



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

# **AGENDA**

OF A REGULAR MEETING  
OF THE  
CITY OF COACHELLA  
PLANNING COMMISSION

**February 05, 2020**  
6:00 PM

---

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

**APPROVAL OF AGENDA:**

**“AT THIS TIME THE COMMISSION MAY ANNOUNCE ANY ITEMS BEING PULLED FROM THE AGENDA OR CONTINUED TO ANOTHER DATE OR REQUEST THE MOVING OF AN ITEM ON THE AGENDA.”**

**APPROVAL OF THE MINUTES:**

1. Planning Commission Minutes January 15th, 2020.

**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:**

2. Request for a second 12-Month Time Extension for Conditional Use Permit No. 294 to establish land use regulations and development standards for 2.5 acres of vacant land in the C-G PD (General Commercial, Planned Development) Overlay Zone. The project site is located on the northeast corner of Cesar Chavez Street and Sixth Street. (APN 778-080-009, 012, and 013). 6th Street & Cesar Chavez CIC, LP, Applicant.
3. Second Policy Discussion regarding a proposed development of a multi-tenant restaurant/retail building including a 2,000 sq. ft. drive-thru Coffee Shop and 4,500 sq. ft. restaurant/office space, and a 12-fueling position Canopy for Service Station and a 3,010 sq. ft. mini-market on 3.01 acres of vacant land located at the NEC of Cesar Chavez Street and First Street.

4. Request for three retroactive 12-Month Time Extensions for Conditional Use Permit No. 275 and Architectural Review No. 16-14, to allow the expansion of an existing religious assembly use to include a new mosque and assembly hall for a total of 20,260 square feet to be constructed in two phases on a 2.48-acre site. The proposed project includes a prayer area, multi-purpose room, kitchen, social hall, and other ancillary uses to an existing religious assembly use. The subject site is located at 84-650 Avenue 49. (A.P.N.'s 603-250-008 and 603-241-005). Islamic Society of Palm Springs, applicant.

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

5. Conditional Use Permit No. 317 to allow the construction of a new 50-foot high wireless communication facility designed as a mono-palm to be erected on an 800 square foot leased space within the Jackson Square Commercial Center located at the southeast corner of Jackson Street and Avenue 48. The proposed project includes a waiver request for the location, design, and/or other requirements and restrictions set forth in Section 17.86.090 of the Coachella Municipal Code. (APN 612-220-033). Verizon Wireless, Applicant.
6. a) Tentative Parcel Map (TPM 37833) to subdivide 5.76 acres of developed land into two lots (2.79 acres, and 2.97 acres, respectively) to allow a two-phase multifamily residential development project.
- b) Architectural Review (AR 19-10) to allow the demolition of 50 existing dwelling units and the construction of a new 110-unit multifamily residential community in the R-M (Multiple Family Residential) zone located at 84-900 Bagdad Avenue. (APN 768-210-025 and -026) including findings of no significant environmental effects pursuant to a CEQA Guidelines §15183 Analysis.

**ADJOURNMENT:**

**INFORMATIONAL:**

*Complete Agenda Packets are available for public inspection in the  
Planning Department at 53-990 Enterprise Way, Coachella, California, and on the  
City's website [www.coachella.org](http://www.coachella.org).*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



Coachella Civic Center, Hearing Room  
53-990 Enterprise Way, Coachella, California  
(760) 398-3502 ♦ [www.coachella.org](http://www.coachella.org)

## MINUTES

OF A REGULAR MEETING  
OF THE CITY OF COACHELLA

PLANNING COMMISSION

January 15<sup>th</sup>, 2020

6:00 PM

---

### CALL TO ORDER:

The Regular Meeting of the Planning Commission of the City of Coachella was called to order at 6:04 p.m. in the Coachella Permit Center at City Hall by Chair Soliz.

### PLEDGE OF ALLEGIANCE:

The pledge of allegiance was led by Chair Soliz.

### ROLL CALL:

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

Absent: Commissioner Huazano.

### 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."

None.

### APPROVAL OF THE MINUTES:

1. Minutes for the Planning Commission Meeting of December 4th, 2019.

Motion to approve the Minutes for the December 4th, 2019 Planning Commission Meeting.

Made by Commissioner Gonzalez.

Seconded by: Chair Soliz.

Motion passes by the following vote:

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

NOES: None.

Abstain: None.

Absent: Commissioner Huazano.

**WRITTEN COMMUNICATIONS: NONE.**

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

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

None.

**REPORTS AND REQUESTS:**

NONE.

**NON-HEARING ITEMS:**

2. Policy Discussion regarding a proposed development of a multi-tenant restaurant/retail building including a 2,000 sq. ft. drive-thru Coffee Shop and 4,500 sq. ft. restaurant/office space, and a 12-fueling position Canopy for Service Station and a 3,010 sq. ft. mini-market on 3.01 acres of vacant land located at the NEC of Cesar Chavez Street and First Street.

Public Comments opened at 6:20 p.m.

Public Comments closed at 6:21 p.m.

*Instruction to Give direction for staff to continue to work with developer and design and come back with a design for consideration as a non-hearing item while keeping in mind design consistency with existing Walgreen's design in the same area of the proposed projects for Item 3. Policy Discussion regarding a proposed development of a multi-tenant restaurant/retail building including a 2,000 sq. ft. drive-thru Coffee Shop and 4,500 sq. ft. restaurant/office space, and a 12-fueling position Canopy for Service Station and a 3,010 sq. ft. mini-market on 3.01 acres of vacant land located at the NEC of Cesar Chavez Street and First Street.*

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

3. Architectural Review No. 19-08 to allow the construction of the Pueblo Viejo Villas and Transit Hub new three-story mixed-use building 105 apartment units with 50 one-bedroom units, 28 two-bedroom units, and 27 three-bedroom units plus 3,000 square feet of leasable commercial tenant space on the ground floor in the CG-PD (General Commercial – Planned Development) zone on 2.61 acres of vacant land generally located at the northeast corner of Cesar Chavez Street and 6th Street. A transit hub kiosk building and shade structure, to be operated by Sunline Transit Agency, will be constructed on a 1.66-acre vacant parcel located at the southeast corner of 4th Street and Cesar Chavez Street. (APN 778-080-009 and -012).

Public Comments opened at 6:35 p.m.

David Davis- Chelsea Investments.

Public Comments closed at 6:53 p.m.



Public Comments opened at 7:05 p.m.  
Benjamin Egan Civil Engineer.  
Public Comments closed at 7:07 p.m.

Public Comments opened at 7:09 p.m.  
Benjamin Egan Civil Engineer.  
Public Comments closed at 7:11 p.m.

Motion to Approve Item 4. Architectural Review No. 19-08 to allow the construction of the Pueblo Viejo Villas and Transit Hub new three-story mixed-use building 105 apartment units with 50 one-bedroom units, 28 two-bedroom units, and 27 three-bedroom units plus 3,000 square feet of leasable commercial tenant space on the ground floor in the CG-PD (General Commercial – Planned Development) zone on 2.61 acres of vacant land generally located at the northeast corner of Cesar Chavez Street and 6th Street. A transit hub kiosk building and shade structure, to be operated by Sunline Transit Agency, will be constructed on a 1.66-acre vacant parcel located at the southeast corner of 4th Street and Cesar Chavez Street. (APN 778-080-009 and -012).

Made by: Commissioner Gonzalez.

Seconded by: Chair Soliz.

Motion passes by the following vote:

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

NOES: None.

Abstain: None.

Absent: Commissioner Huazano.

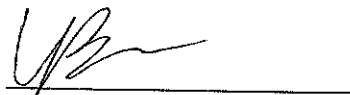
**INFORMATIONAL:**

Planning Commissioners' academy in March 2020.  
APA Conference September.

**ADJOURNMENT:**

Meeting adjourned at 7:17 p.m. by Chair Soliz.

Respectfully Submitted,



Yesenia Becerril,

Planning Secretary

*Complete Agenda Packets are available for public inspection in the Planning Department at 53-990 Enterprise Way, Coachella, California, and on the City's website [www.coachella.org](http://www.coachella.org).*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



**STAFF REPORT**  
**2/5/2020**

**TO:** Planning Commission Chair and Commissioners

**FROM:** Juan Carrillo, Associate Planner

**SUBJECT:** Request for a second 12-Month Time Extension for Conditional Use Permit No. 294 to establish land use regulations and development standards for 2.5 acres of vacant land in the C-G PD (General Commercial, Planned Development) Overlay Zone. The project site is located on the northeast corner of Cesar Chavez Street and Sixth Street. (APN 778-080-009, 012, and 013). 6<sup>th</sup> Street & Cesar Chavez CIC, LP, Applicant.

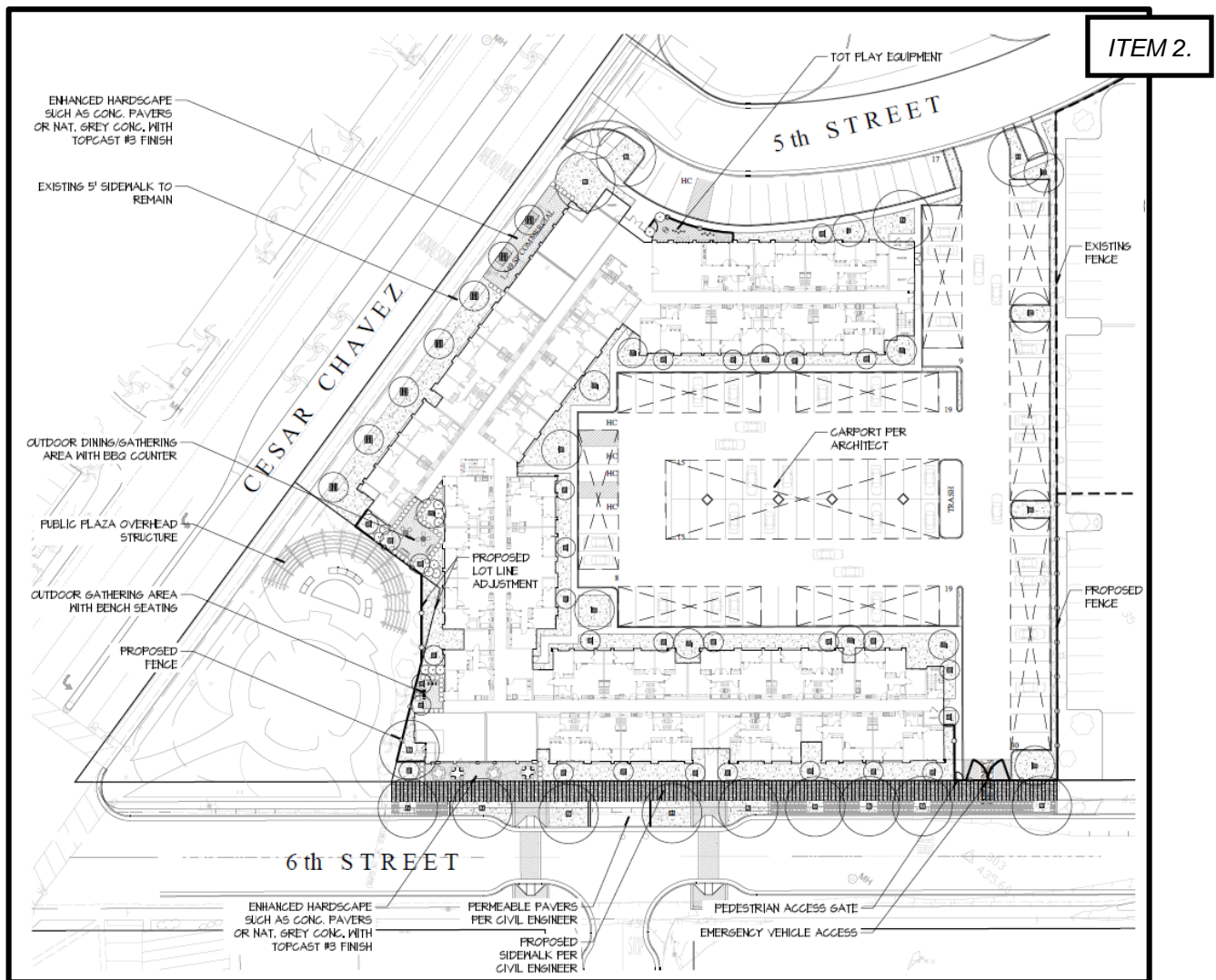
**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission grant a second 12-Month Time Extension for the “Pueblo Viejo Villas” Planned Development project and establish a new expiration date of December 20, 2020 for conditional Use Permit No. 294, thereby setting land use regulations and development standards for 2.5 acres of vacant land in the C-G PD (General Commercial, Planned Development) Overlay Zone for a future mixed use development.

**BACKGROUND:**

On November 15, 2017 the Planning Commission approved of CUP 294 for a 12 month period with an expiration of December 19, 2018 via Resolution No. PC2017-34. On November 29, 2019 the Chelsea Investment Group submitted a second request for a time extension. The proposed project is a 2.5-acre portion of a vacant site at the Northeast corner of Cesar Chavez Street and Sixth Street for a mixed use development consisting of up to 105 multi-family residential units with up to 3,000 square foot commercial component as illustrated on the next page.

On January 15, 2020 the Planning Commission approved Architectural Review No. 19-08 to allow the construction of the Pueblo Viejo Villas and Transit Hub including a new three-story mixed-use building with 105 apartment units with 50 one-bedroom units, 28 two-bedroom units, and 27 three-bedroom units plus 3,000 square feet of leasable commercial tenant space on the ground floor in the CG-PD (General Commercial – Planned Development) zone on 2.61 acres of vacant land generally located at the northeast corner of Cesar Chavez Street and 6<sup>th</sup> Street. A transit hub kiosk building and shade structure, to be operated by Sunline Transit Agency, will be constructed on a 1.66-acre vacant parcel located at the southeast corner of 4<sup>th</sup> Street and Cesar Chavez Street. (APN 778-080-009, 012, and 013).



### Project Site History

The project site is 2.5 acres portion of a 7.2 acre vacant parcel of land on which the Riverside County Department Social Services, DPSS, is currently building a 30,000 square foot building for social services. On October of 2017 the Planning Commission approved an Architectural Review 16-16 granting approval of a revised foot print of the building and architectural elevations. The site plan below illustrates the approved site plan for the DPSS building. A change of zone was also approved by the City Council on November 29, 2017 applying an overlay zone to portion of the site (Change of Zone 17-03):



### Design Guidelines

Pursuant to Section 17.38 of the Municipal Code, the Applicant has prepared a set of Design Guidelines for the proposed project and the Planning Commission approved them on January 15, 2020. The Design Guidelines are intended to provide guidance for all development and construction, including new buildings, site work and landscaping. Below are the building elevations prepared and approved for the project.



5TH AVENUE ELEVATION 'A'





CESAR CHAVEZ ELEVATION 'C'



EXTERIOR ELEVATION KEYNOTES

6TH STREET ELEVATION 'D'



CESAR CHAVEZ ELEVATION 'B'

At the Planning Commission hearing of January 15, 2020, where Architectural Review 19-08 was approved, the applicant talked to the commission of some issues of concern in making the project pencil out for them. One item of concern was the burden placed on the project with cost associated items. The applicant outlined the following concerns;

- a) The cost of providing two elevators,
- b) Sidewalk along the project frontage on Cesar Chavez street,
- c) Fifth Street now becoming a public street instead of a private road,

- d) The commercial component limited to a total of 2,737 sf instead of 3,000 sf,
- e) The size of the residential units, now proposed at 730 sf. for the two bedroom units (instead of 760 sf.), and 920 sf. for the three bedroom units (instead of 1,000 sf.).
- f) Access front doors for the ground units from Cesar Chavez St. and Sixth St.

The Planning Commission approved Architectural Review 19-08 as proposed without the requested changes made by the applicant, in other words, none of the issues raised by the applicant were accommodated by the Planning Commission. On January 27, 2020 the applicant submitted construction drawings for plan check and Staff is in the process of reviewing the submittal. Additionally, the applicant has filed an appeal of the Planning Commission's decision to the City Council to modify several of the conditions of approval.

Pursuant to Chapter 17.72 and 17.74 of the Coachella Municipal Code, approval for Conditional Use Permits and Architectural Reviews are valid for 12 months unless a building permit is issued and construction is diligently pursued within that time. The Planning commission can grant up to three 12 month time extensions when the applicant submits a written request stating the reasons for the project delays.

Corrections/Clarifications:

The applicant submitted a marked-up version of Resolution No. PC 2019-01 which approved CUP No. 294 with several modifications and clarifications. Staff is not opposed to including some of these into the record, as shown below, for clarification, as they will apply to Architectural Review No. 19-08.

- 1) The applicant name needs to be updated from "Chelsea Development" to "6<sup>th</sup> & Cesar Chavez CIC, LP"
- 2) The Assessor Parcel Numbers need to be corrected to read "778-080-009 and 778-080-012".
- 3) The lot area in the first "whereas" should be "4.26 acres".
- 4) The words "parking structure" in the first "whereas" should be deleted.
- 5) The lot area in the second paragraph of page 2, and Findings #1 and #6 should be "4.26 acres".
- 6) Minimum dwelling unit sizes in Condition #4 should reflect the development incentives to be granted by the City to be 730 square feet for 2-bedroom unit, and 920 square feet for 3-bedroom unit.
- 7) Description of commercial in Condition #5 should say "up to 3,000 square feet".
- 8) The last sentence in Condition #6 should be rewritten to say: "The street frontage setback areas shall be used as an expansion of the public sidewalk." (Note: Staff is working with the applicant on final design features of the building's orientation to the sidewalk)

**Recommendation**

Staff recommends that the Planning Commission approve a second 12-Month Time Extension for Conditional Use Permit No. 294 establishing a new expiration date of December 19, 2020.

Attachments: Applicant's Letter



**Juan Carrillo**

---

**From:** Dave Davis <ddavis@chelseainvestco.com>  
**Sent:** Thursday, November 08, 2018 4:22 PM  
**To:** Juan Carrillo  
**Cc:** Buddy Bohrer; Colleen Edwards  
**Subject:** Conditional Use Permit PC 2017-34 Time Extension  
**Attachments:** Resolution No. PC 2017-34.pdf; Coachella Time Extension Request.pdf

Juan,

Per your direction I have provided a request for a one year time extension for the currently approved CUP.

Thank You,

**David Davis**  
Development Manager

## CHELSEA

INVESTMENT CORPORATION

6339 Paseo Del Lago  
Carlsbad, CA 92011  
760-456-6000 x 173  
619-987-7780 cell  
[ddavis@chelseainvestco.com](mailto:ddavis@chelseainvestco.com)  
[www.chelseainvestco.com](http://www.chelseainvestco.com)



Please consider the environment before printing this message.

THIS EMAIL MAY CONTAIN CONFIDENTIAL OR PROPRIETARY MATERIAL FOR THE SOLE USE OF THE INTENDED RECIPIENT. ANY REVIEW, USE, DISTRIBUTION OR DISCLOSURE BY OTHERS IS STRICTLY PROHIBITED. IF YOU ARE NOT THE INTENDED RECIPIENT, PLEASE CONTACT THE SENDER BY REPLY E-MAIL AND DELETE ALL COPIES OF THIS MESSAGE.



**STAFF REPORT**  
**2/5/2020**

**TO:** Planning Commission Chair and Commissioners

**FROM:** Juan Carrillo, Associate Planner

**SUBJECT:** Second Policy Discussion regarding a proposed development of a multi-tenant restaurant/retail building including a 2,000 sq. ft. drive-thru Coffee Shop and 4,500 sq. ft. restaurant/office space, and a 12-fueling position Canopy for Service Station and a 3,010 sq. ft. mini-market on 3.01 acres of vacant land located at the NEC of Cesar Chavez Street and First Street.

---

**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission review the attached site plan design and conceptual building elevation images for a proposed multi-tenant restaurant/retail building including a 2,000 sq. ft. drive-thru Coffee Shop and 4,500 sq. ft. restaurant/office space, and a 12-fueling position Canopy for Service Station with a “reverse orientation” and a 3,010 sq. ft. mini-market to be operated by 7-Eleven. Staff is seeking guidance on moving forward with this project in its current conceptual design.

**BACKGROUND:**

At the January 15, 2020 Planning Commission Staff requested direction on the proposed and above-referenced project. The commission directed Staff to bring this item back for further consideration and presentation of proposed building elevations for the development of the site. One concern expressed at the hearing was the architecture discrepancies between the existing buildings, particularly the Walgreens Pharmacy and the architectural differences with the McDonald’s and the Taco Bell buildings. The applicant provided the elevations below for a 7-Eleven recently constructed in Cathedral City. Staff believes that the elevations provided below are a significant match to the Walgreen’s Pharmacy building and that Staff can work with the applicant to address the Planning Commission’s concerns.

This property was entitled by Architectural Review 07-20 and Conditional Use Permit 233 and it is partially developed. Both applications were originally approved by the Planning Commission on May 7, 2008. While the architectural review only approved the first phase of construction, a master site plan showing future retail pads was reviewed by the Planning Commission which at the time included a service station. The overall project included a 14,814 square foot drive-thru pharmacy (Walgreens), a 2,858 square foot drive-thru restaurant pad, a 3,243 sq. ft. service station/mini-market, and two multi-tenant retail buildings totaling 12,672 square feet. The

project was then revised to remove the drive-thru component of the pharmacy and reconfigured the drive-thru for the McDonalds.



