍA DE LA REUNIÓN.

LLAMADO AL ORDEN:

JURAMENTO A LA BANDERA:

PASE DE LISTA:

ORDEN DEL DÍA ESPECIAL

APROBACIÓN DE LA AGENDA:

“En este momento, la Comisión puede anunciar cualquier punto que está siendo retirado de la agenda o continuado a otra fecha o solicitar el traslado de un punto de la agenda”.

APROBACION DE LAS ACTAS:

1. Borrador de las Actas de la Comisión de Planificación – 04 de Mayo, 2022

COMUNICACIONES ESCRITAS:

COMENTARIOS DEL PÚBLICO (PUNTOS QUE NO ESTÁN EN LA AGENDA):

“El público puede dirigirse a la Comisión sobre cualquier tema de interés para el público que no esté en la agenda, pero que esté dentro de la jurisdicción de la materia de la misma. Por favor limite sus comentarios a tres (3) minutos”.

INFORMES Y SOLICITUDES:

PUNTOS QUE NO SON DE AUDIENCIA:

2. Gunther Investments, LLC: Cultivo provisional de marihuana al aire libre. Permiso de uso condicional 348 para permitir el cultivo provisional de marihuana al aire libre en un terreno de 38,48 acres situado en la esquina suroeste de Avenue 50 y Fillmore Street. (APN 763-070-022). Brandon Calandri (Solicitante).
3. DAFCO III, LLC: Cultivo provisional de marihuana al aire libre. Permiso de uso condicional 349 para permitir el cultivo provisional de marihuana al aire libre en un terreno de 199,39 acres ubicado en la esquina noreste de Fillmore Street y 52nd Avenue. (APN: 763-090-002, 763-100-003, 763-100-010). Brandon Calandri (Solicitante).
4. Mapa de parcela tentativa n.º 38218. Permiso de uso condicional n.º 354, revisión arquitectónica n.º 21-07 para la construcción de dos edificios industriales de 25.750 pies cuadrados para crear hasta 32 condominios de almacenes y 8 condominios de oficinas en 53-457 y 53-459 Enterprise Way. Solicitante: JJWR, LLC
5. PH - ZOA 22-01: Enmiendas al Código de Optimización de Negocios de Marihuana para enmendar el título 5 y 17 del Código Municipal de Coachella con respecto a la zonificación y operación de negocios de marihuana en la ciudad. Iniciado por la ciudad (Continuación del 4 de mayo de 2022).

CALENDARIO DE AUDIENCIAS PÚBLICAS (CUASI-JUDICIAL):

INFORMATIVO:

SE SUSPENDE LA SESIÓN:

Los paquetes completos de la agenda están disponibles para inspección pública en el Departamento de Servicios de Desarrollo en 53-990 Enterprise Way, Coachella, California, y en el sitio web de la ciudad www.coachella.org.

ESTA REUNIÓN ES ACCESIBLE PARA PERSONAS CON DISCAPACIDAD



Council Chambers, Hearing Room
1515 6th Street, Coachella, California
(760) 398-3502 ♦ www.coachella.org

MINUTES

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

May 04, 2022
6:00 PM

PURSUANT ASSEMBLY BILL 361, ALONG WITH THE GOVERNOR'S STATE OF EMERGENCY DECLARATION ISSUED ON MARCH 4, 2020, THIS MEETING MAY BE CONDUCTED VIA TELECONFERENCE.

If you would like to attend the meeting via zoom, here is the link:

<https://us02web.zoom.us/j/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZ1pqUm0zQT09>

Or one tap mobile :

Us: +16699006833,, 84544257915#,,,,* 380084# US

Or telephone:

Us: +1 669 900 6833

Webinar ID: 845 4425 7915

Passcode: 380084

Public comments may be received 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 commission electronically via email to gperez@coachella.org. Transmittal prior to the start of the meeting is required. All written comments received will be forwarded to the commission and entered into the record.

IF YOU WISH, YOU MAY LEAVE A MESSAGE AT (760) 398-3102, EXTENSION 122, BEFORE 4:00 P.M. ON THE DAY OF THE MEETING.

CALL TO ORDER: 6:01 P.M.

PLEDGE OF ALLEGIANCE:

COMMISSIONER LEAL

ROLL CALL:

Commissioners Present: Alternate Commissioner Gutierrez, Commissioner Gonzalez, Commissioner Figueroa, Commissioner Leal, Vice Chair Navarrete.

Commissioners Absent: Chair Virgen

Staff Present: *Gabriel Perez, Development Services Director
*Nikki Gomez, Associate Planner
*Henry Castillo, Deputy City Attorney

APPROVAL OF AGENDA:

“At this time the Commission may announce any items being pulled from the agenda or continued to another date or request the moving of an item on the agenda.”

IT WAS MOVED BY COMMISSIONER FIGUEROA AND SECOND BY COMMISSIONER LEAL TO APPROVE THE AGENDA.

Approved by the following roll call vote:

AYES: Alternate Commissioner Gutierrez, Commissioner Gonzalez, Commissioner Figueroa, Commissioner Leal, Vice Chair Navarrete,

NOES: None.

ABSTAIN: None.

ABSENT: Chair Virgen.

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting Minutes – April 20, 2022.

IT WAS MOVED BY VICE CHAIR NAVARRETE AND SECONDED BY COMMISSIONER FIGUEROA TO APPROVE THE MINUTES.

Approved by the following roll call vote:

AYES: Commissioner Gonzalez, Commissioner Figueroa, Commissioner Leal, Vice Chair Navarrete.

NOES: None.

ABSTAIN: Alternate Commissioner Gutierrez.

ABSENT: Chair Virgen.

2. Planning Commission Special Meeting Minutes - April 25, 2021

IT WAS MOVED BY COMMISSIONER LEAL AND SECONDED BY COMMISSIONER GONZALEZ TO APPROVE THE MINUTES.

Approved by the following roll call vote:

AYES: Alternate Commissioner Gutierrez, Commissioner Gonzalez, Commissioner Leal.

NOES: None.

ABSTAIN: Commissioner Figueroa, Vice Chair Navarrete.

ABSENT: Chair Virgen.

WRITTEN COMMUNICATIONS:

None.

PUBLIC COMMENTS (NON-AGENDA ITEMS):

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

REPORTS AND REQUESTS:

None.

NON-HEARING ITEMS:

None.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

3. Cannabis Business Streamline Code Amendments to amend Coachella Municipal Code Title 5 and 17 regarding cannabis business zoning and operation in the City. City-Initiated (Continued from April 20, 2022). City-Initiated.

Gabriel Perez, Development Services Director narrated a power point presentation for the item. A copy of the presentation is on file in the Planning Division.

Public Hearing Opened at 7:12 p.m. by Vice Chair Navarrete.

Public Hearing Closed at 7:12 p.m. by Vice Chair Navarrete.

IT WAS MOVED BY COMMISSIONER LEAL AND SECONDED BY COMMISSIONER GONZALEZ CONTINUE THE CONSIDERATION OF RESOLUTION NO. PC 2022-14 FOR APPROVAL OF AN ORDINANCE AS PRESENTED FOR THE NEXT PLANNING COMMISSION MEETING OF MAY 18, 2022 AND REQUESTED ADDITIONAL INFORMATION INCLUDING:

- Revenues
- Housing Growth
- Schools Planned
- School Masterplan
- List of Dispensaries and Maps

Approved by the following roll call vote:

AYES: Commissioner Gonzalez, Commissioner Gutierrez, Commissioner Figueroa, Commissioner Leal, Vice Chair Navarrete.

NOES: None.

ABSTAIN: None.

ABSENT: Chair Virgen.

INFORMATIONAL:

Gabriel Perez, Development Services Director, encouraged Commissioners who have not completed mandatory sexual harassment training to do so.

ADJOURNMENT: 7:19 P.M.

Respectfully Submitted by,

Gabriel Perez
Planning Commission Secretary

*Complete Agenda Packets are available for public inspection in the
Development Services Department at 53-990 Enterprise Way, Coachella, California, and on the
City's website www.coachella.org.*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



STAFF REPORT
5/18/2022

TO: Planning Commission
FROM: Nikki Gomez, Associate Planner
SUBJECT: Gunther Investments, LLC Interim Outdoor Cannabis Cultivation
Conditional Use Permit 348 to allow interim outdoor cannabis cultivation on
38.48 acre site at the southwest corner of Avenue 50 and Fillmore Street (APN
763-070-022) - Withdrawal

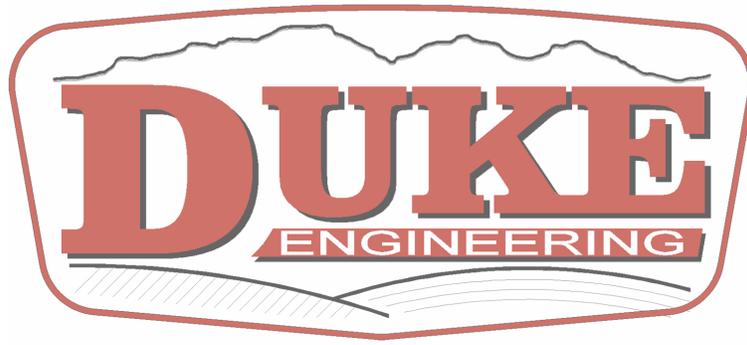
EXECUTIVE SUMMARY:

Gunther Investments, LLC, the applicant, requests a Conditional Use Permit 348 (CUP 348) to allow interim outdoor cannabis cultivation within 12 large agricultural hoop houses on a vacant 38.48-acre site located at the southwest corner of Avenue 50 and Fillmore Street.

The applicant requests to withdraw the application CUP 348, therefore no further action is required from the Planning Commission.

Attachments:

1. Applicant Request for Withdrawal – May 11, 2022



May 12, 2022

Nikki Gomez – Associate Planner
City of Coachella
53-990 Enterprise Way
Coachella, CA 92236

RE: Letter of Withdraw 358 Gunther Investments LLC

Given the fees required for the public improvements, we are withdrawing our application for the above projects.

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan Duke", is written over a horizontal line. The signature is stylized and cursive.

Ryan Duke
Principle Engineer
RCE 79729

Principle Engineer
Ryan Duke, PE
Lancaster Office

Chief Executive Officer
Jennifer Duke
Tehachapi Office

Office Manager
Shawna Ricker
Lancaster Office

Architectural Design Lead
Makaela McGuire
Coeur d'Alene Office

Structural Design Lead
Alexandria Rupp
Lancaster Office

Civil Design Lead
Zac Puckett, EIT
Lancaster Office



STAFF REPORT
5/18/2022

TO: Planning Commission

FROM: Nikki Gomez, Associate Planner

SUBJECT: DAFCO III, LLC Interim Outdoor Cannabis Cultivation
Conditional Use Permit 349 to allow interim outdoor cannabis cultivation on a total of 199.39 acre site at the northeast corner of Avenue 52 and Fillmore Street (APN 763-090-002, 763-100-033 & 763-100-010) - Withdrawal

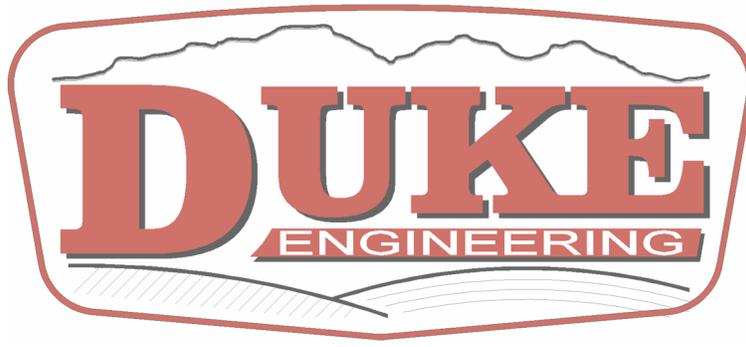
EXECUTIVE SUMMARY:

DAFCO III, LLC, the applicant, requests a Conditional Use Permit 349 (CUP 349) to allow interim outdoor cannabis cultivation within 58 large agricultural hoop houses on a vacant 199.39 acres (APN 763-090-002 (80 acres), APN 763-100-003 (79.08 acres) & APN 763-100-010 (40.31 acres) at the northeast corner of Avenue 52 and Fillmore Street.

The applicant requests to withdraw the application CUP 349, therefore no further action is required from the Planning Commission.

Attachments:

1. Applicant Request for Withdrawal – May 11, 2022



May 12, 2022

Nikki Gomez – Associate Planner
City of Coachella
53-990 Enterprise Way
Coachella, CA 92236

RE: Letter of Withdraw 349 DAFCO III LLC

Given the fees required for the public improvements, we are withdrawing our application for the above projects.

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan Duke", is written over a horizontal line.

Ryan Duke
Principle Engineer
RCE 79729

Principle Engineer
Ryan Duke, PE
Lancaster Office

Chief Executive Officer
Jennifer Duke
Tehachapi Office

Office Manager
Shawna Ricker
Lancaster Office

Architectural Design Lead
Makaela McGuire
Coeur d'Alene Office

Structural Design Lead
Alexandria Rupp
Lancaster Office

Civil Design Lead
Zac Puckett, EIT
Lancaster Office



STAFF REPORT
5/18/2022

TO: Planning Commission Chair and Commissioners

FROM: Gabriel Perez, Development Services Director

SUBJECT: Zoning Ordinance Amendment No. 22-03 - Cannabis Business Streamline Code Amendments to amend Coachella Municipal Code Title 5 and 17 regarding cannabis business zoning and operation in the City. City-Initiated (Continued from May 4, 2022). City-Initiated.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission review and adopt Resolution No. PC2022-14 recommending that the City Council (Council) approve an ordinance to amend the City's Cannabis business zoning and operation regulations of the Coachella Municipal Code.

BACKGROUND:

In November of 2016, voters approved Proposition 64, otherwise known as the Control, Regulate, Tax Adult Use of Marijuana Act ("AUMA") which legalized the adult use of cannabis and created a statutory framework for the state to regulate adult use of cannabis. Senate Bill 94, adopted on June 27, 2017, reconciled standards for medical cannabis with the standards for adult use cannabis activity under a single law, entitled Medicinal and Adult-Use Cannabis Regulation and Safety Act ("MAUCRSA"). Since 2016, the City of Coachella acted to establish cannabis business regulations as follows:

- **November 2016 - Cannabis Tax** the voters in Coachella approved Measure II, which authorized the City to impose a cannabis tax of \$15 per square foot on cultivation and manufacturing facilities and 6 percent of revenue on cannabis. The tax applies to both medicinal and nonmedicinal cannabis businesses, including retail cannabis businesses, regardless of whether the business is properly permitted by the City.
- **January 27, 2016 - Medical Cannabis Cultivation Facilities and Medical Cannabis Cultivation Regulatory Permits, (Zoning Ordinance Amendment ZOA No. 15-03)** Council adopted **Ordinance No. 1803**, amending Section 17.24.020, amending Chapter 17.84, Medical Cannabis Dispensaries, creating Chapter 17.85 Medical Cannabis Cultivation Facilities, and amending Chapter 17.34 to allow commercial medicinal cannabis cultivation, manufacturing, testing, distribution, and transportation activities in the wrecking yard (M-W) zone on a site of a minimum of 5 acres, paved street frontage minimum of 250 ft, and 1,000 feet from any residential zone with a conditional use permit ("CUP"). **Ordinance No. 1084**

added Chapter 5.68 to the Coachella Municipal Code for medical cannabis cultivation regulatory permits.

- **July 12, 2017 - Cannabis Testing Laboratories and Commercial Cannabis Activity Regulatory Permits** Council adopted **Ordinance No. 1108** (Zoning Ordinance Amendment 17-03), amending Chapters 17.26, 17.46 and 17.85, Commercial Cannabis Activity, regarding commercial cannabis activity zoning allowing cannabis testing laboratories with a CUP in M-W, IP and C-G zones. Council also adopted **Ordinance No. 1109** amending Chapter 5.68 of the Coachella Municipal Code regarding Cannabis Activity regulatory permits.
- **February 14, 2018 - Retail Cannabis Businesses (ZOA No. 17-05)** Council adopted **Ordinance No. 1114**, amending Chapter 17.84, Retail Cannabis Businesses, and Chapter 17.85, Commercial Cannabis Activity, allowing retail cannabis businesses subject to a development agreement or Conditional Use Permit in the M-W Wrecking Yard Zone, the IP Industrial Overlay Zone, and the RC retail cannabis overlay zone subject to strict land use guidelines. Council also adopted **Ordinance No. 1115** adding Chapter 17.47, RC Retail Cannabis Overlay Zone, to regulate the Retail Cannabis Overlay Zone specific to areas the City would like to see developed with new and thriving businesses (Sub-Zones # 1 and 2). The City took a conservative approach and kept these sub-areas small in size. A distance of 250 from public or private school (K-12), day care center or youth center was adopted.
- **July 10, 2019 - Commercial Cannabis Activity Amendments** Council adopted **Ordinance No. 1140** (ZOA No. 19-01), allowing retail cannabis in the Industrial Park overlay Zone, expanded Downtown Sub-Zone #1 and added Sub-Zone #3 Dillon Road Corridor applies to projects that are located along either side of Dillon Road, between State Highway 86 and Vista Del Norte; and have either a front or side lot line fronting Dillon Road or Camp Court. The ordinance also added microbusinesses with a CUP in the RC Overlay Zone, increased the number of retail cannabis businesses from four (4) to ten (10), and expanded the allowed area for retail cannabis businesses beyond the RC Overlay Zone to the M-W Zone and MS-IP Overlay Zone. Lastly, the Ordinance reduced the minimum project area size in the IP Overlay Zone from 30 acres to 10 acres.
- **May 27, 2020 – Non-Storefront Retail Cannabis Business Code Amendments** (ZOA No. 20-01) Council adopted **Ordinance No. 1161** updating and clarifying Title 17 provisions and **Ordinance No. 1162** amending Chapters 5.68 and 5.69 regarding retail cannabis businesses, specifically with regards to non-storefront retailers, non-storefront retail microbusinesses, storefront retail microbusinesses, and non-retail microbusinesses.
- **July 14, 2021 Interim Outdoor Cannabis Cultivation** (ZOA No. 20-02) Council adopted **Ordinance No. 1171** establishing regulation for outdoor cannabis cultivation in the agricultural areas of the City subject to certain zoning districts, a CUP with a maximum term of 4 years, minimum canopy size of 2 acres, and 1,000 feet from schools and youth centers.
- **December 8, 2021 - Interim Outdoor Cannabis Cultivation Amendments** (ZOA No. 21-04) Council adopted **Ordinance No. 1188** removing the limitation of 2 acre canopy size and allowing limited cultivation lighting during winter months.

- **February 23, 2022 New Tax Rate Structure Adopted** Council acted to remove the square footage tax for cultivation and manufacturing, and charge cannabis businesses as follows: Cultivation 2%, Retail 6%, Manufacturing 2%, Distribution 0%, and Testing 0%.

The City's cannabis business regulations allow for a diverse mix of cannabis retail, cultivation (indoor and outdoor), distribution, retail, and testing businesses. In 2021, the cannabis tax revenues were \$1,897,514, including \$1,229,184 from cultivation, \$636,130 from retail, and \$32,125 from manufacturing. In 2021, a Cannabis Action Team was assembled of key City staff responsible for regulation and support of the local Cannabis businesses to assess progress of the City's cannabis business program over the past 5 years. The City of Coachella was early to adopt a legal regulatory framework for cannabis businesses to operate in the City and took a conservative approach to cannabis business regulation. The Cannabis Action Team was able to identify opportunities for streamlining the City's zoning and business regulation for cannabis operations with the goal of reducing processing times, costs, and providing greater regulatory clarity.

The Planning Commission first considered the subject Zoning Ordinance Amendment (ZOA) No. 22-03 on May 4, 2022 and requested a continuance in order to review additional information that includes:

- Revenues from Cannabis Businesses
- Housing Growth Data
- Schools Planned and CVUSD District Masterplan
- List of Map of Dispensaries

Staff was able to provide information related to Cannabis Business Revenues and a List/Map of Cannabis Dispensaries included in attachments 5 and 6. The Facilities Director for the Coachella Valley Unified indicated that they do not have maps of planned schools and staff is awaiting information related to CVUSD properties. The school information was not available by the publication of this report.

DISCUSSION/ANALYSIS:

The Cannabis Action Team evaluated the Cannabis zoning and business regulations of the Coachella Municipal Code and proposes several Municipal Code Amendments to Title 5, Business Licenses and Regulations, and Title 17, Zoning to streamline the City's cannabis business program as follows:

- Remove the requirement of commercial cannabis or retail cannabis applicants to pursue a change of zone to apply either a Retail Cannabis RC Overlay or Industrial Park IP Overlay. This would eliminate the need to process both a Change of Zone and a CUP, which requires public hearings at the Planning Commission and the City Council.
- Eliminate Sub-Zones for retail cannabis businesses in Chapter 17.47, RC Retail Cannabis Overlay Zone, and allow them in any Commercial zones (C-N, Neighborhood Commercial, C-G, General Commercial, C-T, Tourist Commercial Zone) in the City with a CUP, but subject to the 10 dispensary limit allowed in the Municipal Code. City staff believes this change would allow for greater feasibility for dispensaries to open within the 10 dispensary limit, while still

limited by any eligibility criteria established by Council for new retail cannabis business application rounds.

- Allow commercial cannabis activity permitted in Chapter 17.85, Commercial Cannabis Activity, to occur in M-S, Manufacturing Service or M-H, Heavy Industrial Zones subject to a CUP and eliminate the need to be located in one of 3 allowed Sub-areas. Currently, commercial cannabis activity is only allowed on M-S zoned properties with an IP Overlay rezoning in Sub-areas #6 (Downtown Expansion), #7 (South Employment District), or #10 (North Employment). The City receives many applications to allow commercial cannabis activity that require both a Change of Zone for IP Overlay and a rezoning from M-S to M-H zones despite the proposed locations within the eligible Sub-areas. Staff's recommendation would allow commercial cannabis activity in M-S and M-H zones subject to 600-foot distance requirement from a residentially zoned lot. A map of the 600 foot distance from residential zones lots demonstrates that the eligible commercial cannabis activity locations would continue to be consistent with Sub-areas 6, 7, and 10, but would allow new commercial cannabis activity in industrial zones east of the 86 Expressway (Attachment 3).
- Remove the requirement for a Development Agreement for retail cannabis businesses in Chapter 17.84, Retail Cannabis Businesses and for Commercial Cannabis Activity in Chapter 17.85. Staff conducted an assessment of existing Development Agreements for cannabis businesses in the City and determined that the development agreements mainly secure a taxation rate for cannabis business activity. This taxation rate in a development agreement is no longer required as the City has a citywide tax rate structure for cannabis businesses. Development agreements could still be entered into voluntarily by applicants as many of the existing development agreements allow for maintaining approved permits activity for up to seven years.
- Reconcile the inconsistent distance requirement from residential zoned lots for cannabis businesses of 1,000 feet in the IP Overlay, Chapter 17.46 and Commercial Cannabis Activity, the Chapter 17.85, distance requirement of 600 feet.
- Eliminate the 250 foot paved street frontage and 5 acre lot size restrictions for Commercial Cannabis businesses in the M-W zone Chapter 17.85. The City has previously granted variances from these limitations. It is unclear why these limitations are necessary and Staff believes it is better to allow for more flexible standards than create a situation that requires variance approvals.
- Allow an expiration timeframe of two (2) years for CUPs and Architectural Review (AR). Currently, CUPs and ARs expire after one year unless an extension of time is granted. Staff observed that it is difficult to obtain a building permit for a cannabis related development application within a year and the one-year timeframe for CUPs and ARs is not realistic to expect building permit issuance and diligent pursuit of construction. The City of La Quinta and City of Indio have similar two-year expiration timeframe for CUPs and Development Review Permits.
- Establish more defined CUP and AR revocation procedures in Chapter 17.74, Conditional Uses, and Chapter 17.72, Architectural Review. If a cannabis business is determined to be out

of compliance with its CUP, it is important to have clear procedures for staff and applicants regarding the revocation process.

- Establish a 12-year maximum time period for Interim Outdoor Cannabis Cultivation. Currently, the Zoning Ordinance limits the maximum term to 4 years and it is unclear whether the CUP can be renewed. Interested outdoor cultivators have expressed that the lack of certainty for the maximum term for outdoor cannabis cultivation is a deterrent to proceeding with an outdoor cultivation operation.

The proposed amendments would update the Coachella Municipal Code based on the evaluation of cannabis businesses operations within the last 5 years. The amendments would streamline the process and reduce costs for new cannabis businesses. Staff time and resources would reduce significantly from the processing of multiple Zone Changes and variance requests for cannabis business activity proposals.

ALTERNATIVES:

- 1) Adopt Resolution No. PC2022-14 recommending approval of an Ordinance as presented.
- 2) Adopt Resolution No. PC 2021-14 recommending approval of an Ordinance with amendments.
- 3) Recommend denial of the ordinance.
- 4) Continue this item and provide staff with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1.

Attachments:

1. Resolution No. PC2022-14
Exhibit A - Draft Ordinance
Exhibit B – Redlines of Code Sections
2. Coachella Business Program – Allowed Cannabis Business Areas
3. Commercial Cannabis Activity eligible areas (600 ft. residential zone buffer)
4. Commercial Zoning District Map
5. Cannabis Business Revenues (2021) and Amended Tax Structure – Slide Presentation from City Council Cannabis Study Session on January 31, 2022
6. List and Map of Cannabis Dispensaries (Planned and Existing)
7. Coachella Housing Developments Map
<https://coachella.maps.arcgis.com/apps/MapTour/index.html?appid=4fec35cc88244efcabd729f22f7cc236> (click cancel when prompted to log in to ArcGIS online)

RESOLUTION NO. PC2022-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL AMENDMENTS TO COACHELLA MUNICIPAL CODE CHAPTERS 5.69, 17.24, 17.26, 17.28, 17.30, 17.32, 17.34, 17.46, 17.47, 17.72, 17.74, 17.84, 17.85 REGARDING CANNABIS BUSINESS ZONING AND OPERATION IN THE CITY AND CONDITIONAL USE PERMIT PROCEDURE. CITY-INITIATED.

WHEREAS, pursuant to the authority granted to the City of Coachella (“City”) by Article XI, Section 7 of the California Constitution, the City has the police power to regulate the use of land and property within the City in a manner designed to promote public convenience and general prosperity, as well as public health, welfare, and safety; and,

WHEREAS, adoption and enforcement of comprehensive zoning regulations and business license regulations lies within the City’s police power; and,

WHEREAS, on November 8, 2016, California voters passed Proposition 64, the Control, Regulate and Tax Adult Use of Marijuana Act (“AUMA”), legalizing the use and possession of cannabis and cannabis products by adults aged 21 years and older; and,

WHEREAS, on June 27, 2017, Governor Brown signed into law Senate Bill 94, which created a single regulatory scheme for both medicinal and non-medicinal cannabis known as the Medicinal and Adult-Use Cannabis Regulation and Safety Act (“MAUCRSA”); and,

WHEREAS, MAUCRSA allows local jurisdictions to allow or prohibit the various commercial cannabis activities which are allowed by the State; and,

WHEREAS, on January 31, 2022 the City Council held a Study Session regarding the City of Coachella Cannabis Business Program and staff identified the intent to draft Cannabis Business Streamline Code Amendments to reduce barriers for Cannabis Businesses in the City of Coachella; and,

WHEREAS, the proposed Ordinance would amend Title 5 (Business License and Regulations) and Title 17 (Zoning) to streamline the zoning and business operation for cannabis businesses; and,

WHEREAS, the subject Municipal Code Amendment is not subject to the California Environmental Quality Act (“CEQA”) pursuant to Sections 15060(c)(2), 15060(c)(3), and 15061(b)(3). The activity is not subject to CEQA because it will not result in a direct or reasonably foreseeable indirect physical change in the environment; the activity is not a project as defined in Section 15378 of the California Public Resources Code, and the activity is covered by the general rule that CEQA applies only to projects,

which have the potential for causing a significant impact on the environment. Where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment, the activity is not subject to CEQA; and,

WHEREAS, the Planning Commission of the City of Coachella (“Planning Commission”) conducted a properly noticed public hearing on May 4, 2022 and May 18, 2022 at which members of the public were afforded an opportunity to comment upon this Ordinance, the recommendations of staff, and other public testimony; and,

WHEREAS, after said public hearing, the Planning Commission recommended that the City Council approve this Ordinance.

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Incorporation of Recitals. The Planning Commission of the City of Coachella, California, hereby finds that the foregoing recitals are true and correct and are incorporated herein as substantive findings of this Resolution.

SECTION 2. Recommendation to City Council. Based on the entire record before the Planning Commission, all written and oral evidence presented to the Planning Commission, and the findings made in the staff report and this Resolution, the Planning Commission of the City of Coachella hereby recommends that the City Council adopt an Ordinance entitled: “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, AMENDING COACHELLA MUNICIPAL CODE CHAPTERS 5.69, 17.24, 17.26, 17.28, 17.30, 17.32, 17.34, 17.46, 17.47, 17.72, 17.74, 17.84, 17.85 REGARDING CANNABIS BUSINESS ZONING AND OPERATION IN THE CITY AND CONDITIONAL USE PERMIT PROCEDURE” which is attached hereto as Exhibit “A” and redline amendments as Exhibit “B” incorporated herein by reference.

SECTION 3. Findings. The Planning Commission finds that the amendments to the Coachella Municipal Code proposed by the above referenced ordinance are consistent with the goals and policies of all elements of the General Plan and exercise the City’s land use powers to protect the health, safety, and welfare of the public which would be put at risk if commercial cannabis activity is allowed to move forward in the City without local regulation and enforcement abilities.

The Planning Commission also finds that the proposed amendments to the Coachella Municipal Code would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that they will regulate retail and commercial cannabis businesses as a land use, by allowing the use with a conditional use permit in selected zoning districts and under certain restrictions.

The Planning Commission also finds that the proposed amendments to the Coachella Municipal Code are internally consistent with other applicable provisions of this

Zoning Code, in that commercial cannabis businesses would be subject to specified zoning districts and to findings necessary to grant a conditional use permit.

SECTION 4. CEQA. The Planning Commission finds that this Resolution is not subject to the California Environmental Quality Act (“CEQA”) pursuant to Section 15060(c)(2) of the State’s CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3), as the action will not result in either a direct or reasonably foreseeable indirect physical change in the environment, and Section 15060(c)(3) of the CEQA Guidelines, as the action is not a project as defined in Section 15378 of the CEQA Guidelines, because it has no potential for resulting in physical change to the environment, directly or indirectly because this Ordinance does not involve any commitment to a specific project which may result in potentially significant physical impact on the environment.

SECTION 5. Certification. The Secretary shall certify to the adoption of this Resolution.

APPROVED AND ADOPTED by the members of the City of Coachella Planning Commission on this 18th day of May, 2022.

Stephanie Virgen,
Planning Commission Chair

ATTEST:

Gabriel Perez, Planning Commission Secretary

APPROVED AS TO FORM:

Carlos Campos, City Attorney

I, Gabriel Perez, Planning Secretary, City of Coachella, California, certify that the foregoing Resolution was adopted by the Planning Commission at a regular meeting of the Planning Commission held on the 18th day of May, 2022, and was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gabriel Perez
Planning Commission Secretary

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, AMENDING COACHELLA MUNICIPAL CODE CHAPTERS 5.69, 17.24, 17.26, 17.28, 17.30, 17.32, 17.34, 17.46, 17.47, 17.72, 17.74, 17.84, 17.85 REGARDING CANNABIS BUSINESS ZONING AND OPERATION IN THE CITY AND CONDITIONAL USE PERMIT PROCEDURE (*First Reading*)

The City Council of the City of Coachella, California, does hereby ordain as follows:

SECTION 1. Amendment to Municipal Code. Chapter 5.69 *Retail Cannabis Business Regulatory Permit*, Section 5.69.020 *Regulatory permit required*, subsection (A) is hereby amended as follows:

“5.69.020 Regulatory permit required.

A. Prior to initiating operations and as a continuing request to operating a retail cannabis business, the owner of the proposed retail cannabis business shall obtain (i) a regulatory permit from the city manager and shall pay application fees as established by resolution adopted by the city council as amended from time to time, and (ii) a conditional use permit from the city as required by this code.”

SECTION 2. Amendment to Municipal Code. Chapter 5.69 *Retail Cannabis Business Regulatory Permit*, Section 5.69.120 *Onsite consumption permit*, subsection (A) is hereby amendment as follows:

“5.69.120 Onsite consumption permit.

A. A storefront retailer or storefront retail microbusiness must obtain an onsite consumption permit (in addition to a regulatory permit under this chapter, and a conditional use permit under Chapter 17) in order for cannabis to be consumed on the premises of the storefront retailer or storefront retail microbusiness.”

SECTION 3. Amendment to Municipal Code. Chapter 17.24 *C-N Neighborhood Commercial Zone*, Section 17.24.010 *Permitted uses* is hereby amended as follows:

“17.24.020 Permitted uses.

The following uses are permitted in the C-N zone, subject to all provisions of this chapter:

A. Primary Uses.

1. Local retail businesses primarily intended to serve the immediate neighborhood, provided that no one use shall exceed five thousand (5,000) square feet of floor area, including the following:

- a. Grocery, fruit, or vegetable store; meat market;
- b. Meat, fish, or dressed poultry (no live poultry) sales;
- c. Bakery;
- d. Drugstore;
- e. Reserved;
- f. Hardware store; and
- g. Restaurant, cafe or soda fountain, not including entertainment, dancing, sale of liquor, beer or other alcoholic beverages.

2. Local service business primarily intended to serve the immediate neighborhood, including the following:

- a. Barber or beauty shop;
- b. Child care centers;
- c. Clothes cleaning and laundry pickup stations, laundromat, coin-operated dry cleaning establishment;
- d. Offices of physicians, dentists, optometrists, chiropractors, accountants and realtors; and
- e. Tailor, dressmaker.

B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to the primary permitted use:

- 1. Signs as follows, subject to all provisions of Section 17.56.010 of this title.
 - a. One unlighted sign pertaining to the rental, sale or lease of the premises, not to exceed twenty (20) square feet in area.
 - b. Advertising signs pertaining only to the goods and services sold on the premises, or to the name of the establishment. The total aggregate area of all signs pertaining to any one establishment shall be eighty (80) square feet.
- 2. Canopies, arcades, carports or similar shading devices.
- 3. Other accessory buildings, structures and uses customarily appurtenant to a primary permitted use.

C. Conditional Uses. The following uses may be permitted in the C-N zone, subject to obtaining a conditional use permit as specified in Section 17.74.010 of this title.

1. Those uses allowed as conditional uses by Section 17.16.020(C) of the R-S zone;
2. Lodges, fraternal organizations, and clubs;
3. Automobile service stations;
4. Dwelling units, multiple-family, limited to second story;
5. Liquor sales, subject to Section 17.74.015; and
6. Automotive repair garage as an accessory to automobile service station.
7. Retail cannabis businesses, including storefront retailers, storefront retail microbusinesses, non-storefront retailers and non-storefront retail microbusinesses, pursuant to Chapter 17.84. The conditional uses allowed in this subsection shall not be interpreted to include any primary uses listed in Section 17.24.020(A).”

SECTION 4. Amendment to Municipal Code. Chapter 17.26 *C-G General Commercial Use Zone*, Section 17.26.020 *Permitted uses*, Subsection (C) is hereby amended as follows:

“17.26.020 Permitted uses.

The following uses are permitted in the C-G zone, subject to all provisions of this chapter:

...

C. Conditional Uses. The following uses may be permitted in all sectors of the CG zone subject to obtaining a conditional use permit pursuant to Chapter 17.74.

1. Drive-in, walk-up or other fast-food establishments;
2. Bus terminals, depots, and similar transit facilities;
3. Reconditioned or used merchandise sales;
4. Ambulance services;
5. Car washes;
6. Pawn shops;
7. Bowling, pool or billiard centers;
8. Commercial parking lots;
9. Tourist camps;
10. Automotive repair garage as an accessory to automobile service station;

11. Commercial psychic activities;
12. Liquor sales, subject to Section 17.74.015;
13. Automobile accessories and parts;
14. New and used automobile sales and mobilehome sales;
15. Multi-bay auto repair;
16. Engineering research and testing firms and laboratories;
17. Truck, farm implement and machinery sales and rental, sale of parts;
18. Laundromat/coin operated laundry so long as a full time attendant is provided;
19. Plumbing shop, provided all outside storage is completely screened;
20. Sign manufacture;
21. Parcel or overnight delivery services;
22. Photocopying, photo processing and blueprinting;
23. Ceramic products manufacture;
24. Printing establishments;
25. Drycleaners;
26. Mattress manufacture;
27. Bookstore;
28. Mortuaries;
29. Swap meet, indoor;
30. Swap meet, outdoor;
31. Multi-tenant retail;
32. Tattoo and body piercing parlors;
33. Neighborhood recycling centers, pursuant to Chapter 17.90;
34. Commercial cannabis testing laboratories, pursuant to Chapter 17.85;
35. Retail cannabis businesses, including storefront retailers, storefront retail microbusinesses, non-storefront retailers and non-storefront retail microbusinesses, pursuant to

Chapter 17.84. The conditional uses allowed in this subsection shall not be interpreted to include any primary uses listed in Section 17.26.020(A).”

SECTION 5. Amendment to Municipal Code. Chapter 17.26 *C-G General Commercial Use Zone*, Section 17.26.030 *Property development standards*, Subsection (I) is hereby removed in its entirety.

SECTION 6. Amendment to Municipal Code. Chapter 17.28 *C-T Tourist Commercial Zone*, Section 17.28.020 *Permitted uses*, subsection (D) is hereby amended as follows:

17.28.020 Permitted uses.

The following uses are permitted in the C-T zone, subject to all provisions of this chapter:

...

D. Conditional Uses. The following uses may be permitted the C-T zone subject to obtaining a conditional use permit as specified in Section 17.74.010.

1. Theater, including drive-in;
2. Drive-in or walk-up or other fast-food service establishments;
3. Bowling alley;
4. Billiard parlor;
5. Skating rinks;
6. Liquor sales, subject to Section 17.74.015;
7. Bus terminals, depots, and similar transit facilities;
8. Car washes;
9. Tourist camps;
10. Automotive repair garage as an accessory to automobile service station.
11. Retail cannabis businesses, including storefront retailers, storefront retail microbusinesses, non-storefront retailers and non-storefront retail microbusinesses, pursuant to Chapter 17.84. The conditional uses allowed in this subsection shall not be interpreted to include any primary or tourist-related uses listed in Section 17.28.020(A) and (B).”

SECTION 7. Amendment to Municipal Code. Chapter 17.30 *M-S Manufacturing Service Zone*, Sections 17.30.020 *Permitted uses*, subsection (C) are hereby amended as follows:

“17.30.020 Permitted uses.

The following uses are permitted in the M-S zone subject to all provisions of this chapter.

...

C. Conditional Uses. The following uses may be permitted in the M-S zone subject to obtaining a conditional use permit as specified in Section 17.74.010.

1. Restaurant with cocktail lounge;
2. Stone monument works;
3. Exterminating or disinfecting service firm;
4. Cotton gins, oil mills, vegetable oil plants;
5. Oil cloth or linoleum manufacture;
6. Paint, oil, shellac, turpentine, or varnish manufacture;
7. Plastic manufacture;
8. Planing mills;
9. Poultry dressing and packaging;
10. Wire and wire products manufacture;
11. Service stations;
12. Metal plating;
13. Automotive repair garage as an accessory to automobile service station;
14. Mini storage warehouse;
15. Tattoo and body piercing parlors; and

16. Indoor commercial cannabis cultivation, manufacturing, testing, distribution, retail cannabis businesses (storefront and non-storefront, including microbusinesses) and non-retail microbusinesses pursuant to Chapters 17.84 and 17.85. The conditional uses allowed in this subsection shall not be interpreted to include any primary uses listed in Section 17.30.020(A).”

SECTION 8. Amendment to Municipal Code. Chapter 17.30 *M-S Manufacturing Service Zone*, Section 17.30.030 *Property development standards*, subsection (I) is hereby removed in its entirety.

SECTION 9. Amendment to Municipal Code. Chapter 17.32 *M-H Heavy Industrial Zone*, Section 17.32.020 *Permitted uses*, Subsection (C) is hereby amended as follows:

“17.32.020 Permitted uses.

The following uses are permitted in the M-H zone subject to all provisions of this chapter.

...

C. Conditional Uses. The following uses may be permitted in the M-H zone subject to obtaining a conditional use permit pursuant to Chapter 17.74.

1. Acid manufacture;
2. Animal (including fish) products manufacture or processing;
3. Asphalt or asphaltic concrete manufacturing plants;
4. Borrow pits;
5. Brick yards;
6. Breweries and alcoholic beverage manufacture;
7. Bulk distributing stations—Hazardous materials;
8. Cement block, concrete block manufacture, storage yards;
9. Concrete ready-mix plants;
10. Community recycling collection facilities, pursuant to Chapter 17.90;
11. Creosote manufacture;
12. Distillation of alcohol, bones, coal, coal tar, coke, wood;
13. Drop forge industries;
14. Explosives or fireworks manufacture;
15. Feed yards, feed mills;
16. Foundry;
17. Gas manufacture, including but not limited to chlorine and other noxious gases;
18. Glue manufacture;
19. Livestock sales and feed yards;
20. Lamp black manufacture;
21. Prison, jail, correctional facility or detention facility;

22. Quarries;
23. Rock crushing operations;
24. Smelting operations;
25. Tannery;
26. Tar distillation or tar products manufacture;
27. Transfer station, small scale, pursuant to Chapter 17.90;
28. Winery;
29. Indoor commercial cultivation, manufacturing, testing laboratory, distribution, retail cannabis businesses (storefront and non-storefront, including microbusinesses) and non-retail microbusiness, to Chapters 17.84 and 17.85. The conditional uses allowed in this subsection shall not be interpreted to include any primary uses listed in Section 17.32.020(A).”

SECTION 10. Amendment to Municipal Code. Chapter 17.34 M-W *Wrecking Yard Zone*, Section 17.34.020 *Permitted Uses*, Subsection (C) is hereby removed as follows:

“17.34.020 - Permitted uses.

...

C. Conditional Uses. The following uses may be permitted in the M-W zone subject to obtaining a conditional use permit pursuant to Chapter 17.74 of this code.

1. Those conditional uses allowed by Section 17.32.020(C) in the M-H zone;
2. Automobile dismantling or wrecking yard;
3. Automobile impounding yard;
4. Community recycling collection facilities, pursuant to Chapter 17.90;
5. Construction and demo material recycling facilities pursuant to Chapter 17.90;
6. Wood and green waste recycling facilities, pursuant to Chapter 17.90.
7. Indoor commercial cannabis cultivation, manufacturing, distribution, testing, non-retail microbusiness, non-storefront retail, non-storefront retail microbusiness, storefront retail, and storefront retail microbusiness, facilities, pursuant to Chapters 17.84 and 17.85.”

SECTION 11. Amendment to Municipal Code. Chapter 17.34 M-W *Wrecking Yard Zone*, Section 17.34.030 *Property development standards*, Subsection (K) is hereby removed in its entirety.

SECTION 12. Amendment to Municipal Code. Chapter 17.46 *IP Industrial Park Overlay Zone*, Section 17.46.023 *Conditional uses* is hereby removed in its entirety.

SECTION 13. Amendment to Municipal Code. Chapter 17.46 *IP Industrial Park Overlay Zone*, Section 17.46.030 *Property development standards* is hereby amended as follows:

“17.46.030 Property development standards.

A. Project Area/Lot Requirements

1. Minimum Project Area: Ten (10) acres. For purposes of this paragraph, “project area” shall mean the combined area of all legally subdivided lots developed as a common plan or scheme by the same or affiliated developer(s).

2. Minimum individual Lot Size: One acre.

3. Minimum Lot Width. One hundred eighty (180) feet.

4. Minimum Lot Depth. Two hundred twenty (220) feet.

5. Maximum Lot Coverage. Fifty (50) percent. The development services director may allow individual lots within a project area to exceed this standard if he or she finds that: (i) it will result in more orderly development of the project area and (ii) the average lot coverage of all lots within the project area does not exceed fifty (50) percent.

B. Front Yard Requirements.

1. Twenty-five (25) feet from the curb on all property fronting on Avenue 54 and Avenue 52.

2. Twenty (20) feet from the curb on all property fronting Industrial Way, Enterprise Way or Polk Street.

3. Ten (10) feet from the curb on all property fronting any local street.

4. All front setbacks shall be landscaped in a manner approved by the planning commission.

5. No buildings, facilities or other improvements shall be allowed in a required front yard except for landscaping or block entryways approved by the planning commission. Notwithstanding the foregoing, required yards may be used for automobile parking; provided, that landscaping approved by the planning commission is provided along the frontage of the property.

C. Height Limits. The maximum height of any building or structure shall be fifty (50) feet.

D. Distance Between Buildings. Buildings not actually adjoining shall be provided with a minimum eight-foot separation.

E. On-Street/Off-Street Parking and Loading.

1. Off-Street Parking and Loading. Off-street parking and loading facilities shall be provided in accordance with the provisions of Section 17.54.010 of this title.

2. On-Street Parking and Loading. On-street parking or loading shall be prohibited.

F. Walls and Screening.

1. Each development on a lot or parcel of property shall be enclosed with decorative masonry walls and/or wrought iron fencing, subject to review by the planning commission.

2. All parking lots and loading areas shall be screened from view to the street with low decorative masonry walls and landscaping, subject to review by the planning commission.

G. Other Property Development Standards.

1. All utilities shall be underground, until such time as the power transmitted is greater than thirty-four (34) KV and then it shall be brought to the attention of the planning commission prior to any construction.

2. All developments shall include an exterior lighting system to provide adequate are security. Such lighting system shall use high-pressure sodium lights or an equivalent type of light approved by the planning commission.

3. All developments shall be landscaped in a manner approved by the planning commission.”

SECTION 14. Amendment to Municipal Code. Chapter 17.47 *RC Retail Cannabis Overlay Zone* is hereby repealed in its entirety.

SECTION 15. Amendment to Municipal Code. Chapter 17.72 *Architectural Review*, Section 17.72.010 *Architectural Review*, subsection (G) is hereby amended as follows:

“J. Expiration of Architectural Approval.

1. Architectural approval shall expire two (2) years from approval unless the applicant has: obtained a building permit; paid all applicable fees; commenced construction; and is diligently pursuing completion. A cessation of construction for a period of more than thirty (30) consecutive days shall be presumed to be nondiligent.

2. The architectural review approval that has been granted, but not been exercised within two years, may be renewed for three one year time extensions only if an application stating reasons for renewal is filed with the planning director at least ten (10) days prior to one two years after the effective date of the architectural review approval. The original approving authority for the architectural review (planning director or planning commission) shall render a decision regarding an extension. In the event that the planning director or planning commission acts to grant a time extension for the architectural approval, the planning director or planning commission may

impose any reasonable conditions on the architectural approval as a condition of its renewal. In the event that such additional conditions are not acceptable to the applicant and/or owner, the planning director or planning commission shall deny the time extension request.

3. The criteria for granting a one (1) year extension are:
 - a. No significant change has occurred in the surrounding neighborhood;
 - b. The project conforms to existing and any new building and zone requirements;
 - c. A request for the extension is properly filed with the planning director ten (10) days or more prior to expiration; and
 - d. The applicant states upon affidavit the reasons requiring an extension and such other criteria as the planning department shall set forth in the application.
4. The planning director or planning commission shall grant the extension if good cause is set forth in the application.”

SECTION 16. Amendment to Municipal Code. Chapter 17.74 *Conditional Uses*, Section 17.74.050 *Post-determination procedures*, subsections (A) and (B) is hereby amended as follows:

“A. Expiration of Conditional Use.

1. A conditional use shall expire and shall become void two years following the date on which the conditional use became effective, unless prior to the expiration of two years a building permit is issued and construction is commenced and diligently pursued toward completion, or a certificate of occupancy is issued.

2. A conditional use that has been granted, but not been exercised within two years may be renewed for three one-year time extensions only if an application stating reasons for renewal is filed prior to one year after the effective date of the conditional use approval by the planning commission. In the event that the planning commission acts to approve a time extension for the conditional use permit, the planning commission may impose any reasonable conditions on the conditional use permit as a condition of the time extension, provided a modification to the conditional use permit is processed. In the event that such additional conditions are not acceptable to the applicant and/or owner, the planning commission shall deny the time extension request.

3. Conditional uses for public utilities, public health facilities, or governmental enterprises, including but not limited to elementary or high schools, libraries, museums, fire or police stations are exempt from the expiration provision provided acquisition or legal proceeding for acquisition of the site is commenced within two years.

B. Revocation of Conditional Use.

1. Review authority. The planning commission may recommend revocation or modification and the city council may revoke or modify the conditional use permit.

2. Planning commission review. The planning commission shall hold a public hearing on the proposed modification or revocation of the conditional use permit at which the then current holder of the conditional use permit (the applicant for the conditional use permit or the applicant's successor in interest) shall be given opportunity to present evidence as to why the conditional use permit should not be modified or revoked. Notice of the hearing shall be given to the holder either by personal service or by registered mail, postage prepaid, return receipt requested; provided, however, that should such notice not be able to be given in such means after three attempts, such notice may be given by posting on the property for which the conditional use permit was issued. The commission may for any reason, when it deems such action necessary or desirable, continue such hearing to a time and place certain. After the hearing, the commission shall recommend that the conditional use permit be revoked, modified or allowed to remain unchanged and shall cause a written report of its recommendation to be transmitted to the city council; provided, however, if the commission has held such hearing on its own motion and is of the opinion that the use permit should neither be revoked or modified, the commission need not report its recommendation.

3. City council review. At the next regular meeting of the city council after the planning commission has acted, any reported recommendation of the planning commission shall be deemed filed with the city council. Within thirty days thereafter, the city council shall hold a public hearing upon the question of the revocation or modification of the conditional use permit. The city council may for any reason, when it deems such action necessary or desirable, continue such hearing to a time and place certain. After the hearing, the city council may revoke or modify the conditional use permit or allow the permit to remain unchanged. The action of the city council shall be final.

4. Required findings. The review authority shall meet one or more of the following findings to modify or revoke a conditional use permit:

- a. One or more conditions of approval of the conditional use permit are being violated or are not being satisfied.
- b. The conditional use is being operated or maintained in a manner that constitutes a public nuisance.
- c. The conditional use is being operated or maintained in a manner that is inconsistent with the use for which the permit was approved.
- d. The use has ceased or been suspended for a year or more.
- e. The use has not been exercised within the validation time period.
- f. The conditional use permit was obtained by fraud in that the original application contained incorrect, false, or misleading information.”

SECTION 17. Amendment to Municipal Code. Chapter 17.84 *Retail Cannabis Businesses*, Section 17.84.020 *Definitions* is hereby amended as follows:

“17.84.020 Definitions.

For the purposes of this chapter, the following definitions shall apply.

“Applicant” means an owner that applies for a conditional use permit under this chapter.

“Cannabis” means all parts of the plant *Cannabis sativa* Linnaeus, *Cannabis indica*, or *Cannabis ruderalis*, whether growing or not; the seeds thereof; the resin, whether crude or purified, extracted from any part of the plant; every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. “Cannabis” also means the separated resin, whether crude or purified, obtained from cannabis. “Cannabis” does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination. For the purpose of this division, “cannabis” does not mean “industrial hemp” as defined by Section 11018.5 of the Health and Safety Code.

“Cannabis concentrate” means cannabis that has undergone a process to concentrate one or more active cannabinoids, thereby increasing the product’s potency. Resin from granular trichomes from a cannabis plant is a concentrate for purposes of this division. A cannabis concentrate is not considered food, as defined by Section 109935 of the Health and Safety Code, or a drug, as defined by Section 109925 of the California Health and Safety Code.

“Cannabis products” means cannabis that has undergone a process whereby the plant material has been transformed into a concentrate, including, but not limited to, concentrated cannabis, or an edible or topical product containing cannabis or concentrated cannabis and other ingredients.

“City manager” means the city manager of the city of Coachella or designee.

“Conditional use permit” or “CUP” means a conditional use permit issued under this chapter.

“Customer” means a natural person twenty-one (21) years of age or older or a natural person eighteen (18) years of age or older who possesses a physician’s recommendation, or a primary caregiver.

“Delivery” means the commercial transfer of cannabis or cannabis products to a customer.

“Edible cannabis product” means manufactured cannabis that is intended to be used, in whole or in part, for human consumption, including, but not limited to, chewing gum, but excluding products set forth in Division 15 of the California Food and Agricultural Code. An edible cannabis product is not considered food as defined by Section 109935 of the California Health and Safety Code or a drug as defined by Section 109925 of the California Health and Safety Code. When the term “cannabis” is used in this chapter, it shall include “edible cannabis products.”

“Non-retail microbusiness” means a commercial business that engages in indoor cultivation of cannabis on an area less than ten thousand (10,000) square feet, Level 1 manufacturing, and distribution, provided such permittee can demonstrate compliance with all

requirements imposed by this chapter and State law on licensed cultivators, distributors, Level 1 manufacturers, and retailers to the extent the permittee engages in such activities.

“Non-storefront retail microbusiness” means a commercial business that engages in non-storefront retail cannabis sales and at least two of the following commercial cannabis activities: indoor cultivation of cannabis on an area less than ten thousand (10,000) square feet, Level 1 manufacturing, and distribution, provided such permittee can demonstrate compliance with all requirements imposed by this chapter and State law on licensed cultivators, distributors, Level 1 manufacturers, and retailers to the extent the permittee engages in such activities.

“Non-storefront retailer” means a cannabis retailer that provides cannabis exclusively through delivery.

“Owner” means any of the following:

- (1) A person with an aggregate ownership interest of twenty percent (20%) or more in the applicant, unless the interest is solely a security, lien, or encumbrance;
- (2) The chief executive officer of a nonprofit or other entity;
- (3) A member of the board of directors of a nonprofit;
- (4) The trustee(s) and all persons who have control of the trust and/or the commercial cannabis business that is held in trust.
- (5) An individual entitled to a share of at least twenty percent (20%) of the profits of the commercial cannabis business;
- (6) An individual that will be participating in the direction, control, or management of the person applying for a permit. Such an individual includes any of the following: a general partner of a commercial cannabis business that is organized as a partnership; a non-member manager or managing member of a commercial cannabis business that is organized as a limited liability company; an officer or director of a commercial cannabis business that is organized as a corporation.

“Permittee” means any person holding a valid permit under this chapter. A permittee includes all representatives, agents, parent entities, or subsidiary entities of the permittee.

“Person” includes any individual, firm, partnership, joint venture, association, corporation, limited liability company, estate, trust, business trust, receiver, syndicate, or any other group or combination acting as a unit, and the plural as well as the singular.

“Premises” means the designated structures and land specified in the conditional use permit application or development agreement that are in the possession of an used by the applicant or permittee to conduct the retail cannabis business. The premises must be a contiguous area and may only be occupied by one permittee.

“Retail cannabis business” means a business that sells and/or delivers cannabis or cannabis products to customers, and includes the following business types: non-storefront retail microbusiness, non-storefront retailer, storefront retailer, and storefront retail microbusiness.

“Sell,” “sale,” and “to sell” include any transaction, whereby, for any consideration title to cannabis or cannabis products is transferred from one person to another, and includes the delivery of cannabis or cannabis products pursuant to an order placed for the purchase of the same and soliciting or receiving an order for the same, but does not include the return of cannabis or cannabis products by a permittee to the permittee from who the cannabis or cannabis product was purchased.

“State license” means a license issued by the state of California, as listed in California Business and Professions Code Section 26050.

“Storefront retailer” means a business that has a storefront open to the public where cannabis or cannabis products are offered for retail sale to consumers, where delivery may or may not be included as part of the business’s operation.

“Storefront retail microbusiness” means a commercial business that engages in retail cannabis sales and at least two of the following commercial cannabis activities: indoor cultivation of cannabis on an area less than ten thousand (10,000) square feet, Level 1 manufacturing, and distribution, provided such permittee can demonstrate compliance with all requirements imposed by this chapter and state law on licensed cultivators, distributors, Level 1 manufacturers, and retailers to the extent the permittee engages in such activities.

Words and phrases not specifically defined in this code shall have the meaning ascribed to them as defined in the following sources:

- A. The Compassionate Use Act of 1996 (“CUA”);
- B. The Medical Marijuana Program (“MMP”); and
- C. The Medicinal and Adult-Use Cannabis Regulation and Safety Act (“MAUCRSA”).”

SECTION 18. Amendment to Municipal Code. Chapter 17.84 *Retail Cannabis Businesses*, Section 17.84.030 *Conditional use permit required* is hereby amended as follows:

“17.84.030 Conditional use permit required.