Rendering of newly constructed 7-Eleven at the corner of Ramon Rd. and Date Palm in Cathedral City.



Architectural Drawings



**DISCUSSION/ANALYSIS:**



As mentioned before, the General Plan 2035 shows the subject property as a “Downtown Center” designation which does not allow for automotive uses including service stations or gas stations and it also prohibits drive-thru establishments as illustrated on Table 4-1 General Plan designations Compatible as shown on Attachment III. As stated above, the applicant, Fountainhead Plaza, submitted Pre-Application 19-12 on September 23, 2019, proposing the construction of a multi-tenant restaurant/retail building including a 2,000 sq. ft. drive-thru Coffee Shop and 4,500 sq. ft. restaurant/office space, and a 12-fueling position Canopy for Service Station and a 3,010 sq. ft. mini-market on 3.01 acres of vacant land, the General Plan does prohibit gas stations and drive-thru restaurants within the Downtown Center designation.

**CONCLUSIONS AND RECOMMENDATION:**

With the adoption of the General Plan 2035, the City’s Zoning Map is now inconsistent with the land use designations of the General Plan. One clear example of the inconsistencies with the land use designations of the General Plan and the current zoning designations is the GC (General Commercial) land use regulation versus the “Downtown Center” classification. The General Plan prohibits gas stations and drive-thru restaurants within the Downtown Center while the current zoning designation allows the construction and operation of gas stations and restaurants with drive-thru service with the approval of a conditional use permit, in accordance with section 17.74.010 of the Coachella Municipal Code.

Staff will begin the process of amending the zoning map to be consistent with the recently adopted General Plan 2035. This will require the creation of new zoning designations and corresponding Zoning Code Amendment. Once a draft zoning map is made available it will be presented to the Planning Commission for review in recommending approval to the City Council.

At this time staff is requesting that the Planning Commission provide staff and the applicant with direction regarding the appropriateness of drive-thru for restaurants or coffee shops and auto oriented businesses, including gas stations. Staff has encouraged the applicant to design the service station in a “reverse orientation” such that the fueling canopy will be located behind the building and not as a prominent feature of the service station. The commission may take into consideration that the original project, entitled under Architectural Review 07-20 and Conditional Use Permit 233, included a gas station and other drive-thru uses was submitted prior to the adoption of the General Plan 2035 which was on April 22, 2015, and therefore the land use designation at the time of submittal may be honored. The Planning Commission may consider that all future development from the date of adoption of the General Plan has to comply with current land uses.



**STAFF REPORT**  
**2/5/2020**

**TO:** Planning Commission Chair and Commissioners

**FROM:** Juan Carrillo, Associate Planner

**SUBJECT:** Request for three retroactive 12-Month Time Extensions for Conditional Use Permit No. 275 and Architectural Review No. 16-14, to allow the expansion of an existing religious assembly use to include a new mosque and assembly hall for a total of 20,260 square feet to be constructed in two phases on a 2.48-acre site. The proposed project includes a prayer area, multi-purpose room, kitchen, social hall, and other ancillary uses to an existing religious assembly use. The subject site is located at 84-650 Avenue 49. (A.P.N.'s 603-250-008 and 603-241-005). Islamic Society of Palm Springs, applicant.

---

**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission grant three retro-active 12-month time extensions (36 months) for Conditional Use Permit No. 275 and Architectural Review No. 16-14, making the new and final expiration date December 21, 2020.

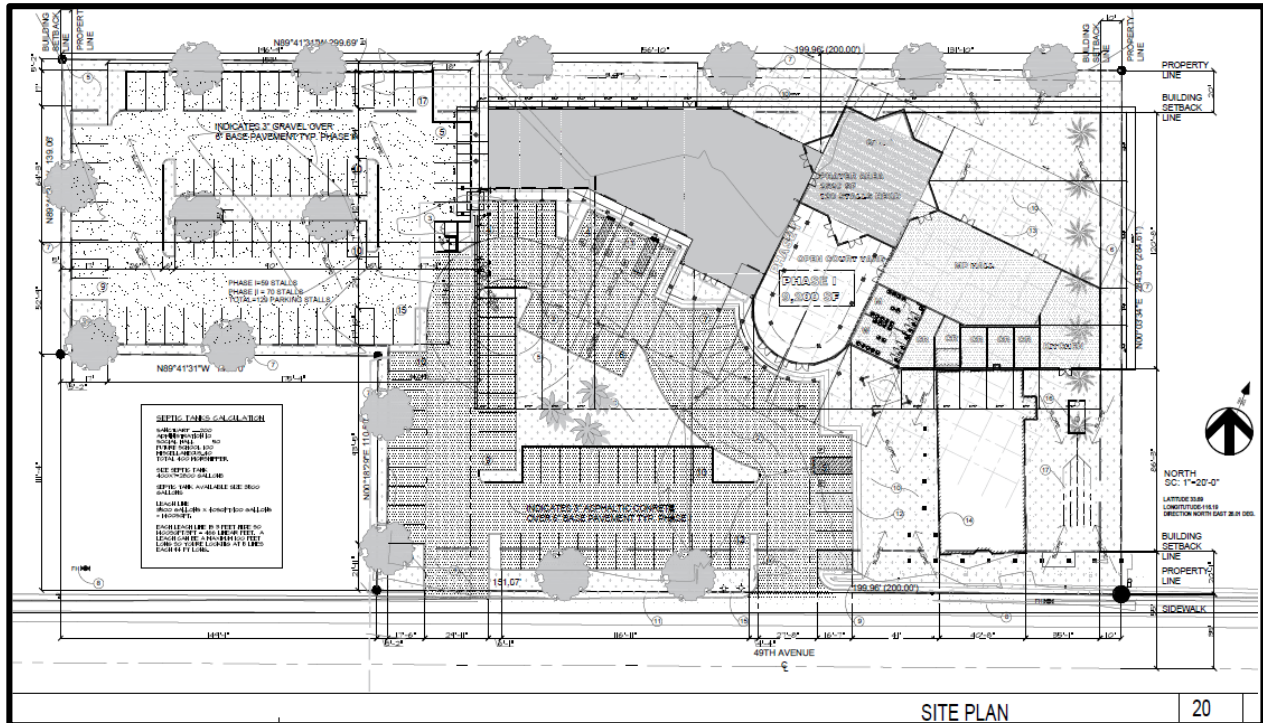
Pursuant to Chapter 17.72 and 17.74 of the Coachella Municipal Code, approval for Conditional Use Permits and Architectural Reviews are valid for 12 months unless a building permit is issued and construction is diligently pursued within that time. The Planning commission can grant up to three 12 month time extensions when the applicant submits a written request stating the reasons for the project delays.

**BACKGROUND:**

The subject site is currently home to an existing religious assembly use (Islamic Society of Palm Springs) consisting of a 3,200 square foot “mosque” building one point of access from Avenue 49 and 39 parking spaces serving the use. The proposed expansion of the mosque will be constructed in two phases for a total of 20,260 square feet, including the existing 3,200 square foot building. Phase I will consist of an open court yard, a prayer area, a multi-purpose hall, restroom facilities, a kitchen and five classrooms.

Phase two consists of a social hall, 11 classrooms and two storage rooms. A second point of access is proposed along with a total of 127 parking spaces to be provided. The new multi- purpose room and social hall are for exclusive use of the mosque attendees to accommodate regular social activities related to faith-based practices. The proposed project has being conditioned to apply for a special event permit should the premises be made available for private functions consisting of 200 or more persons. The existing building has an on-site

sewer septic system, and the proposed project has being conditioned to connect to a City sewer line since the project is to be expanded from 3,200 square feet to 20,260 square feet. The new buildings can accommodate a higher occupancy capacity due to 16 new classrooms, a kitchen, and potential for private events. The applicant has been working with the Engineering Department to obtain the grading permit and it may be issued by engineering within the next week or two.



Proposed site plan design above, and architectural rendering below





**DISCUSSION/ANALYSIS:**

On December 21, 2016 the Planning Commission approved the Islamic Society of Palm Springs expansion project which included a Conditional Use Permit and Architectural Review to allow a new religious assembly use, totaling 20,260 square feet in the RS (Single Family Residential) zone. The entitlements were active for 12 months, until December 21, 2017 and the City Municipal Code allows “up to three” 12-month time extensions (until December 21, 2020). Up to three retro-active time extensions are also allowed to be considered by the Planning Commission.

The three consecutive time extension request includes a request for approvals of the site plan, architectural building elevations, and conceptual landscape plans for the project. The applicants have an active grading permit and are preparing to start grading activities in the coming weeks. However, there have been budgetary constraints regarding the construction and the designers are in the process of submitted new construction drawings in order to obtain building permits. There are no changes to the project and related conditions of approval envisioned at this time. This would be the final time extension opportunity for this case.

**RECOMMENDED ACTION:**

Staff recommends that the Planning Commission APPROVE three retro-active 12-month time extension for Conditional Use Permit No. 275 and Architectural Review No. 16-14, subject to the findings and conditions of approval in the Staff Report dated December 21, 2016, establishing a new expiration date of December 21, 2020

Attachments:      Time Extension Request Letter  
                         Aerial Photo  
                         Site Plan

**Luis Lopez**

---

**From:** shakil patel <patelshakil@gmail.com>  
**Sent:** Tuesday, January 14, 2020 8:25 AM  
**To:** Juan Carrillo  
**Cc:** Dr Mansur Kazi Coahella; Luis Lopez  
**Subject:** CUP 275 time extension

Good morning juan

ISPS is requesting a time extension for mentioned CUP.

WHOM SO IT MAY CONCERN.

This is to inform you CUP 275 project requires a time extension due to delay in process it through engineering dept and funding issues of owner.

We great appreciate all your support in processing and granting extension for this project.

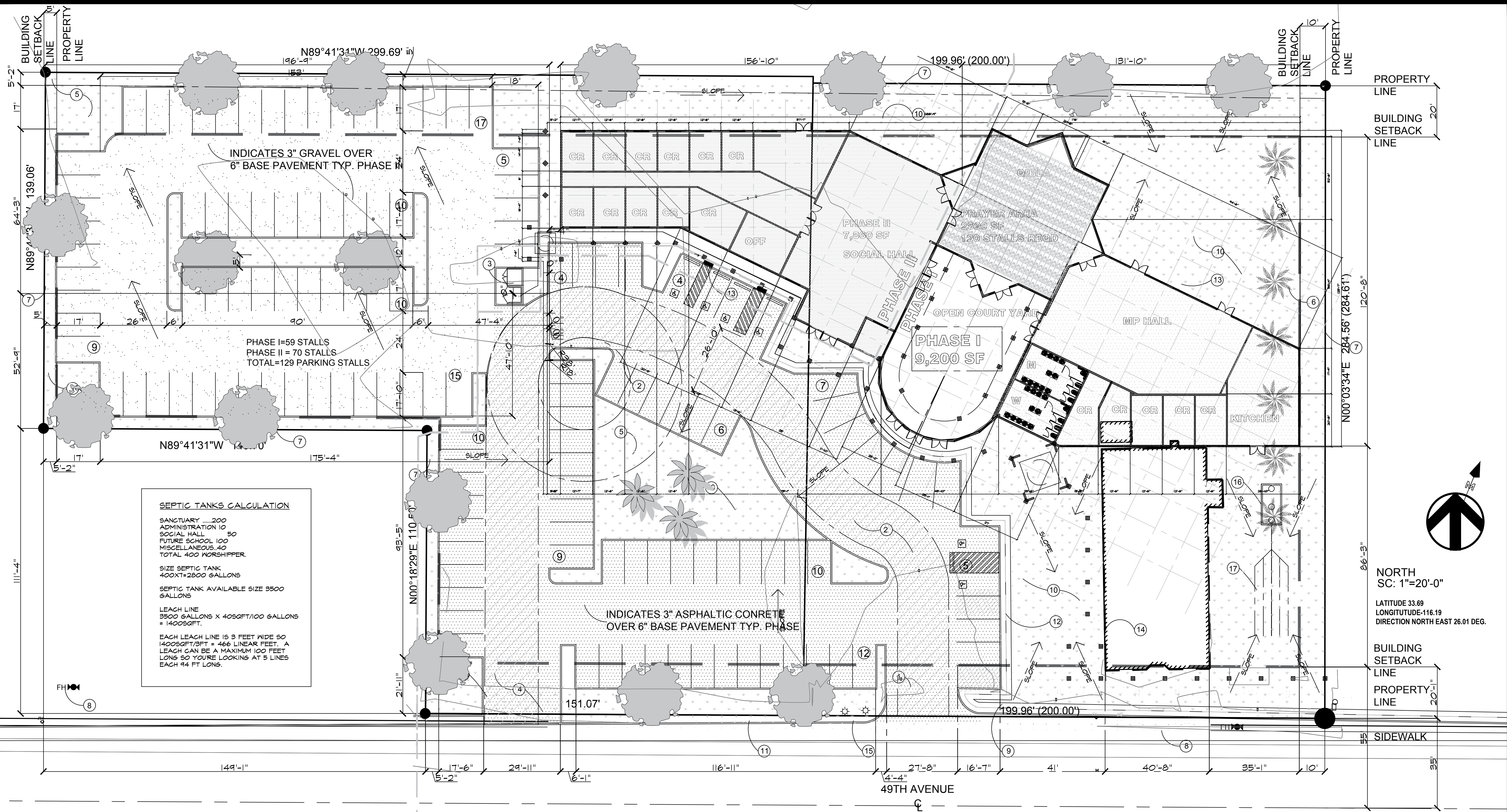
Anticipation start date January 20th 2020.

# AERIAL MAP





C:\Users\arab\Documents\projects\ISPC\CLIP\ARCHITECTURE\PSD.dwg, 9/20/2016 9:42:07 AM, DWG To PDF.pc3



**SEPTIC TANKS CALCULATION**

SANCTUARY .....200  
ADMINISTRATION 10  
SOCIAL HALL .....50  
FUTURE SCHOOL 100  
MISCELLANEOUS 40  
TOTAL 400 MORSHIPPER.

SIZE SEPTIC TANK  
400XT=2800 GALLONS

SEPTIC TANK AVAILABLE SIZE 3500 GALLONS

LEACH LINE  
3500 GALLONS X 40SQFT/100 GALLONS  
= 1400SQFT.

EACH LEACH LINE IS 3 FEET WIDE SO  
1400SQFT/SFT = 466 LINEAR FEET. A  
LEACH CAN BE A MAXIMUM 100 FEET  
LONG SO YOU'RE LOOKING AT 5 LINES  
EACH 94 FT LONG.

SHAKIL PATEL & ASSOCIATES AIA, LEED-AP  
25982 HINCKLEY STREET, LOMA LINDA CA 92354  
Telephone: 909.796.0300 Fax: 909.796.4437  
Architecture, Interiors, Construction Management

SHAKIL K. PATEL  
LIC #19375  
STATE OF CALIFORNIA  
EXP. 09-30-15

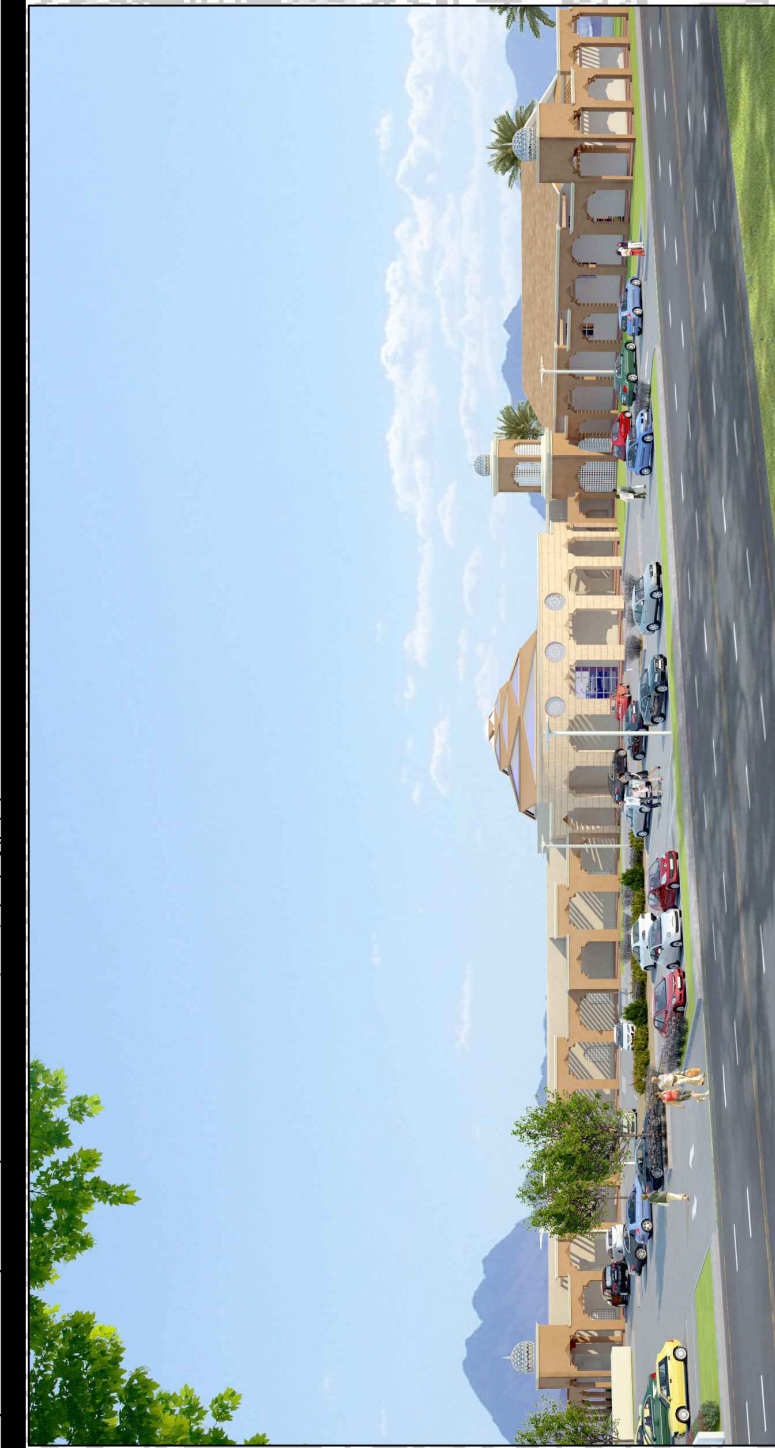
CONSULTANTS

OWNER

**ISLAMIC SOCIETY OF PALM SPRINGS**

84650 49th AVENUE,  
COACHELLA CA

APN 603-250-008-8 AND  
603-241-005-7



VICINITY MAP

**OWNER**  
ISLAMIC SOCIETY OF PALM SPRINGS  
84650 49 TH AVE COACHELLA CA

**PROJECT ADDRESS**  
84650 49 TH AVE COACHELLA CA

**APPLICANT**  
SHAKIL PATEL AND ASSOCIATES AIA  
25982 HINCKLEY ST, LOMA LINDA CA 92354  
TELEPHONE: 909-796-0300  
patelshakil@gmail.com

**LEGAL DESCRIPTION**  
PARCEL 1: 603-250-008-8

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID 10 ACRES A DISTANCE OF 750 FEET EASTERLY FROM THE SOUTHWEST CORNER OF SAID 10 ACRES BEING THE POINT OF BEGINNING; THENCE CONTINUING EAST A DISTANCE OF 200 FEET; THENCE AT RIGHT ANGLES NORTH PARALLEL WITH THE WEST LINE OF SAID 10 ACRES A DISTANCE OF 283 FEET; THENCE AT RIGHT ANGLES WEST PARALLEL WITH THE SOUTHERLY LINE OF SAID 10 ACRES 200 FEET; THENCE SOUTH 282 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE SOUTHERLY 95 FEET THEREOF DEEDED TO THE COUNTY FOR ROAD PURPOSES.