A. The city may authorize a total of ten (10) storefront retailers and/or storefront retail microbusinesses and an unlimited number of non-storefront retailers and non-storefront retail microbusinesses to operate in the city of Coachella pursuant to section 17.84.040. If applications are submitted for a greater number of conditional use permits than are permitted by this section, selection among the applicants may be made by a process, and subject to criteria, established by city council resolution.

B. Prior to initiating operations and as a continuing requisite to operating a retail cannabis business, the owner shall obtain (i) conditional use permit from the city, (ii) a regulatory

permit from the city manager and shall pay application fees as established by resolution adopted by the city council as amended, and (iii) a state license for each cannabis use authorized in the conditional use permit. Unless otherwise stated herein in this section, the provisions found in Chapter 17.74 entitled “Conditional Uses” shall apply.

C. Changes in state license type, business owner, or operation will require an amendment to the approved conditional use permit.

D. A retail cannabis business with a physical address outside of the city that wishes to deliver cannabis or cannabis products to a customer in the city is not required to obtain a conditional use permit under this chapter, but is required to obtain a city business license.

E. This chapter does not apply to the individual possession of cannabis for personal adult use, as allowed by state law. Personal possession and use of cannabis in compliance with state law are permitted in the city of Coachella.”

SECTION 19. Amendment to Municipal Code. Chapter 17.84 *Retail Cannabis Businesses*, Section 17.84.040 *Permitted locations and standards* is hereby amended as follows:

“17.84.040 Permitted locations and standards.

A. Location Restrictions. Retail cannabis businesses may be located in the following zones: C-N Neighborhood Commercial (Chapter 17.24), C-G General Commercial Use (Chapter 17.26), C-T Tourist Commercial (Chapter 17.28), M-S Manufacturing Service (Chapter 17.30), and M-W Wrecking Yard (Chapter 17.34).

B. Distance Restrictions.

1. Non-storefront businesses. A non-storefront retailer or non-storefront retail microbusiness shall have a minimum of one hundred (100) feet separation from any residential structure and be at least five hundred (500) feet from any other storefront retail or non-storefront retail cannabis business.

2. Storefront businesses.

(a) A storefront retailer or storefront retail microbusiness shall be located a minimum distance of six hundred (600) feet away from any residentially-zoned lot. The distance shall be measured at the nearest point between property lines containing the retail cannabis business and any lot line of the residential use.

(b) A storefront retailer or storefront retail microbusiness shall be located a minimum distance of eight hundred (800) feet away from Avenue 52. The distance shall be measured at the nearest point between any part of the building containing retail cannabis business and the Avenue 52 street right-of-way.

3. Separation from schools. No retail cannabis business shall be located within two hundred fifty (250) feet of any public or private school (K-12), day care center, or youth center. The distance shall be measured from the nearest point between any part of the building containing

the retail cannabis business to any lot line of the other use. For purposes of this paragraph, the following definitions shall apply:

a. “Day care center” means any child day care facility other than a family day care home, and includes infant centers, preschools, extended day care facilities and school age child care centers.

b. “Youth center” means any public or private facility that is primarily used to house recreational or social activities for minors, including, but not limited to, private youth membership organizations or clubs, social service teenage club facilities, video arcades, or similar amusement park facilities.

C. No Drive-Thru Retail Cannabis Facilities. No retail cannabis business shall operate “drive-thru”, “drive up”, “window service” or similar facilities whereby a customer can order, purchase and receive retail cannabis without leaving his or her vehicle.

D. Location of Customer Entrance. No retail cannabis business shall have a customer entrance that is adjacent to or directly across the street from a residentially zoned lot.

E. State license(s). Every retail cannabis business shall submit to the city manager a copy of any and all of its state license(s). If any state license is suspended, modified, revoked, or expired, the permittee shall notify the city manager in writing within ten (10) calendar days.

F. Building façade plan. Each CUP applicant must submit a building façade plan. Building façade plans shall include renderings of the exterior building elevations for all sides of the building. All building façades shall be tastefully done and in keeping with the high architectural quality and standards of the city of Coachella. The retail cannabis business facade and building signs shall be compatible and complimentary to surrounding businesses and shall add visual quality to the area.

G. Compliance with Chapter 17.74. Except as required in this chapter, CUPs shall be reviewed, issued, denied, suspended, revoked, and/or renewed in accordance with Chapter 17.74 entitled “Conditional Uses”. If any provision of this chapter conflicts with any provision of Chapters 17.74 of this code, the provision in this chapter shall control.”

SECTION 20. Amendment to Municipal Code. Chapter 17.84 *Retail Cannabis Businesses*, Section 17.84.060 *Prohibited operations* is hereby amended as follows:

“17.84.060 Prohibited operations.

Any retail cannabis business that does not have a CUP, regulatory permit required under this code, and a state license(s) is expressly prohibited in all city zones and is hereby declared a public nuisance that may be abated by the city and is subject to all available legal remedies, including, but not limited to civil injunctions.”

SECTION 21. Amendment to Municipal Code. Chapter 17.84 *Retail Cannabis Businesses*, Section 17.84.070 *Grounds for permit denial, suspension, and revocation* is hereby amended as follows:

“17.84.070 Grounds for permit denial, suspension, and revocation.

Any conditional use permit considered or issued pursuant to the provisions of this chapter may be denied, suspended, or revoked by the planning commission upon receiving satisfactory evidence that the applicant or permittee or owner, its agent(s), employee(s), or any person connected or associated with the applicant or permittee:

- A. Has knowingly made false statements in the applicant’s application or in any reports or other supporting documents furnished by the applicant or permittee;
- B. Has failed to maintain a valid state license;
- C. Has failed to comply with any applicable provision of the Coachella Municipal Code, including, but not limited to this chapter, the city’s building, zoning, health, and public safety regulations;
- D. Has failed to comply with any condition imposed on the conditional use permit; or
- E. Has allowed the existence of or created a public nuisance in violation of the Coachella Municipal Code.”

SECTION 22. Amendment to Municipal Code. Chapter 17.85 *Commercial Cannabis Activity*, Section 17.85.020 *Definitions* is hereby amended as follows:

“17.85.020 Definitions.

Unless the particular provision or context otherwise requires, the definitions and provisions contained in this section shall govern the construction, meaning, and application of words and phrases used in this chapter:

“Applicant” means an owner applying for a conditional use permit under this chapter.

“Cannabis” means all parts of the plant *Cannabis sativa* Linnaeus, *Cannabis indica*, or *Cannabis ruderalis*, whether growing or not; the seeds thereof; the resin, whether crude or purified, extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. “Cannabis” also means the separated resin, whether crude or purified, obtained from cannabis. “Cannabis” also means marijuana as defined by Section 11018 of the California Health and Safety Code. “Cannabis” does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination. For the purpose of this chapter, “cannabis” does not mean “industrial hemp” as defined by Section 81000 of the California Food and Agricultural Code or Section 11018.5 of the California Health and Safety Code.

“Cannabis concentrate” means cannabis that has undergone a process to concentrate one or more active cannabinoids, thereby increasing the product’s potency. Resin from granular trichomes from a cannabis plant is a concentrate for purposes of this division. A cannabis

concentrate is not considered food, as defined by Section 109935 of the Health and Safety Code, or a drug, as defined by Section 109925 of the California Health and Safety Code.

“Cannabis products” has the same meaning as marijuana products in Section 11018.1 of the California Health and Safety Code. When the term “cannabis” is used in this chapter, it shall include “cannabis products.”

“City manager” means the city manager of the city of Coachella or designee.

“Commercial cannabis activity” includes the cultivation, manufacture, laboratory testing, and distribution, including non-retail microbusinesses, (including possession, processing, storing, and labeling incidental to each activity, as applicable) of cannabis and cannabis products. For purposes of this chapter, “commercial cannabis activity” does not include delivery or retail sale of cannabis or cannabis products.

“Conditional use permit” or “CUP” means a conditional use permit issued under this chapter.

“Cultivate” or “cultivation” means any commercial activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis. A cannabis nursery is considered a “cultivation” use.

“Customer” means a natural person twenty-one (21) years of age or older or a natural person eighteen (18) years of age or older who possesses a physician’s recommendation, or a primary caregiver.

“Delivery” means the commercial transfer of cannabis or cannabis products to a customer.

“Distribution” means the procurement, wholesale sale, and transport of cannabis and cannabis products between entities permitted or licensed under this chapter, another local California jurisdiction, or state law.

“Edible cannabis product” means manufactured cannabis that is intended to be used, in whole or in part, for human consumption, including, but not limited to, chewing gum, but excluding products set forth in Division 15 of the California Food and Agricultural Code. An edible cannabis product is not considered food as defined by Section 109935 of the California Health and Safety Code or a drug as defined by Section 109925 of the California Health and Safety Code. When the term “cannabis” is used in this chapter, it shall include “edible cannabis products.”

“Indoor” means within a fully enclosed and secure building.

“Manufacture” means to compound, blend, extract, infuse or otherwise make or prepare a cannabis product.

“Manufacturer” means a permittee that conducts the production, preparation, propagation, or compounding of cannabis or cannabis products either directly or indirectly or by extraction methods, or independently by means of chemical synthesis, or by a combination of extraction and

chemical synthesis at a fixed location that packages or repackages cannabis or cannabis products or labels or relabels its container.

“Non-retail microbusiness” means a commercial business that engages in indoor cultivation of cannabis on an area less than ten thousand (10,000) square feet, Level 1 manufacturing, and distribution, provided such permittee can demonstrate compliance with all requirements imposed by this chapter and State law on licensed cultivators, distributors, and Level 1 manufacturers.

“Nursery” means a permittee that produces only clones, immature plants, seeds, and other agricultural products used specifically for the propagation and cultivation of cannabis.

“Operation” means any act for which a permit is required under the provisions of this chapter, or any commercial transfer of cannabis or cannabis products.

“Owner” means any of the following:

- (1) A person with an aggregate ownership interest of twenty (20) percent or more in the applicant, unless the interest is solely a security, lien, or encumbrance;
- (2) The chief executive officer of a nonprofit or other entity;
- (3) A member of the board of directors of a nonprofit;
- (4) The trustee(s) and all persons who have control of the trust and/or the commercial cannabis business that is held in trust.
- (5) An individual entitled to a share of at least twenty (20) percent of the profits of the commercial cannabis business;
- (6) An individual that will be participating in the direction, control, or management of the person applying for a permit. Such an individual includes any of the following: a general partner of a commercial cannabis business that is organized as a partnership; a non-member manager or managing member of a commercial cannabis business that is organized as a limited liability company; an officer or director of a commercial cannabis business that is organized as a corporation.

“Permittee” means the individual or applicant to whom a conditional use permit has been issued under this chapter. A permittee includes all representatives, agents, parent entities, or subsidiary entities of the permittee.

“Person” includes any individual, firm, co-partnership, joint venture, association, corporation, limited liability company, estate, trust, business trust, receiver, syndicate, or any other group or combination acting as a unit, and the plural as well as the singular.

“Shared-use facility” means a premises registered by a primary manufacturing permittee at which multiple cannabis manufacturers may operate at separate times.

“Testing” means subjecting cannabis to laboratory testing for active compounds and purity prior to distribution for consumption.

“Testing laboratory” means a laboratory, facility, or entity in California, that offers or performs tests of cannabis or cannabis products and that is both of the following: (1) Accredited by an accrediting body that is independent from all other persons involved in commercial cannabis activity in the state; and (2) Licensed by the California Bureau of Marijuana (or Cannabis) Control within the California Department of Consumer Affairs (when such licenses begin to be issued).

Words and phrases not specifically defined in this code shall have the meaning ascribed to them as defined in the following sources:

- A. CUA (California Health and Safety Code Section 11362.5);
- B. MMP (California Health and Safety Code Sections 11362.7 through 11362.83); and
- C. MAUCRSA (California Business and Professions Code Sections 26000 et seq.).”

SECTION 23. Amendment to Municipal Code. Chapter 17.85 *Commercial Cannabis Activity*, Section 17.85.030 *Commercial cannabis activity permitted* is hereby amended as follows:

“17.85.030 - Commercial cannabis activity permitted.

Commercial cannabis activity permitted under this chapter includes indoor cultivation, interim outdoor cultivation, manufacture (including shared-use facilities), distribution, testing, and non-retail microbusinesses (including possession, processing, storing, and labeling incidental to such activity).

SECTION 24. Amendment to Municipal Code. Chapter 17.85 *Commercial Cannabis Activity*, Section 17.85.040 *Conditional use permit required* is hereby amended as follows:

“17.85.040 - Conditional use permit required.

Prior to initiating operations and as a continuing requisite to operating a commercial cannabis activity, the applicant shall obtain a CUP as provided in Chapter 17.74 entitled “Conditional Uses” and a regulatory permit and a state license for each use authorized in the CUP. If any provision of this chapter conflicts with any provision of Chapter 17.74 of this code, the provision in this chapter shall control. An applicant must obtain a separate CUP for each commercial cannabis activity the applicant wishes to operate. Separate CUPs may be issued for indoor cannabis cultivation versus interim outdoor cannabis cultivation. Each CUP will include a condition of approval requiring that the permittee also obtain and maintain an indoor cultivation, interim outdoor cultivation, manufacture, distribution, non-retail microbusiness, or testing laboratory regulatory permit required by this code. Each CUP for interim outdoor cultivation may include a condition of approval that limits outdoor cultivation activities to a specified duration not to exceed the sooner of forty eight (48) months, or the first phase of construction establishing a new residential or commercial use. If the condition is accepted by the applicant, the City may thereafter record a covenant memorializing this restriction against the property, which shall include a

reference to the approved CUP. The City Manager or his/her designee shall make efforts to notify the permittee a year prior to CUP expiration of the need to renew the CUP.”

SECTION 25. Amendment to Municipal Code. Chapter 17.85 *Commercial Cannabis Activity*, Section 17.85.050 *Permitted locations and standards* is hereby amended as follows:

“17.85.050 - Permitted locations and standards.

A. Indoor commercial cultivation, manufacturing, testing laboratory, and distribution activities.

1. Location. Indoor commercial cultivation, manufacturing, testing laboratory, distribution, and non-retail microbusiness uses may be located in any manufacturing service (M-S) zone, heavy industrial (M-H) zone, and_wrecking yard (M-W) zone upon issuance of a conditional use permit and regulatory permit.

2. Indoor only. All uses shall be conducted only in the interior of enclosed structures, facilities, and buildings. All indoor cultivation operations, including all cannabis plants, at any stage of growth, shall not be visible from the exterior of any structure, facility or building containing cultivation. All indoor cultivation, manufacturing, testing and processing must take place indoors, within a permanent structure that is enclosed on all sides. Outdoor manufacturing, testing, and processing are prohibited. Portable greenhouses and/or non-permanent enclosures shall not be used for cultivation unless they are placed inside of a permanent structure that is enclosed on all sides.

3. Odor control. Uses shall not result in the creation of any odors detectable from anywhere off the property boundaries. The use of carbon filtration systems and other mitigation measures shall be used on all commercial cannabis activities that cause such odors.

B. Interim outdoor commercial cannabis cultivation.

1. Location. Interim outdoor commercial cannabis cultivation be located in any agricultural reserve (A-R) zone, agricultural transition (A-T) zone, residential single-family (R-S) zone, multiple-family residential (R-M) zone, and general commercial (C-G) zone that is located within the geographic area bounded by Vista Del Sur on the north, the All-American Canal on the east, Avenue 52 on the south, and the 86 Expressway on the west, upon issuance of a conditional use permit CUP and a regulatory permit.

3. Property development standards. All interim outdoor commercial cannabis cultivation sites:

(a) shall be located on a site having a minimum of one (1) acre in size.

(b) shall have a maximum canopy size that is no larger than the maximum size authorized by the State license for that business.

(c) shall provide a minimum twenty-foot (20 ft.) setback on all sides with an opaque fencing material, subject to review and approval by the Planning Director, to screen the outdoor grow areas from view to public streets.

4. Distance Restrictions. No interim outdoor commercial cannabis cultivation shall be located within:

(a) one thousand (1,000) feet of any public or private school (K-12), day care center or youth center. The distance shall be measured from the nearest point between the property line containing the interim outdoor commercial cannabis cultivation use to any lot line of the other use. “Day care center” means any child day care facility other than a family day care home, and includes infant centers, preschools, extended day care facilities and school age child care centers. “Youth center” means any public or private facility that is primarily used to house recreational or social activities for minors, including, but not limited to, private youth membership organizations or clubs, social service teenage club facilities, video arcades, or similar amusement park facilities.

C. Indoor commercial cannabis activity must be served by municipal water and sewer services. Interim outdoor cannabis cultivation uses need only be served by a private water well or municipal water.

D. Commercial cannabis activity shall be located a minimum distance of six hundred (600) feet away from any residentially-zoned lot. The distance shall be measured at the nearest point between property lines containing the commercial cannabis use and any lot line of the residential use.

E. Testing laboratories may be located in the general commercial (C-G) zone in addition to the M-W zone and IP overlay zone with a CUP, but are not required to meet the requirement in subsection (D) of this section.”

SECTION 26. Amendment to Municipal Code. Chapter 17.85 *Commercial Cannabis Activity*, Section 17.85.080 *Prohibited operations* is hereby amended as follows:

“17.85.080 Prohibited operations.

Any commercial cannabis activity that does not have both a CUP and a regulatory permit required under this code is expressly prohibited in all city zones and is hereby declared a public nuisance that may be abated by the city and is subject to all available legal remedies, including but not limited to civil injunctions.”

SECTION 27. CEQA Analysis. This Ordinance is not subject to the California Environmental Quality Act (“CEQA”) pursuant to Section 15060(c)(2) of the State’s CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3), as the action will not result in either a direct or reasonably foreseeable indirect physical change in the environment, and Section 15060(c)(3) of the CEQA Guidelines, as the action is not a project as defined in Section 15378 of the CEQA Guidelines, because it has no potential for resulting in physical change to the environment, directly or indirectly because this Ordinance does not involve any commitment to a specific project which may result in potentially significant physical impact on the environment.

SECTION 28. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance, or any part thereof, is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance, or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase would be subsequently declared invalid or unconstitutional.

SECTION 29. Publication and Effective Date. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause this Ordinance to be published or posted as required by law, which shall take full force and effect thirty (30) days from its adoption.

PASSED, APPROVED, AND ADOPTED this _____ of _____, 2022 by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

Steven Hernandez, Mayor
City of Coachella

ATTEST:

Angela M. Zepeda, City Clerk
City of Coachella

APPROVED AS TO FORM:

Carlos Campos, Best Best & Krieger LLP
City Attorney

This attachment shows the updates to the Coachella Municipal Code in redline. Additions to the Municipal Code are shown in underlined text. Deletions are shown in ~~strike~~through.

I. 5.69 RETAIL CANNABIS BUSINESS REGULATORY PERMIT, SECTION 5.69.020 REGULATORY PERMIT REQUIRED, SUBSECTION (A)

“5.69.020 Regulatory permit required.

A. Prior to initiating operations and as a continuing request to operating a retail cannabis business, the owner of the proposed retail cannabis business shall obtain (i) a regulatory permit from the city manager and shall pay application fees as established by resolution adopted by the city council as amended from time to time, and (ii) ~~either a development agreement or a~~ conditional use permit from the city as required by this code.”

II. CHAPTER 5.69 RETAIL CANNABIS BUSINESS REGULATORY PERMIT, SECTION 5.69.120 ONSITE CONSUMPTION PERMIT, SUBSECTION (A)

“5.69.120 Onsite consumption permit.

A. A storefront retailer or storefront retail microbusiness must obtain an onsite consumption permit (in addition to a regulatory permit under this chapter, and a conditional use permit ~~or development agreement~~ under ~~Coachella Municipal Code~~ Chapter 17) in order for cannabis to be consumed on the premises of the storefront retailer or storefront retail microbusiness.”

III. CHAPTER 17.24 C-N NEIGHBORHOOD COMMERCIAL ZONE, SECTION 17.24.010 PERMITTED USES

“17.24.020 Permitted uses.

The following uses are permitted in the C-N zone, subject to all provisions of this chapter:

A. Primary Uses.

1. Local retail businesses primarily intended to serve the immediate neighborhood, provided that no one use shall exceed five thousand (5,000) square feet of floor area, including the following:

- a. Grocery, fruit, or vegetable store; meat market;
- b. Meat, fish, or dressed poultry (no live poultry) sales;
- c. Bakery;
- d. Drugstore;
- e. Reserved;
- f. Hardware store; and

g. Restaurant, cafe or soda fountain, not including entertainment, dancing, sale of liquor, beer or other alcoholic beverages.

2. Local service business primarily intended to serve the immediate neighborhood, including the following:

- a. Barber or beauty shop;
- b. Child care centers;
- c. Clothes cleaning and laundry pickup stations, laundromat, coin-operated dry cleaning establishment;
- d. Offices of physicians, dentists, optometrists, chiropractors, accountants and realtors; and
- e. Tailor, dressmaker.

B. Accessory Uses. The following buildings, structures, and uses are permitted when clearly incidental and accessory to the primary permitted use:

- 1. Signs as follows, subject to all provisions of Section 17.56.010 of this title.
 - a. One unlighted sign pertaining to the rental, sale or lease of the premises, not to exceed twenty (20) square feet in area.
 - b. Advertising signs pertaining only to the goods and services sold on the premises, or to the name of the establishment. The total aggregate area of all signs pertaining to any one establishment shall be eighty (80) square feet.

2. Canopies, arcades, carports or similar shading devices.

3. Other accessory buildings, structures and uses customarily appurtenant to a primary permitted use.

C. Conditional Uses. The following uses may be permitted in the C-N zone, subject to obtaining a conditional use permit as specified in Section 17.74.010 of this title.

1. Those uses allowed as conditional uses by Section 17.16.020(C) of the R-S zone;

2. Lodges, fraternal organizations, and clubs;

3. Automobile service stations;

4. Dwelling units, multiple-family, limited to second story;

5. Liquor sales, subject to Section 17.74.015; and

6. Automotive repair garage as an accessory to automobile service station.

7. Retail cannabis businesses, including storefront retailers, storefront retail

microbusinesses, non-storefront retailers and non-storefront retail microbusinesses, pursuant to Chapter 17.84. The conditional uses allowed in this subsection shall not be interpreted to include any primary uses listed in Section 17.24.020(A)."

IV. CHAPTER 17.26 C-G GENERAL COMMERCIAL USE ZONE, SECTION 17.26.020 PERMITTED USES, SUBSECTION (C)

"17.26.020 Permitted uses.

The following uses are permitted in the C-G zone, subject to all provisions of this chapter:

...

C. Conditional Uses. The following uses may be permitted in all sectors of the CG zone subject to obtaining a conditional use permit pursuant to Chapter 17.74.

1. Drive-in, walk-up or other fast-food establishments;
2. Bus terminals, depots, and similar transit facilities;
3. Reconditioned or used merchandise sales;
4. Ambulance services;
5. Car washes;
6. Pawn shops;
7. Bowling, pool or billiard centers;
8. Commercial parking lots;
9. Tourist camps;
10. Automotive repair garage as an accessory to automobile service station;
11. Commercial psychic activities;
12. Liquor sales, subject to Section 17.74.015;
13. Automobile accessories and parts;
14. New and used automobile sales and mobilehome sales;
15. Multi-bay auto repair;
16. Engineering research and testing firms and laboratories;
17. Truck, farm implement and machinery sales and rental, sale of parts;
18. Laundromat/coin operated laundry so long as a full time attendant is provided;

Attachment “2”

- 19. Plumbing shop, provided all outside storage is completely screened;
- 20. Sign manufacture;
- 21. Parcel or overnight delivery services;
- 22. Photocopying, photo processing and blueprinting;
- 23. Ceramic products manufacture;
- 24. Printing establishments;
- 25. Drycleaners;
- 26. Mattress manufacture;
- 27. Bookstore;
- 28. Mortuaries;
- 29. Swap meet, indoor;
- 30. Swap meet, outdoor;
- 31. Multi-tenant retail;
- 32. Tattoo and body piercing parlors;
- 33. Neighborhood recycling centers, pursuant to Chapter 17.90;
- 34. Commercial cannabis testing laboratories, pursuant to Chapter 17.85;

35. Retail cannabis businesses, including storefront retailers, storefront retail microbusinesses, non-storefront cannabis retailers and non-storefront retail microbusinesses, pursuant to Chapter 17.84. The conditional uses allowed in this subsection shall not be interpreted to include any primary uses listed in Section 17.26.020(A)."

V. CHAPTER 17.26 C-G GENERAL COMMERCIAL USE ZONE, SECTION 17.26.030 PROPERTY DEVELOPMENT STANDARDS, SUBSECTION (I)

“17.26.030 Property development standards.

...

~~I. Non storefront retailer and non storefront retail microbusiness. A non storefront retailer or non storefront retail microbusiness shall have a minimum of one hundred (100) feet separation from any residential structure; be at least five hundred (500) feet from any other storefront retail or non storefront retail cannabis business; and may not be located in the City’s Pueblo Viejo District. For purposes of this chapter, “Pueblo Viejo District” shall be that area in the city bounded by Cesar Chavez Street to the south, 1st Street to the west, Grapefruit Boulevard to the north, and 9th Street to the east.”~~

VI. CHAPTER 17.28 C-T TOURIST COMMERCIAL ZONE, SECTION 17.28.020 PERMITTED USES, SUBSECTION (D)

17.28.020 Permitted uses.

The following uses are permitted in the C-T zone, subject to all provisions of this chapter:

...

D. Conditional Uses. The following uses may be permitted the C-T zone subject to obtaining a conditional use permit as specified in Section 17.74.010.

1. Theater, including drive-in;
2. Drive-in or walk-up or other fast-food service establishments;
3. Bowling alley;
4. Billiard parlor;
5. Skating rinks;
6. Liquor sales, subject to Section 17.74.015;
7. Bus terminals, depots, and similar transit facilities;
8. Car washes;
9. Tourist camps;
10. Automotive repair garage as an accessory to automobile service station.

11. Retail cannabis businesses, including storefront retailers, storefront retail microbusinesses, non-storefront retailers and non-storefront retail microbusinesses, pursuant to Chapter 17.84. The conditional uses allowed in this subsection shall not be interpreted to include any primary or tourist-related uses listed in Section 17.28.020(A) and (B)."

VII. CHAPTER 17.30 M-S MANUFACTURING SERVICE ZONE, SECTIONS 17.30.020 PERMITTED USES, SUBSECTION (C)

“17.30.020 Permitted uses.

The following uses are permitted in the M-S zone subject to all provisions of this chapter.

...

C. Conditional Uses. The following uses may be permitted in the M-S zone subject to obtaining a conditional use permit as specified in Section 17.74.010.

1. Restaurant with cocktail lounge;

Attachment “2”

- 2. Stone monument works;
- 3. Exterminating or disinfecting service firm;
- 4. Cotton gins, oil mills, vegetable oil plants;
- 5. Oil cloth or linoleum manufacture;
- 6. Paint, oil, shellac, turpentine, or varnish manufacture;
- 7. Plastic manufacture;
- 8. Planing mills;
- 9. Poultry dressing and packaging;
- 10. Wire and wire products manufacture;
- 11. Service stations;
- 12. Metal plating;
- 13. Automotive repair garage as an accessory to automobile service station;
- 14. Mini storage warehouse;
- 15. Tattoo and body piercing parlors; and

16. Indoor commercial cannabis cultivation, manufacturing, testing, distribution, retail cannabis businesses (storefront and non-storefront, including microbusinesses) and non-retail microbusinesses ~~Non storefront cannabis retailers and non storefront retail microbusinesses,~~ pursuant to Chapters 17.84 and 17.85. The conditional uses allowed in this subsection shall not be interpreted to include any primary uses listed in Section 17.30.020(A).”

VIII. CHAPTER 17.30 M-S MANUFACTURING SERVICE ZONE, SECTIONS 17.30.030 PROPERTY DEVELOPMENT STANDARDS, SUBSECTION (I)

“17.30.030 Property development standards.

...

~~I. Non storefront retailer and non storefront retail microbusiness. A non storefront retailer or non storefront retail microbusiness shall have a minimum of one hundred (100) feet separation from any residential structure; be at least five hundred (500) feet from any other storefront retail or non storefront retail cannabis business; and may not be located in the City’s Pueblo Viejo District. For purposes of this chapter, “Pueblo Viejo District” shall be that area in the city bounded by Cesar Chavez Street to the south, 1st Street to the west, Grapefruit Boulevard to the north, and 9th Street to the east.”~~

IX. CHAPTER 17.32 M-H HEAVY INDUSTRIAL ZONE, SECTION 17.32.020 PERMITTED USES, SUBSECTION (C)

“17.32.020 Permitted uses.

The following uses are permitted in the M-H zone subject to all provisions of this chapter.

...

C. Conditional Uses. The following uses may be permitted in the M-H zone subject to obtaining a conditional use permit pursuant to Chapter 17.74.

1. Acid manufacture;
2. Animal (including fish) products manufacture or processing;
3. Asphalt or asphaltic concrete manufacturing plants;
4. Borrow pits;
5. Brick yards;
6. Breweries and alcoholic beverage manufacture;
7. Bulk distributing stations—Hazardous materials;
8. Cement block, concrete block manufacture, storage yards;
9. Concrete ready-mix plants;
10. Community recycling collection facilities, pursuant to Chapter 17.90;
11. Creosote manufacture;
12. Distillation of alcohol, bones, coal, coal tar, coke, wood;
13. Drop forge industries;
14. Explosives or fireworks manufacture;
15. Feed yards, feed mills;
16. Foundry;
17. Gas manufacture, including but not limited to chlorine and other noxious gases;
18. Glue manufacture;
19. Livestock sales and feed yards;
20. Lamp black manufacture;

Attachment “2”

- 21. Prison, jail, correctional facility or detention facility;
- 22. Quarries;
- 23. Rock crushing operations;
- 24. Smelting operations;
- 25. Tannery;
- 26. Tar distillation or tar products manufacture;
- 27. Transfer station, small scale, pursuant to Chapter 17.90;
- 28. Winery;

29. Indoor commercial cultivation, manufacturing, testing laboratory, distribution, retail cannabis businesses (storefront and non-storefront, including microbusinesses) and non-retail microbusiness, ~~non-storefront cannabis retailers and non-storefront retail microbusinesses,~~ pursuant to Chapters 17.84 and 17.85. The conditional uses allowed in this subsection shall not be interpreted to include any primary uses listed in Section 17.32.020(A).”

X. CHAPTER 17.34 M-W WRECKING YARD ZONE, SECTION 17.34.020 PERMITTED USES, SUBSECTION (C)

“17.34.020 - Permitted uses.

...

C. Conditional Uses. The following uses may be permitted in the M-W zone subject to obtaining a conditional use permit pursuant to Chapter 17.74 of this code.

- 1. Those conditional uses allowed by Section 17.32.020(C) in the M-H zone;
- 2. Automobile dismantling or wrecking yard;
- 3. Automobile impounding yard;
- 4. Community recycling collection facilities, pursuant to Chapter 17.90;
- 5. Construction and demo material recycling facilities pursuant to Chapter 17.90;
- 6. Wood and green waste recycling facilities, pursuant to Chapter 17.90.

7. Indoor commercial cannabis cultivation, manufacturing, distribution, testing, non-retail microbusiness, non-storefront retail, non-storefront retail microbusiness, storefront retail, and storefront retail microbusiness, facilities, pursuant to Chapters 17.84 and 17.85.”

**XI. CHAPTER 17.34 M-W WRECKING YARD ZONE, SECTION 17.34.030
PROPERTY DEVELOPMENT STANDARDS, SUBSECTION (K)**

“17.34.030 Property development standards.

...

~~K.— Non storefront retailer and non storefront retail microbusiness. A non storefront retailer or non storefront retail microbusiness shall have a minimum of one hundred (100) feet separation from any residential structure; be at least five hundred (500) feet from any other storefront retail or non storefront retail cannabis business; and may not be located in the City’s Pueblo Viejo District. For purposes of this chapter, “Pueblo Viejo District” shall be that area in the city bounded by Cesar Chavez Street to the south, 1st Street to the west, Grapefruit Boulevard to the north, and 9th Street to the east.”~~

**XII. CHAPTER 17.46 IP INDUSTRIAL PARK OVERLAY ZONE, SECTION 17.46.023
CONDITIONAL USES**

“17.46.023 Conditional uses

~~The following uses may be permitted in the IP overlay zone subject to obtaining a conditional use permit as specific in Section 17.74.010:~~

~~A.— Cannabis cultivation, processing, testing, manufacturing, wholesale distribution and/or retail sale (including microbusinesses), subject to the regulatory requirements of Chapters 5.68 and 5.69 of this code.~~

~~1.— For purposes of this subsection (A), “cannabis cultivation, processing, testing, manufacturing, wholesale distribution, non retail microbusiness, storefront retail microbusiness, non storefront retail microbusiness, non storefront retail and/or storefront retail sale” shall not be deemed as the permitted uses of “drugs manufacture”, “food products processing, manufacturing, canning, preserving and freezing”, “fruit and vegetable packing house”, or “testing laboratories” under Section 17.30.020(A).”~~

**XIII. CHAPTER 17.46 IP INDUSTRIAL PARK OVERLAY ZONE, SECTION 17.46.030
PROPERTY DEVELOPMENT STANDARDS**

“17.46.030 Property development standards.

A. Project Area/Lot Requirements

1. Minimum Project Area: Ten (10) acres. For purposes of this paragraph, “project area” shall mean the combined area of all legally subdivided lots developed as a common plan or scheme by the same or affiliated developer(s).

2. Minimum individual Lot Size: ~~Five acres for any lot on which is located a cannabis cultivation, processing, testing, manufacturing or distribution use. For all other lots, One~~ acre.

3. Minimum Lot Width. One hundred eighty (180) feet.

4. Minimum Lot Depth. Two hundred twenty (220) feet.
5. Maximum Lot Coverage. Fifty (50) percent. The development services director may allow individual lots within a project area to exceed this standard if he or she finds that: (i) it will result in more orderly development of the project area and (ii) the average lot coverage of all lots within the project area does not exceed fifty (50) percent.
6. ~~No retail microbusiness or storefront retail cannabis use shall be located within eight hundred (800) feet of Avenue 52. The distance shall be measured at the nearest point between any part of the building containing retail cannabis use and Avenue 52 street right of way line.~~
 - B. Front Yard Requirements.
 1. Twenty-five (25) feet from the curb on all property fronting on Avenue 54 and Avenue 52.
 2. Twenty (20) feet from the curb on all property fronting Industrial Way, Enterprise Way or Polk Street.
 3. Ten (10) feet from the curb on all property fronting any local street.
 4. All front setbacks shall be landscaped in a manner approved by the planning commission.
 5. No buildings, facilities or other improvements shall be allowed in a required front yard except for landscaping or block entryways approved by the planning commission. Notwithstanding the foregoing, required yards may be used for automobile parking; provided, that landscaping approved by the planning commission is provided along the frontage of the property.
 - C. Height Limits. The maximum height of any building or structure shall be fifty (50) feet.
 - D. Distance Between Uses/Buildings. ~~No cannabis cultivation, processing, testing, manufacture, distribution, non-retail microbusiness, retail microbusiness, or storefront retail use shall be located within one thousand (1,000) feet of any residentially zoned lot. The distance shall be measured at the nearest point between any part of the building containing the cannabis use and any lot line of the residential use.~~ Buildings not actually adjoining shall be provided with a minimum eight-foot separation.
 - E. On-Street/Off-Street Parking and Loading.
 1. Off-Street Parking and Loading. Off-street parking and loading facilities shall be provided in accordance with the provisions of Section 17.54.010 of this title.
 2. On-Street Parking and Loading. On-street parking or loading shall be prohibited.
 - F. Walls and Screening.
 1. Each development on a lot or parcel of property shall be enclosed with decorative masonry walls and/or wrought iron fencing, subject to review by the planning commission.

2. All parking lots and loading areas shall be screened from view to the street with low decorative masonry walls and landscaping, subject to review by the planning commission.

G. Other Property Development Standards.

1. All utilities shall be underground, until such time as the power transmitted is greater than thirty-four (34) KV and then it shall be brought to the attention of the planning commission prior to any construction.

2. All developments shall include an exterior lighting system to provide adequate are security. Such lighting system shall use high-pressure sodium lights or an equivalent type of light approved by the planning commission.

3. All developments shall be landscaped in a manner approved by the planning commission."

XIV. XV. CHAPTER 17.72 ARCHITECTURAL REVIEW, SECTION 17.72.010 ARCHITECTURAL REVIEW, SUBSECTION (G)

"J. Expiration of Architectural Approval.

1. Architectural approval shall expire ~~three hundred sixty five (365) days~~ two (2) years from approval unless the applicant has: obtained a building permit; paid all applicable fees; commenced construction; and is diligently pursuing completion. A cessation of construction for a period of more than thirty (30) consecutive days shall be presumed to be nondiligent.

2. The architectural review approval that has been granted, but not been exercised within ~~one~~ two years, may be renewed for three one year time extensions only if an application stating reasons for renewal is filed with the planning director at least ten (10) days prior to one two years after the effective date of the architectural review approval. The original approving authority for the architectural review (planning director or planning commission) shall render a decision regarding an extension. In the event that the planning director or planning commission acts to grant a time extension for the architectural approval, the planning director or planning commission may impose any reasonable conditions on the architectural approval as a condition of its renewal. In the event that such additional conditions are not acceptable to the applicant and/or owner, the planning director or planning commission shall deny the time extension request.

3. The criteria for granting a one (1) year extension are:

- a. No significant change has occurred in the surrounding neighborhood;
- b. The project conforms to existing and any new building and zone requirements;
- c. A request for the extension is properly filed with the planning director ten (10) days or more prior to expiration; and
- d. The applicant states upon affidavit the reasons requiring an extension and such other criteria as the planning department shall set forth in the application.

4. The planning director or planning commission shall grant the extension if good

cause is set forth in the application."

XVI. CHAPTER 17.74 CONDITIONAL USES, SECTION 17.74.050 POST-DETERMINATION PROCEDURES, SUBSECTIONS (A) AND (B)

"A. Expiration of Conditional Use.

1. A conditional use shall expire and shall become void two ~~one~~ years following the date on which the conditional use became effective, unless prior to the expiration of ~~one~~ two years a building permit is issued and construction is commenced and diligently pursued toward completion, or a certificate of occupancy is issued.

2. A conditional use that has been granted, but not been exercised within two ~~one~~ years may be renewed for three one-year time extensions only if an application stating reasons for renewal is filed prior to one year after the effective date of the conditional use approval by the planning commission. In the event that the planning commission acts to approve a time extension for the conditional use permit, the planning commission may impose any reasonable conditions on the conditional use permit as a condition of the time extension, provided a modification to the conditional use permit is processed. In the event that such additional conditions are not acceptable to the applicant and/or owner, the planning commission shall deny the time extension request.

3. Conditional uses for public utilities, public health facilities, or governmental enterprises, including but not limited to elementary or high schools, libraries, museums, fire or police stations are exempt from the expiration provision provided acquisition or legal proceeding for acquisition of the site is commenced within ~~one~~ two years.

B. Revocation of Conditional Use.

1. Review authority. The planning commission may recommend revocation or modification and the city council may revoke or modify the conditional use permit.

2. Planning commission review. The planning commission shall hold a public hearing on the proposed modification or revocation of the conditional use permit at which the then current holder of the conditional use permit (the applicant for the conditional use permit or the applicant's successor in interest) shall be given opportunity to present evidence as to why the conditional use permit should not be modified or revoked. Notice of the hearing shall be given to the holder either by personal service or by registered mail, postage prepaid, return receipt requested; provided, however, that should such notice not be able to be given in such means after three attempts, such notice may be given by posting on the property for which the conditional use permit was issued. The commission may for any reason, when it deems such action necessary or desirable, continue such hearing to a time and place certain. After the hearing, the commission shall recommend that the conditional use permit be revoked, modified or allowed to remain unchanged and shall cause a written report of its recommendation to be transmitted to the city council; provided, however, if the commission has held such hearing on its own motion and is of the opinion that the use permit should neither be revoked or modified, the commission need not report its recommendation.

3. City council review. At the next regular meeting of the city council after the planning commission has acted, any reported recommendation of the planning commission shall be deemed filed with the city council. Within thirty days thereafter, the city council shall hold a public hearing upon the question of the revocation or modification of the conditional use permit.

The city council may for any reason, when it deems such action necessary or desirable, continue such hearing to a time and place certain. After the hearing, the city council may revoke or modify the conditional use permit or allow the permit to remain unchanged. The action of the city council shall be final.

4. Required findings. The review authority shall meet one or more of the following findings to modify or revoke a conditional use permit:

a. One or more conditions of approval of the conditional use permit are being violated or are not being satisfied.

b. The conditional use is being operated or maintained in a manner that constitutes a public nuisance.

c. The conditional use is being operated or maintained in a manner that is inconsistent with the use for which the permit was approved.

d. The use has ceased or been suspended for a year or more.

e. The use has not been exercised within the validation time period.

f. The conditional use permit was obtained by fraud in that the original application contained incorrect, false, or misleading information.”

~~1. A conditional use that has been exercised may be revoked by the commission if one or more conditions are not complied with.~~

~~2. An appeal from the commission's decision to revoke a conditional use may be taken to the council. Upon the filing of an appeal, the council shall review the decision in accordance with the procedure prescribed in Section 17.74.040.~~

XVII. CHAPTER 17.84 RETAIL CANNABIS BUSINESSES, SECTION 17.84.020
DEFINITIONS

“17.84.020 Definitions.

For the purposes of this chapter, the following definitions shall apply.

“Applicant” means an owner that applies for a ~~development agreement~~ or conditional use permit under this chapter.

“Cannabis” means all parts of the plant *Cannabis sativa* Linnaeus, *Cannabis indica*, or *Cannabis ruderalis*, whether growing or not; the seeds thereof; the resin, whether crude or purified, extracted from any part of the plant; every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. “Cannabis” also means the separated resin, whether crude or purified, obtained from cannabis. “Cannabis” does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination. For the purpose of this division, “cannabis” does not mean “industrial hemp” as

Attachment “2”

defined by Section 11018.5 of the Health and Safety Code.

“Cannabis concentrate” means cannabis that has undergone a process to concentrate one or more active cannabinoids, thereby increasing the product’s potency. Resin from granular trichomes from a cannabis plant is a concentrate for purposes of this division. A cannabis concentrate is not considered food, as defined by Section 109935 of the Health and Safety Code, or a drug, as defined by Section 109925 of the California Health and Safety Code.

“Cannabis products” means cannabis that has undergone a process whereby the plant material has been transformed into a concentrate, including, but not limited to, concentrated cannabis, or an edible or topical product containing cannabis or concentrated cannabis and other ingredients.

“City manager” means the city manager of the city of Coachella or designee.

“Conditional use permit” or “CUP” means a conditional use permit issued under this chapter.

“Customer” means a natural person twenty-one (21) years of age or older or a natural person eighteen (18) years of age or older who possesses a physician’s recommendation, or a primary caregiver.

“Delivery” means the commercial transfer of cannabis or cannabis products to a customer.

~~“Development agreement” means an agreement entered into between the city and an applicant under this chapter pursuant to Section 65865 of the California Government Code.~~

“Edible cannabis product” means manufactured cannabis that is intended to be used, in whole or in part, for human consumption, including, but not limited to, chewing gum, but excluding products set forth in Division 15 of the California Food and Agricultural Code. An edible cannabis product is not considered food as defined by Section 109935 of the California Health and Safety Code or a drug as defined by Section 109925 of the California Health and Safety Code. When the term “cannabis” is used in this chapter, it shall include “edible cannabis products.”

“Non-retail microbusiness” means a commercial business that engages in indoor cultivation of cannabis on an area less than ten thousand (10,000) square feet, Level 1 manufacturing, and distribution, provided such permittee can demonstrate compliance with all requirements imposed by this chapter and State law on licensed cultivators, distributors, Level 1 manufacturers, and retailers to the extent the permittee engages in such activities.

“Non-storefront retail microbusiness” means a commercial business that engages in non-storefront retail cannabis sales and at least two of the following commercial cannabis activities: indoor cultivation of cannabis on an area less than ten thousand (10,000) square feet, Level 1 manufacturing, and distribution, provided such permittee can demonstrate compliance with all requirements imposed by this chapter and State law on licensed cultivators, distributors, Level 1 manufacturers, and retailers to the extent the permittee engages in such activities.

“Non-storefront retailer” means a cannabis retailer that provides cannabis exclusively through delivery.

Attachment “2”

“Owner” means any of the following:

- (1) A person with an aggregate ownership interest of twenty percent (20%) or more in the applicant, unless the interest is solely a security, lien, or encumbrance;
- (2) The chief executive officer of a nonprofit or other entity;
- (3) A member of the board of directors of a nonprofit;
- (4) The trustee(s) and all persons who have control of the trust and/or the commercial cannabis business that is held in trust.
- (5) An individual entitled to a share of at least twenty percent (20%) of the profits of the commercial cannabis business;
- (6) An individual that will be participating in the direction, control, or management of the person applying for a permit. Such an individual includes any of the following: a general partner of a commercial cannabis business that is organized as a partnership; a non-member manager or managing member of a commercial cannabis business that is organized as a limited liability company; an officer or director of a commercial cannabis business that is organized as a corporation.

“Permittee” means any person holding a valid permit under this chapter. A permittee includes all representatives, agents, parent entities, or subsidiary entities of the permittee.

“Person” includes any individual, firm, partnership, joint venture, association, corporation, limited liability company, estate, trust, business trust, receiver, syndicate, or any other group or combination acting as a unit, and the plural as well as the singular.

“Premises” means the designated structures and land specified in the conditional use permit application or development agreement that are in the possession of an used by the applicant or permittee to conduct the retail cannabis business. The premises must be a contiguous area and may only be occupied by one permittee.

“Retail cannabis business” means a business that sells and/or delivers cannabis or cannabis products to customers, and includes the following business types: non-storefront retail microbusiness, non-storefront retailer, storefront retailer, and storefront retail microbusiness.

“Sell,” “sale,” and “to sell” include any transaction, whereby, for any consideration title to cannabis or cannabis products is transferred from one person to another, and includes the delivery of cannabis or cannabis products pursuant to an order placed for the purchase of the same and soliciting or receiving an order for the same, but does not include the return of cannabis or cannabis products by a permittee to the permittee from who the cannabis or cannabis product was purchased.

“State license” means a license issued by the state of California, as listed in California Business and Professions Code Section 26050.

“Storefront retailer” means a business that has a storefront open to the public where cannabis or cannabis products are offered for retail sale to consumers, where delivery may or may not be included as part of the business’s operation.

“Storefront retail microbusiness” means a commercial business that engages in retail cannabis sales and at least two of the following commercial cannabis activities: indoor cultivation of cannabis on an area less than ten thousand (10,000) square feet, Level 1 manufacturing, and distribution, provided such permittee can demonstrate compliance with all requirements imposed by this chapter and state law on licensed cultivators, distributors, Level 1 manufacturers, and retailers to the extent the permittee engages in such activities.

Words and phrases not specifically defined in this code shall have the meaning ascribed to them as defined in the following sources:

- A. The Compassionate Use Act of 1996 (“CUA”);
- B. The Medical Marijuana Program (“MMP”); and
- C. The Medicinal and Adult-Use Cannabis Regulation and Safety Act (“MAUCRSA”).”

XVIII. CHAPTER 17.84 RETAIL CANNABIS BUSINESSES, SECTION 17.84.030
CONDITIONAL USE PERMIT REQUIRED

“17.84.030 ~~Development agreement or~~ Conditional use permit required.

A. The city may authorize a total of ten (10) storefront retailers and/or storefront retail microbusinesses and an unlimited number of non-storefront retailers and non-storefront retail microbusinesses to operate in the city of Coachella pursuant to section 17.84.040. ~~No more than five (5) storefront retailers and/or storefront retail microbusinesses may operate in Sub Zone #1 (as described in Chapter 17.47). No more than two (2) storefront retailers and/or storefront retail may operate in Sub Zone #2 (as described in Chapter 17.47), subject to a development agreement. The remaining storefront retailers and/or storefront retail microbusinesses, in addition to an unlimited number of non-storefront retailers and non-storefront retail microbusinesses that comply with the property development standards listed in Section 17.84.040(B), may operate in Sub Zone #3 and/or the M-W Wrecking Yard Zone (as described in Chapter 17.34), the IP Industrial Park Overlay Zone (as described in Chapter 17.46), and Sub Zone #3 (as described in Chapter 17.47). If applications are submitted for a greater number of conditional use permits than are permitted by this section, selection among the applicants may be made by a process, and subject to criteria, established by city council resolution. Conditional use permits for all retail cannabis businesses shall be issued in accordance with the requirements in this chapter and Chapters 17.34, 17.46, and 17.47, as applicable.~~

B. Prior to initiating operations and as a continuing requisite to operating a retail cannabis business, ~~including a non-storefront retail microbusiness, non-storefront retailer, storefront retailer, and storefront retail microbusiness,~~ the owner of the proposed retail cannabis business shall obtain (i) ~~either an executed development agreement or a valid conditional use permit from the city as required by this code,~~ (ii) a regulatory permit from the city manager and shall pay application fees as established by resolution adopted by the city council as amended ~~from time to time,~~ and (iii) a state license for each ~~commercial cannabis activity use authorized under a development agreement or~~ in the conditional use permit. Unless otherwise stated herein in this section, the provisions found in Chapter 17.74 entitled “Conditional Uses” shall apply.

C. Changes in state license type, business owner, or operation will require an

Attachment “2”

amendment to the approved conditional use permit.

D. A ~~retailer~~ retail cannabis business with a physical address outside of the city that wishes to deliver cannabis or cannabis products to a customer in the city is not required to obtain a conditional use permit under this chapter, but is required to obtain a city business license.

E. This chapter does not apply to the individual possession of cannabis for personal adult use, as allowed by state law. Personal possession and use of cannabis in compliance with state law are permitted in the city of Coachella.”

XIX. CHAPTER 17.84 RETAIL CANNABIS BUSINESSES, SECTION 17.84.040 PERMITTED LOCATIONS AND STANDARDS

“17.84.040 Retail cannabis businesses—Permitted locations and standards.

A. Location Restrictions. Retail cannabis businesses may be located in the following zones: C-N Neighborhood Commercial (Chapter 17.24), C-G General Commercial Use (Chapter 17.26), C-T Tourist Commercial (Chapter 17.28), M-S Manufacturing Service (Chapter 17.30), and M-W Wrecking Yard (Chapter 17.34). ~~in the M-W Wrecking Yard Zone, as described in Chapter 17.34, the IP Industrial Park Overlay Zone, as described in Chapter 17.46, and the RC retail cannabis overlay zone, as described in Chapter 17.47, upon issuance of (i) a fully executed development agreement between the city and owner or valid CUP, whichever is applicable, (ii) a regulatory permit as described in Chapter 5.69, and (iii) a valid state license, or as otherwise permitted in this code.~~

B. Distance Restrictions.

1. Non-storefront businesses. A non-storefront retailer or non-storefront retail microbusiness shall have a minimum of one hundred (100) feet separation from any residential structure and be at least five hundred (500) feet from any other storefront retail or non-storefront retail cannabis business. ~~and may not be located in the City’s Pueblo Viejo District. For purposes of this chapter, “Pueblo Viejo District” shall be that area in the city bounded by Cesar Chavez Street to the south, 1st Street to the west, Grapefruit Boulevard to the north, and 9th Street to the east.”~~

2. Storefront businesses.

(a) A storefront retailer or storefront retail microbusiness shall be located a minimum distance of six hundred (600) feet away from any residentially-zoned lot. The distance shall be measured at the nearest point between property lines containing the retail cannabis business and any lot line of the residential use.

(b) A storefront retailer or storefront retail microbusiness shall be located a minimum distance of eight hundred (800) feet away from Avenue 52. The distance shall be measured at the nearest point between any part of the building containing retail cannabis business and the Avenue 52 street right-of-way.

3. Separation from schools. No retail cannabis business shall be located within two hundred fifty (250) feet of any public or private school (K-12), day care center, or youth center. The distance shall be measured from the nearest point between any part of the building containing

Attachment “2”

the retail cannabis business to any lot line of the other use. For purposes of this paragraph, the following definitions shall apply:

a. “Day care center” means any child day care facility other than a family day care home, and includes infant centers, preschools, extended day care facilities and school age child care centers.

b. “Youth center” means any public or private facility that is primarily used to house recreational or social activities for minors, including, but not limited to, private youth membership organizations or clubs, social service teenage club facilities, video arcades, or similar amusement park facilities.

~~C. Retail cannabis businesses shall comply with all regulations set forth in this chapter, Chapter 5.69, and Chapters 17.34, 17.46, and 17.47, as applicable.~~

C. No Drive-Thru Retail Cannabis Facilities. No retail cannabis business shall operate “drive-thru”, “drive up”, “window service” or similar facilities whereby a customer can order, purchase and receive retail cannabis without leaving his or her vehicle.

D. Location of Customer Entrance. No retail cannabis business shall have a customer entrance that is adjacent to or directly across the street from a residentially zoned lot.

E. State license(s). Every retail cannabis business shall submit to the city manager a copy of any and all of its state license(s) ~~and local permits required for its operation.~~ If any other applicable state license or local permit for a retail cannabis business is denied, suspended, modified, revoked, or expired, the permittee shall notify the city manager in writing within ten (10) calendar days.

G. Building façade plan. Each CUP applicant ~~for a development agreement or CUP issued under this chapter~~ must submit, along with a development agreement/CUP application, a building façade plan. Building façade plans shall include renderings of the exterior building elevations for all sides of the building. All building façades shall be tastefully done and in keeping with the high architectural quality and standards of the city of Coachella. The retail cannabis business facade and building signs shall be compatible and complimentary to surrounding businesses and shall add visual quality to the area.

H. Compliance with Chapter 17.74. Except as required in this chapter, ~~development agreements shall be reviewed, issued, denied, suspended, revoked, and/or renewed in accordance with Chapter 17.100 entitled “Development Agreements”, and CUPs shall be reviewed, issued, denied, suspended, revoked, and/or renewed in accordance with Chapter 17.74 entitled “Conditional Uses”. If any provision of this chapter conflicts with any provision of Chapters 17.74 or 17.100 of this code, the provision in this chapter shall control.~~

XX. CHAPTER 17.84 RETAIL CANNABIS BUSINESSES, SECTION 17.84.060 PROHIBITED OPERATIONS

“17.84.060 Prohibited operations.

Any retail cannabis business that does not have (i) ~~a development agreement or a~~ CUP, (ii) a regulatory permit required under this code, and (iii) ~~a~~ state license(s) is expressly prohibited in

Attachment “2”

all city zones and is hereby declared a public nuisance that may be abated by the city and is subject to all available legal remedies, including, but not limited to civil injunctions.”

**XXI. CHAPTER 17.84 RETAIL CANNABIS BUSINESSES, SECTION 17.84.070
GROUNDS FOR PERMIT DENIAL, SUSPENSION, AND REVOCATION**

“17.84.070 Grounds for permit denial, suspension, and revocation.

Any conditional use permit considered or issued pursuant to the provisions of this chapter may be denied, suspended, or revoked by the planning commission upon receiving satisfactory evidence that the applicant or permittee or owner, its agent(s), employee(s), or any person connected or associated with the applicant or permittee:

- A. Has knowingly made false statements in the applicant’s application or in any reports or other supporting documents furnished by the applicant or permittee;
- B. Has failed to maintain a valid state license;
- C. Has failed to comply with any applicable provision of the Coachella Municipal Code, including, but not limited to this chapter, the city’s building, zoning, health, and public safety regulations;
- D. Has failed to comply with any condition imposed on the conditional use permit; or
- E. Has allowed the existence of or created a public nuisance in violation of the Coachella Municipal Code.”

**XXII. CHAPTER 17.85 COMMERCIAL CANNABIS ACTIVITY, SECTION 17.85.020
DEFINITIONS**

“17.85.020 Definitions.

Unless the particular provision or context otherwise requires, the definitions and provisions contained in this section shall govern the construction, meaning, and application of words and phrases used in this chapter:

“Applicant” means an owner applying for a conditional use permit, ~~desiring to enter into a development agreement, or applying for any other applicable entitlement~~ under this chapter.

“Cannabis” means all parts of the plant Cannabis sativa Linnaeus, Cannabis indica, or Cannabis ruderalis, whether growing or not; the seeds thereof; the resin, whether crude or purified, extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. “Cannabis” also means the separated resin, whether crude or purified, obtained from cannabis. “Cannabis” also means marijuana as defined by Section 11018 of the California Health and Safety Code. “Cannabis” does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination. For the purpose of this chapter, “cannabis” does not mean “industrial hemp” as defined by Section 81000 of the California Food and Agricultural Code or Section 11018.5 of the

Attachment “2”

California Health and Safety Code.