PARCEL 2: 603-241-005-7

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 602A; THENCE NORTHERLY 139.00 FT ON THE EASTERLY LINE OF SAID RAVEN PARCEL TO A POINT ON THE NORTH LINE OF THE SOUTH 10 ACRES OF SAID LOT 602A; THENCE EASTERLY 244.63 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF THE LAND DESCRIBED IN DEED TO THE FIRST SOUTHERN BAPTIST CHURCH OF COACHELLA VALLEY, RECORDED AUGUST 14, 1954 AS INSTRUMENT NO. 12081, OFFICIAL RECORDS; THENCE SOUTHERLY 244.30 FEET ON SAID EXTENSION AND SAID WESTERLY LINE TO A POINT ON THE NORTHERLY LINE OF SAID LAND DESCRIBED IN DEED TO THE COUNTY OF RIVERSIDE

ZONING	
ZONING	R-S
FRONT SETBACK	20'-0"
SIDE SETBACK	10'
REAR SETBACK	20'-0"
SITE DATA	
LOT AREA	108,138 SF 2.48 AC
BUILDING OCCUPANCY:	A-3
TYPE OF CONSTRUCTION:	VB FULLY SPRINKLERED
SUBSTITUTE FOR IHR CONSTRUCTION	
BUILDING AREA:	
EXISTING BUILDING	9,200 SF
PROPOSED PHASE I	9,200 SF
PHASE II	7,860 SF
TOTAL	20,260 SF
LANDSCAPE AREA	
AC PAVING AREA:	42,557 sf 10%
DG PAVING AREA:	24,629 SF 23%
TOTAL PAVING AREA:	19,782 SF 19%
BUILDING COVERAGE:	45,312 SF 42%
NO. OF STORIES:	20,260 sf 18 %
	ONE

PROJECT DATA

PARKING CALCULATION	
REGULAR STALLS	9'-0"X19'-0" - 134 STALLS
HANDICAPPED STALLS:	17'-0"X19'-0" - 5 STALLS
RELIGIOUS FACILITY	
ASSEMBLY AREA	2520/21 SF = 120 STALLS
REQUIRED STALLS	120 STALLS
PROVIDED STALLS:	127 STALLS
UTILITIES:	
SEWER :	PRIVATE
WATER:	CITY OF COACHELLA
ELECTRICAL :	IID
GAS :	SCG
WASTE:	CITY OF COACHELLA
SCHOOL DISTRICT	COACHELLA UNIFIED SCHOOL DISTRICT
FIRE DEPARTMENT NOTES:	
OCCUPANCY	A3
BUILDING TYPE	V-B (V-A SUB. FIRE SPRINKLER)
TOTAL BUILDING AREA	20,260 SF
FIRE FLOW REQUIRED	2250 GPM / 2 HOURS
CFC APPENDIX "C" TWO FIRE HYDRANT REQUIRED	
TWO EXISTING PUBLIC HYDRANT APPROX. 400 FT APART	

- EXISTING CONCRETE DRIVEWAY
- INDICATES FIRE TRUCK ROUTE
- TRASH ENCLOSURE PER CITY OF COACHELLA STD
- NEW DRIVER PER CITY STANDARDS
- WATER RETENTION BASIN
- EXISTING SCREEN TREE TO REMAIN
- EXISTING CHAIN LINK FENCE TO REMAIN
- EXISTING PUBLIC FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- LANDSCAPED AREA
- EXISTING DECOMPOSED GRANITE SIDEWALK.
- ADA A PATH OF TRAVEL
- 5 FEET WIDE CONCRETE SIDEWALK AROUND THE BUILDING
- EXISTING CONCRETE SIDEWALK TO REMAIN
- EXISTING SIGN TO REMAIN
- 3500 GALLONS SEPTIC TANK
- LEACH LINE

KEYNOTES

**CUP PRE APPLICATION # 16-02**

MARK	DATE	DESCRIPTION
PROJECT NO:	100713	
DRAWN BY:	SP	
CHECKED BY:	SP	
SHEET TITLE		

**SITE PLAN PHASE I**

**A100**





## STAFF REPORT 2/5/2020

**TO:** Planning Commission Chair and Commissioners

**FROM:** Juan Carrillo, Associate Planner

**SUBJECT:** Conditional Use Permit No. 317 to allow the construction of a new 50-foot high wireless communication facility designed as a mono-palm to be erected on an 800 square foot leased space within the Jackson Square Commercial Center located at the southeast corner of Jackson Street and Avenue 48. The proposed project includes a waiver request for the location, design, and/or other requirements and restrictions set forth in Section 17.86.090 of the Coachella Municipal Code. (APN 612-220-033). Verizon Wireless, Applicant.

### **STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission approve Conditional Use Permit No. 317 to allow a new mono-palm wireless tower in the rear portion of the Jackson Square center, subject to the findings and Conditions of Approval contained in this Staff Report, including a waiver request.

### **EXECUTIVE SUMMARY:**

The applicant, Verizon Wireless, is requesting the approval of Conditional Use Permit No. 317 for the installation, operation, and maintenance of a wireless communications facility within Jackson Square, located at the southeast corner of Jackson Street and Avenue 48 (APN#612-220-033).

The proposed facility will consist of a 50 foot high Mono-Palm (mono-pole designed to look like a palm tree) within a 40' x 20' leased space and a 240 square foot equipment shelter.



The facility will be un-staffed but will transmit continuously. The project requires the approval of Conditional Use Permit No. 317, pursuant to Sections 17.86 and 17.74 of the Coachella Municipal Code. The proposed project also includes a waiver request for the proposed location as well as the proposed height of the Mono-Palm. The aerial above shows the proposed location within Jackson Square.

**DISCUSSION/ANALYSIS:**

**Environmental Setting:**

The subject site is located at southeast portion of Jackson Square next to Taqueria Guerrero. Land uses adjacent to the proposed facility include the following:

- North: Existing single family residential uses across Avenue 48 within the City of Indio
- South: Residential Single Family (R-S), residential neighborhood
- East: Residential Single Family (R-S), residential neighborhood
- West: Existing single family residential uses across Jackson St. within the City of Indio.



Proposed mono-palm location with proposed mono-palm rendering

### Consistency with Zoning:

The proposed project site for CUP 317 is designated as C-G (General Commercial) as referenced on the Zoning Map. The existing commercial center was developed in 2005 and it contains a grocery store, two drive-thru restaurants, a bank, a coffee shop with a drive thru and other retail spaces. Telecommunication facilities are permitted pursuant to approval of a Conditional Use Permit application. Section 17.86.010 outlines the requirements for placement, design, and screening criteria to regulate wireless communication facilities to protect the public health, safety, general welfare, and quality of life in the City. Additionally, Section 17.86.090, Waiver Request, would allow for the proposed location should the Planning Commission grant the waiver request.

Telecommunication facilities are permitted pursuant to approval of a Conditional Use Permit application. Section 17.86.010 outlines the requirements for placement, design, and screening criteria to regulate wireless communication facilities to protect the public health, safety, general welfare, and quality of life in the City. The proposed cell tower does not exceed the allowable 50 foot height regulations of the C-G zone; however a conditional use permit must be pursued and approved for the proposed telecommunication facility. With the imposition of the recommended conditions of approval, the proposed project is generally consistent with the intent and purpose of the “General Commercial” (C-G) zone as articulated in Section 17.26 of the C.M.C.

### Comments Received:

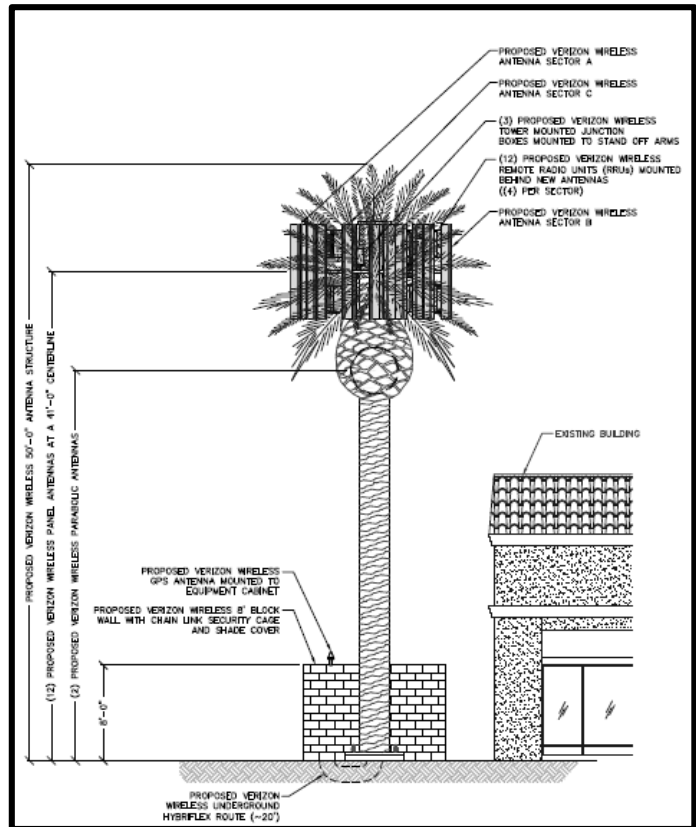
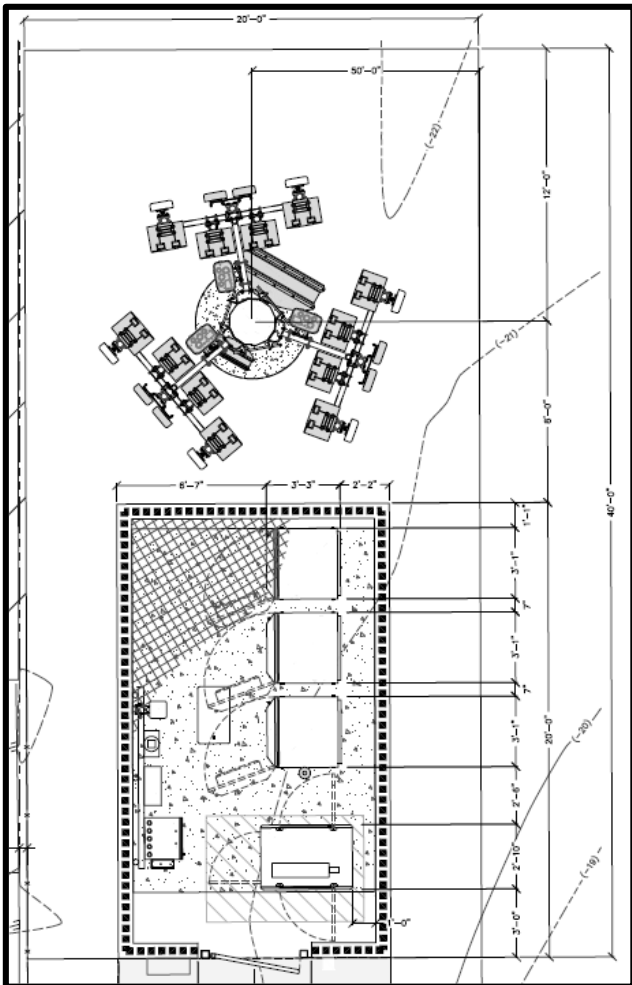
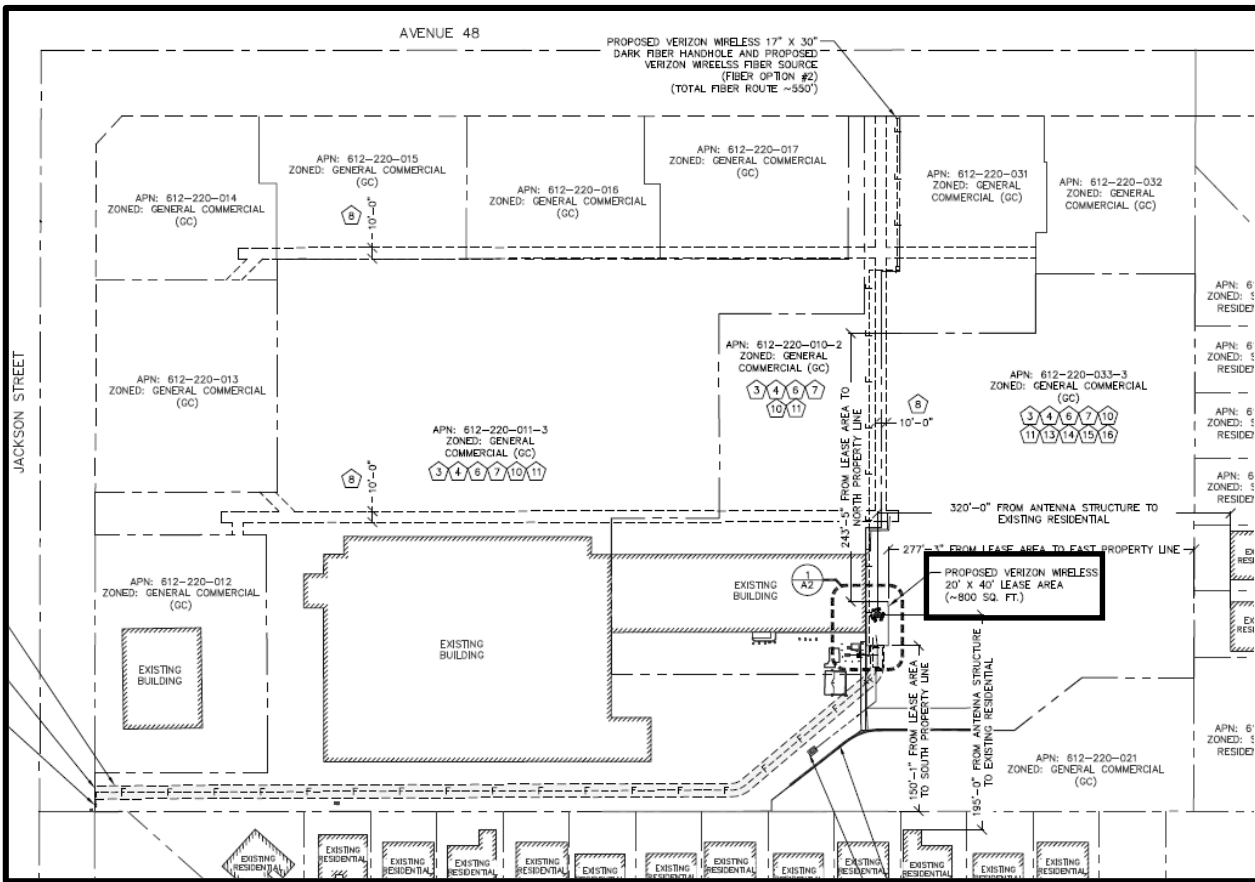
Comments were received from responsible agencies during the review period between October 8, 2019 and October 29, 2019 as follows:

- The Coachella Valley Water District has indicated that the project shall not interfere with any existing CVWD easements.
- Riverside County Fire Department requests owner/ operator identification information be placed on the proposed enclosure and that emergency access be available at the gate.

### Site Utilization:

The proposed telecommunications facility will be erected within a leased area consisting of 800 square feet directly adjacent to Taqueria Guerrero and approximately 150 feet from the existing residential uses to the south and residential uses 300 feet to the east. The telecommunications facility includes the installation of a 50’ foot high Mono-Palm tower and a 40’ x 20’ lease space and a 240 square foot equipment shelter on private property. The installation of the proposed equipment shelter and Mono-Palm is proposed at a location that will not interfere with any future commercial construction as it was approved by the Planning Commission on December 10, 2004 under Architectural Review 04-22 and CUP 201. The equipment shelter includes the construction of an 8’ foot high masonry wall around all four sides of the equipment cabinets. The next pictures show the site design, height, and antenna placement and the picture below the location of the proposed enclosure;

**ITEM 5.**



Proposed location within shopping center above;  
800 sf leased space to the left; and  
Proposed mono-palm elevation to the right.



**ENVIRONMENTAL REVIEW:**

City of Coachella has determined that the proposed project is exempt from environmental review under Section 15332 of the California Environmental Quality Act (CEQA) Guidelines. This exemption applies to projects characterized as in-fill development meeting the following conditions; (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; (e) The site can be adequately served by all required utilities and public services. The project satisfies the above criteria and as such, no environmental review is required

**GENERAL PLAN CONSISTENCY:**

The project site is designated as “Neighborhood Center” by the General Plan Update 2035. Infrastructure and utility facilities are allowed in all land use categories throughout the City. The proposed project will improve existing communication infrastructure. The project is consistent with the Goals and Objectives identified in the General Plan Infrastructure and Public Services Element, because Goal No. 6 promotes easy access to quality internet services, modern telecommunication services, and reliable energy throughout the City. Additionally, wireless communications facilities have special exemptions under Federal regulations which restrict the City’s ability to use a discretionary action in the denial of a facility. The precise placement of the tower cannot be denied solely based on zoning and aesthetic concerns, provided the applicant can show that there is a need for expanded communications coverage in the immediate vicinity of the site and the applicant can seek a waiver from the City’s zoning regulations.

**ALTERNATIVES:**

1. Approve Conditional Use Permit 317, subject to the findings and conditions of the staff report,
2. Continue Conditional Use Permit 317 and provide staff and the applicant with direction,
3. Deny Conditional Use Permit 317 with findings.

**RECOMMENDED ALTERNATIVE(S):**

Staff recommends alternative #1.

Attachments:      Vicinity Map  
                          Site Plan  
                          Architectural Elevations  
                          Photo Simulations

**Recommended Findings for No. CUP 317 :**

1. The proposed use will not be in conflict with, but will be in harmony with and in accordance with the objectives of the General Plan in that the project is generally consistent with the goals, policies and implementing actions of the Coachella General Plan. The proposed project increases existing communication infrastructure to expand service to wireless customers in the vicinity. This project is consistent with the Goals and Objectives identified in the General Plan Infrastructure and Public Services Element, because Goal No. 6 promotes easy access to quality internet services, modern telecommunication services, and reliable energy throughout the City. Additionally, Infrastructure and utility facilities are allowed in all land use categories throughout the City.
2. The proposed use will be located, designed, constructed, operated, and maintained so as to be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the same area because the proposed design of a Mono-Palm will blend in with mature palm trees at the commercial center. Additionally, the proposed project is in conformance with the City of Coachella Zoning Ordinance as specified in Section 17.86 of the Zoning Code.
3. Consideration is to be 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 because there is no new construction or modification to the already existing infrastructure and no additional points of access to the commercial center or addition or deletion of existing commercial centering stalls is proposed. Access to the telecommunication facility will be minimal as it is an un-manned facility. Additionally, the proposed project is required to comply with the standard conditions of approval applicable to this Conditional Use Permit request.
4. City of Coachella has determined that the proposed project is exempt from environmental review under Section 15332 of the California Environmental Quality Act (CEQA) Guidelines. This exemption applies to projects characterized as in-fill development meeting the following conditions; (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; (e) The site can be adequately served by all required utilities and public services. The project satisfies the above criteria and as such, no environmental review is required.

**Recommended Conditions of Approval for CUP No. 317:**

1. Conditional Use Permit No. 317 is approved for one year from the effective date unless an extension of time is requested by the applicant and granted by the Planning Commission. A building permit for each CUP and diligent pursuit of construction shall vest this conditional use permit.
2. Two Date Palm trees of a minimum 20 to 30 foot brown trunk height shall be planted adjacent to the proposed Mono-Palm wireless tower. The location of the Date Palm trees may be outside of the leased area.
3. The construction shall be in conformance with the plans submitted and conditions imposed herein for Conditional Use Permit No. 317. This shall include the materials and colors as shown on the approved plans. The cell tower shall consist of a stealth “Mono-Palm” structure with a maximum height of 50 feet, excluding synthetic palm fronds attached to the structure. The pole structure shall be designed and painted to mimic a tree trunk.
4. The applicant, or subsequent owners, shall bear all cost associated with relocation or removal of any of the telecommunication facilities hereby approved.
5. The applicant shall obtain encroachment permits from the Engineering Department, Engineering inspections shall be required during the installation and final stage.
6. The applicant shall defend, indemnify and hold harmless the City and its officers, agents and employees from any claim, action, or proceedings against the City or its officers, agents or employees to attack, set aside, void or annul any approval under this chapter. The applicant shall further defend, indemnify and hold harmless the City, its officers, agents and employees from any damages, liabilities, claims, suits, or causes of action of any kind or form, whether for personal injury, death or property damage, arising out of or in connection with the activities or performance of the applicant, its agents, employees, licensees, contractors, subcontractors or independent contractors, pursuant to the approval issues by the City.
7. The construction shall be in conformance with the plans submitted and conditions imposed herein for these applications. This shall include the materials and colors as shown on the approved plans.
8. Improvements plans prepared by a California Registered Civil Engineer shall be submitted for Engineering plan check prior to issuance of permits. Plans shall clearly indicate existing and proposed facilities and identify/avoid conflicts. The applicant is directed to contact Building City staff to obtain existing improvement plans for utilities within the right-of way.
9. The applicant shall complete all utility

10. 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.
11. All proposed easement documents shall be prepared by a registered land surveyor or civil engineer authorized to practice land surveying and mapping and shall be submitted for engineering plan check and shall be recorded with the County prior to Issuance of permits.
12. The project shall conform to the City of Coachella Municipal Code.
13. The electrical service and all other utilities to the project shall be installed underground in accordance with the General Plan.<sup>[RL1]</sup>
14. All existing and future wireless facilities shall meet all applicable FCC emissions and exposure standards for electromagnetic (EM) radiation, and all required notices and signs shall be posted on site as required by the FCC and PUC.
15. If the proposed a wireless communication facility site is capable of accommodating a collocated facility upon the same site, the owner or operator of the existing facility shall allow another carrier to co-locate its facilities and equipment thereon, provided the parties can mutually agree upon reasonable terms and conditions. All co-located facilities upon the site shall be architecturally coordinated and “stealthed” consistent with each other.
16. The applicant shall, within ninety (90) days after commencing wireless communication facility operations and annually thereafter, submit a written report to the City prepared by a qualified engineer, certifying that the facility continues to comply with all applicable federal, state and local regulations.
17. Prior to the issuance of a grading, construction or building permit, the applicant shall obtain all applicable permits and/or clearances from the following agencies as required:
  - City of Coachella Fire Department
  - City of Coachella Planning Department
  - City of Coachella Public Works Department
  - City of Coachella Building Department
  - Coachella Valley Unified School District (CVUSD)
  - Coachella Water Authority
  - Imperial Irrigation District
  - California Water Quality Control Board (CWQCB)
  - South Coast Air Quality Management District (SCAQMD)

- Public Utilities Commission (PUC)
- Federal Communication Commission (FCC)
- Federal Aviation Agency (FAA)

The applicant is responsible for all requirements of the permits or clearances from the above listed agencies and departments. If the requirements include approval of improvement plans, the applicant shall furnish proof of said approvals prior to City approval.