“Cannabis concentrate” means cannabis that has undergone a process to concentrate one or more active cannabinoids, thereby increasing the product’s potency. Resin from granular trichomes from a cannabis plant is a concentrate for purposes of this division. A cannabis concentrate is not considered food, as defined by Section 109935 of the Health and Safety Code, or a drug, as defined by Section 109925 of the California Health and Safety Code.

“Cannabis products” has the same meaning as marijuana products in Section 11018.1 of the California Health and Safety Code. When the term “cannabis” is used in this chapter, it shall include “cannabis products.”

“City manager” means the city manager of the city of Coachella or designee.

“Commercial cannabis activity” includes the cultivation, manufacture, laboratory testing, and distribution, including non-retail microbusinesses, (including possession, processing, storing, and labeling incidental to each activity, as applicable) of cannabis and cannabis products. For purposes of this chapter, “commercial cannabis activity” does not include delivery or retail sale of cannabis or cannabis products. ~~Zoning restrictions on retail cannabis businesses can be found in Chapters 17.34, 17.46, 17.47 and 17.84.~~

“Conditional use permit” or “CUP” means a conditional use permit issued under this chapter.

“Cultivate” or “cultivation” means any commercial activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis. A cannabis nursery is considered a “cultivation” use.

“Customer” means a natural person twenty-one (21) years of age or older or a natural person eighteen (18) years of age or older who possesses a physician’s recommendation, or a primary caregiver.

“Delivery” means the commercial transfer of cannabis or cannabis products to a customer.

~~“Development agreement” means an agreement entered into between the city and an applicant under this chapter pursuant to Section 65865 of the California Government Code.~~

“Distribution” means the procurement, wholesale sale, and transport of cannabis and cannabis products between entities permitted or licensed under this chapter, another local California jurisdiction, or state law.

“Edible cannabis product” means manufactured cannabis that is intended to be used, in whole or in part, for human consumption, including, but not limited to, chewing gum, but excluding products set forth in Division 15 of the California Food and Agricultural Code. An edible cannabis product is not considered food as defined by Section 109935 of the California Health and Safety Code or a drug as defined by Section 109925 of the California Health and Safety Code. When the term “cannabis” is used in this chapter, it shall include “edible cannabis products.”

“Indoor” means within a fully enclosed and secure building.

“Manufacture” means to compound, blend, extract, infuse or otherwise make or prepare a cannabis product.

“Manufacturer” means a permittee that conducts the production, preparation, propagation, or compounding of cannabis or cannabis products either directly or indirectly or by extraction methods, or independently by means of chemical synthesis, or by a combination of extraction and chemical synthesis at a fixed location that packages or repackages cannabis or cannabis products or labels or relabels its container.

“Non-retail microbusiness” means a commercial business that engages in indoor cultivation of cannabis on an area less than ten thousand (10,000) square feet, Level 1 manufacturing, and distribution, provided such permittee can demonstrate compliance with all requirements imposed by this chapter and State law on licensed cultivators, distributors, and Level 1 manufacturers, ~~and retailers to the extent the permittee engages in such activities.~~

~~“Non storefront retail microbusiness” means a commercial business that engages in non-storefront retail cannabis sales and at least two of the following commercial cannabis activities: indoor cultivation of cannabis on an area less than ten thousand (10,000) square feet, Level 1 manufacturing, and distribution, provided such permittee can demonstrate compliance with all requirements imposed by this chapter and state law on licensed cultivators, distributors, Level 1 manufacturers, and retailers to the extent the permittee engages in such activities.~~

“Nursery” means a permittee that produces only clones, immature plants, seeds, and other agricultural products used specifically for the propagation and cultivation of cannabis.

“Operation” means any act for which a permit is required under the provisions of this chapter, or any commercial transfer of cannabis or cannabis products.

“Owner” means any of the following:

- (1) A person with an aggregate ownership interest of twenty (20) percent or more in the applicant, unless the interest is solely a security, lien, or encumbrance;
- (2) The chief executive officer of a nonprofit or other entity;
- (3) A member of the board of directors of a nonprofit;
- (4) The trustee(s) and all persons who have control of the trust and/or the commercial cannabis business that is held in trust.
- (5) An individual entitled to a share of at least twenty (20) percent of the profits of the commercial cannabis business;
- (6) An individual that will be participating in the direction, control, or management of the person applying for a permit. Such an individual includes any of the following: a general partner of a commercial cannabis business that is organized as a partnership; a non-member manager or managing member of a commercial cannabis business that is organized as a limited liability company; an officer or director of a commercial cannabis business that is organized as a corporation.

“Permittee” means the individual or applicant to whom a conditional use permit has been issued under this chapter. A permittee includes all representatives, agents, parent entities, or subsidiary entities of the permittee.

“Person” includes any individual, firm, co-partnership, joint venture, association, corporation, limited liability company, estate, trust, business trust, receiver, syndicate, or any other group or combination acting as a unit, and the plural as well as the singular.

~~“Retail cannabis business” means a business that sells and/or delivers cannabis products to customers, and includes the following business types: non-storefront retail microbusiness, non-storefront retailer, storefront retailer, and storefront retail microbusiness.~~

“Shared-use facility” means a premises registered by a primary manufacturing permittee at which multiple cannabis manufacturers may operate at separate times.

~~“Storefront retailer” means a business that has a storefront open to the public where cannabis or cannabis products are offered for retail sale to consumers, where delivery may or may not be included as part of the business’s operation.~~

~~“Storefront retail microbusiness” means a commercial business that engages in retail cannabis sales and at least two of the following commercial cannabis activities: indoor cultivation of cannabis on an area less than ten thousand (10,000) square feet, Level 1 manufacturing, and distribution, provided such permittee can demonstrate compliance with all requirements imposed by this chapter and State law on licensed cultivators, distributors, Level 1 manufacturers, and retailers to the extent the permittee engages in such activities.~~

“Testing” means subjecting cannabis to laboratory testing for active compounds and purity prior to distribution for consumption.

“Testing laboratory” means a laboratory, facility, or entity in California, that offers or performs tests of cannabis or cannabis products and that is both of the following: (1) Accredited by an accrediting body that is independent from all other persons involved in commercial cannabis activity in the state; and (2) Licensed by the California Bureau of Marijuana (or Cannabis) Control within the California Department of Consumer Affairs (when such licenses begin to be issued).

Words and phrases not specifically defined in this code shall have the meaning ascribed to them as defined in the following sources:

- A. CUA (California Health and Safety Code Section 11362.5);
- B. MMP (California Health and Safety Code Sections 11362.7 through 11362.83); and
- C. MAUCRSA (California Business and Professions Code Sections 26000 et seq.).”

XXIII. CHAPTER 17.85 COMMERCIAL CANNABIS ACTIVITY, SECTION 17.85.030
COMMERCIAL CANNABIS ACTIVITY PERMITTED

“17.85.030 - Commercial cannabis activity permitted.

Commercial cannabis activity permitted under this chapter includes indoor cultivation,

Attachment “2”

interim outdoor cultivation, manufacture (including shared-use facilities), distribution, testing, and non-retail microbusinesses (including possession, processing, storing, and labeling incidental to such activity). ~~Prior to engaging in any such commercial cannabis activity in the city, one must first obtain either a development agreement or a conditional use permit (CUP), and a regulatory permit as required by this code, subject to the provisions of the CUA, MMP, MAUCRSA, and any other state laws pertaining to cannabis.”~~

XXIV. CHAPTER 17.85 COMMERCIAL CANNABIS ACTIVITY, SECTION 17.85.040
CONDITIONAL USE PERMIT REQUIRED

~~“17.85.040 - Conditional use permit or development agreement required.~~

Prior to initiating operations and as a continuing requisite to operating a commercial cannabis activity, the applicant shall obtain a ~~validly issued~~ CUP as provided in Chapter 17.74 entitled “Conditional Uses” and a regulatory permit and a state license for each use authorized in the CUP. ~~of this municipal code or enter into a fully executed development agreement agreed to by the city council.~~ If any provision of this chapter conflicts with any provision of Chapter 17.74 of this code, the provision in this chapter shall control. An applicant must obtain a separate CUP for each commercial cannabis activity the applicant wishes to operate. Separate CUPs may be issued for indoor cannabis cultivation versus interim outdoor cannabis cultivation. Each CUP will include a condition of approval requiring that the permittee also obtain and maintain an indoor cultivation, interim outdoor cultivation, manufacture, distribution, non-retail microbusiness, or testing laboratory regulatory permit required by this code. Each CUP for interim outdoor cultivation may include a condition of approval that limits outdoor cultivation activities to a specified duration not to exceed the sooner of forty eight (48) months, or the first phase of construction establishing a new residential or commercial use. If the condition is accepted by the applicant, the City may thereafter record a covenant memorializing this restriction against the property, which shall include a reference to the approved CUP. The City Manager or his/her designee shall make efforts to notify the permittee a year prior to CUP expiration of the need to renew the CUP.”

XXV. CHAPTER 17.85 COMMERCIAL CANNABIS ACTIVITY, SECTION 17.85.050
PERMITTED LOCATIONS AND STANDARDS

~~“17.85.050 - Commercial cannabis activity—Permitted locations and standards.~~

A. Indoor commercial cultivation, manufacturing, testing laboratory, and distribution activities.

1. Location. Indoor commercial cultivation, manufacturing, testing laboratory, distribution, and non-retail microbusiness uses may be located ~~Permitted uses be located in any manufacturing service (M-S) zone, heavy industrial (M-H) zone, and wrecking yard (M-W) zone upon issuance of a conditional use permit and regulatory permit. , or manufacturing service— industrial park overlay zone (IP) in the city, upon issuance of a CUP and a regulatory permit.~~

~~2. —Property development standards.~~

~~(a) —In M-W zone— Permitted uses should be restricted to a site having a minimum of five (5) acres in size, with a minimum paved street frontage of two hundred fifty (250) feet. Permitted uses may not be established in the M-W zone on a multi tenant industrial park or~~

~~business park site existing on the effective date of this ordinance. A CUP to develop a new stand-alone commercial cannabis activity facility or a multi-tenant facility within a minimum site area of five acres may be pursued.~~

~~(b) In MS-IP Overlay zone Permitted uses should be restricted to sites having a minimum project area of ten (10) acres and a minimum lot size or grouping of lots of at least five (5) acres.~~

2. Indoor only. All uses shall be conducted only in the interior of enclosed structures, facilities, and buildings. All indoor cultivation operations, including all cannabis plants, at any stage of growth, shall not be visible from the exterior of any structure, facility or building containing cultivation. All indoor cultivation, manufacturing, testing and processing must take place indoors, within a permanent structure that is enclosed on all sides. Outdoor manufacturing, testing, and processing are prohibited. Portable greenhouses and/or non-permanent enclosures shall not be used for cultivation unless they are placed inside of a permanent structure that is enclosed on all sides.

3. Odor control. Uses shall not result in the creation of any odors detectable from anywhere off the property boundaries. The use of carbon filtration systems and other mitigation measures shall be used on all commercial cannabis activities that cause such odors.

B. Interim outdoor commercial cannabis cultivation.

1. Location. Interim outdoor commercial cannabis cultivation be located in any agricultural reserve (A-R) zone, agricultural transition (A-T) zone, residential single-family (R-S) zone, multiple-family residential (R-M) zone, and general commercial (C-G) zone that is located within the geographic area bounded by Vista Del Sur on the north, the All-American Canal on the east, Avenue 52 on the south, and the 86 Expressway on the west, upon issuance of a conditional use permit CUP and a regulatory permit.

3. Property development standards. All interim outdoor commercial cannabis cultivation sites:

(a) shall be located on a site having a minimum of one (1) acre in size.

(b) shall have a ~~The~~ maximum canopy size ~~equal to the lesser of two (2) acres or that is no larger than~~ the maximum size authorized by the State license for that business.

(c) shall provide a minimum twenty-foot (20 ft.) setback on all sides with an opaque fencing material, subject to review and approval by the Planning Director, to screen the outdoor grow areas from view to public streets.

4. Distance Restrictions. No interim outdoor commercial cannabis cultivation shall be located within:

~~(a) five hundred (500) feet of another interim outdoor commercial cannabis cultivation use.~~

(a) one thousand (1,000) feet of any public or private school (K-12), day care center or youth center. The distance shall be measured from the nearest point between the property line

Attachment “2”

containing the interim outdoor commercial cannabis cultivation use to any lot line of the other use. “Day care center” means any child day care facility other than a family day care home, and includes infant centers, preschools, extended day care facilities and school age child care centers. “Youth center” means any public or private facility that is primarily used to house recreational or social activities for minors, including, but not limited to, private youth membership organizations or clubs, social service teenage club facilities, video arcades, or similar amusement park facilities.

C. Indoor commercial cannabis activity must be served by municipal water and sewer services. Interim outdoor cannabis cultivation uses need only be served by a private water well or municipal water.

D. Commercial cannabis activity shall be located a minimum distance of six hundred (600) feet away from any residentially-zoned lot. The distance shall be measured at the nearest point between property lines containing the commercial cannabis use and any lot line of the residential use.

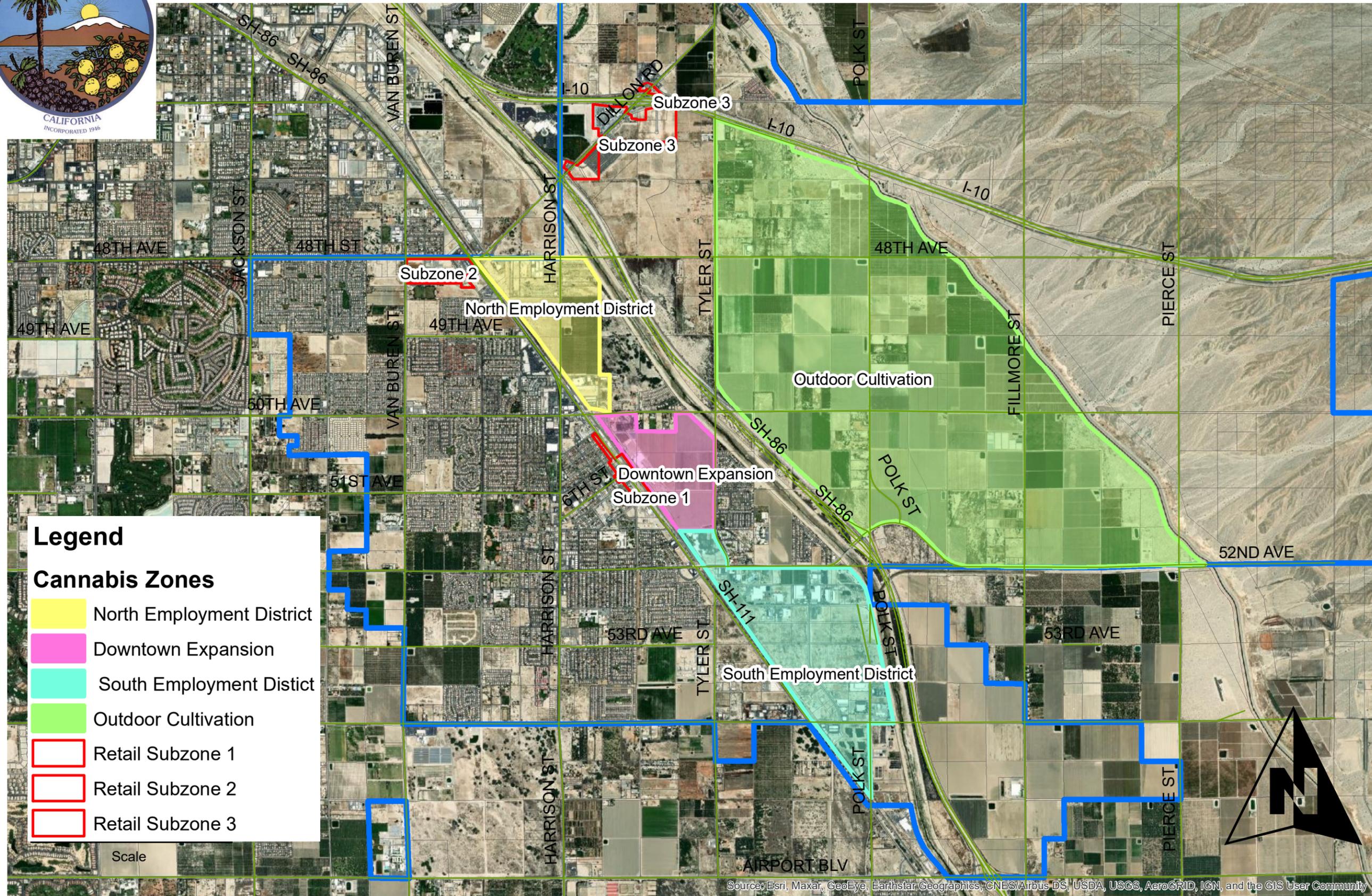
E. Testing laboratories may be located in the general commercial (C-G) zone in addition to the M-W zone and IP overlay zone with a CUP, but are not required to meet the ~~two hundred fifty-foot paved street frontage~~ requirement in subsection (D) s-(A)(2)(a) and (A)(2)(b) of this section.”

XXVI. CHAPTER 17.85 COMMERCIAL CANNABIS ACTIVITY, SECTION 17.85.080 PROHIBITED OPERATIONS

“17.85.080 Prohibited operations.

Any commercial cannabis activity that does not have both ~~(i) a development agreement or a CUP and (ii)~~ a regulatory permit required under this code is expressly prohibited in all city zones and is hereby declared a public nuisance that may be abated by the city and is subject to all available legal remedies, including but not limited to civil injunctions.”

Coachella Cannabis Business Program



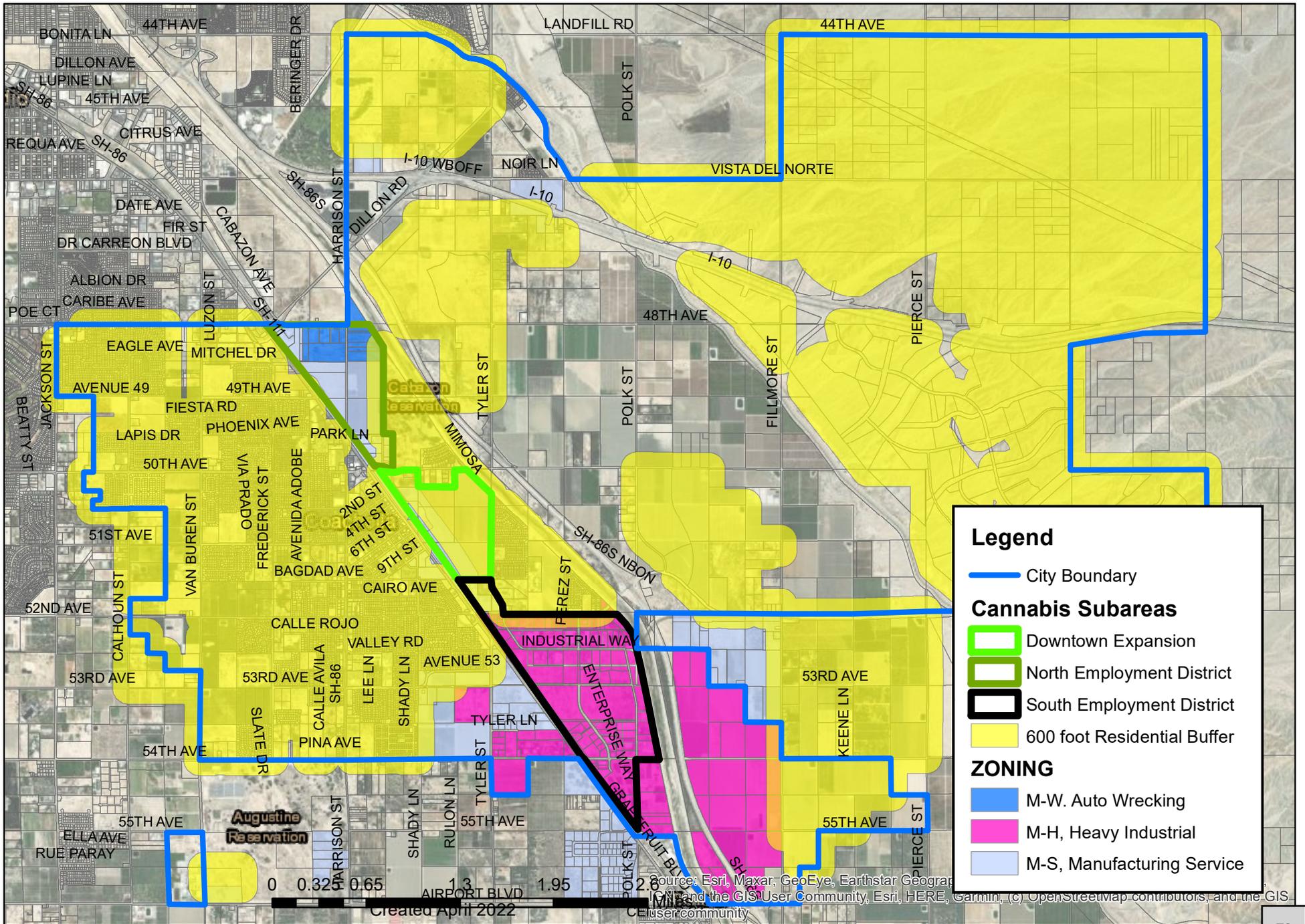
Legend

Cannabis Zones

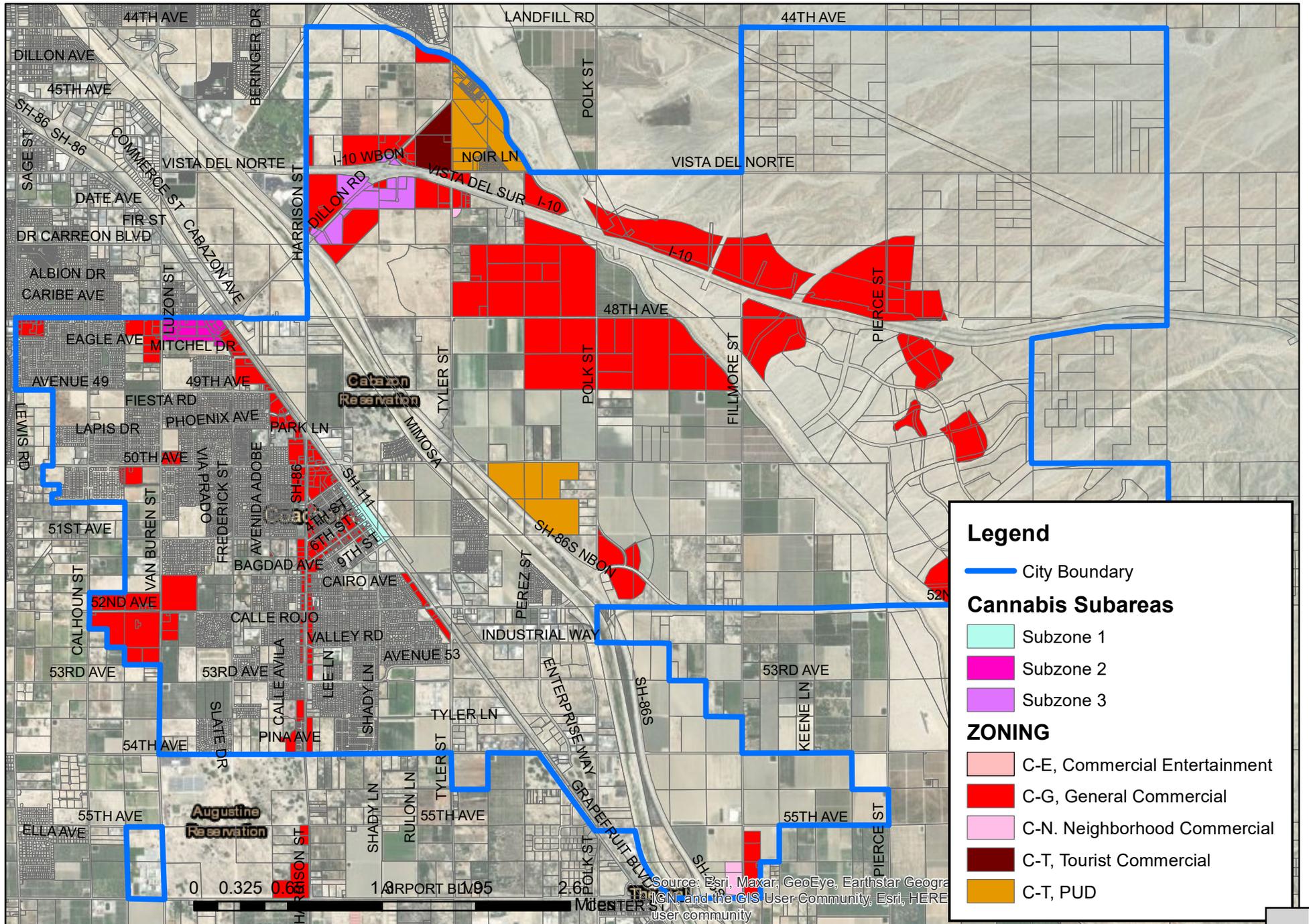
- North Employment District
- Downtown Expansion
- South Employment District
- Outdoor Cultivation
- Retail Subzone 1
- Retail Subzone 2
- Retail Subzone 3

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

600 Foot Residential Zone Distance Map



City of Coachella - Commercial Zoning District Map



Current Tax Rates

- Square Footage Tax – Cultivation & Manufacturing
 - 20,000 sq. ft. or less \$15 per square foot annually
- Gross Receipts Tax – All Cannabis Business Activities
 - Cultivation 4%, Retail 6%, Manufacturing 2%, Distribution 2%, Testing 1%

Current Tax Revenues

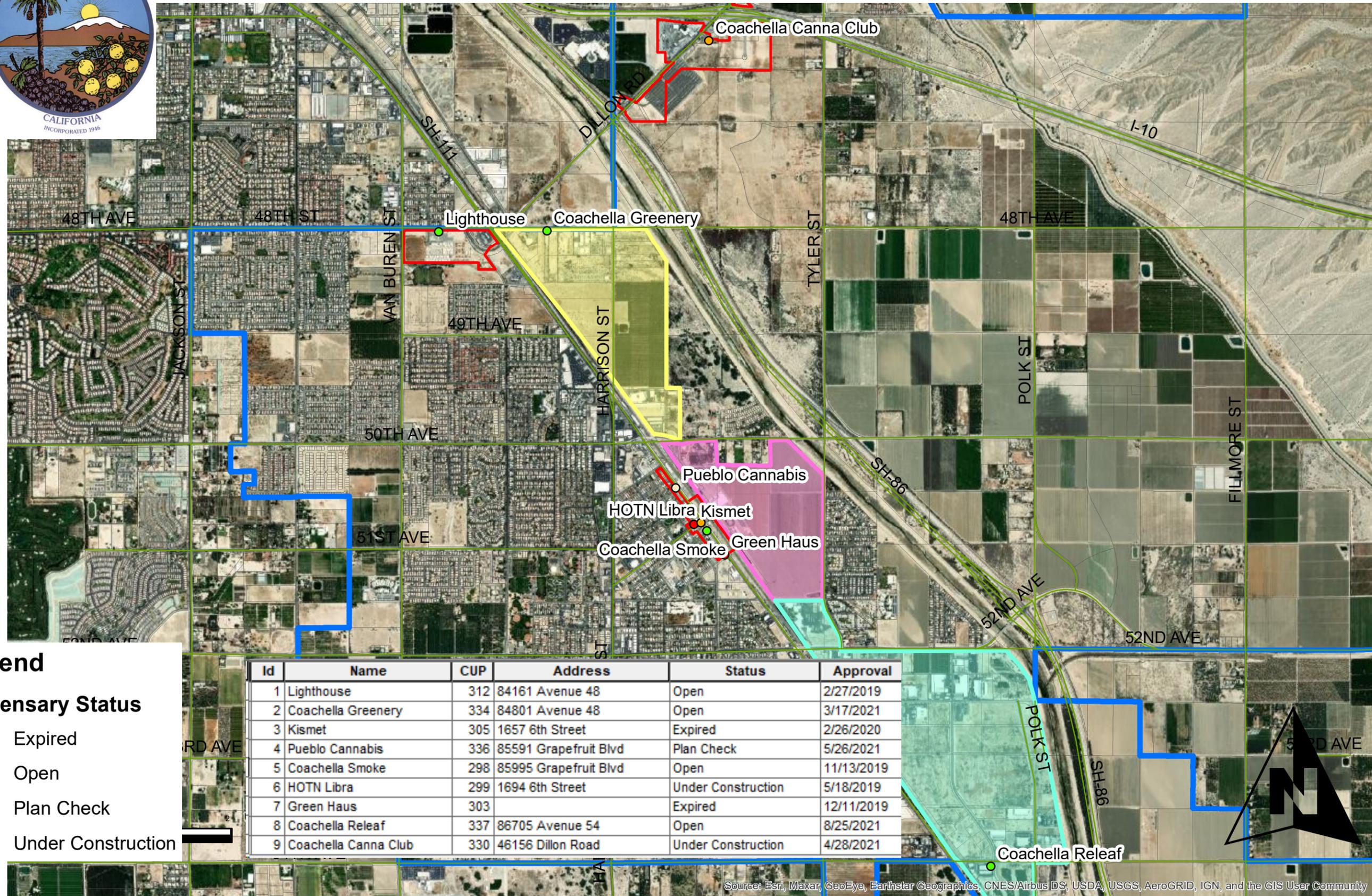
<u>Fiscal</u>	<u>Tax</u>		<u>2021</u>
2022	1,800,000	Cultivation 4%	1,229,184
2021	1,897,514	Manufacturing 2%	32,125
2020	466,212	Distribution 2%	75
2019	642,351	Retail 6%	636,130
2018	36,375	Testing 1%	-
			<u>1,897,514</u>

Recommended Structure

- Remove square footage tax (Cultivation and Manufacturing)
- Gross receipts
 - Cultivation - 3% (with 2 year step down 1% per year)
 - Retail - 6%
 - Manufacturing - 2%
 - Distribution - 0%
 - Testing - 0%
- Direct expected costs
 - \$245,000 per year over 2 years.
 - Expected to be offset long term by new cultivation businesses.



Coachella Cannabis Dispensary Locations



Legend

Dispensary Status

- Expired
- Open
- Plan Check
- Under Construction

Id	Name	CUP	Address	Status	Approval
1	Lighthouse	312	84161 Avenue 48	Open	2/27/2019
2	Coachella Greenery	334	84801 Avenue 48	Open	3/17/2021
3	Kismet	305	1657 6th Street	Expired	2/26/2020
4	Pueblo Cannabis	336	85591 Grapefruit Blvd	Plan Check	5/26/2021
5	Coachella Smoke	298	85995 Grapefruit Blvd	Open	11/13/2019
6	HOTN Libra	299	1694 6th Street	Under Construction	5/18/2019
7	Green Haus	303		Expired	12/11/2019
8	Coachella Releaf	337	86705 Avenue 54	Open	8/25/2021
9	Coachella Canna Club	330	46156 Dillon Road	Under Construction	4/28/2021

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



STAFF REPORT
5/18/2022

TO: Planning Commission Chair and Commissioners

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. PC2022-17 and PC2022-18 recommending that the City Council (Council) approve 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.

DISCUSSION/ANALYSIS:

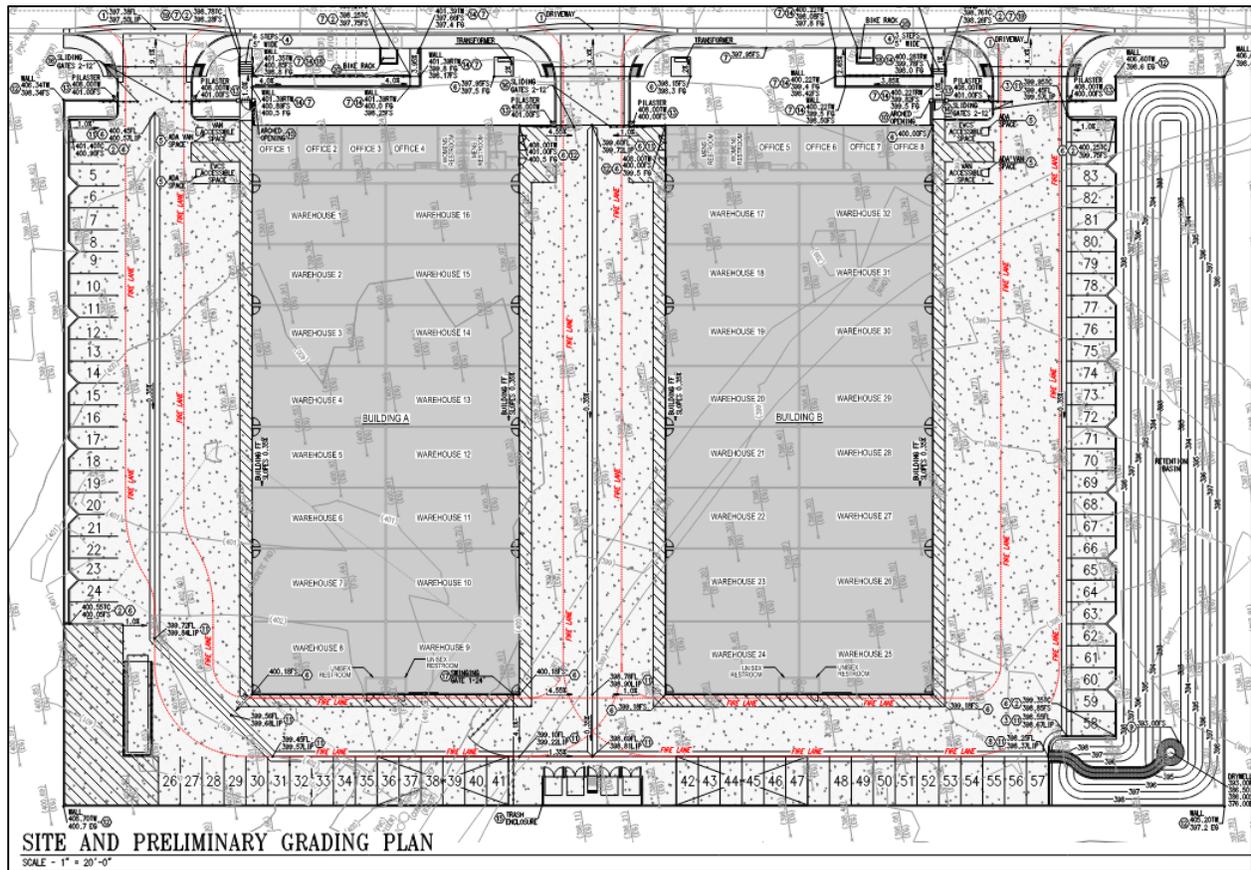
The surrounding land uses and zoning designations of the 3.29 acre site (APN 763-141-030 and 031) are as follows:

- 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 1st and 2nd 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

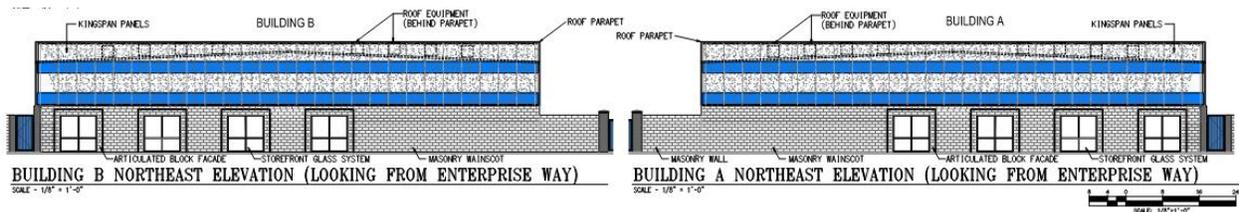


Figure 3: Side Building Elevations

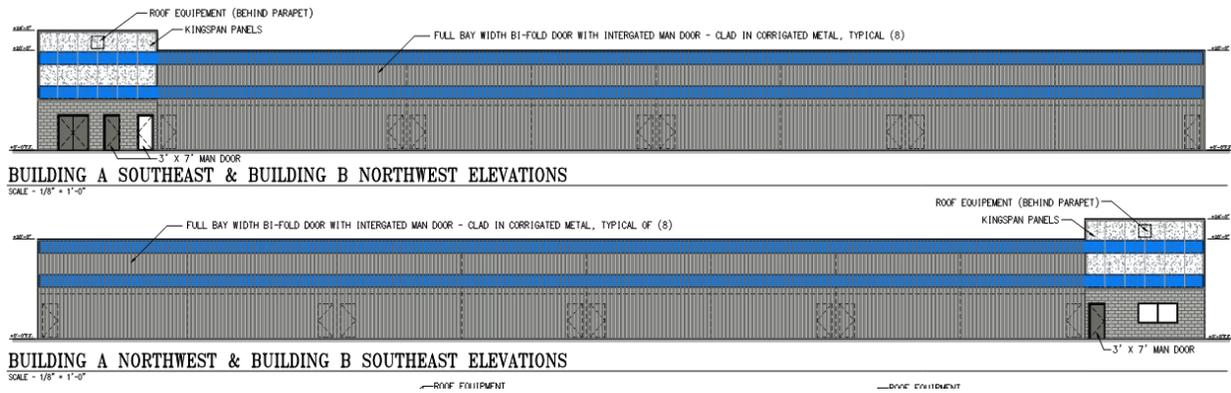
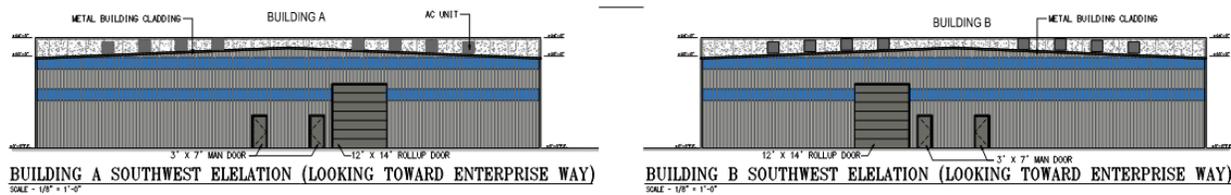


Figure 4: Rear Building Elevations



Signage

The applicant has not submitted sign plans for the proposed project but will be required to comply the City’s sign ordinance.

Landscape Design

The plant palette shows a variety of trees, shrubs and vines largely concentrated along the project frontage. Tress 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 ¾ 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, but that it be secondary use for this application as 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

	Zoning Ordinance	Proposed	Complies with Code
Parking (Minimum)	Zoning - <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. Required: <u>70 parking spaces</u>	-On-Site Parking: <u>95 parking spaces</u>	Yes
Lot Requirements	Zoning - Minimum Lot size is 10,000 sq. ft.	Lot exceeds 10,000 sq. ft.	Yes

Height (maximum)	Zoning - 50' maximum	24'	Yes
Landscaping	Zoning <ul style="list-style-type: none"> • Parking area or driveway abutting a street requires a 10' setback fully landscaped. • Internal landscaping equal to a minimum of 5% of the parking and driveway area. • One 15 gallon tree for every 10 parking spaces. • All landscape planter beds in interior parking areas shall be not less than 5' in width 	<ul style="list-style-type: none"> • All areas exceed 10' fully landscaped setback • Internal landscaping 16.5% of total area. • One tree is provided for every 10 parking spaces. • All planters exceed 5' in parking areas. 	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. PC2022-17 (TPM 38218) and Resolution No. PC2022-18 (CUP No. 354 and AR No. 21-07)and recommending approval of the industrial development as proposed.
- 2) Adopt Resolution No. PC 2021-17 and Resolution No. PC2022-18 recommending approval of the project with amendments.
- 3) Adopt Resolution No. PC 2021-17 and Resolution No. PC2022-18 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. PC2022-17 (Tentative Parcel Map No. 38218)
Exhibit A – Conditions of Approval
2. Resolution No. PC2022-18 (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. PC2022-17

Attachment 1

A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL APPROVE TENTATIVE PARCEL MAP NO. 38218 FOR A CONDOMINIUM SUBDIVISION FOR 32 WAREHOUSE CONDOMINIUM SPACES AND 8 OFFICE CONDOMONIUMS 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 Planning Commission 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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Coachella, California hereby resolve as follows:

Section 1. Incorporation of Recitals

The Planning Commission hereby finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the Planning Commission 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 Planning Commission, and the facts outlined below, the Planning Commission 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 Planning Commission 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 Planning Commission, 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. Planning Commission Approval

Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella Planning Commission hereby recommends to the City Council approval Tentative Parcel Map (CUP 351) No. 38218 and subject to the Conditions of Approval as set forth in “Exhibit A”.

PASSED APPROVED and ADOPTED this 18th day of May 2022.

Stephanie Virgen, Chairperson
Coachella Planning Commission

ATTEST:

Gabriel Perez
Planning Commission Secretary

APPROVED AS TO FORM:

Carlos Campos
City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC2022-17, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 18th day of May 2022, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gabriel Perez
Planning Commission Secretary

Exhibit A - Resolution No. PC2022-17
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. PC2022-18

Attachment 2

A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL APPROVE 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 Planning Commission 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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Coachella, California hereby resolve as follows:

Section 1. Incorporation of Recitals

The Planning Commission hereby finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the Planning Commission 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 Planning Commission, and the facts outlined below, the Planning Commission 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 Planning Commission 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. Planning Commission Approval

Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella Planning Commission hereby recommends to the City Council approval 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 18th day of May 2022.

Stephanie Virgen, Chairperson
Coachella Planning Commission

ATTEST:

Gabriel Perez
Planning Commission Secretary

APPROVED AS TO FORM:

Carlos Campos
City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC2022-18, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 18th day of May 2022, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gabriel Perez
Planning Commission Secretary

Exhibit A - Resolution No. PC2022-18**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 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 ≥ 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.

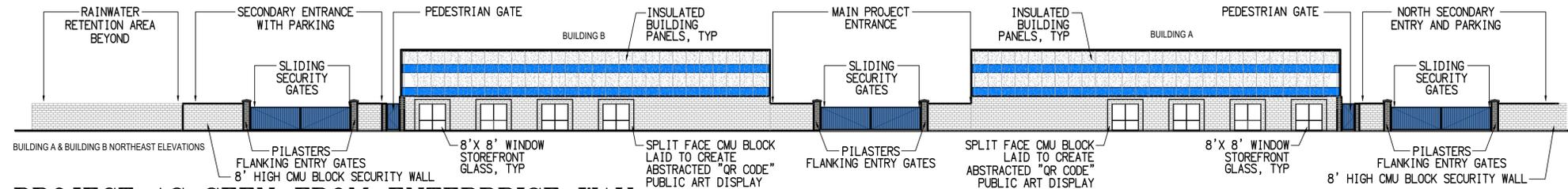


JJWR HOLDINGS – MANUFACTURING & RV STORAGE PROJECT

PARCEL 3 & 4 ENTERPRISE WAY, COACHELLA, CA 92236

Attachment 4

SE 1/4 SECTION 9, T6S, R8E, SBM



PROJECT AS SEEN FROM ENTERPRISE WAY

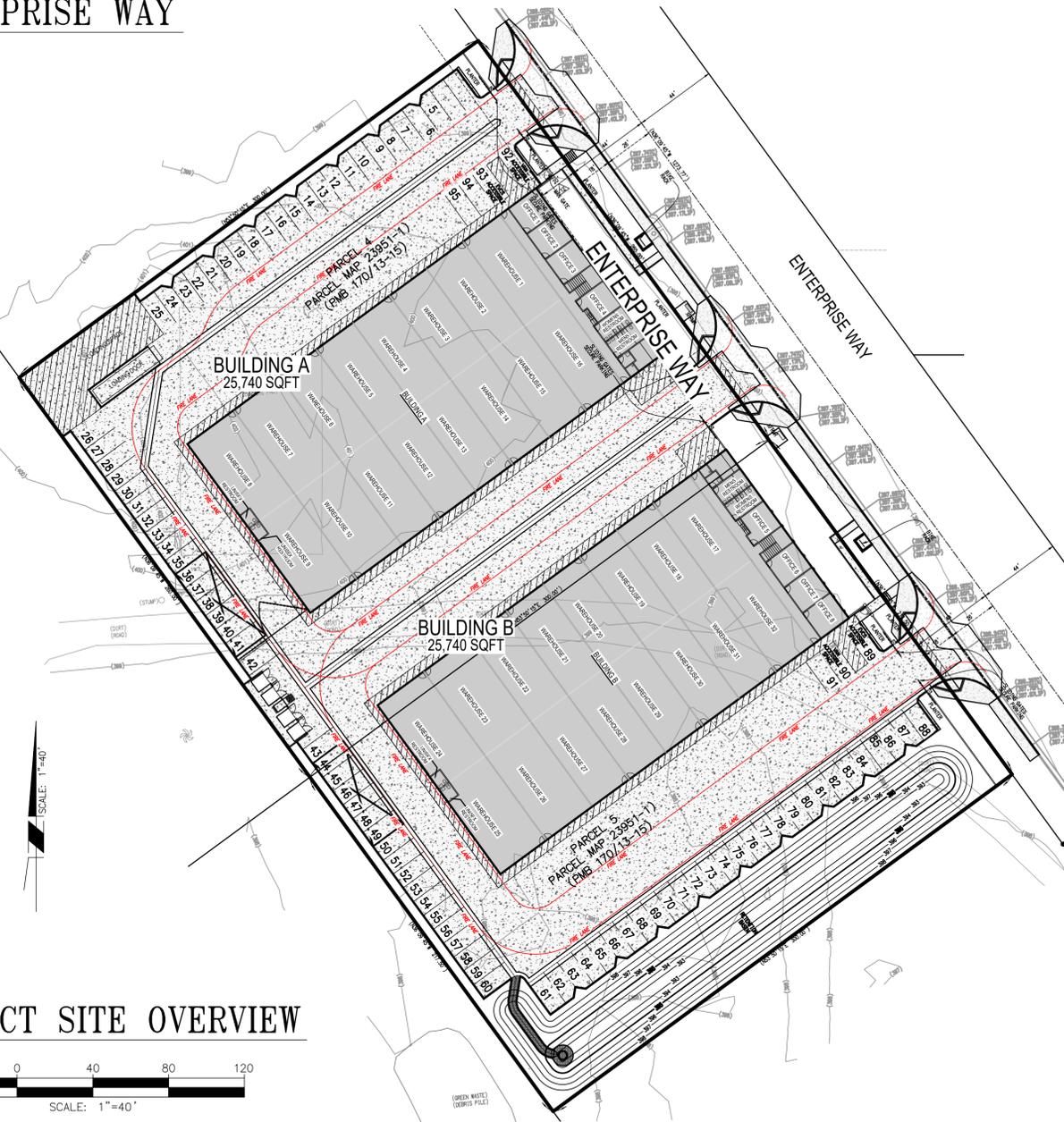
SCALE - 1" = 15'-0"

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'
0 20 40 80 120
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 REVISING 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: 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, SBM

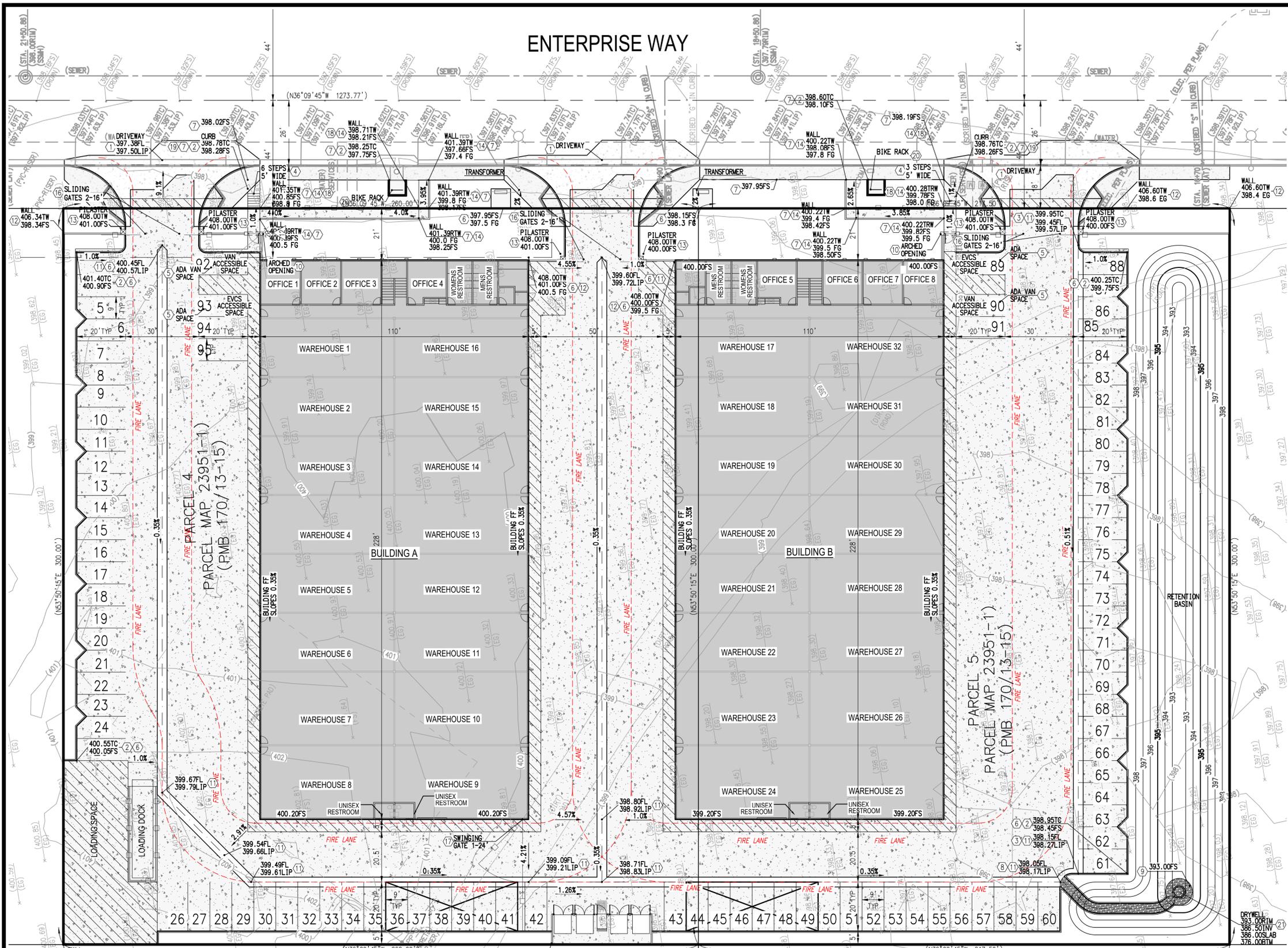
COVER SHEET

FOR: JJWR HOLDINGS, LLC ECI.W.D. 20200527 CITY FILE NO.

SHEET NO. 1 OF 10 SHEETS

PLOT DATE: MARCH 17, 2022

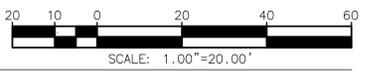
ENTERPRISE WAY



- ### 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. 3 EA
 - CONSTRUCT CONCRETE CURB (6" HIGH, NO GUTTER), PER CITY OF COACHELLA STANDARD DETAIL 695 LF
 - CONSTRUCT 6" CONCRETE CURB AND GUTTER, PER CITY OF COACHELLA STANDARD DETAIL 60 LF
 - CONSTRUCT POURED IN PLACE CONCRETE STEP, 6" HIGH X 12" DEEP X 5' WIDE, PER CITY OF COACHELLA STANDARD DETAIL 45 LF
 - PAINT STRIPING AND INSTALL SIGNAGE FOR ACCESSIBLE PARKING SPACES PER DETAIL 10 ON SHEET 3. 1 LS
 - CONSTRUCT 6" THICK PORTLAND CEMENT CONCRETE PAVING OVER 4" CLASS II AGG BASE (PER GEOTECH REPORT REC.) 64,840 SF
 - CONSTRUCT 4" THICK PORTLAND CEMENT CONCRETE PAVING OVER 90% COMPACTED NATIVE (PER GEOTECH REPORT REC.) 5,775 SF
 - INSTALL 3" TO 6" GROUTED RIP RAP WITH 6" HIGH CURB FROM TOP OF SLOPE TO BOTTOM OF RETENTION BASIN 200 SF
 - INSTALL 3" TO 6" UNGROUTED RIP RAP AROUND DRY WELL IN BOTTOM OF RETENTION BASIN 95 SF
 - CONSTRUCT 8' X 8' X 16" WIDE CMU ARCHED OPENING WITH 4" WIDE X 6.67" HIGH TUBE STEEL LOCKING MAN GATE. 2 EA
 - CONSTRUCT 4" WIDE 8" DEEP CONCRETE RIBBON GUTTER 1,120 LF
 - CONSTRUCT 8" HIGH CMU BLOCK PERIMETER SECURITY WALL. (PER SEPARATE PERMIT, PER CITY STANDARD DETAIL) 1,240 LF
 - CONSTRUCT 9" HIGH X 2" WIDE CMU PILASTER WITH PRECAST CONCRETE CAP PER DETAIL 5, SHEET 3. 6 EA
 - CONSTRUCT 6" TO 30" HIGH CMU BLOCK GARDEN RETAINING WALL 245 LF
 - CONSTRUCT 6" HIGH X 41" WIDE X 12" DEEP CMU BLOCK TRASH ENCLOSURE WITH TUBE STEEL GATES PER DETAIL 6, SHEET 3. 1 LS
 - INSTALL SET OF 2-7" HIGH X 16" WIDE MOTORIZED SLIDING TUBE STEEL SECURITY GATES PER DETAIL 5 ON SHEET 3. ** 3 EA
 - INSTALL 7" HIGH X 24" WIDE MANUAL LOCKING SWING GATE WITH KNOX BOX HARDWARE. ** 1 EA
 - INSTALL 42" HIGH TUBE STEEL GUARDRAIL MOUNTED ON TOP OF GARDEN WALL, PER DETAIL 2 SHEET 3. ** 100 LF
 - INSTALL 36" HIGH TUBE STEEL HANDRAIL MOUNTED ON TOP OF CONCRETE CURB. ** 26 LF
 - INSTALL 33" HIGH TUBE STEEL BIKE RACK MOUNTED ON TOP OF CONCRETE PAD, PER DETAIL 3 SHEET 3. ** 2 EA
 - INSTALL DRYWELL PER DETAIL SHEET X 1 EA
 - WATER VALVE -- EA
 - INSTALL 1" PVC DOMESTIC WATER SERVICE LINE (WITH MIN. 36" COVER) XX LF
 - INSTALL 6" PVC FIRE SERVICE LINE (WITH MIN. 36" COVER) XX LF
 - TAP AND INSTALL 4" DETECTOR CHECK 1 EA
 - INSTALL PIV/FDC 1 EA
 - INSTALL 3/4" DOMESTIC WATER METER WITH BACKFLOW PREVENTION 1 EA
 - INSTALL LANDSCAPE WATER METER WITH BACKFLOW PREVENTION 1 EA
 - INSTALL 4" SCHEDULE 40 ABS SANITARY SEWER LINE XXX LF
 - TAP AND INSTALL CONNECTION TO SEWER MAIN 1 LS
 - INSTALL 6" SANITARY SEWER CLEANOUT 3 EA
 - CONSTRUCT 6" CONCRETE CURB AND GUTTER, PER CITY OF COACHELLA STANDARD DETAIL ALONG ENTERPRISE WAY FRONTAGE* XXX LF
 - INSTALL 4" AC PAVEMENT OVER 6" CLASS II AGG BASE* XXX SF
- * 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

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

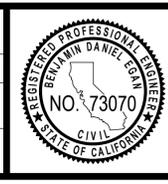
CITY OF COACHELLA

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

12-15-2021 DATE

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. SOUTHEAST 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

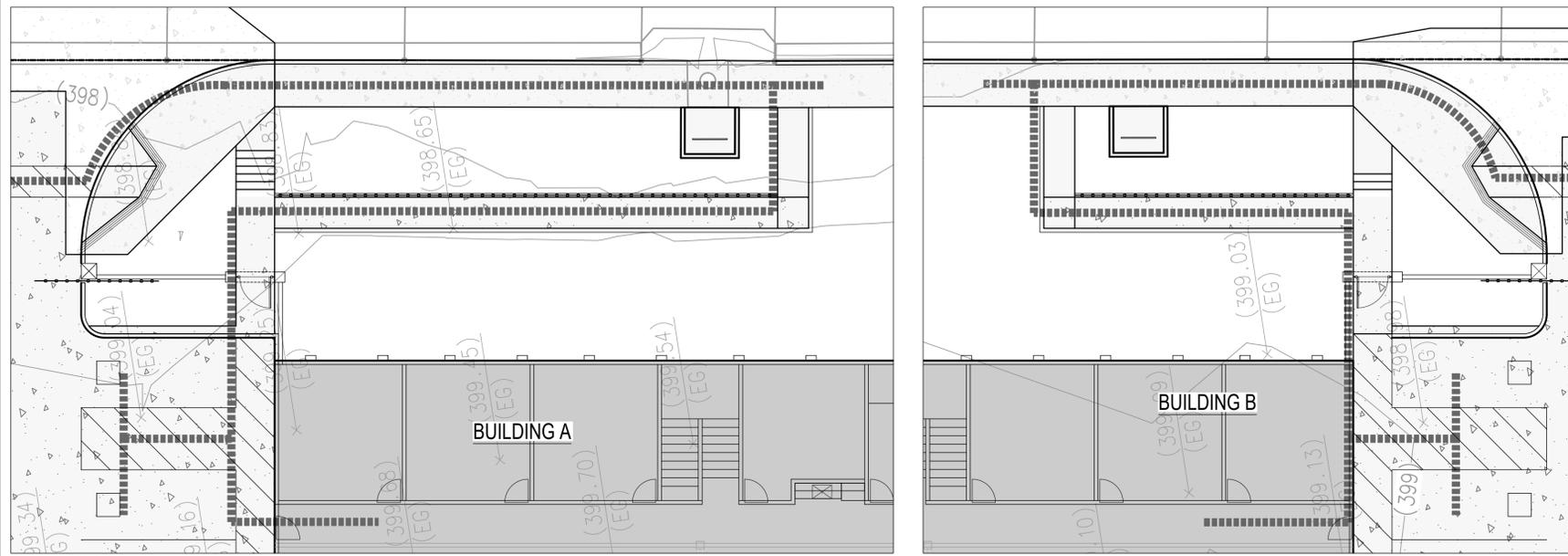
JJWR HOLDINGS MANUFACTURING & RV STORAGE PROJECT

PARCEL 3 AND 4 ENTERPRISE WAY COACHELLA, CA 92236

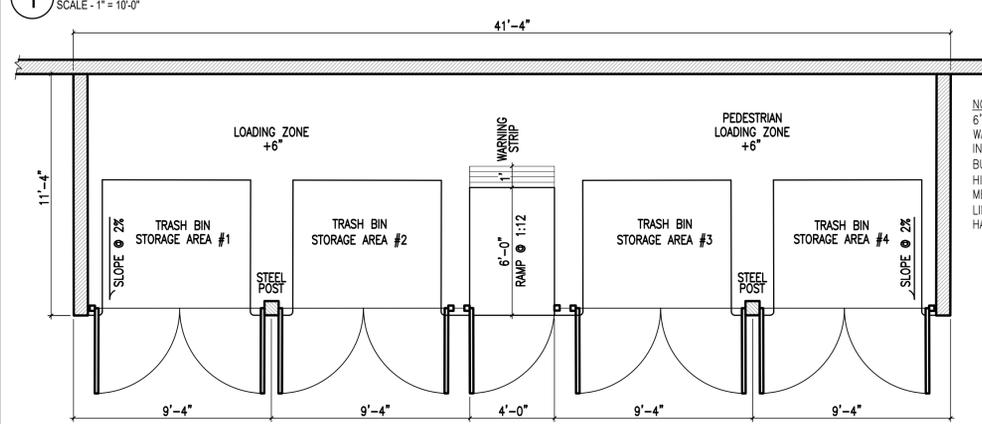
SITE PLAN

FOR: JJWR HOLDINGS, LLC ECIWO: 20200527 CITY FILE NO.