18. The applicant shall bear the cost, of all measurements, sampling and testing procedures not included in the City's inspection program, but which may be required by the City, as evidence that the construction materials and methods employed comply with the plans, specifications and other applicable regulations.
19. All grading shall conform to the recommendation contained in the Preliminary Soils Report, and shall be certified as being adequate by a soils engineer, or by an engineering geologist.
20. The applicant shall furnish security, in a form acceptable to the requirements of Chapter 15.40 of the City of Coachella Municipal Code, and in an amount sufficient to guarantee compliance with the approved Storm Water Pollution Protection Plan (SWPPP), Fugitive Dust Control Plan and the provisions as submitted with its application for a grading permit.
23. The applicant shall pay the City's established fees for plan checking and construction inspection. Fee amounts shall be those in effect when the applicant makes application for plan checking and permits.
24. Permits issued under this approval shall be subject to the provisions of the Infrastructure Fee Program and Development Impact Fee program in effect at the time of issuance of building permit(s).
25. The applicant shall submit a concrete mix design for approval of the City's Building Official. The applicant shall not schedule construction operation until mix design is approved.
26. The applicant shall employ, or retain, qualified engineers, surveyors, and such other appropriate professionals as are required to provide the expertise with which to prepare and sign accurate record drawings, and to provide adequate construction supervision.
27. Improvement plans shall be prepared by or under the direct supervision of qualified engineers and/or architects, as appropriate, and shall comply with the provisions of the California Building Code and applicable State of California Business and Professions Code.
28. In the event the applicant fails to construct the improvements for the development, or fails to satisfy its obligations for the development in a timely manner, the City shall have the right to

halt issuance of all permits, and/or final inspections, withhold other approvals related to the development of the project, or call upon the surety to complete the improvements.

29. Upon completion of construction, the applicant shall furnish the City with reproducible record drawings of all improvement plans which were approved by the City. Each sheet shall be clearly marked "Record Drawing," "As-Built" or "As Constructed" and shall be stamped and signed by the engineer or surveyor certifying to the accuracy and completeness of the drawings. The applicant shall have all approved mylars previously submitted to the City, revised to reflect the as-built conditions. The applicant shall have all approved mylars previously submitted to the City, revised to reflect the as-built conditions. However, if subsequent approved revisions have been approved by the City Engineer and reflect said "As-Built" conditions, the Engineer of Record may submit a letter attesting to said fact to the City Engineer in lieu of mylar submittal.

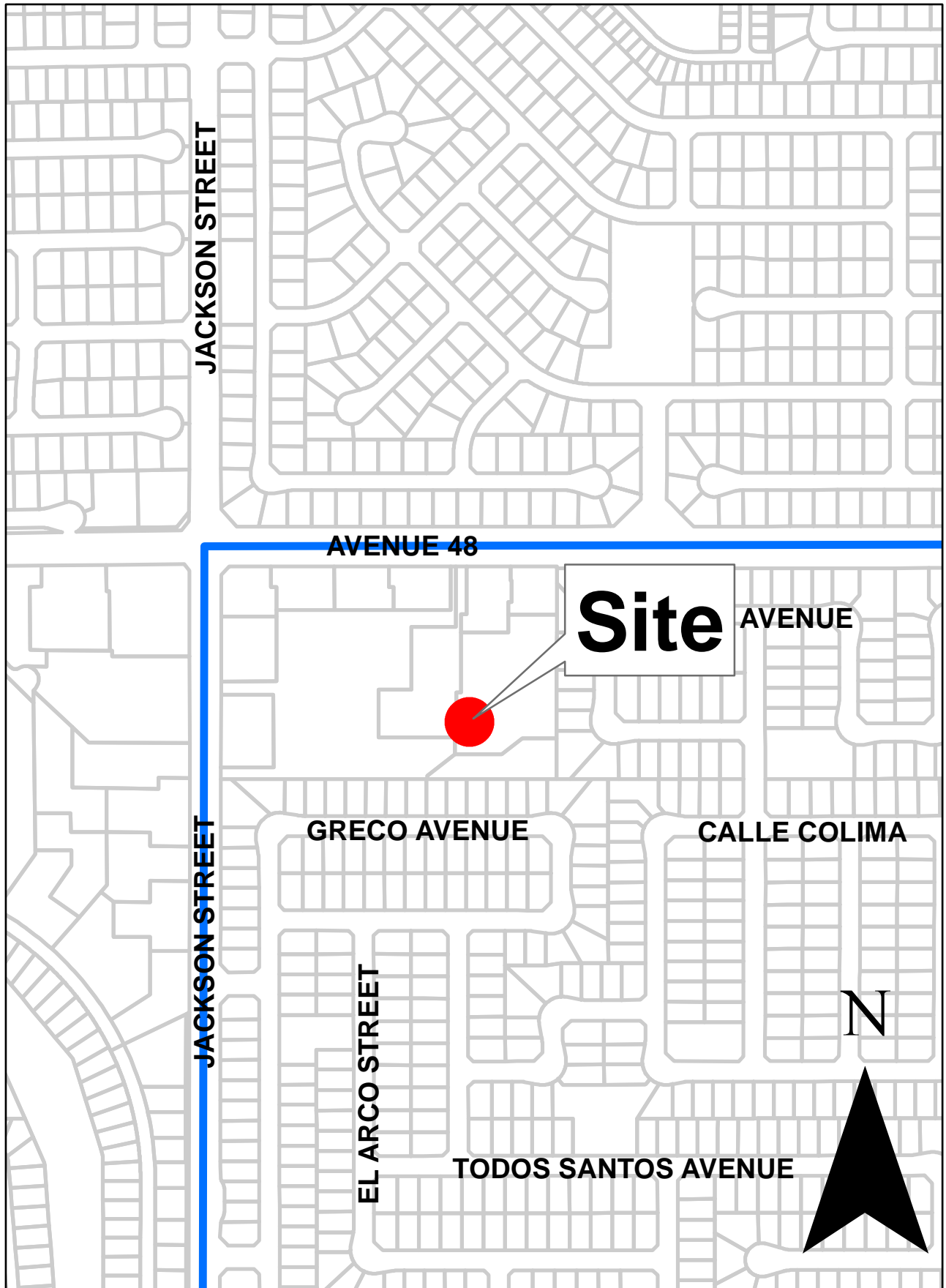
### *Maintenance*

30. All facilities, including antennae, mounts, wires, conduit, lighting, fences, shields, cabinets, poles and ancillary equipment, shall be maintained by the owner or operator in good repair, free from trash, debris, litter and graffiti and other forms of vandalism, and any damage from any cause shall be repaired as soon as practicable so as to maintain the facility's original appearance and to minimize occurrences of dangerous conditions or visual blight. All trash, debris, litter and graffiti shall be removed by owner/operator within forty-eight (48) hours following notification from the City.
31. The owner or operator of the facility shall routinely and regularly inspect the site to ensure compliance with the standards set forth in this chapter. Further, the Planning Director, or designee, may, upon providing reasonable advance notice to the owner or operator, conduct an inspection of a facility to verify compliance with the provisions of this chapter.
32. Contact information for the owner or operator, in case of an emergency, fire, or report of any damage, destruction, or vandalism, must be posted in a conspicuous location on the outside of the wireless facility. The materials used must be of weather resistant composition.

### *Abandonment and Removal*

33. Where the owner or operator intends to abandon the wireless communication facility or portion thereof, the owner or operator shall notify the City by certified U.S. mail of the proposed date of abandonment or discontinuation of operations and the date the facility shall be removed. The notice shall be given not less than sixty (60) days prior to abandonment. Failure to give notice shall not affect the owner's or operator's obligation to remove an abandoned facility.
34. Upon abandonment, revocation, or other lawful order of any federal, state or local agency to terminate facility operations, the owner or operator shall physically remove the facility or terminated/abandoned elements within thirty (30) days following the date of abandonment or termination of use. "physically remove" shall include, but not be limited to:

- A. Removal of antennae, mounts, equipment cabinets and security barriers from the subject site;
  - B. Transportation of the antennae, mounts, equipment cabinets and security barriers to an appropriate repository;
  - C. Restoring the site to its natural condition except for retaining the landscaping improvements and any other improvements at the discretion of the Planning Director.
35. The Planning Director may stay the requirement to remove an abandoned/terminated wireless communication facility upon written request and evidence submitted by the owner or operator that another wireless provider is in reasonable negotiations to acquire and use the wireless communication facility.
36. If an owner/operator of an abandoned wireless communication facility fails to physically remove the facility and all related equipment within the time frames set forth herein, the City may do so at the owner/operators expense.
37. The owner/operator shall submit a lighting plan during plan check for the installation of lighting around the equipment enclosure, including the area between the enclosure and the restroom structure







LOCATION



EXISTING



PROPOSED INSTALLATION OF (12) VERIZON WIRELESS ANTENNAS ON A NEW 50' ANTENNA STRUCTURE EXTENSION  
PROPOSED INSTALLATION OF AN EQUIPMENT COMPOUND SCREENED BY A 8' BLOCK WALL WITH CHAIN LINK  
SECURITY CAGE AND SHADE COVER.



4405 E. AIRPORT DRIVE, SUITE 100  
ONTARIO, CALIFORNIA 91761  
6-8401  
408



15505 SAND CANYON AVENUE  
BUILDING D, 1ST FLOOR IRVINE,  
CALIFORNIA 92618





LOCATION



EXISTING



PROPOSED INSTALLATION OF (12) VERIZON WIRELESS ANTENNAS ON A NEW 50' ANTENNA STRUCTURE EXTENSION  
PROPOSED INSTALLATION OF AN EQUIPMENT COMPOUND SCREENED BY A 8' BLOCK WALL WITH CHAIN LINK  
SECURITY CAGE AND SHADE COVER.



4405 E. AIRPORT DRIVE, SUITE 100  
ONTARIO, CALIFORNIA 91761  
6-8401  
408



15505 SAND CANYON AVENUE  
BUILDING D, 1ST FLOOR IRVINE,  
CALIFORNIA 92618





SEE A1.1 SHEET

1

NOTES & TITLE REPORT EXCEPTIONS

EXCEPTIONS & EXCLUSIONS PER TICOR TITLE ORDER NO.  
00602434-993-IET-SE9 DATED AS OF MAY 22, 2018 AT 1:18 PM.

- 2

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO DEDICATED, ACQUIRED, RESERVED OR EXCEPTED FOR PUBLIC USE BY COACHELLA VALLEY WATER DISTRICT, FORMERLY COACHELLA VALLEY COUNTY WATER DISTRICT  
IN FAVOR OF: THE PUBLIC PURPOSE: PUBLIC ROADS AND RIGHTS OF WAY, PRIVATE EASEMENTS AND RIGHTS OF WAY FOR ROADS, PIPE LINES, DITCHES, AND CONDUITS ON, OVER, UNDER OR ACROSS THE LAND, EXISTING FOR THE PURPOSE OF INGRESS AND EGRESS FROM OTHER LANDS BY MEANS OF SUCH ROADS AND FOR THE PURPOSE OF CONVEYING IRRIGATING AND DOMESTIC WATER TO SUCH OTHER LANDS BY MEANS OF SUCH PIPE LINES, DITCHES AND CONDUITS.  
**(NO DOCUMENTS PROVIDED FOR REVIEW – CANNOT DETERMINE AFFECT)**
- 3

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON  
MAP/PLAT: PARCEL MAP NO. 32845  
RECORDING NO: BOOK 214, PAGES 79 THROUGH 81, INCLUSIVE OF PARCEL MAPS  
PURPOSE: INGRESS AND EGRESS  
AFFECTS: SAID LAND.  
**(AFFECTS ALL PARCELS – BLANKET IN NATURE – NOT PLOTTABLE)**
- 4

4. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT  
ENTITLED: DEVELOPMENT-SANITATION SYSTEM INSTALLATION AGREEMENT  
RECORDING DATE: NOVEMBER 1, 2005  
RECORDING NO: 2005-0908076 OFFICIAL RECORDS  
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.  
**(AFFECTS ALL PARCELS – BLANKET IN NATURE – NOT PLOTTABLE)**
- 5

5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION  
PURPOSE: PUBLIC UTILITIES  
RECORDING DATE: FEBRUARY 10, 2006  
RECORDING NO: 2006-0104296 OFFICIAL RECORDS  
AFFECTS: AS DESCRIBED THEREIN  
**(AFFECTS ALL PARCELS – LOCATION NOT PROVIDED – NOT PLOTTABLE)**
- 6

6. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, CITIZENSHIP, IMMIGRATION STATUS, PRIMARY LANGUAGE, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT  
RECORDING DATE: APRIL 24, 2006  
RECORDING NO: 2006-0293342 OFFICIAL RECORDS  
SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.  
MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS  
RECORDING DATE: JANUARY 29, 2009  
RECORDING NO: 2009-0042745 OFFICIAL RECORDS  
MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS  
RECORDING DATE: FEBRUARY 27, 2013  
RECORDING NO: 2013-0097900 OFFICIAL RECORDS  
**(AFFECTS ALL PARCELS – BLANKET IN NATURE – NOT PLOTTABLE)**
- 7

7. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT  
ENTITLED: COVENANT NOT TO COMPETE  
RECORDING DATE: OCTOBER 5, 2006  
RECORDING NO: 2006-0739256 OFFICIAL RECORDS  
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.  
AFFECTS: PARCELS 1 AND C.  
**(AFFECTS ALL PARCELS – BLANKET IN NATURE – NOT PLOTTABLE)**
- 8

8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: VALLEY SANITARY DISTRICT  
PURPOSE: PUBLIC SEWER(S)  
RECORDING DATE: DECEMBER 15, 2006  
RECORDING NO: 2006-0921595 OFFICIAL RECORDS  
AFFECTS: AS DESCRIBED THEREIN  
**(AFFECTS ALL PARCELS – PLOTTED)**
- 9

9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: IMPERIAL IRRIGATION DISTRICT  
PURPOSE: CONSTRUCTING, OPERATING, AND MAINTAINING UNDERGROUND AND/OR OVERHEAD POWER LINE OR LINES, AND NECESSARY APPURTENANCES  
RECORDING DATE: JANUARY 9, 2008  
RECORDING NO: 2008-0013179 OFFICIAL RECORDS  
AFFECTS: AS DESCRIBED THEREIN  
THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.  
**(AFFECTS PARCEL A – LOCATION OF EASEMENT NOT PROVIDED)**
- 10

10. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, CITIZENSHIP, IMMIGRATION STATUS, PRIMARY LANGUAGE, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT  
RECORDING DATE: NOVEMBER 07, 2008  
RECORDING NO: 2008-0594419 OFFICIAL RECORDS  
**(AFFECTS ALL PARCELS – BLANKET IN NATURE – NOT PLOTTABLE)**
- 11

11. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT  
ENTITLED: DEVELOPMENT-SANITATION SYSTEM INSTALLATION AGREEMENT  
RECORDING DATE: DECEMBER 4, 2008  
RECORDING NO: 2008-0638899 OFFICIAL RECORDS  
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.  
**(AFFECTS ALL PARCELS – BLANKET IN NATURE – NOT PLOTTABLE)**

- 12

12. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT  
ENTITLED: MEMORANDUM OF LEASE  
LESSOR: JACKSON STREET RETAIL INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
LESSEE: MC DONALD'S USA, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
RECORDING DATE: OCTOBER 5, 2006  
RECORDING NO: 2006-0739255 OFFICIAL RECORDS  
AN AGREEMENT TO AMEND OR MODIFY CERTAIN PROVISIONS OF SAID LEASE, AS SET FORTH IN THE DOCUMENT EXECUTED BY:  
AS LESSOR: JACKSON SQUARE ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR IN INTEREST TO JACKSON STREET RETAIL INVESTMENTS, LLC  
AS LESSEE: MCDONALD'S USA, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
DATED: APRIL 03, 2007  
RECORDING DATE: APRIL 13, 2007  
RECORDING NO: 2007-0252714 OFFICIAL RECORDS  
THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.  
AFFECTS: A PORTION OF PARCEL 1.  
**(AFFECTS PARCEL A – SIGN EASEMENT AREA NOT DEFINED – NOT PLOTTABLE)**
- 13

13. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT  
ENTITLED: AMENDED AND RESTATED MEMORANDUM OF LEASE  
LESSOR: A & S COACHELLA CENTERS LP, A CALIFORNIA LIMITED PARTNERSHIP  
LESSEE: WAL-MART STORES, INC., A DELAWARE CORPORATION  
RECORDING DATE: FEBRUARY 27, 2013  
RECORDING NO: 2013-0097897 OFFICIAL RECORDS  
THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.  
AFFECTS: PARCEL 2.  
**(AFFECTS PARCEL A – BLANKET IN NATURE – NOT PLOTTABLE)**
- 14

14. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW, AMOUNT: \$9,500,000.00  
DATED: JUNE 27, 2017  
TRUSTOR/GRANTOR A & S COACHELLA CENTERS LP, A CALIFORNIA LIMITED PARTNERSHIP  
TRUSTEE: CHICAGO TITLE COMPANY  
BENEFICIARY: INTERAUDI BANK, A NEW YORK STATE CHARTERED BANK  
RECORDING DATE: JULY 19, 2017  
RECORDING NO: 2017-0293216 OF OFFICIAL RECORDS  
AFFECTS: PARCELS 1 AND 2 AND OTHER LAND.  
**(AFFECTS PARCEL A – BLANKET IN NATURE – NOT PLOTTABLE)**
- 15

15. AN ASSIGNMENT OF ALL THE MONEYS DUE, OR TO BECOME DUE AS RENTAL, AS ADDITIONAL SECURITY FOR THE OBLIGATIONS SECURED BY DEED OF TRUST SHOWN AS ITEM NO. 14  
ASSIGNED TO: INTERAUDI BANK, A NEW YORK STATE CHARTERED BANK  
RECORDING DATE: JULY 19, 2017  
RECORDING NO: 2017-0293217 OF OFFICIAL RECORDS  
AFFECTS: PARCELS 1 AND 2 AND OTHER LAND.  
**(AFFECTS PARCEL A – BLANKET IN NATURE – NOT PLOTTABLE)**
- 16

16. A FINANCING STATEMENT AS FOLLOWS:  
DEBTOR: A & S COACHELLA CENTERS LP  
SECURED PARTY: INTERAUDI BANK  
RECORDING DATE: JANUARY 24, 2018  
RECORDING NO: 2018-0028656 OF OFFICIAL RECORDS  
AFFECTS: PARCELS 1 AND 2 AND OTHER LAND.  
**(AFFECTS PARCEL A – BLANKET IN NATURE – NOT PLOTTABLE)**

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	07/02/19	90% ZONING	R.C.
1	07/22/19	100% ZONING	A.A.