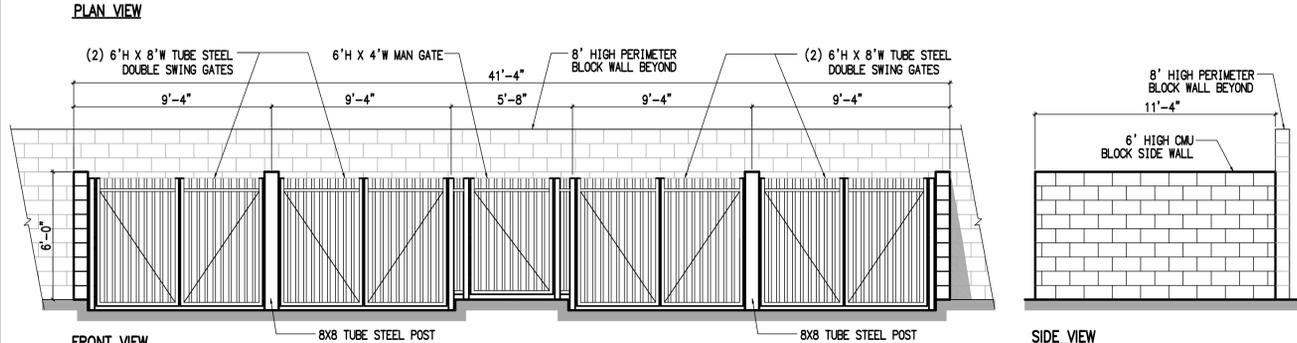
SHEET NO. 2 OF 10 SHEETS



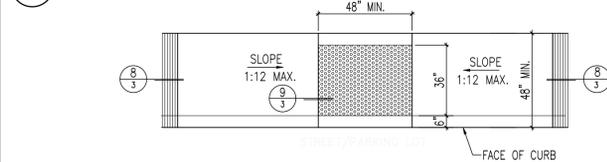
1 ACCESSIBLE PATH OF TRAVEL FROM ADA PARKING SPACES AND PUBLIC SIDEWALK
SCALE - 1" = 10'-0"



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"

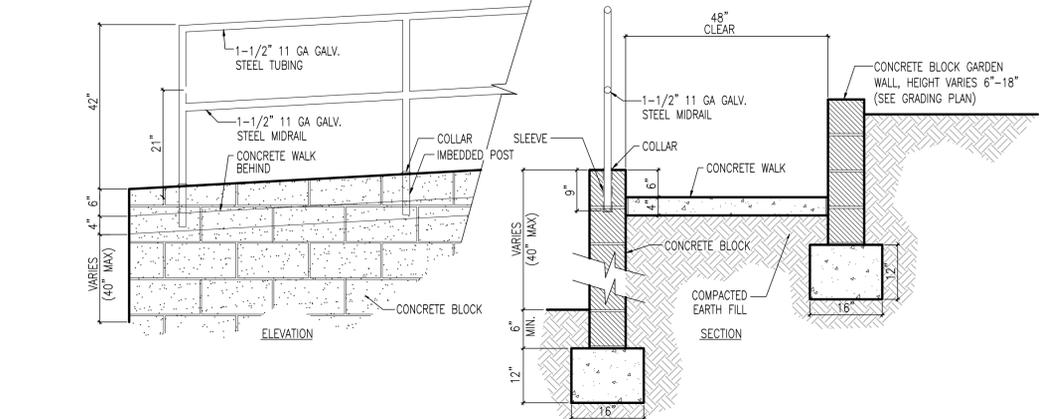


7 ACCESSIBLE RAMP DETAIL
NOT TO SCALE

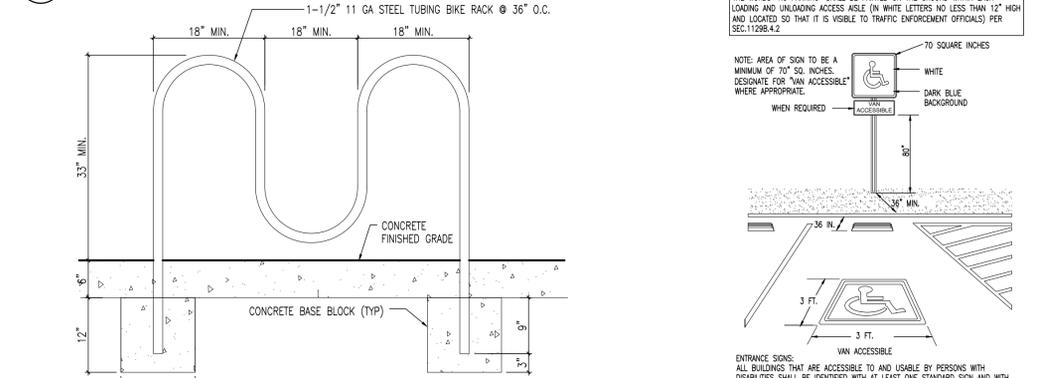
8 GROOVING DETAIL
NOT TO SCALE

9 TRUCATED DOMES
NOT TO SCALE

10 ACCESSIBLE SIGNAGE AND PARKING SYMBOL
NOT TO SCALE



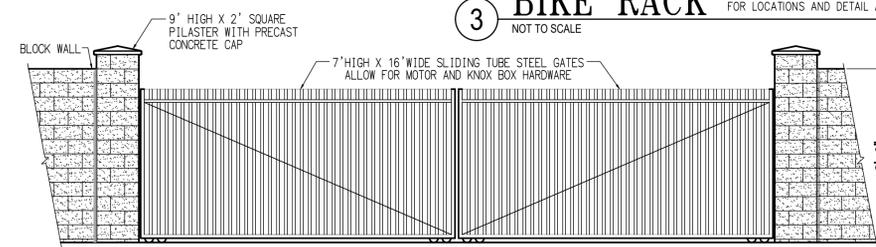
2 GARDEN RETAINING WALL WITH TUBE STEEL GUARDRAIL
NOT TO SCALE



BICYCLE PARKING NOTE:
SECURED OFF-STREET PARKING FOR (6) BICYCLES IS PROVIDED ADJACENT TO THE PUBLIC SIDEWALK. SEE SITE PLAN SHEET 2 FOR LOCATIONS AND DETAIL ABOVE FOR ADDITIONAL INFO.

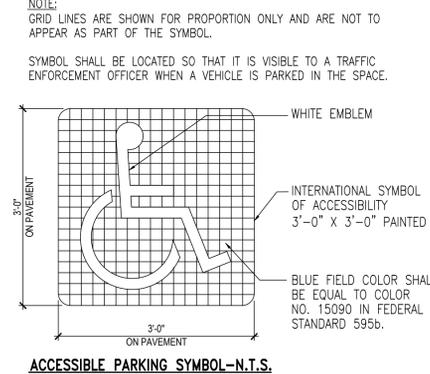
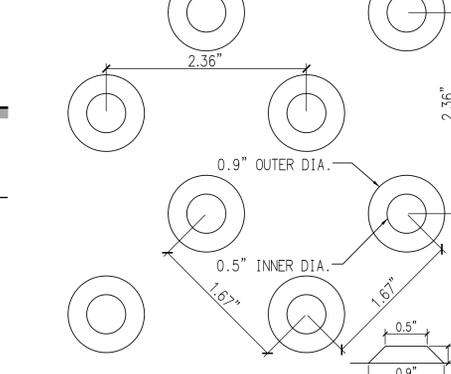
3 BIKE RACK
NOT TO SCALE

4 SIGNAGE REQUIREMENTS
NOT TO SCALE

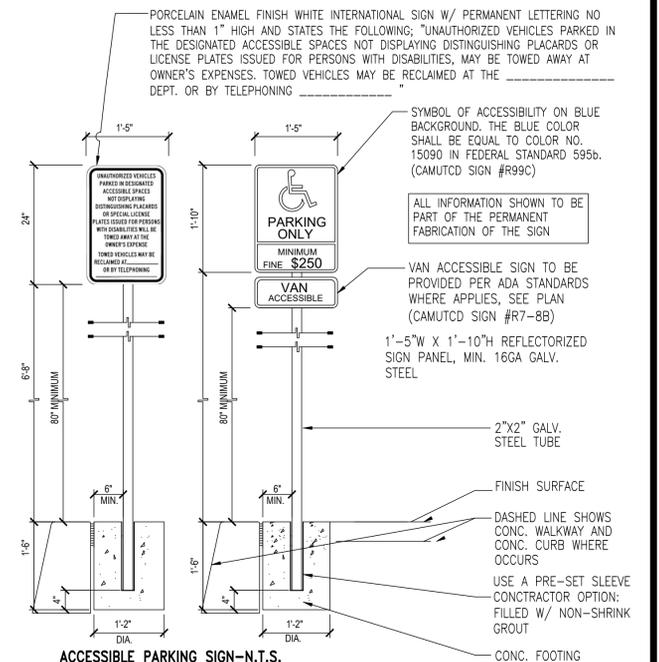


NOTE: PERIMETER WALLS WILL VARY FROM 6' TO 8' MAX. HEIGHT ABOVE FINISHED GRADE. WALLS TO BE CONSTRUCTED OF UNPAINTED PRECISION GRAY BLOCK TO MATCH BUILDINGS. WALLS WILL INCORPORATE A 2" MAX. HT. RETAINING WALL TO MEET EXISTING GRADE. ALL MASONRY WALLS WILL HAVE AN ANTI GRAFFITI COATING. GATES ARE SITED AT PROJECT DRIVEWAYS TO SECURE PREMISIS.

5 SECURITY GATE & WALL WITH PILASTERS
SCALE - 1/4" = 1'-0"



ACCESSIBLE PARKING SYMBOL-N.T.S.



ACCESSIBLE PARKING SIGN-N.T.S.

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.



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:



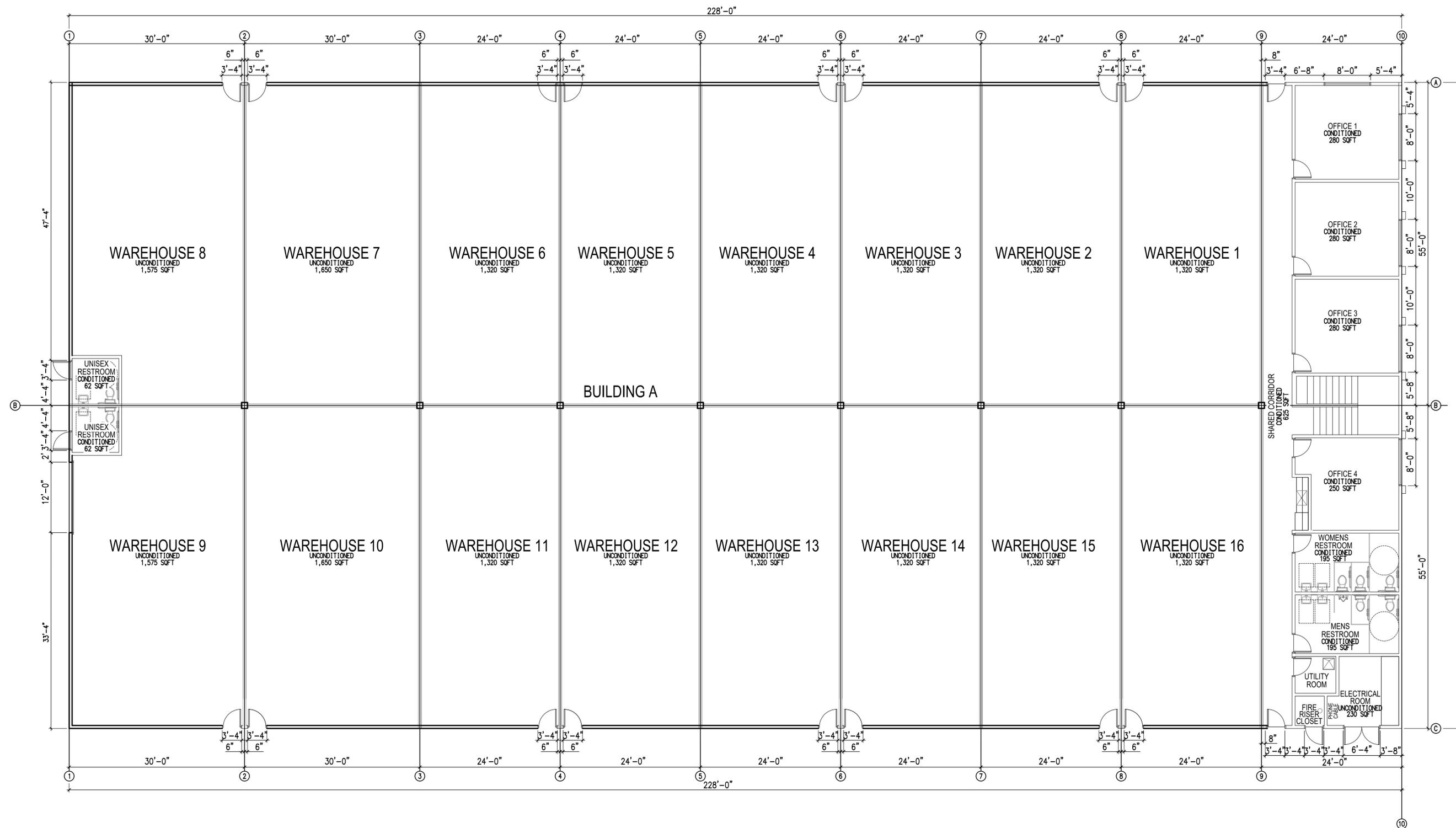
EGAN CIVIL, INC.
PO BOX 5282, LA QUINTA, CA 92248-5282
(760) 404-7663 WWW.EGANCIVIL.COM
PREPARED UNDER THE DIRECT SUPERVISION OF:
BENJAMIN DANIEL EGAN, R.C.E. 73070 DATE: 12-15-2021

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"



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
CITY OF COACHELLA

APPROVED FOR CONSTRUCTION:
 ANDREW B. SIMMONS, R.C.E. NO. 12268 DATE: 06-30-2022
 APPROVED BY: J. LUIS LOPEZ, PLANNING DIRECTOR DATE: 12-15-2021



EGAN CIVIL, INC.
 PO BOX 5282, LA QUINIA, 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"

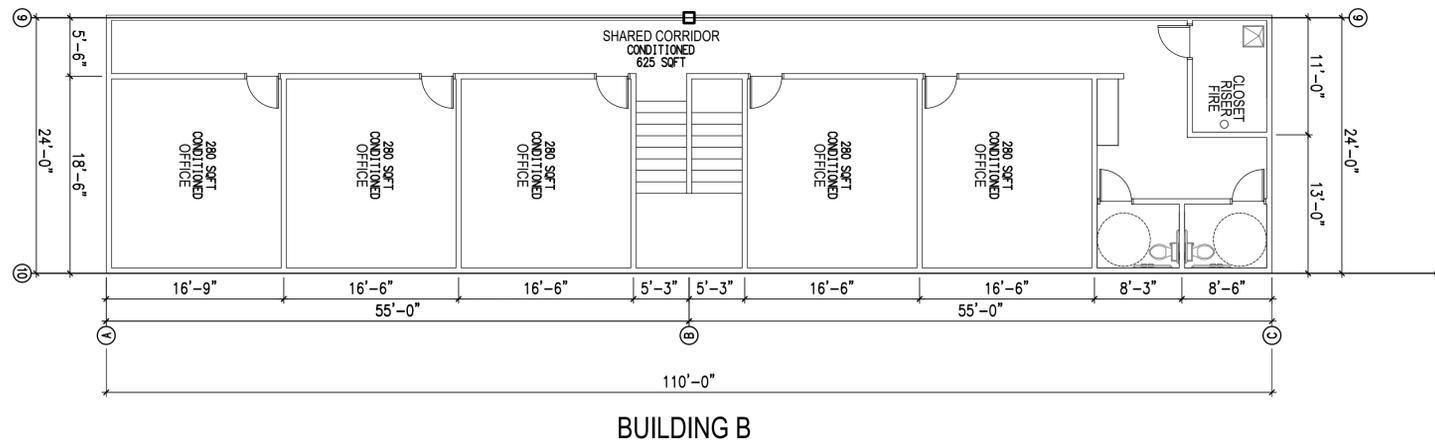
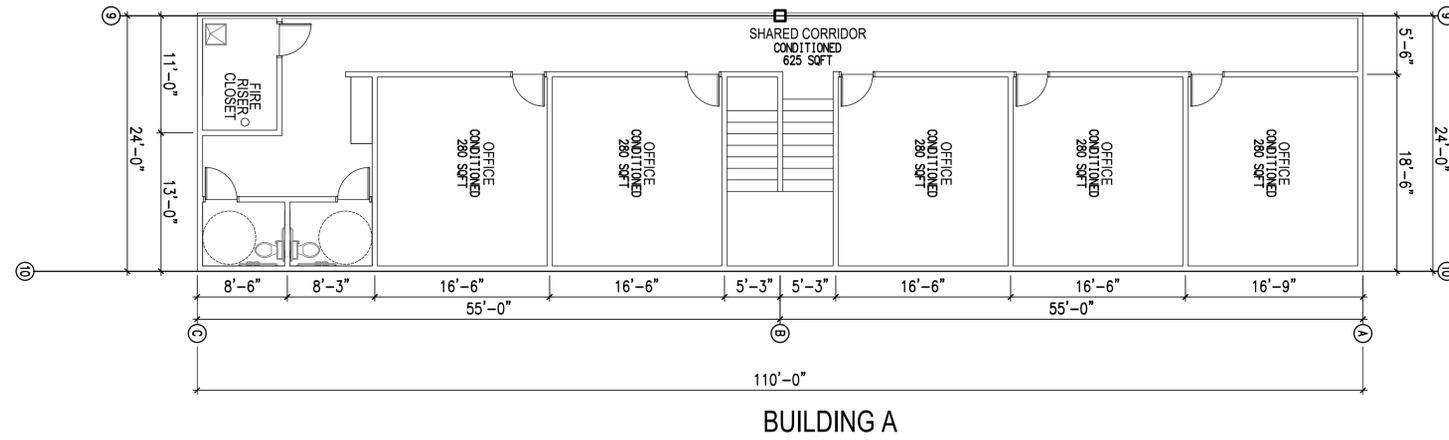
LOCATION: 1.00 MILES NORTHWEST ALONG STATE HIGHWAY 111 FROM THE JUNCTION OF AIRPORT BOULEVARD IN THERMAL, AT A COACHELLA VALLEY WATER DISTRICT PUMP, 71.2 FT. SOUTHWEST OF THE HIGHWAY CENTERLINE, 37.1 FT. SOUTHEAST OF THE CENTER OF A DIRT ROAD, 1.4 FT. NORTH OF A 6 FT. TALL CHAIN LINK FENCE AROUND THE 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

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"



SCALE: 1/8"=1'-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.



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

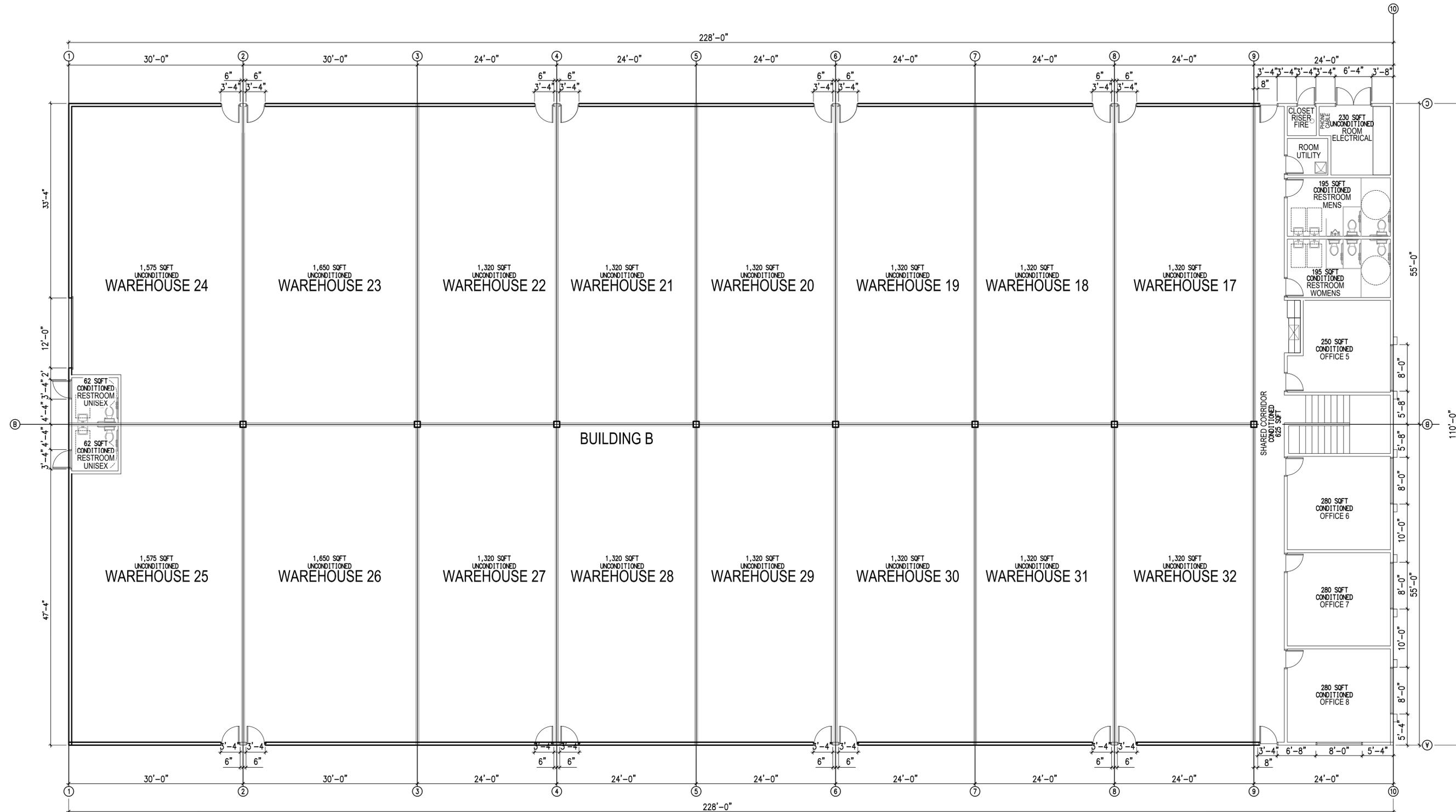
RECOMMENDED FOR APPROVAL:
NOEL OWBLEY, R.C.E. 39827 DATE: 12-31-2021
CITY OF COACHELLA
APPROVED FOR CONSTRUCTION:
ANDREW B. SIMMONS, R.C.E. NO. 12268 DATE: 06-30-2022
APPROVED BY:
J. LUIS LOPEZ, PLANNING DIRECTOR DATE:



EGAN CIVIL, INC.
PO BOX 5282, LA QUINIA, 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
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"



NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

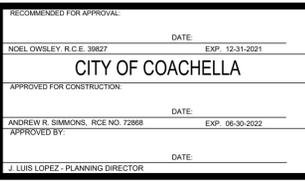
THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.