SPECTRUM SERVICES, INC.  
4405 E. AIRPORT DRIVE, SUITE 100  
ONTARIO, CALIFORNIA 91761  
PHONE: (909) 456-8401  
FAX: (909) 456-8408

PROPRIETARY INFORMATION  
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

**verizon**  
15505 SAND CANYON AVENUE, D1  
IRVINE, CALIFORNIA 92618

POE  
MTX-44 / BSC-15  
MCE

UNADDRESSED PARCEL  
APN: 612-220-033-3  
COACHELLA, CALIFORNIA 92236

SHEET TITLE:  
**NOTES AND TITLE REPORTS  
EXCEPTIONS**

A1.1

REVISION:  
**1**



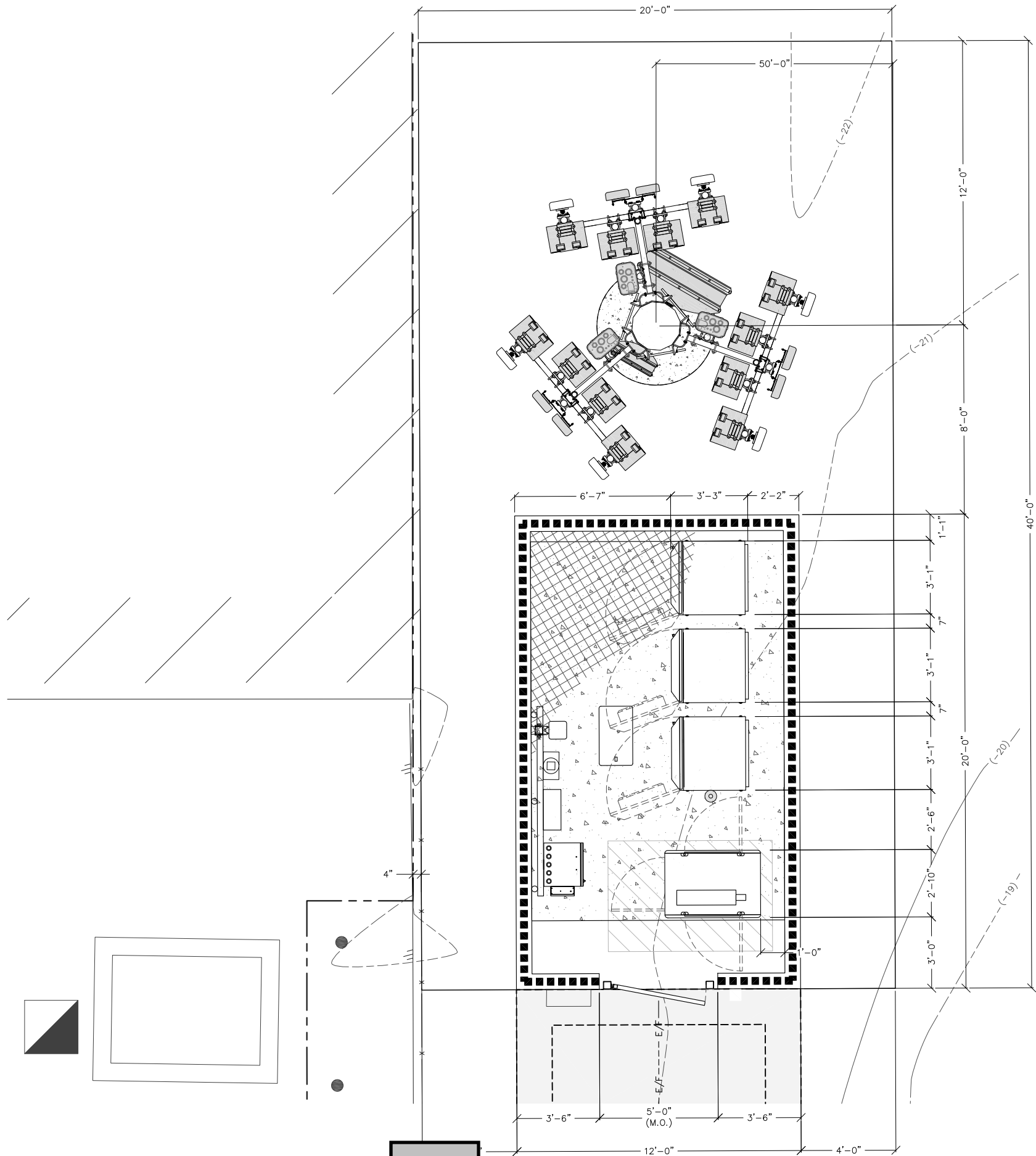
NOTE: CONTRACTOR TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF CABLES

3	ANTENNA AND CABLE SCHEDULE
---	----------------------------

SCALE:	4
NONE	4

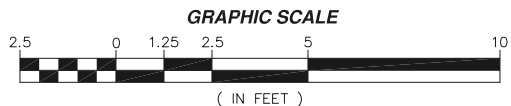


## A2



LEGEND

- LEASE AREA
- CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- OHP OVERHEAD POWER
- x EXISTING CHAIN LINK FENCE
- x PROPOSED CHAIN LINK FENCE
- PROPOSED WROUGHT IRON FENCE
- xxxxx EXISTING 1' CONTOUR
- xxxxx EXISTING 5' CONTOUR
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- FIRE HYDRANT
- PARKING LOT AREA LIGHT
- O.R. OFFICIAL RECORD
- POWER POLE



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	07/02/19	90% ZONING	R.C.
1	07/22/19	100% ZONING	A.A.



SPECTRUM SERVICES, INC.  
4405 E. AIRPORT DRIVE, SUITE 100  
ONTARIO, CALIFORNIA 91761  
PHONE: (909) 456-8401  
FAX: (909) 456-8408

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF  
DRAWINGS IS PROPRIETARY & CONFIDENTIAL  
TO VERIZON WIRELESS. ANY USE OR  
DISCLOSURE OTHER THAN AS IT RELATES TO  
VERIZON WIRELESS IS STRICTLY PROHIBITED.

**verizon**  
15505 SAND CANYON AVENUE, D1  
IRVINE, CALIFORNIA 92618

POE  
MTX-44 / BSC-15  
MCE

UNADDRESSED PARCEL  
APN: 612-220-033-3  
COACHELLA, CALIFORNIA 92236

SHEET TITLE:

SITE DETAIL WITH  
DIMENSIONS

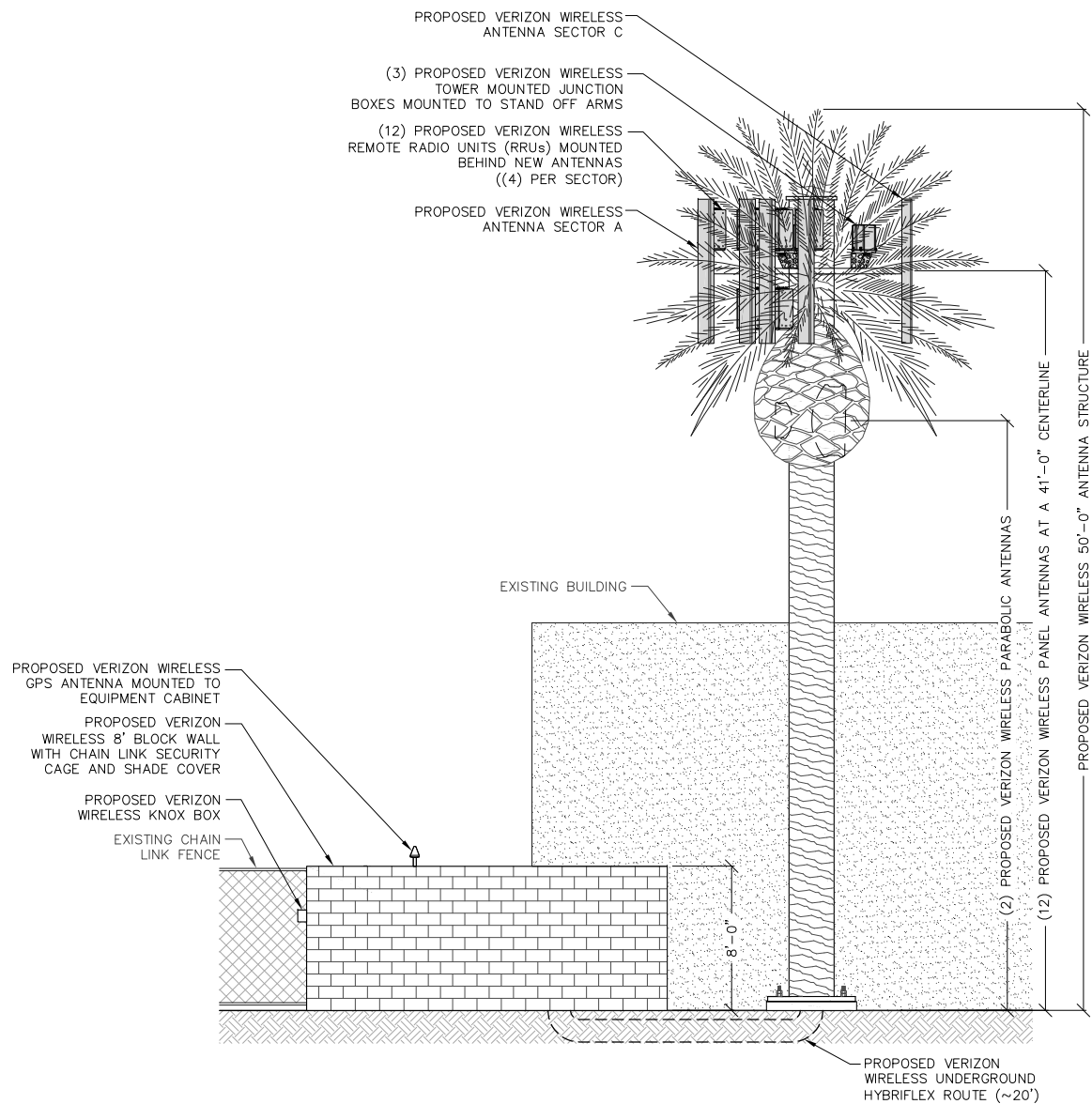
A2.1

REVISION:

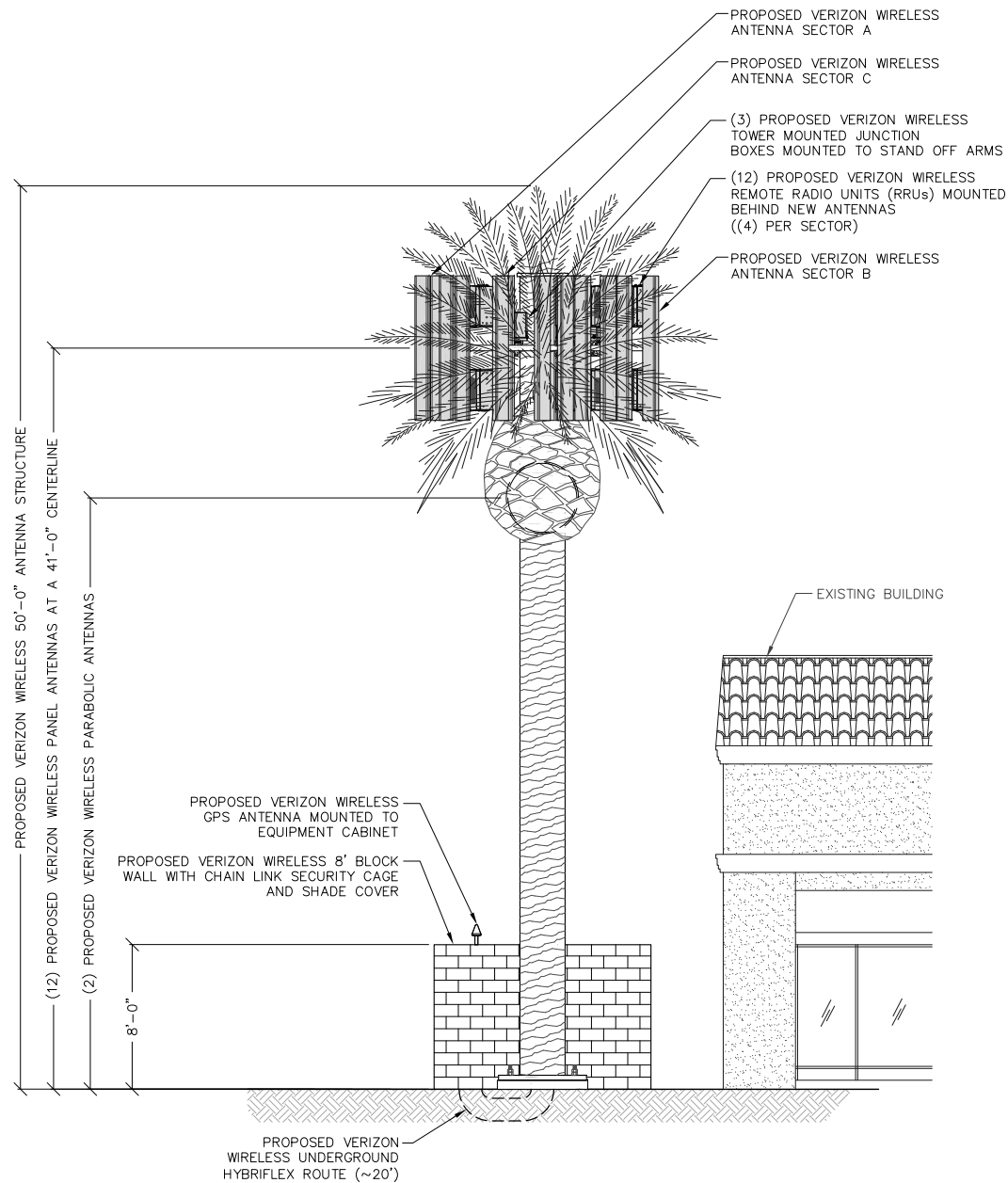
1



NOTE:  
ALL PROPOSED ANTENNAS AND  
APPURTENANCES TO BE PAINTED  
TO ANTENNA STRUCTURE



NOTE:  
ALL PROPOSED ANTENNAS AND  
APPURTENANCES TO BE PAINTED  
TO ANTENNA STRUCTURE



## ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	07/02/19	90% ZONING	R.C.
1	07/22/19	100% ZONING	A.A.



SPECTRUM SERVICES, INC.  
4405 E. AIRPORT DRIVE, SUITE 100  
ONTARIO, CALIFORNIA 91761  
PHONE: (909) 456-8401  
FAX: (909) 456-8408

PROPRIETARY INFORMATION  
THE INFORMATION CONTAINED IN THIS SET OF  
DRAWINGS IS PROPRIETARY & CONFIDENTIAL  
TO VERIZON WIRELESS. ANY USE OR  
DISCLOSURE OTHER THAN AS IT RELATES TO  
VERIZON WIRELESS IS STRICTLY PROHIBITED.

**verizon**  
15505 SAND CANYON AVENUE, D1  
IRVINE, CALIFORNIA 92618

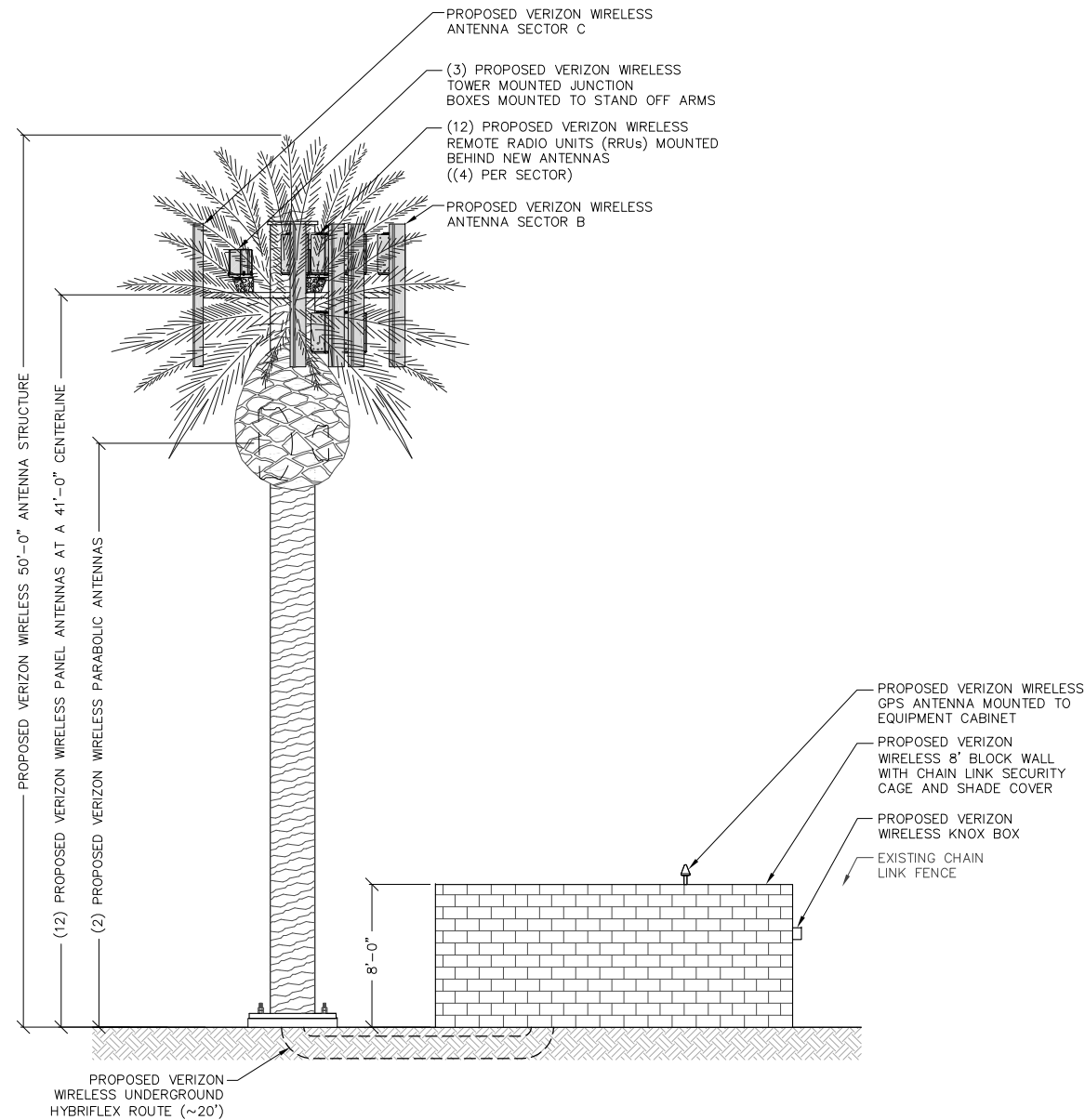
POE  
MTX-44 / BSC-15  
MCE  
UNADDRESSED PARCEL  
APN: 612-220-033-3  
COACHELLA, CALIFORNIA 92236

SHEET TITLE:  
NORTH & EAST  
ELEVATIONS

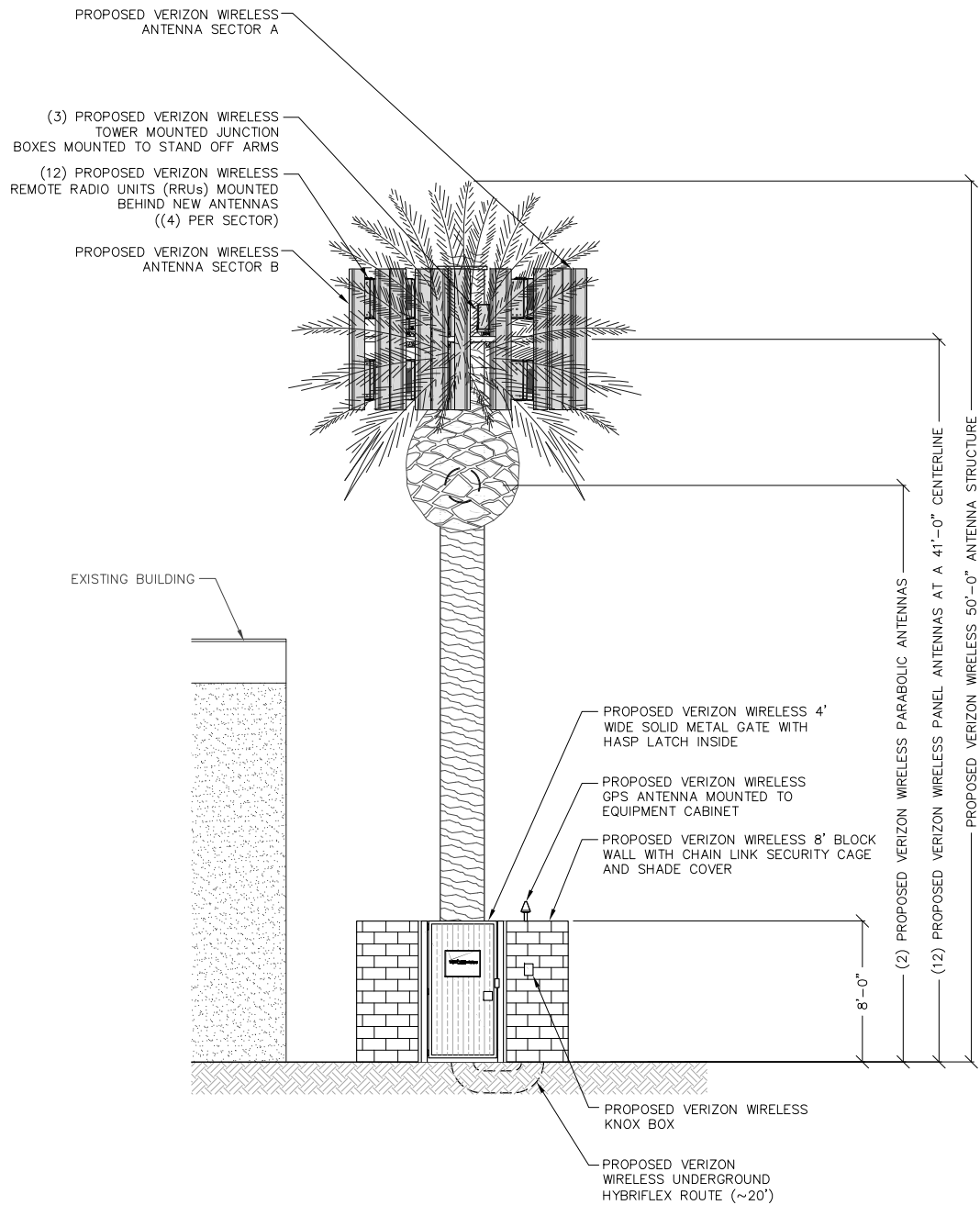
A3

REVISION:  
1

NOTE:  
ALL PROPOSED ANTENNAS AND  
APPURTENANCES TO BE PAINTED  
TO ANTENNA STRUCTURE



NOTE:  
ALL PROPOSED ANTENNAS AND  
APPURTENANCES TO BE PAINTED  
TO ANTENNA STRUCTURE



## ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	07/02/19	90% ZONING	R.C.
1	07/22/19	100% ZONING	A.A.



SPECTRUM SERVICES, INC.  
4405 E. AIRPORT DRIVE, SUITE 100  
ONTARIO, CALIFORNIA 91761  
PHONE: (909) 456-8401  
FAX: (909) 456-8408

PROPRIETARY INFORMATION  
THE INFORMATION CONTAINED IN THIS SET OF  
DRAWINGS IS PROPRIETARY & CONFIDENTIAL  
TO VERIZON WIRELESS. ANY USE OR  
DISCLOSURE OTHER THAN AS IT RELATES TO  
VERIZON WIRELESS IS STRICTLY PROHIBITED.

**verizon**  
15505 SAND CANYON AVENUE, D1  
IRVINE, CALIFORNIA 92618

POE  
MTX-44 / BSC-15  
MCE  
UNADDRESSED PARCEL  
APN: 612-220-033-3  
COACHELLA, CALIFORNIA 92236

SHEET TITLE:  
SOUTH & WEST  
ELEVATIONS

A4

REVISION:

1



**STAFF REPORT**  
**2/5/2020**

**TO:** Planning Commission Chair and Commissioners

**FROM:** Luis Lopez, Development Services Director

**SUBJECT:** Coachella Valley Apartments by CHOC Housing

**SPECIFICS:**

- a) Tentative Parcel Map (TPM 37833) to subdivide 5.76 acres of developed land into two lots (2.79 acres, and 2.97 acres, respectively) to allow a two-phase multifamily residential development project.
- b) Architectural Review (AR 19-10) to allow the demolition of 50 existing dwelling units and the construction of a new 110-unit multifamily residential community in the R-M (Multiple Family Residential) zone located at 84-900 Bagdad Avenue. (APN 768-210-025 and -026) including findings of no significant environmental effects pursuant to a CEQA Guidelines §15183 Analysis.

**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission approve the Coachella Valley Apartments Project by taking the following actions.

- 1) Motion to Adopt Resolution No. PC2020-01 recommending to City Council approval of Tentative Parcel Map (TPM 37833) to subdivide 5.76 acres of developed land into two lots (2.79 acres, and 2.97 acres, respectively) to allow a two-phase multifamily residential development project with the findings and conditions in the attached resolution.
- 2) Motion to Adopt Resolution No. PC2020-02 approving Architectural Review (AR 19-10) to allow the demolition of 50 existing dwelling units and the construction of a new 110-unit multifamily residential community in the R-M (Multiple Family Residential) zone located at 84-900 Bagdad Avenue. (APN 768-210-025 and -026).

**BACKGROUND:**

The subject site has a 50-unit multifamily affordable housing project that was built during the 1970's in two phases. There are six clustered buildings in the front portion of the site, and four clustered buildings in the rear portion of the site. The dwellings consist of two and three bedroom dwellings with detached carports serving the residences with common area open space between the buildings and minimal amenities. The site has a reduced street frontage along

Bagdad Avenue such that most of the dwellings are not visible from the street. The aerial photo below depicts a birds-eye view of the existing property as viewed from the south side of Bagdad Avenue, looking north.

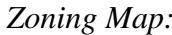


*Google Earth Image – CV Apartments*

The applicant and current owner, Community Housing Opportunities Corporation (CHOC) is a recognized affordable housing development corporation from Northern California. They have purchased the project and have been securing several funding sources in order to fund the new development and for reinstatement of the affordable housing covenants, through state and federal funding opportunities.

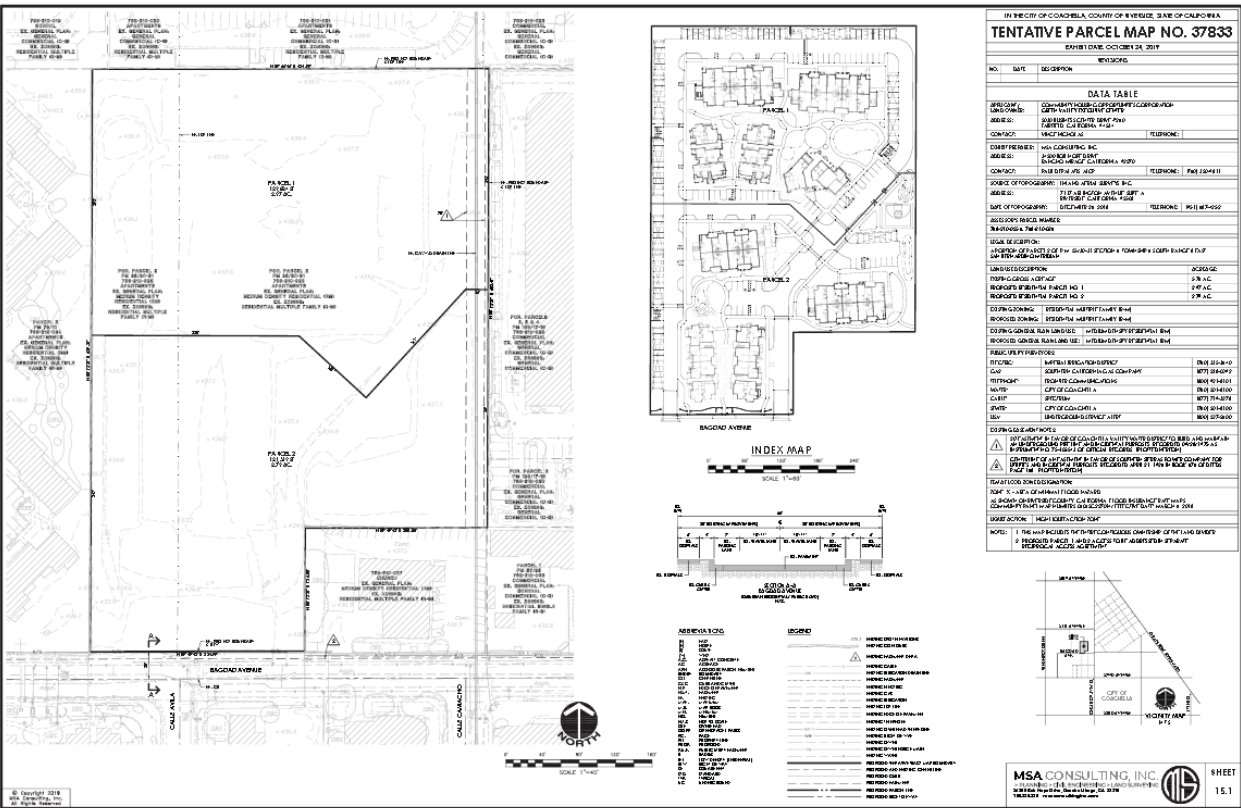
Zoning and General Plan Designation:

The subject site is in the R-M (Residential Multiple Family) zoning district which allows development densities that are consistent with the City's General Plan. The General Plan designation for this site is "Urban Neighborhood" which allows very high density residential uses between 20 – 38 dwelling units per acre. The proposed project proposes a density of approximately 19.09 dwelling units per acre, which is substantially consistent with the intended density and character of this sector of the City. The General Plan Land Use Map and the City Zoning District Map samples are shown below.



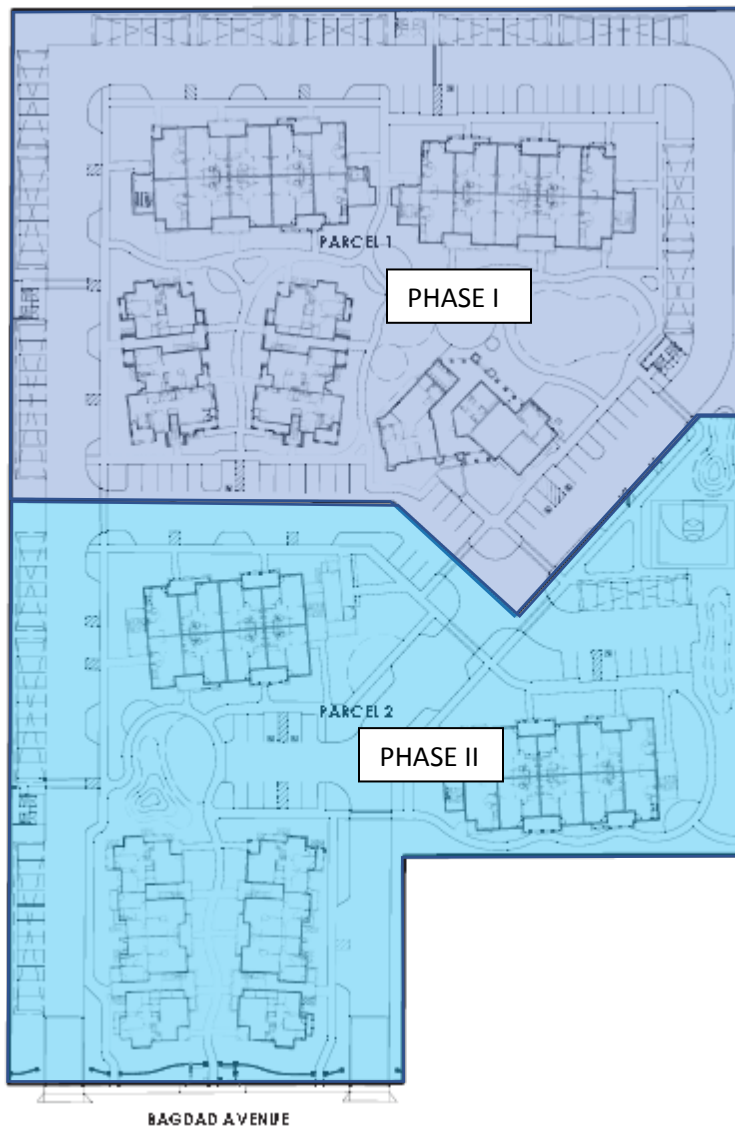
### DISCUSSION/ANALYSIS:

The applicant has submitted entitlement applications for a Tentative Parcel Map to subdivide the 5.76 acres into two lots making up the first and second phases of development. The northerly 2.97 acres of the property will be the first phase of development, and the southerly 2.71 acres of the site will be the second phase of construction. The owners have stated the existing families will have the opportunity to relocate into the new renovated buildings as construction phasing permits. A copy of Tentative Parcel Map No. 37833 (subdivision map exhibit) and the corresponding phasing exhibit are shown below.



*Tentative Parcel Map No. 37833*





*Phasing Exhibit – CV Apartments*

Product Mix:

The project will consist of eight (8) freestanding buildings each containing a variety of floor plans and elevation facades. The buildings are all two-story and three-story structures, except for the freestanding community building in the central part of the project which will be a one-story structure. The project seeks to obtain “development incentives” for affordable housing in order to allow a reduced unit size of 600 square feet for one-bedroom unit (750 sq. ft. minimum), 870 square feet for two-bedroom unit (900 sq. ft. minimum), and 1030 square feet for three-bedroom units (1050 sq. ft. minimum). The floor plans include one-story units on the ground floor, and

two-story “townhouse style” units with one-story “flats” on the 3<sup>rd</sup> floors. A breakdown of the building types is shown in the matrix below.

BUILDING & UNIT MATRIX							
BLDG A							
# of Bldg 2	3B-flat	3B-TH	2B-flat	2B-TH	1B-flat	Units / flr	
1st Floor	2		2			4	
2nd Floor	2		2			4	
3rd Floor	1		2			3	
Total per bldg type	5		6			11	
Total units	10		12				22
BLDG B							
# of Bldg 2	3B-flat	3B-TH	2B-flat	2B-TH	1B	Units / flr	
1st Floor	1		2			3	
2nd Floor	1		1	2		4	
3rd Floor	1		1			2	
Total per bldg type	3		6			9	
Total units	6		12				18
BLDG C							
# of Bldg 3	3B-flat	3B-TH	2B-flat	2B-TH	1B	Units / flr	
1st Floor		6		4		10	
2nd Floor							
3rd Floor					9	9	
Total per bldg type	6		4		9	19	
Total units	18		12		27		57
BLDG D							
# of Bldg 1	3B-flat	3B-TH	2B-flat	2B-TH	1B	Units / flr	
1st Floor		4		4		8	
2nd Floor							
3rd Floor			3		2	5	
Total per bldg type	4		7		2	13	
Total units	4		7		2		13
TOTAL UNITS		38		43		29	110
PERCENTAGE PER APT UNITTYPE		35%		39%		26%	

#### Site Plan/Circulation:

The applicant submitted a preliminary site plan which was reviewed through the City’s Pre-Application Review projects. Several modifications were made to create the optimal circulation and parking scenario for the project. The site plan submitted with this application is shown below.





On the above site plan, Bagdad Street is located along the left-hand side of the exhibit, and the north arrow would be pointing to the right. The project will consist of two driveway entrances from the street and two internal circular driveways giving residents two points of access from any part of the development. There are only two “dead end” aisles which will be mostly assigned parking and this is not expected to create circulation conflicts due to their limited accessibility to outside visitors. Overall, the project provides an improved circulation pattern which today consists of two separate driveway areas that are not interconnected.

There is a combination of 90-degree and parallel parking along the interior driveways, and a series of carports along the perimeter of the project site. Thus, there is good separation between the pedestrian and vehicular movement patterns. The front entry from the sidewalk shows a traditional garden courtyard with a 20-foot view corridor from the street, and most of the carports are completely screened from view to the street. This provides an attractive pedestrian environment along the street.

The Community Building and immediate surroundings will be the focal point of the project, where residents will have a place to recreate, and for residents to have after-school care programs. The building is centrally located adjacent to open parking stalls on two sides, a tot lot

and splash pad, and outdoor park amenity and BBQ islands in the adjacent areas. There is one basketball “half court” along the eastern property line of the site, away from residential buildings that could otherwise be affected by noise impacts.

#### Off-Street Parking:

The City’s Parking regulations require parking spaces be provided in the following calculations:

<i>0 to 1 bedroom;</i>	<i>One per dwelling unit, to be covered or in a garage. Plus two-thirds open space per dwelling unit.</i>
<i>2 or more bedrooms</i>	<i>One per dwelling unit, to be covered or in a garage. Plus one and one-third open space per dwelling unit.</i>

Based on the above ratios the residential component requires a total of 246 parking spaces based on 110 covered parking stalls (in garage or carport) plus 136 open parking stalls for the multifamily residential units. Parking for the community building would be accommodated as an incidental use to the residential dwellings. According to the parking inventory, the proposed project provides a total of 191 parking stalls which represents a 22% reduction in the required parking. Because the project is an affordable housing development, it qualifies under the City’s density-bonus ordinance for development incentives which can include requests for reductions in parking or other development standards (i.e., setbacks, dwelling unit size, height limits, etc.) so long as these are justified as financial barriers to providing the affordable housing.

PARKING MATRIX			
Unit Type	Ratio Cars per Unit	Total Units	Cars per Unit
1B	2	29	48
2B	2	43	100
3B	2	38	89
		110	237
<i>Per AB 774</i>			
1B	0	29	15
2B	1	43	43
3B	2	38	57
		110	115
<i>Per Site Plan &amp; Affordable Housing Density Bonus</i>			
1B	1	29	29
2B	2	43	86
3B	2	38	76
		110	191
<b>TOTAL PROVIDED ON SITE:</b>			<b>191</b>
<b>PERCENTAGE OF REDUCTION:</b>			<b>19%</b>

Because this site is located within a short walking distance from transit stops, the project further qualifies for reduced parking under State regulations that allow for streamlined development of affordable housing project. As such, staff is not opposed to the reduction in parking through the City’s development incentive program, and staff has included this in the Architectural Review findings.

#### Hydrology/Drainage:

The project will be designed with two subterranean retention chambers under one of the parking lots, and underneath the outdoor play area on the north side of the community building. As such, there will be no surface drainage retention basins and the project will utilize all open space areas for recreational purposes without sacrificing useable open space for on-site retention. This will give the project a more urban character, as intended by the General Plan for this site.

### Architectural Theming:

The project is designed in a contemporary Spanish / Colonial/ Moorish architectural theming with the use of smooth plaster, terra-cotta concrete S-tile roofing, ceramic tile mosaics, rounded arches and gothic arches with tiled accents, wrought iron railings / gates/ decorative gills, canvas awnings with spire supports, brick veneers, and decorative pavers. There are numerous tower elements on each of the buildings that create architectural variation and the roof lines are varied in the front portions of the site where it transitions from two to three stories, in order to be more compatible with the single story character of the homes to the south. The elevations below depict the architectural theming for the various residential buildings, the community building, an artistic rendering, isometric drawing, and details of the architectural finishes.







EXTERIOR ELEVATION - WEST



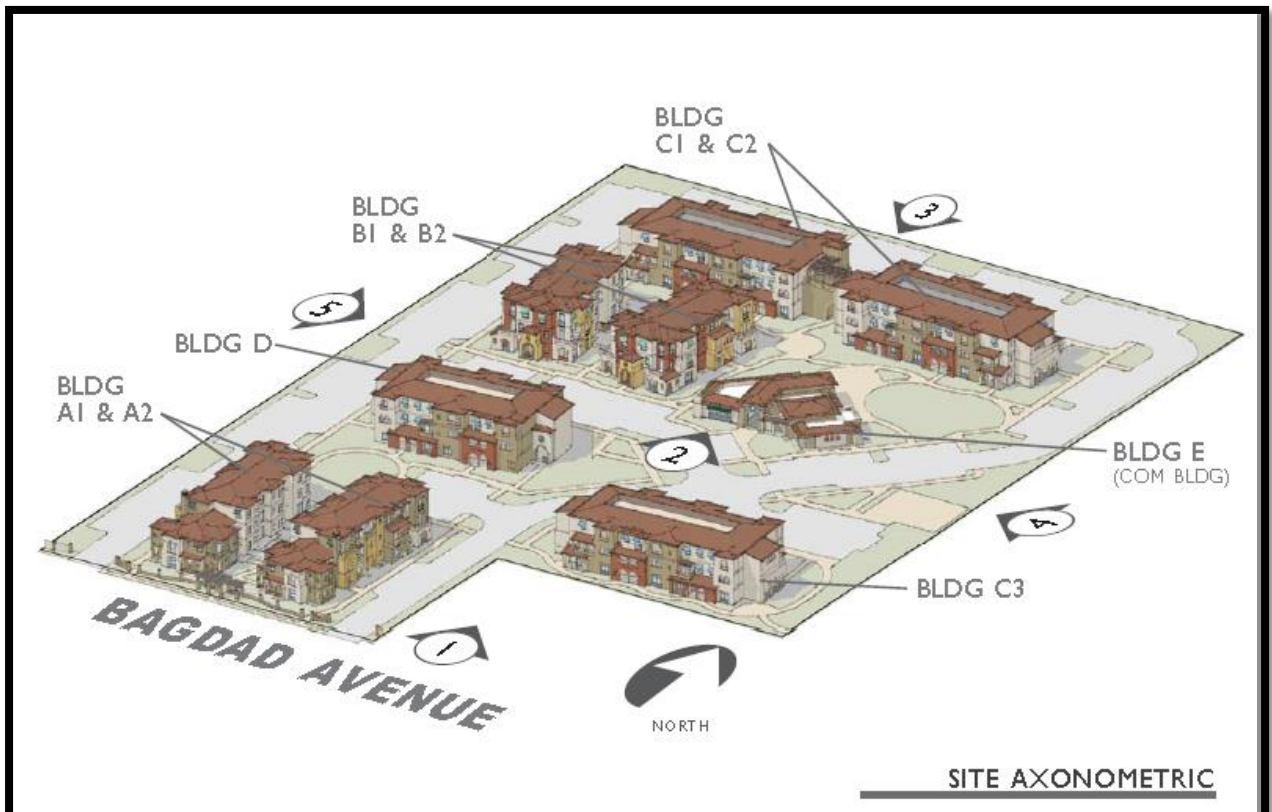
EXTERIOR ELEVATION - SOUTH



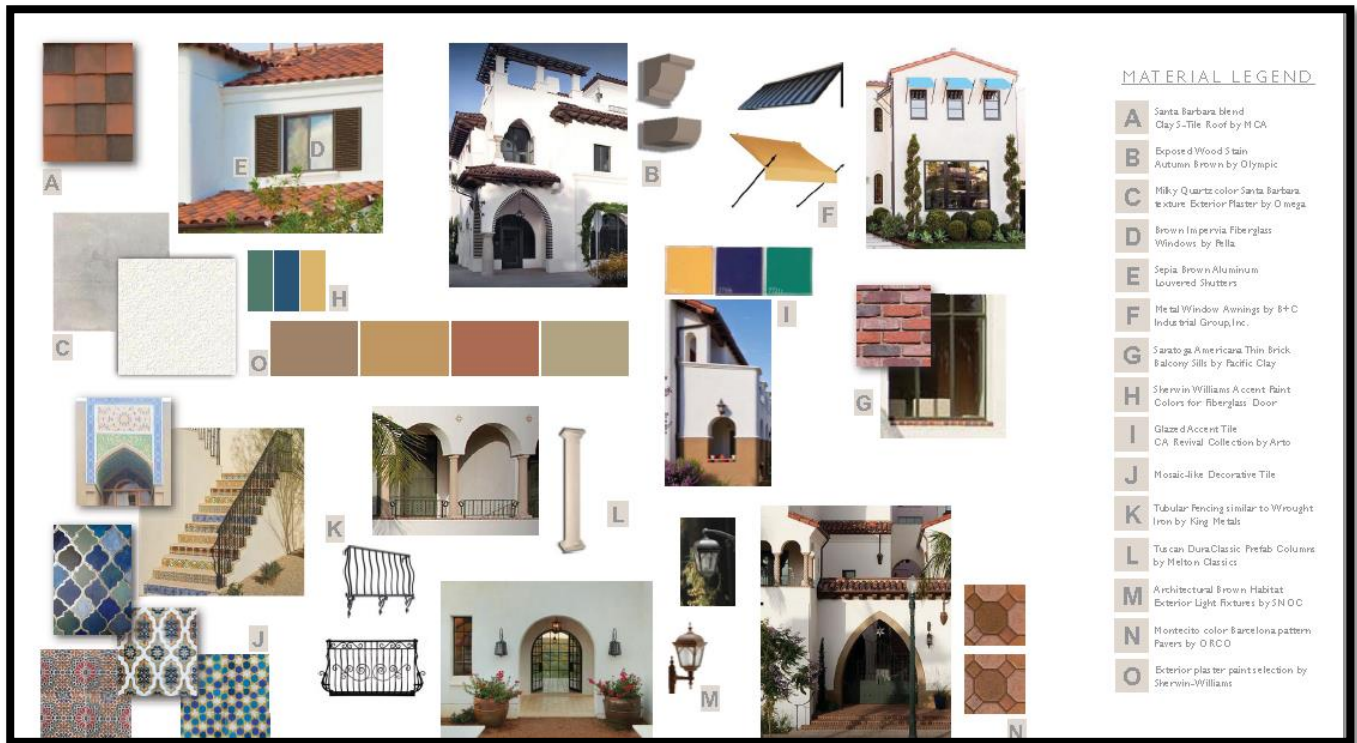
EXTERIOR ELEVATION - NORTHEAST



EXTERIOR ELEVATION - SOUTH







### Use of Elevators:

There is a shared elevator thru a bridge between Building C1 and C2 on the north side of the project. This vertical circulation is enhanced with a stair tower and the opportunity to further enhance the architectural composition of these buildings in relationship to each other as shown in the images below:



### Streetscape Design:

The proposed project will significantly improve the built environment appearance as viewed from the street. This will be accomplished by placing new buildings that have a one-story element feature including front porches, covered walkways/ arches, a view into the main garden courtyard, and trellis/arbor entry feature directly adjacent to the sidewalk. The pedestrian experience will be improved, giving all residents a pleasant and safe access into and out of the community from the sidewalk in keeping with the General Plan design policies. This includes removing overhead utility lines. The images below show a “before and after” comparison.