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

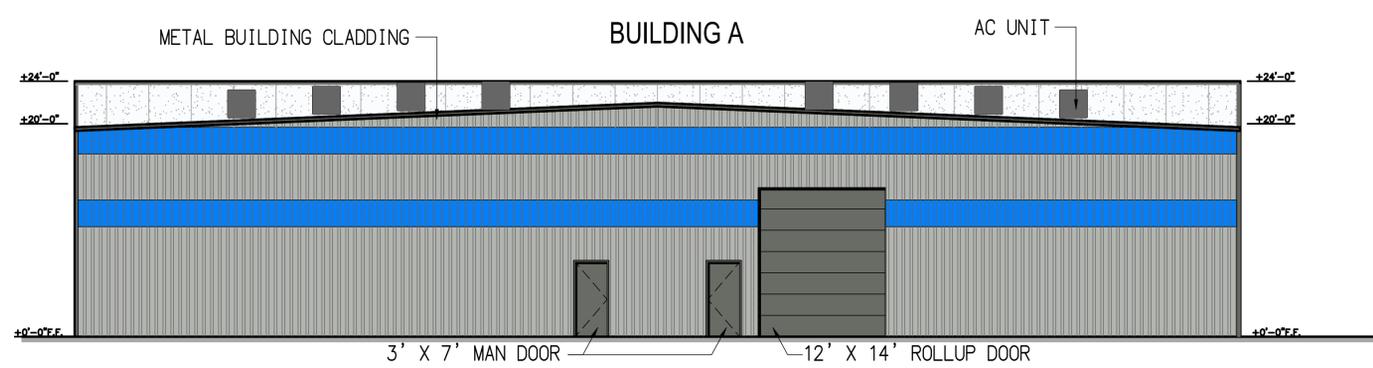
RECOMMENDED FOR APPROVAL:
 NOEL OWBLEY, R.C.E. 39027 DATE: EXP. 12-31-2021
 CITY OF COACHELLA
 APPROVED FOR CONSTRUCTION:
 ANDREW B. SIMMONS, R.C.E. NO. 12268 DATE: EXP. 06-30-2022
 APPROVED BY:
 J. LUIS LOPEZ, PLANNING DIRECTOR DATE:



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

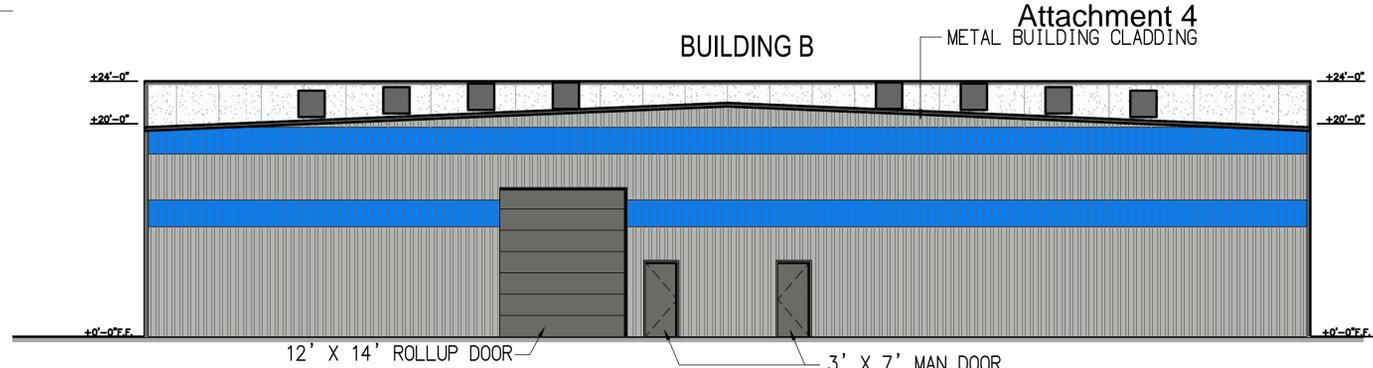
BENCHMARK: NGS B 1326 (PID DX3448) DATUM NAVD88 + 500.00'
 ELEVATION: 393.85 (TRUE ELEVATION = -106.15)
 DESCRIPTION: BRASS DISK FASTENED TO METAL ROD WITH BASE PLATE INTO GROUND
 STAMPING: "B 1326 1978"
 LOCATION: 1.00 MILES NORTHWEST ALONG STATE HIGHWAY 111 FROM THE JUNCTION OF AIRPORT BOULEVARD IN THERMAL, AT A COACHELLA VALLEY WATER DISTRICT PUMP, 71.2 FT. SOUTHWEST OF THE HIGHWAY CENTERLINE, 37.1 FT. SOUTHEAST 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
BUILDING B FLOOR PLAN
 FOR: JJWR HOLDINGS, LLC ECI.W.D. 20200527 CITY FILE NO.
 SHEET NO. **5** OF 10 SHEETS



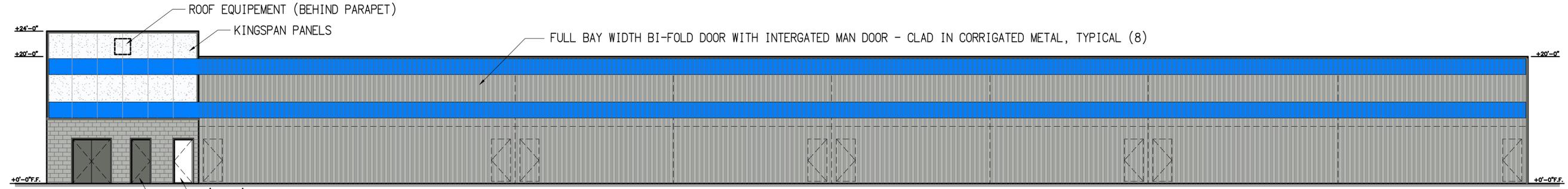
BUILDING A SOUTHWEST ELEVATION (LOOKING TOWARD ENTERPRISE WAY)

SCALE - 1/8" = 1'-0"



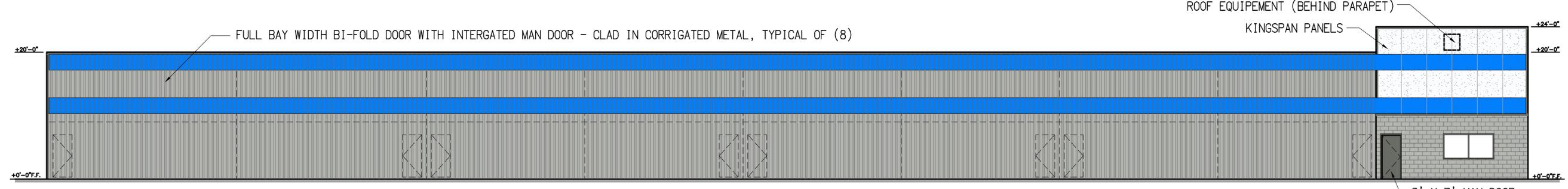
BUILDING B SOUTHWEST ELEVATION (LOOKING TOWARD ENTERPRISE WAY)

SCALE - 1/8" = 1'-0"



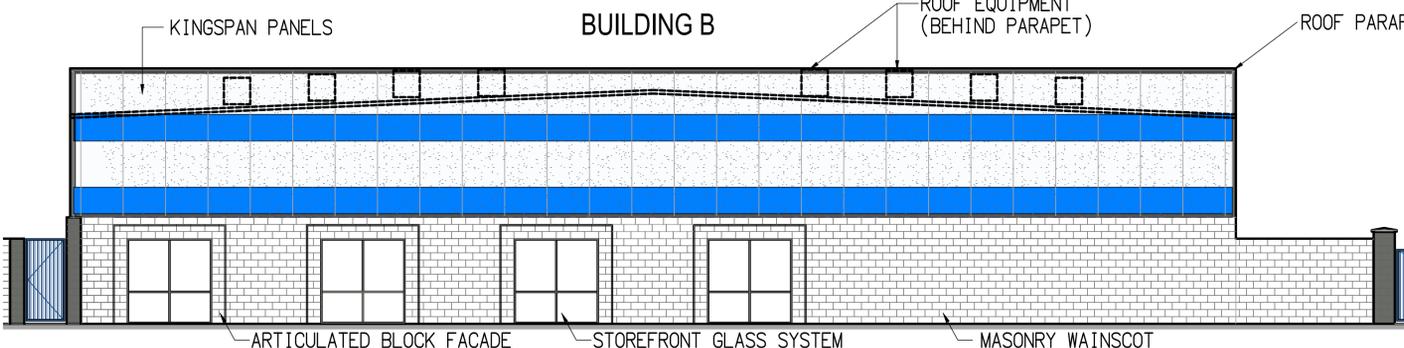
BUILDING A SOUTHEAST & BUILDING B NORTHWEST ELEVATIONS

SCALE - 1/8" = 1'-0"



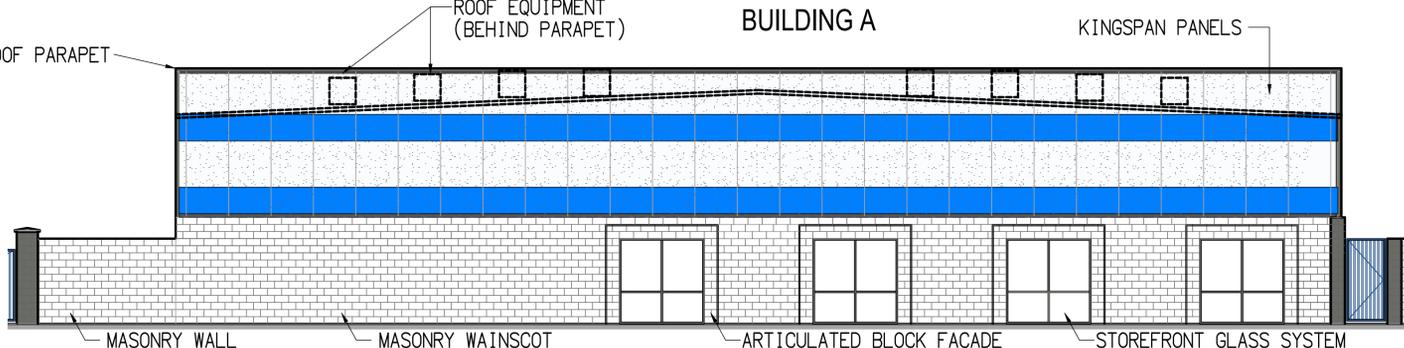
BUILDING A NORTHWEST & BUILDING B SOUTHEAST ELEVATIONS

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"



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.



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:	DATE:
NOEL OWBLEY, R.C.E. 39827	EXP. 12-31-2021
CITY OF COACHELLA	
APPROVED FOR CONSTRUCTION:	DATE:
ANDREW B. SIMMONS, R.C.E. NO. 12268	EXP. 06-30-2022
APPROVED BY:	DATE:
J. LUIS LOPEZ, PLANNING DIRECTOR	



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
BUILDING ELEVATIONS
FOR: JJWR HOLDINGS, LLC
ECLW.D. 20200527
CITY FILE NO.

SHEET NO. **6**
OF 10 SHEETS

ENTERPRISE WAY

PLANT MATERIAL LEGEND

TREES	SYM. NAME	SIZE	COMMENTS	QUANTITY	WATER USAGE
-------	-----------	------	----------	----------	-------------

- | | | | | | |
|--|---------------------------------|---------|-------------|----|------|
| | 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
-------	-----------	------	----------	----------	-------------

- | | | | | | |
|--|-----------------------------|-------------|------------------|----|------|
| | 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
-------------------	-----------	------	----------	-------------

- | | | | | |
|--|--|--------|-----|------|
| | 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
-----------------	------	-------------

- | | |
|--|---|
| | 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"



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.



MARK	BY	DATE	REVISIONS	APPR.	DATE

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 QUINIA, 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

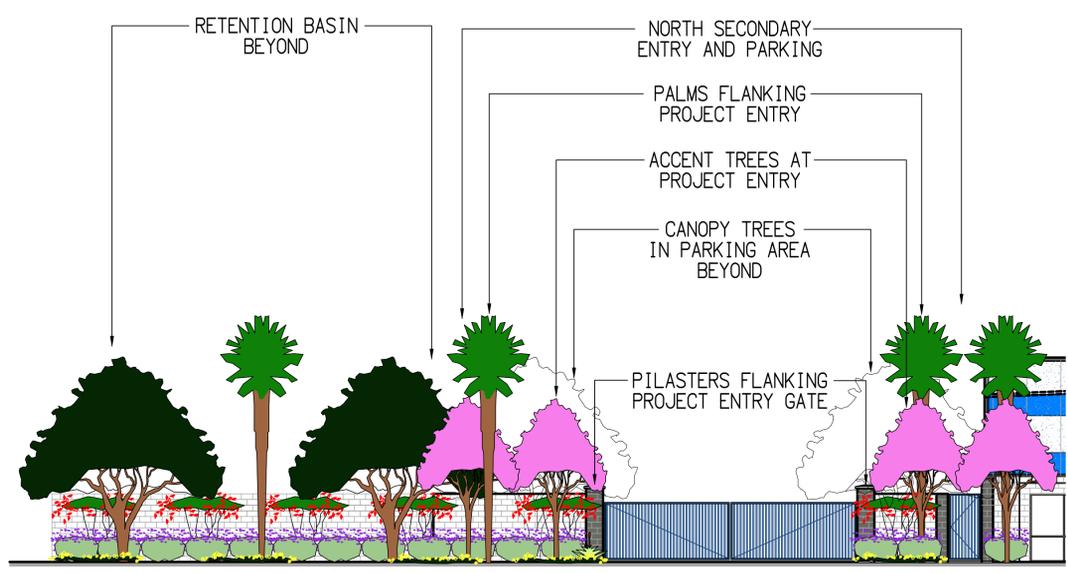
PRELIMINARY LANDSCAPE PLAN

FOR: JJWR HOLDINGS, LLC ECI.W.D. 20200527 CITY FILE NO.

SHEET NO. **7** OF 10 SHEETS

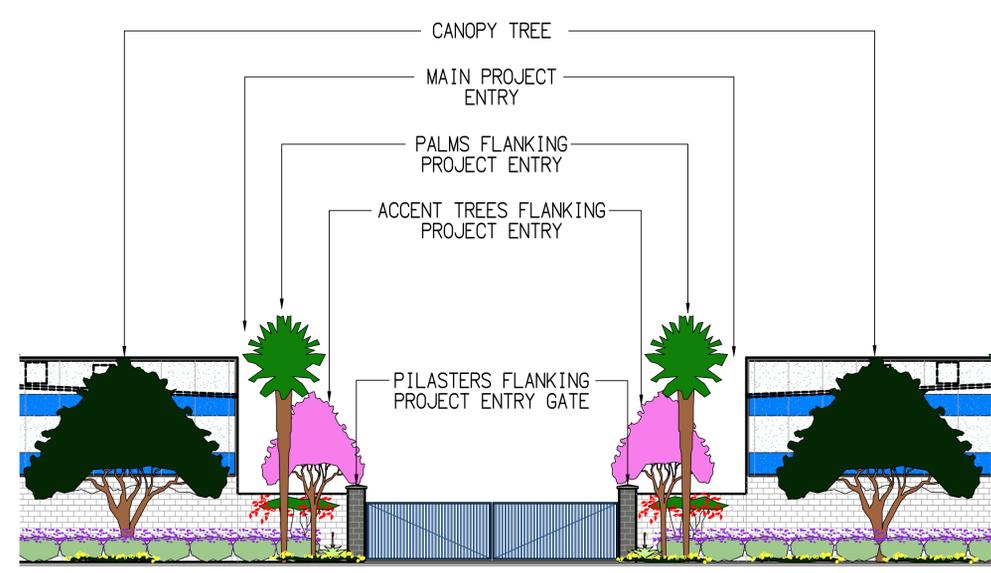
PLOT DATE: MARCH 17, 2022

Attachment 4



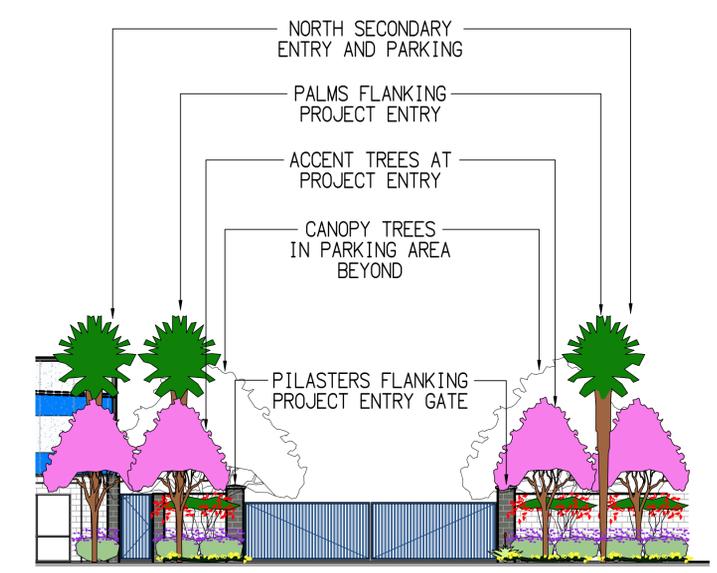
SOUTH ENTRANCE

SCALE - 1" = 10'-0"



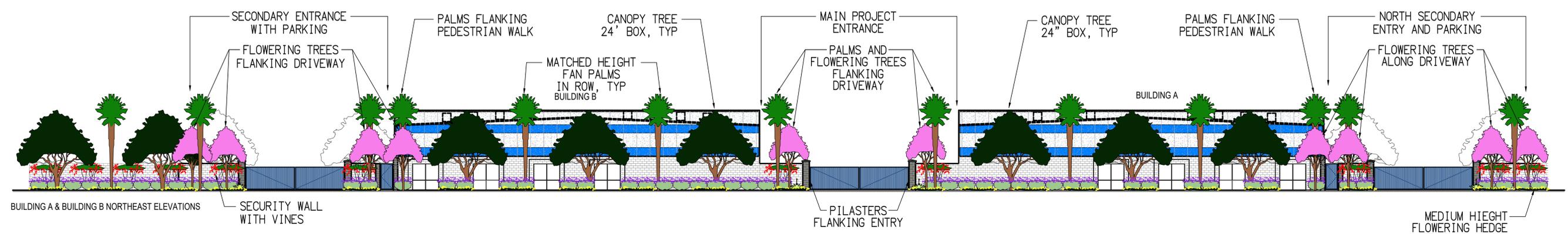
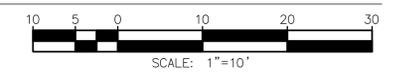
ENTERPRISE WAY MAIN ENTRANCE

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.

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 OWBLEY, R.C.E. 39827 DATE: 12-31-2021

CITY OF COACHELLA

APPROVED FOR CONSTRUCTION:

ANDREW B. SIMMONS, R.C.E. NO. 12268 DATE: 08-30-2022

J. LUIS LOPEZ, PLANNING DIRECTOR DATE:

BENJAMIN DANIEL EGAN
REGISTERED PROFESSIONAL ENGINEER
NO. 73070
CIVIL
STATE OF CALIFORNIA

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. SOUTHEAST 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

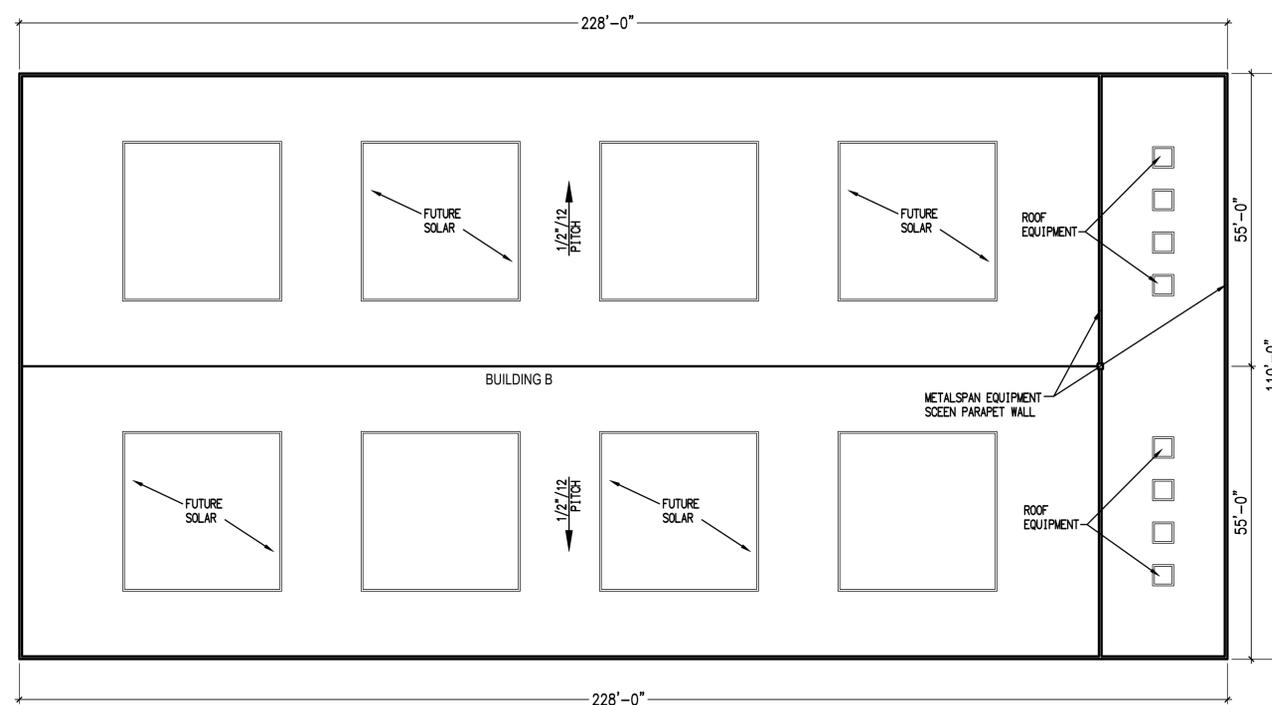
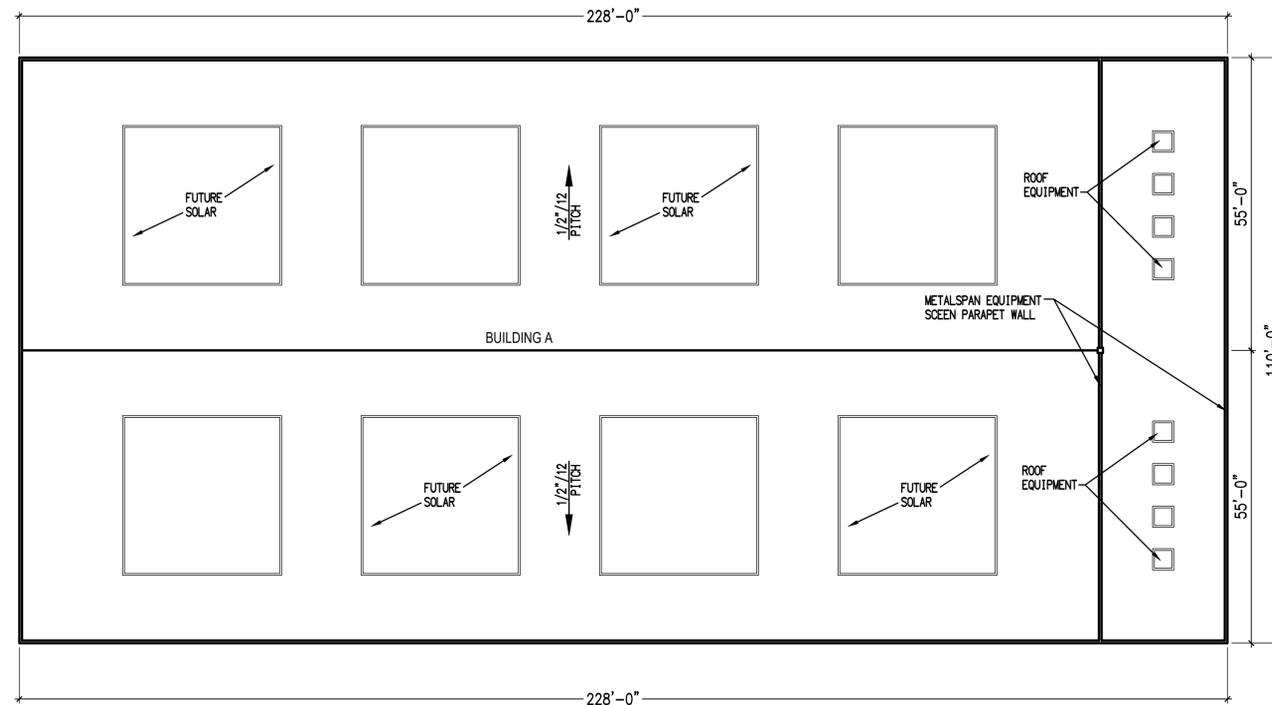
JJWR HOLDINGS MANUFACTURING & RV STORAGE PROJECT
PARCEL 3 AND 4 ENTERPRISE WAY
COACHELLA, CA 92236

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.

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.



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:

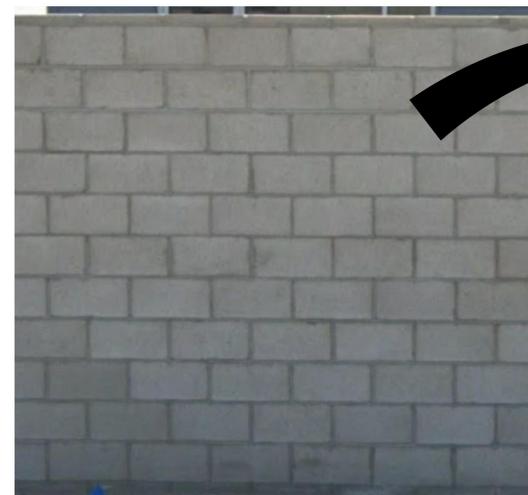
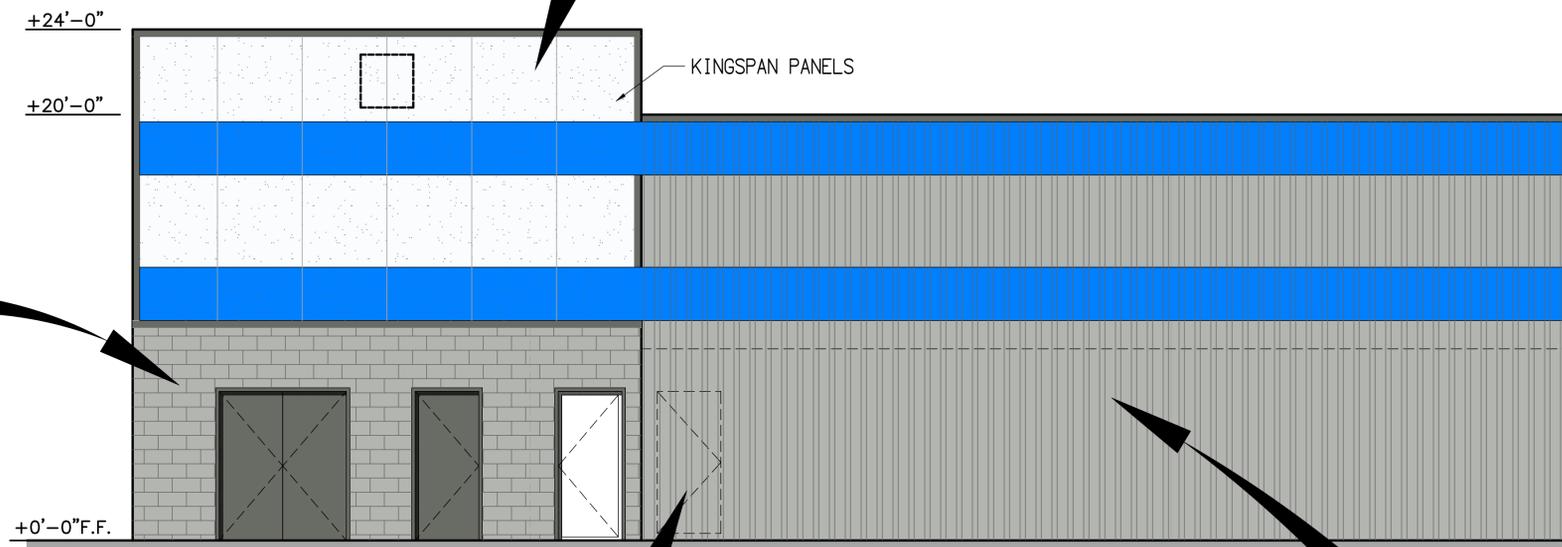


EGAN CIVIL, INC.
 PO BOX 5282, LA QUINTA, CA 92248-5282
 (760) 404-7663 WWW.EGANCIVIL.COM
 PREPARED UNDER THE DIRECT SUPERVISION OF:
 BENJAMIN DANIEL EGAN, R.C.E. 73070
 DATE: 12-15-2021

BENCHMARK: NGS B 1326 (PID DX3448) DATUM NAVD88 + 500.00'
 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. SOUTHEAST 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
ROOF PLAN
 FOR: JJWR HOLDINGS, LLC
 ECI.W.D. 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: 12-31-2021
CITY OF COACHELLA
APPROVED FOR CONSTRUCTION:
ANDREW B. SIMMONS, R.C.E. NO. 12868
DATE: 08-30-2022
APPROVED BY:
J. LUIS LOPEZ, PLANNING DIRECTOR



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 ROOF 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
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:

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

BOARD OF SUPERVISORS:

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

Planning Case Conditions

Date: 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

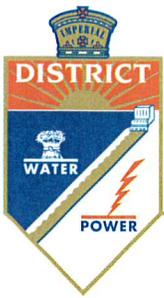
East Office of the Fire Marshal Responsibility

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.



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.

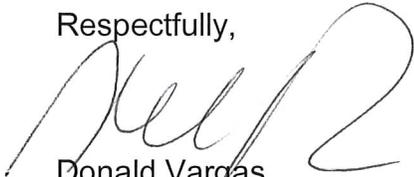
9. Relocation of existing IID facilities to accommodate the project and/or to accommodate street widening improvements imposed by the City will be deemed project-driven and all costs, as well as securing of rights of way and easements for relocated facilities, shall be borne by the applicant.
10. Any 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. 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.