*Existing (Before) Streetscape:*



*Proposed (After) Streetscape*



## Landscaping:

The project is designed with a series of garden courtyards that will function as common open space for the residents. The plan shows a desert-friendly plant palette with willow acacia, citrus, jacaranda, southern live oak and tipu trees. Shrubbery and hedges will include yellow bells, aloe vera, hibiscus, red bird of paradise, desert spoon, brittle bush, texas ranger, and texas privet. Groundcovers include trailing bougainvillea, natal plum, sunrise emu, trailing lantana, and rosemary. Vines and espaliers include pink powder puff, honeysuckle, and jasmine plants. The planters will be finished with  $\frac{3}{4}$  inch gravel, boulders, and a variety of small ornamental accent plants including Mediterranean fan palm, sago palm, ocotillo, and red yucca. Staff is in support of the water-efficient plan palette, which provides a variety of textures and colors to the common area landscaping.

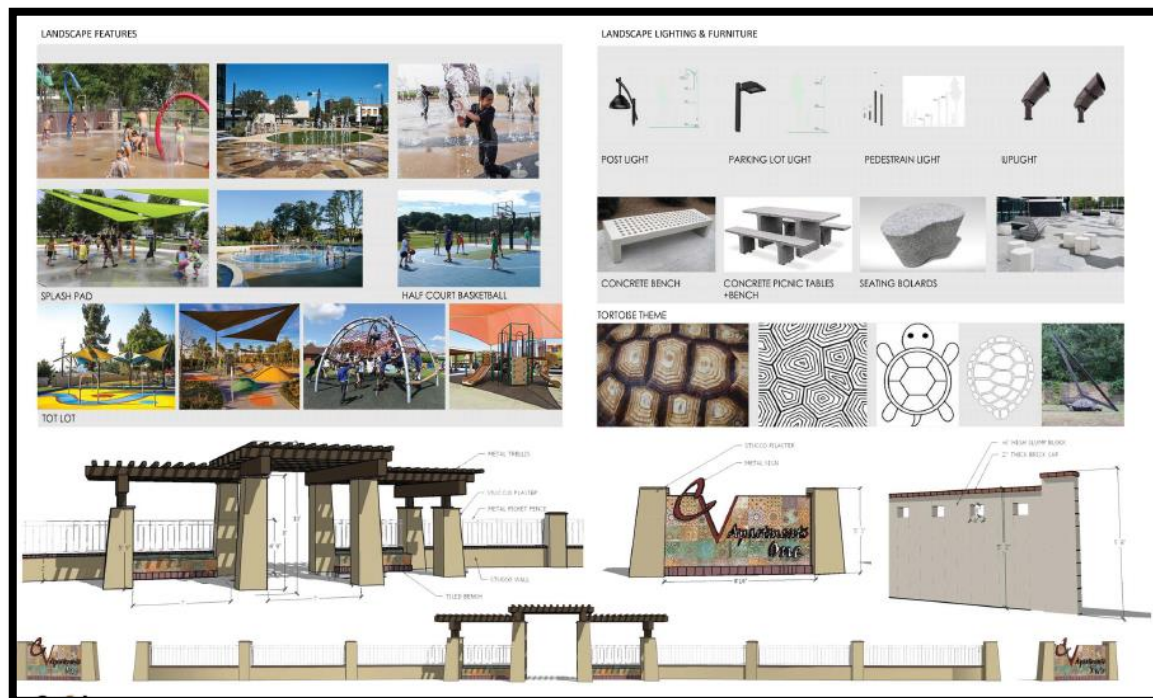
The images below depict the conceptual landscape plan, a close-up of the community center landscaping, and overall plant palettes and details on the landscape features including freestanding arbors and trellis that are located at the main entrance and near the garden courtyards.



*Conceptual Landscaping*



### Plant Palette



### *Landscape Features*



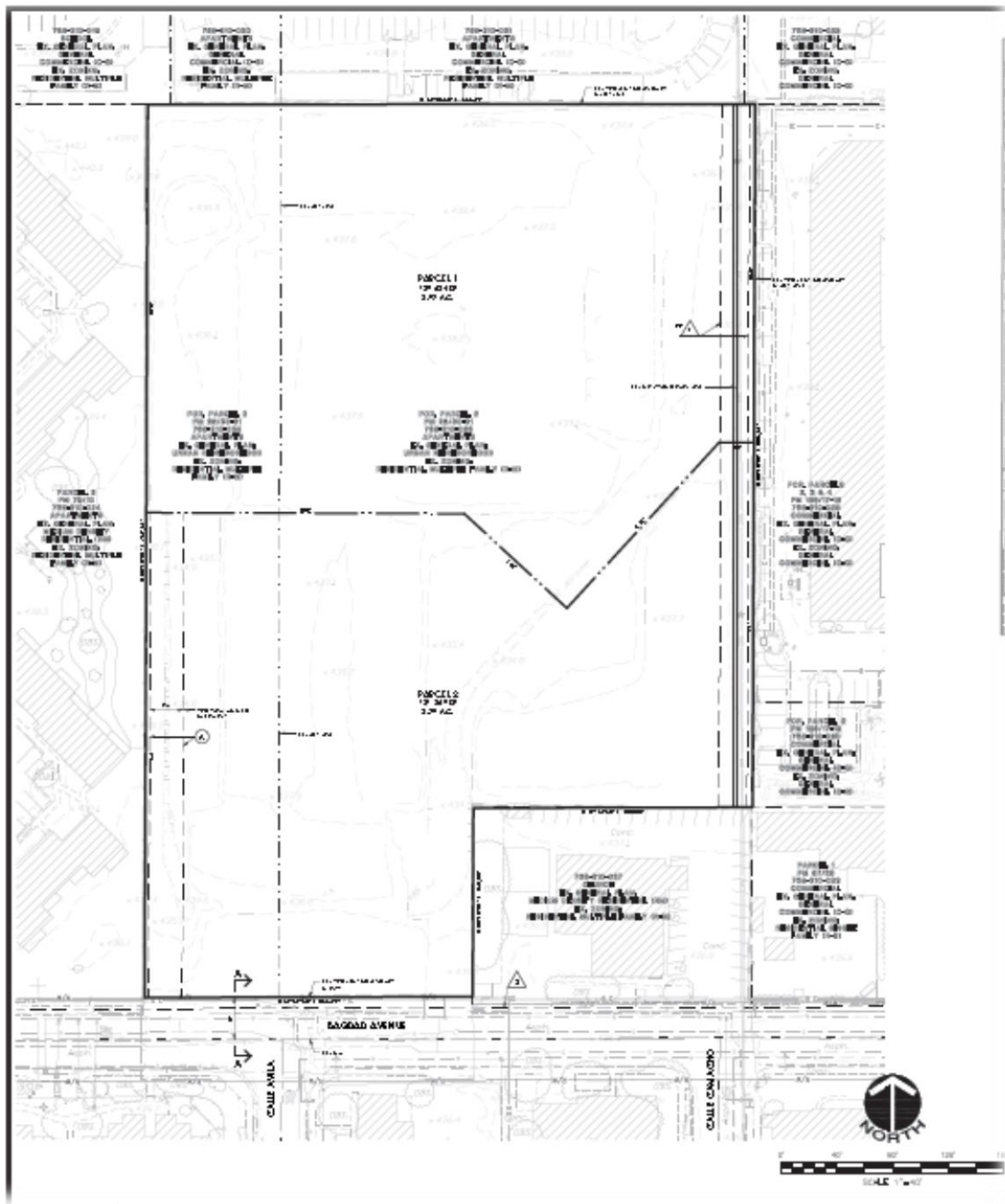


### *Community Center Landscaping*

The Landscaping Features images above show the entry trellis/arbor and a combination of decorative masonry/wrought iron fencing along the front property boundaries. The project is not a gated community but will create a front courtyard for safety of children playing in the common open space areas. Additionally, there is one monument sign proposed adjacent to the driveway, for identification. The community center landscaping shown above includes a tot lot, splash pad, pocket park, and bbq / picnic areas.

### **TENTATIVE PARCEL MAP NO. 37833**

The proposed tentative parcel map will create two lots that are intended solely for financing and construction phasing purposes. At buildout, the two lots will be indistinguishable as portions of the development site. The new lot line / subdivision configuration is shown below.



As proposed, Parcel 1 on the north does not have direct street frontage and will be accessed via a recorded ingress-egress easement. While this scenario is not ideal for a typical “stand alone” development, the map will have reciprocal access over the common driveway areas to maintain the site as one development project site. The Coachella Municipal Code and the Subdivision Map Act require the Commission and City Council to make specific findings in order to grant the

approval. Staff has included these findings and the standard conditions of approval in the attached resolution. The required findings for the tentative map are as shown below.

1. The proposed tentative map is consistent with the General Plan and the City of Coachella Official Zoning Map. The proposed subdivision is within a land use designation of General Neighborhood according to the General Plan 2035 Land Use Element which allows very high density residential. The subdivision is consistent with the development intensity permitted by the Urban Neighborhood Land Use category. Tentative Parcel Map 37833 is in compliance with the standards of the Zoning Ordinance with respect to the R-M (Residential Multifamily) including minimum lot size, minimum lot depth, and minimum lot width. Additionally, This subdivision will accommodate for a variety of housing types and is consistent with the City's vision for this area to be redeveloped with urban residential uses with close proximity to commercial and open space amenities.
2. The site is physically suitable for the future commercial development and density. The proposed subdivision will provide adequate sized lots for a phased multifamily residential development. The two proposed lots will have adequate dimensions, and ingress and egress to accommodate future development by recording easements for ingress and egress and reciprocal access over the private driveways.
3. The design of the subdivision and type of improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. There are no sensitive habitats or bodies of water in the immediate vicinity of the site. For future development proposed on the site, all drainage from increased impervious material on the site will be contained on site for a 100-year storm event, as required by City regulations. As such there would be no impact to the Coachella Valley Whitewater Channel which is more than two miles away from the site.
4. The design of the subdivision and type of improvements are not likely to cause any serious public health problems. The proposed subdivision would allow for future development of residential uses intended and identified in the General Plan and the zoning code. All future development would be reviewed for compliance with applicable California Building Code regulations prior to issuance of any building permits.
5. The design of the subdivision and type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The proposed subdivision would create two lots for future residential development with adequate street access, and utility connections to all lots. There are no known easements that would conflict with the proposed subdivision.
6. The City of Coachella has determined that the proposed project will not have significant environmental effects upon the environment pursuant to a Section 15183 CEQA analysis that was prepared for the project, and which tiers off of the City's General Plan Update Environmental Impact Report. As such, there are not additional mitigation measures required and no additional environmental reviews for the subdivision to be approved.



**ENVIRONMENTAL REVIEW:**

City staff determined that the proposed project qualifies for a streamlined environmental review process pursuant to Section 15183 of the California Environmental Quality Act (CEQA) Guidelines for projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its sites. Therefore, the City has limited its examination of environmental effects to those which the City has determined: (1) are peculiar to the project or the parcel on which the project would be located; (2) were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent; (3) are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or (4) are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

The study found that the project does not require new mitigation because it is consistent with the findings of the Coachella General Plan Update EIR that was certified in 2015. Potential project-related impacts, including cumulative and off-site impacts, were fully addressed in the EIR, and applicable mitigation measures were provided to reduce project-specific impacts. There are no significant off-site or cumulative impacts that are peculiar to the project or its site that have not already been fully addressed in a previous environmental analysis or that cannot be substantially mitigated through the application of uniformly applied standards and policies. A copy of the 15183 analysis is attached to this staff report.

**ALTERNATIVES:**

1. Approve the Coachella Valley Apartments Project with the attached resolution and conditions of approval.
2. Approve the Coachella Valley Apartments Project with modified conditions.
3. Continue this matter and give staff direction.

**CONCLUSIONS AND RECOMMENDATIONS:**

The proposed project substantially complies with the City's General Plan policies for the Urban Neighborhood designation, and will comply with City standards except for the development incentives which are being sought for reduced unit size and off-street parking. The project provides a generous amount of common open space, and all units provide private patio space. Additionally, the community building and pocket park/splash pad provide livability amenities for the families that will reside in the community. Accordingly, staff has prepared the attached resolutions approving the project with findings and conditions of approval. The City Council has final decision authority over the Tentative Parcel Map, and this item will be forwarded to them for final approval.

**RECOMMENDED ALTERNATIVE(S):**

Staff recommends Alternative #1 or #2.

Attachments: Resolution No. 2020-01 approving TPM 37833  
Resolution No. 2020-02 approving AR 19-10  
CEQA Section 15183 Analysis  
Correspondence

**RESOLUTION No. PC2020-01****A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF TENTATIVE PARCEL MAP NO. 37833 TO SUBDIVIDE 5.76 ACRES (APN 768-210-025 & 026) INTO TWO PARCELS FOR FINANCING AND DEVELOPMENT PHASING PURPOSES ON PROPERTY LOCATED AT 84-900 BAGDAD AVENUE. COMMUNITY HOUSING OPPORTUNITIES CORPORATION, APPLICANT.**

WHEREAS, Community Housing Opportunities Corporation (CHOC) has filed an application for Tentative Parcel Map No. 37833 to subdivide approximately 5.76 acres into two (2) parcels, located at 84-900 Bagdad Avenue, more particularly described in Exhibit "A" attached hereto and made a part hereof; and,

WHEREAS, the City has processed said application pursuant to the Subdivision Map Act (commencing with Section 64600, Title 7 of the Government Code and the California Environmental Quality Act of 1970) as amended; and,

WHEREAS, on February 5, 2020, the Planning Commission of the City of Coachella held a duly noticed and published Public Hearing and considered the Tentative Parcel Map as presented by the applicant, adopting the finding, conditions, and staff recommendations; and,

WHEREAS, the Planning Commission does recommend the approval to the City Council of Tentative Parcel Map No. 37833, subject to the recommended findings and conditions of approval contained in the staff report and contained herein.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Coachella, California does hereby recommend that the City Council approve Tentative Parcel Map 37833 with the findings and conditions listed below.

**Findings for Tentative Parcel Map 37833**

1. The proposed tentative map is consistent with the General Plan and the City of Coachella Official Zoning Map. The proposed subdivision is within a land use designation of General Neighborhood according to the General Plan 2035 Land Use Element which allows very high density residential. The subdivision is consistent with the development intensity permitted by the Urban Neighborhood Land Use category. Tentative Parcel Map 37833 is in compliance with the standards of the Zoning Ordinance with respect to the R-M (Residential Multifamily) including minimum lot size, minimum lot depth, and minimum lot width. Additionally, This subdivision will accommodate for a variety of housing types and is consistent with the City's vision for this area to be redeveloped with urban residential uses with close proximity to commercial and open space amenities.

2. The site is physically suitable for the future commercial development and density. The proposed subdivision will provide adequate sized lots for a phased multifamily residential development. The two proposed lots will have adequate dimensions, and ingress and egress to accommodate future development by recording easements for ingress and egress and reciprocal access over the private driveways.
3. The design of the subdivision and type of improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. There are no sensitive habitats or bodies of water in the immediate vicinity of the site. For future development proposed on the site, all drainage from increased impervious material on the site will be contained on site for a 100-year storm event, as required by City regulations. As such there would be no impact to the Coachella Valley Whitewater Channel which is more than two miles away from the site.
4. The design of the subdivision and type of improvements are not likely to cause any serious public health problems. The proposed subdivision would allow for future development of residential uses intended and identified in the General Plan and the zoning code. All future development would be reviewed for compliance with applicable California Building Code regulations prior to issuance of any building permits.
5. The design of the subdivision and type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The proposed subdivision would create two lots for future residential development with adequate street access, and utility connections to all lots. There are no known easements that would conflict with the proposed subdivision.
6. The City of Coachella has determined that the proposed project will not have significant environmental effects upon the environment pursuant to a Section 15183 CEQA analysis that was prepared for the project, and which tiers off of the City's General Plan Update Environmental Impact Report. As such, there are not additional mitigation measures required and no additional environmental reviews for the subdivision to be approved.

**Conditions:**

1. Tentative Parcel Map No. 37833 is approved for the Coachella Valley Apartments Project for a two-year period from the effective date unless an extension of time is requested by the applicant and granted by the Planning Commission. A building permit and diligent pursuit of construction shall vest the conditional use permit. Violation of any of the conditions of approval shall be cause for revocation of the Conditional Use Permit.

**Final Map**



2. The Final Map shall be submitted to the City Engineering Department for plan check and final approval prior to recordation. The final map shall comply with the Subdivision Map Act and City of Coachella Subdivision Ordinance.
3. The applicant shall record an ingress-egress easement for the benefit of Parcel 1 of Tentative Parcel Map No. 37833. Reciprocal access easements over all parcels shall be included as part of the final map over the future common-area driveways proposed for the Coachella Valley Apartments development.
4. The subdivider shall dedicate any additional right-of-way as may be required for public streets fronting along the property.
5. 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.

PASSED, APPROVED AND ADOPTED at a regular meeting of the Planning Commission of the City of Coachella held on February 5, 2020 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Javier Soliz, Chair  
Planning Commission

ATTEST:

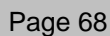
---

Yesenia Becerril  
Planning Commission Secretary

APPROVED AS TO FORM:

---

Carlos L. Campos, City Attorney  
City of Coachella



**RESOLUTION NO. PC2020-02**

**A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION APPROVING ARCHITECTURAL REVIEW 19-10 TO ALLOW THE DEMOLITION OF 50 EXISTING RESIDENCES AND CONSTRUCTION OF A NEW 110-UNIT MULTI-FAMILY RESIDENTIAL COMMUNITY (COACHELLA VALLEY APARTMENTS) WITH ON-SITE AMENITIES INCLUDING A COMMUNITY BUILDING, BASKETBALL HALF-COURT, POCKET PARK, SPLASH-PAD, TOT LOT, FREESTANDING CARPORTS ON PRIVATE DRIVEWAYS, AND COMMON-AREA PICNIC AREAS ON 5.76 ACRES LOCATED AT 84-900 BAGDAD AVENUE. (APN 768-210-025 & -026). COMMUNITY HOUSING OPPORTUNITIES CORPORATION (APPLICANT).**

WHEREAS, Community Housing Opportunities Corporation (CHOC) has filed an application for Tentative Parcel Map No. 37833 and Architectural Review No. 19-10 to allow the phased development of 5.76 acres into a 110-unit multifamily residential community on property in the R-M (Multifamily Residential) zone located at 84-900 Bagdad Avenue; and,

WHEREAS, the City has processed said application pursuant to the City's Municipal Code and the California Environmental Quality Act of 1970) as amended; and,

WHEREAS, on February 5, 2020, the Planning Commission of the City of Coachella held a duly noticed and published Public Hearing and considered the Tentative Parcel Map and Architectural Review as presented by the applicant, adopting the finding, conditions, and staff recommendations; and,

WHEREAS, the Planning Commission does find that the project is consistent with the City's General Plan and Zoning Code subject to the recommended findings and conditions of approval contained in the staff report and contained herein; and,

WHEREAS the proposed project was found to not have a significant effect on the environment and a Section 15183 analysis was prepared for the project pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15183 tieing off of the City's General Plan Update Environmental Impact Report; and

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

NOW, THEREFORE, be it resolved, that the Planning Commission of the City of Coachella, California does hereby approve Architectural Review No. 19-10, subject to the findings and conditions of approval listed below.

**Findings for Approval for Architectural Review No. 19-10:**

1. The proposed project is consistent with the goals, objectives, policies, and implementation

measures of the newly adopted Coachella General Plan 2035. The site has an Urban Neighborhood land use designation that allows for high-density residential development. The project will have a new density of 19 dwelling units per acre. The proposed structures will be in keeping with the policies of the Urban Neighborhood land use classification and the project is internally consistent with other General Plan policies for this type of development. The project is consistent with General Plan policies including “High quality construction and architecture” which requires high-quality and long-lasting building materials on all new development projects in the City, and will encourage innovative and quality architecture. Additionally, the project will preserve existing, signature views of the hills and mountains from the City.

2. The proposed project will be in compliance with the applicable land use regulations and development standards of the City’s Zoning Code. The site plan proposes to redevelop an older 50-unit multifamily residential project by demolishing existing units, and constructing a new high-density 110-unit project with several two-story and three-story multifamily residential buildings surrounding a new community building and common open-space amenities including a pocket park, basketball half-court, outdoor splash pad, barbeque / picnic areas and shade structures. The project has shown a financial barrier to providing affordable housing and is entitled to development incentives in the form of reduced parking, and reduced dwelling unit sizes which includes 600 square foot one-bedroom units, and 940 square foot two-bedroom units and 1030 square foot three-bedroom units. Except for these development incentives, the project will comply with all applicable R-M (Multi-Family) zoning development standards as proposed.
3. Development of the land and application of architectural guidelines and development standards shall be considered on the basis of the suitability of the site for a particular use or development intended, and the total development, including the prescribed development standards, shall be so arranged as to avoid traffic congestion, ensure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and shall be in accord with all elements of the general plan. The proposed project will provide a high-density residential development designed in a traditional garden apartments theme with generous common open space directly accessible and visible to the street. The architecture is a contemporary Spanish/ Colonial/ Moorish style that will significantly improve the built environment conditions. The proposed uses will be compatible with existing adjacent uses in that there are one-story elements placed near the street and the two-story and three-story structures are set back from the street, in order to be compatible with the surrounding residential structures in the vicinity, and commercial uses to the east.
4. The proposed project will be compatible with neighboring properties with respect to land development patterns and application of architectural treatments. The plans submitted for this project propose a two-story and three-story multi-family residential development with attractive architectural features and that will enhance the surrounding uses. The streetscape buildings will include substantial one-story elements including a trellis/arbor,



front porches and covered walkways to be in keeping with one-story homes on the south side of Bagdad Avenue.

5. The proposed project qualifies for a streamlined environmental review process pursuant to Section 15183 of the California Environmental Quality Act (CEQA) Guidelines for projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its sites. Therefore, the City has limited its examination of environmental effects to those which the City has determined: (1) are peculiar to the project or the parcel on which the project would be located; (2) were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent; (3) are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or (4) are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR. The study found that the project does not require new mitigation because it is consistent with the findings of the Coachella General Plan Update EIR that was certified in 2015. Potential project-related impacts, including cumulative and off-site impacts, were fully addressed in the EIR, and applicable mitigation measures were provided to reduce project-specific impacts. There are no significant off-site or cumulative impacts that are peculiar to the project or its site that have not already been fully addressed in a previous environmental analysis or that cannot be substantially mitigated through the application of uniformly applied standards and policies.

**Conditions of Approval for Architectural Review No. 19-10:**

1. The Architectural Review (AR 19-10) is contingent upon City Council approval of Tentative Parcel Map No. 37833 and shall be valid for 24 months from the effective date of said City Council approvals unless an extension of time is requested by the applicant and granted by the Planning Commission. Issuance of building permits and pursuit of construction will vest the Architectural Review.
2. The construction of all new structures shall be in conformance with construction drawings and landscaping plans designed in accordance with the submitted plans and conditions of approval imposed below:
  - a. All exterior building materials and colors shall substantially match the exhibits submitted with the Coachella Valley Apartments Project applications.
  - b. All carports shall be treated architecturally and painted to match the residential buildings.

- c. All fencing or garden walls for the project shall be subject to issuance of a separate building permit by the City Building Division. The use of decorative masonry with wrought iron fencing shall be used to include textured precision block, slump stone, or splitface block and wrought iron painted to complement the residential structures.
  - d. All parking lot lighting for the project center shall incorporate a Spanish Colonial decorative design.
  - e. All masonry perimeter walls and garden walls shall be decorative masonry with decorative cap subject to review by the Development Services Director, and subject to the City's Building Codes.
  - f. Decorative paving in the form of pavers or stamped/colored concrete shall be used for the first 20 feet behind the sidewalk at both driveway entrances into the project site.
3. All plans, as shown, are considered "conceptual," subject to revisions as called out by the conditions of this resolution. The plans shall not be stamp-approved until all conditions requesting revisions have been satisfied during the building plan check process. Any substantial changes to the plans, including changes shown on future building permit plans deemed by Staff to not be within substantial conformance with this approval, will require an amendment to the approval of Architectural Review No. 19-10, including architectural features, materials, and site layout.
  4. The project shall comply with all applicable codes, laws and regulations, regardless of whether they are listed in these conditions. This includes conformance with the requirements of the adopted C.B.C., C.P.C., C.M.C., N.E.C., including all requirements of the South Coast Air Quality Management District, the Riverside County Fire Marshal's Office and any requirements by any other agency having jurisdiction on the project.
  5. Prior to the issuance of any building permits, the applicant shall submit landscape and irrigation plans with appropriate water calculations, and tabulations of overall new areas of outdoor landscaping for water efficiency monitoring purposes, to the Development Services Director. Compliance with regional Model Water Efficiently Landscape Ordinance is encouraged.
  6. The applicant will agree to defend and indemnify the City of Coachella against all claims, actions, damages, and losses, including attorney fees and costs, in the event that anyone files legal challenges to the approval of this project on the basis of the California Environmental Quality Act (CEQA). Prior to the issuance of building permits, the applicant shall execute a standard indemnification agreement subject to review by the City Attorney.
  7. All plan submittals are the responsibility of the developer; this includes plan submittals to the City of Coachella, the Riverside County Fire Marshal's Office, Coachella Engineering Department or to other agencies for whom plan review and approval is required.

8. The owner shall vote to annex the subject property into the City's Public Safety Community Facilities District (CFD No. 2005-01) for City police, fire and paramedic services, and shall execute all necessary documents and prepare the annexation map, prior to the issuance of a grading permit.
9. The developer shall meet and confer with the 29 Palms Band of Mission Indians, or another local tribe to obtain sensitivity training, in the event that potentially significant cultural resources are encountered during ground-disturbing activities.
10. Prior to issuance of building permits, the developer shall pay all applicable City of Coachella Development Impact Fees (DIF) and any applicable regional fees including Transportation Uniform Mitigation Fees (TUMF), and Multi Species Habitat Conservation fees in effect at the time of permit issuance.
11. The applicant or successor in interest shall submit plans and pay applicable fees to the Imperial Irrigation District for electrical utility infrastructure, and include all on-site and off-site utility infrastructure work on composite utility plans submitted to the City of Coachella.
12. All roof-top equipment must be architecturally screened from public view by screening materials of the same nature as the building's basic materials. Mechanical equipment generally shall be located below the parapet walls of the building. Please provide cross sections showing the line of site from street elevation, height of parapets, and height of rooftop mechanical equipment.
13. Typical 10' X 25' trash enclosures (minimum 6-ft high masonry wall with opaque metal gates) shall be installed conforming to the standards of Burrtec Waste Disposal as shown on the site plan, and in convenient centrally-located areas accessible to all residents.

#### ENGINEERING:

14. A preliminary geological and soils engineering investigation shall be conducted by a registered soils engineer, and a report submitted for review with the precise grading plan and shall include pavement recommendations. The report recommendations shall be incorporated into the precise grading plan design prior to plan approval. The soils engineer and/or the engineering geologist shall certify to the adequacy of the grading plan.
15. A precise grading/improvement plan, prepared by a California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
16. A Drainage Report, prepared by California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. The report shall contain a Hydrology Map showing on-site and off-site tributary drainage areas and shall be prepared in accordance with the requirements of the Riverside County Flood Control District. Adequate provisions shall be made to accept and conduct the existing

tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. If the design of the project includes a retention basin, it shall be sized to contain the runoff resulting from a 10-year storm event and the runoff from a 100-year storm event shall be contained within basin with shallow ponding (3.5' max.). The basin shall be designed to evacuate a 10-year storm event within 72 hours. The size of the retention basin(s) shall be determined by the hydrology report and be approved by the City Engineer. Retention basin shall be provided with a minimum of 2.00 feet sandy soil if determined to contain silt or clay materials. Maximum allowable percolation rate for design shall be 10 gal./s.f./day unless otherwise approved by the City Engineer. A percolation test for this site is required to be submitted. A combination drywell vertical drain field shall be constructed at all points where runoff enters the retention basin. Drywell & vertical drain field design shall be based on soils borings made at the proposed drywell locations after the retention basins have been rough graded. Minimum depth shall be 45-feet. A log that includes sieve analysis for each strata of the borings shall be submitted to the City Engineer for confirmation of depth of the vertical drain fields. Underground retention under the proposed parking area will be considered as an alternative to surface retention subject to the approval of the City Engineer.

17. Site access improvements shall be in conformance with the requirements of Title 24 of the California Administrative Code. This shall include access ramps for off-site and on-site streets as required. Applicant shall obtain approval of site access and circulation from Fire Marshal's Office.
18. Street improvement plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check prior to issuance of encroachment permits. All street improvements including street lights shall be designed and constructed in conformance with City Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 %.
19. 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.
20. Applicant shall obtain an encroachment permit to underground overhead distribution power line along Bagdad Avenue.
21. Applicant shall obtain an encroachment permit for any improvements constructed within public right-of-way including alleys.
22. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.
23. The applicant shall construct all off-site and on-site water improvements and any other incidental works necessary to complete the improvements. Size and location of sewer and water improvements shall be approved by the City Engineer

24. The applicant shall meet and confer with the Coachella Valley Water District to verify the absence of tile drains or irrigation mains located within the project boundary or along the streets adjacent to the property. If necessary tile drains and irrigation lines shall be relocated and easement documents prepared for the new location of any such lines.
25. 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.
26. 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.
27. Applicant shall comply with the valley wide NPDES permit requirements including but not limited to submittal of a Preliminary WQMP for plan review accompanied by a \$3,000 plan check deposit and a Final WQMP for final approval including executed maintenance agreement. All unused plan check fees will be refunded to the applicant upon approval of the Final WQMP.
28. "As-built" plans shall be submitted to and approved by the City Engineer prior to acceptance of the improvements by the City. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City.
29. Prior to issuance to of certificate of occupancy, all public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be completed to the satisfaction of the City Engineer.

**FIRE DEPARTMENT:**

30. The Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, City of Coachella Ordinance 1061 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.
31. The Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, City of Coachella Ordinance 1061 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance, showing compliance with the items below.
  - a. Minimum clear width of 24-feet shall be provided.



- b. Minimum outside turning radius of 38-feet while maintaining minimum inside turning radius of 14-feet.
  - c. Vertical clearance of 13'6" shall be maintained for the minimum clear width of 24-feet. This includes tree clearances.
  - d. No traffic calming devices are permitted
32. The Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, City of Coachella Ordinance 1061 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.
33. Fire sprinklers are required for all residential buildings. Deferred submittal of plans shall be provided to the appropriate Office of the Fire Marshal representative to be reviewed and approved prior to installation.
34. Phased inspections will be required to be completed in association with the rough piping and final acceptance, and shall be coordinated by the developer or his agents through the Riverside County Fire Marshal's office.
35. Submittal to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required prior to the issuance of any building permits.

#### UTILITIES:

36. Detailed plumbing and mechanical plans shall be submitted as part of plan check review, to the Environmental Programs Coordinator for review and approval.
37. A water quality management plan is required for this project.
38. The developer shall install 4 AMI type water service meters. Separate water service meter for landscape irrigation; Install Above Ground "Double Check Detector Assembly" DCDA for fire system; to protect water supply from contamination or pollution.
39. The developer shall install RP/Backflow device at least 12" of all water meters servicing landscape, for commercial facilities.
40. The project must adhere to the State Drought Mandate for drip or micro-spray of all landscape. A Pollution Prevention Plan for chemical storage and materials for water play area. The facility may be required to install a sub-meter for non-residential buildings to determine "return to sewer" from water use;

**PASSED APPROVED and ADOPTED** this 5<sup>th</sup> day of February 2020.

---

Javier Soliz, Chair  
Coachella Planning Commission

**ATTEST:**

---

Yesenia Becerril  
Planning Commission Secretary

**APPROVED AS TO FORM:**

---

Carlos Campos  
City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC2020-02, was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 5<sup>th</sup> day of February 2020 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Yesenia Becerril  
Planning Secretary



**CEQA Compliance**  
**Section 15183 Analysis**  
**for**  
**Coachella Valley Apartments**  
*Architectural Review (AR 19-10)*  
*Tentative Parcel Map No. 37833*

## **I. Introduction**

The applicant proposes the demolition of 50 existing dwelling units for the construction of a 110-unit affordable housing development on approximately 5.76 acres located at 84-900 Bagdad Avenue. The project is expected to develop in two phases and consists of a combination of two and three-story buildings and a centrally located community center building. The City of Coachella is processing an Architectural Review application and Tentative Tract Map for the project.

This document analyzes the proposed project with respect to its compliance with the California Environmental Quality Act (CEQA), particularly CEQA Guidelines Section 15183, and in the context of consistency with the City of Coachella General Plan and its certified Environmental Impact Report.

### CEQA Requirements

CEQA (Public Resources Code Section 21000 et. seq.) and the State CEQA Guidelines require that state and local government agencies evaluate and consider the potential environmental effects of projects over which they have discretionary authority. CEQA Guidelines Section 15183 allows for a streamlined environmental review process for projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its sites.

If the above qualifications are met, as stated in Section 15183(b), “a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis:

- (1) are peculiar to the project or the parcel on which the project would be located,
- (2) were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent,
- (3) are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or



- (4) are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.”

This document has been prepared to satisfy the requirements of CEQA Guidelines Section 15183. It analyzes the potential environmental effects of the proposed project and evaluates whether they were adequately analyzed in a prior EIR such that the above-identified streamlining criteria apply.

#### General Plan Update Program EIR

The project is consistent with the Coachella General Plan Update 2035 (CGPU), for which an EIR (SCH #2009021007) was certified on April 22, 2015. The CGPU provides a framework for future growth of the City and projects the development reasonably expected to occur during the 20-year buildout period to 2035. The CGPU EIR analyzed the environmental impacts associated with adoption and implementation of the General Plan Update.

The proposed project is permitted in the zoning district where the project site is located and consistent with the land uses, density, and vision of the CGPU. According to the City’s Zoning Map, the project site is within the R-M zone (Residential Multiple Family), which allows for various medium and high population densities that are in conformance with the General Plan (Coachella Municipal Code, Chapter 17.20). Under the CGPU, the project site is within the City’s “Urban Neighborhood” land use designation that provides high density, walkable, and transit-ready neighborhoods with a variety of housing types and supporting land uses such as retail, office, civic and recreational uses. (CGPU, p. 04-19). This designation allows a density of 20 to 38 dwelling units per acre and commercial floor to area ratio (FAR) of up to 0.5. Given the project’s consistency with the CGPU, the City is not required to examine environmental impacts that were already evaluated in the previously certified General Plan EIR.

The CGPU EIR serves as the basis of the analysis contained herein, and the proposed project is evaluated for consistency with the intent of CGPU policies and conformance with development regulations. Information contained in the CGPU EIR is incorporated by reference, and mitigation measures that would apply to the proposed project are identified.

## **2. Project Description**

#### Project Location

The subject property is located at 84-900 Bagdad Avenue, approximately 0.1 miles west of Harrison Street (APNs 768-210-025 and -026). (Exhibits 1-4).

#### Existing Conditions

The site is currently occupied by a 50-unit, non-gated multi-family development and centrally located, communal open space (Coachella Valley Apartments). All buildings are single-story with on-site parking provided throughout the complex. Vehicular access is provided by independent driveways along Bagdad Avenue that serve the western and eastern sections of the complex.

### Land Use Designations

The subject property is designated “Urban Neighborhood” in the General Plan and “Residential Multiple Family” (RM) on the Zoning Map. The project site is also located in “Subarea 1 – West Coachella Neighborhoods” of the General Plan, as shown in the CGPU’s *Figure 4-24: General Plan Subarea Map*.

### Surrounding Land Uses

Surrounding land uses include the following:

North: Las Flores Family Apartments,  
East: New Life Church Coachella and Plaza Tonalá shopping center,  
South: Bagdad Avenue,  
West: Coachella Valley Apartment Homes

### Project Description

The proposed project would result in demolition of existing on-site buildings and improvements and development of eight 3-story residential apartment buildings and one single-story administration/community building (Exhibit 5). The apartments would total 136,023± square feet, consisting of 110 one-, two-, and three-bedroom units with balconies. The community building would total 4,755± square feet and include office space, meeting rooms, a laundry room, a computer lab, and maintenance/storage areas. A total of 191 on-site parking spaces will be provided. Open space amenities include half-court basketball, playgrounds (tot lots), outdoor BBQ areas, and a splash pad. Site access will be provided by two driveways along Bagdad Avenue with internal driveways providing connections to all buildings.

The existing apartments have been occupied for decades. At a density of 9 units per acre, the project is currently less dense than was envisioned in the General Plan’s Urban Neighborhood designation. The redevelopment of the site for 110 units, or 20 units per acre, is consistent with the City’s current vision for the site.

### Discretionary Actions

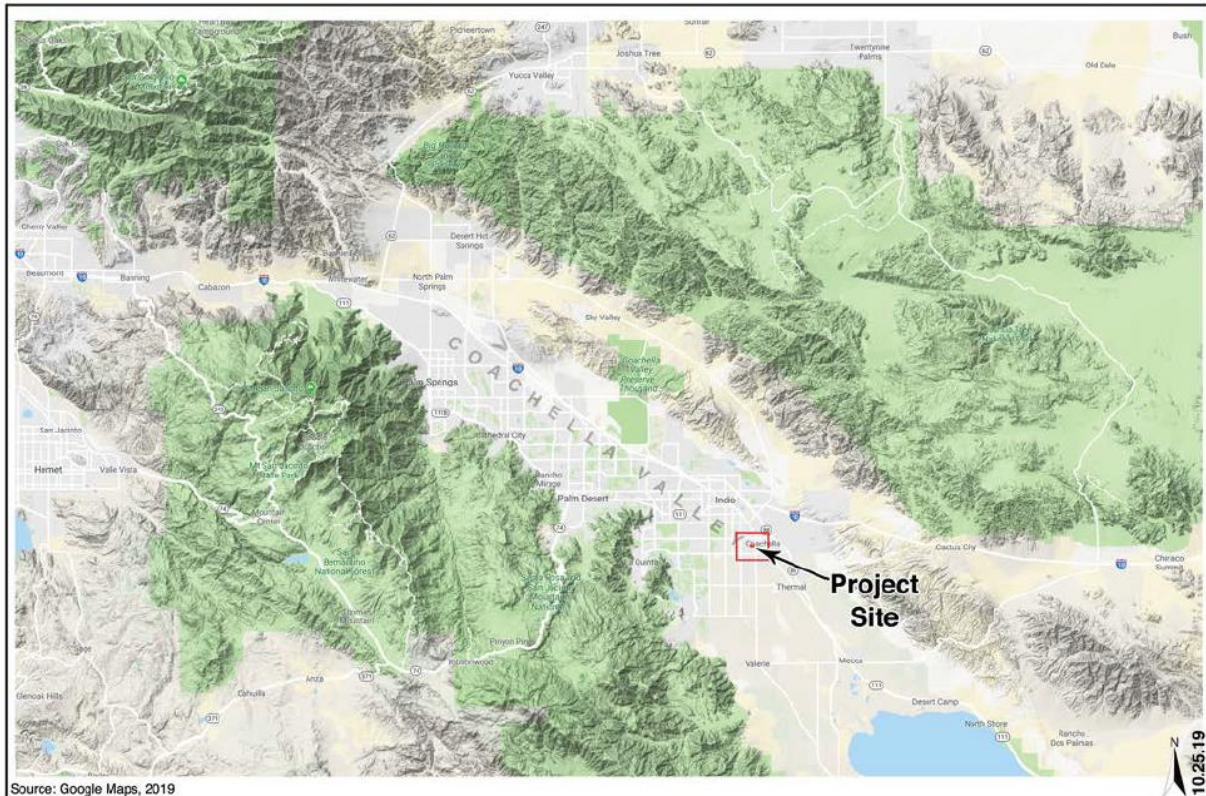
The proposed Project would require approval of an Architectural Review application for site plan and exterior architecture and landscaping review, and a Tentative Parcel Map to allow a lot split.

Exhibit 1

Regional Location Map



Exhibit 2  
Area Location



Coachella Valley Apartments  
Area Location Map  
Coachella, California

Exhibit

2

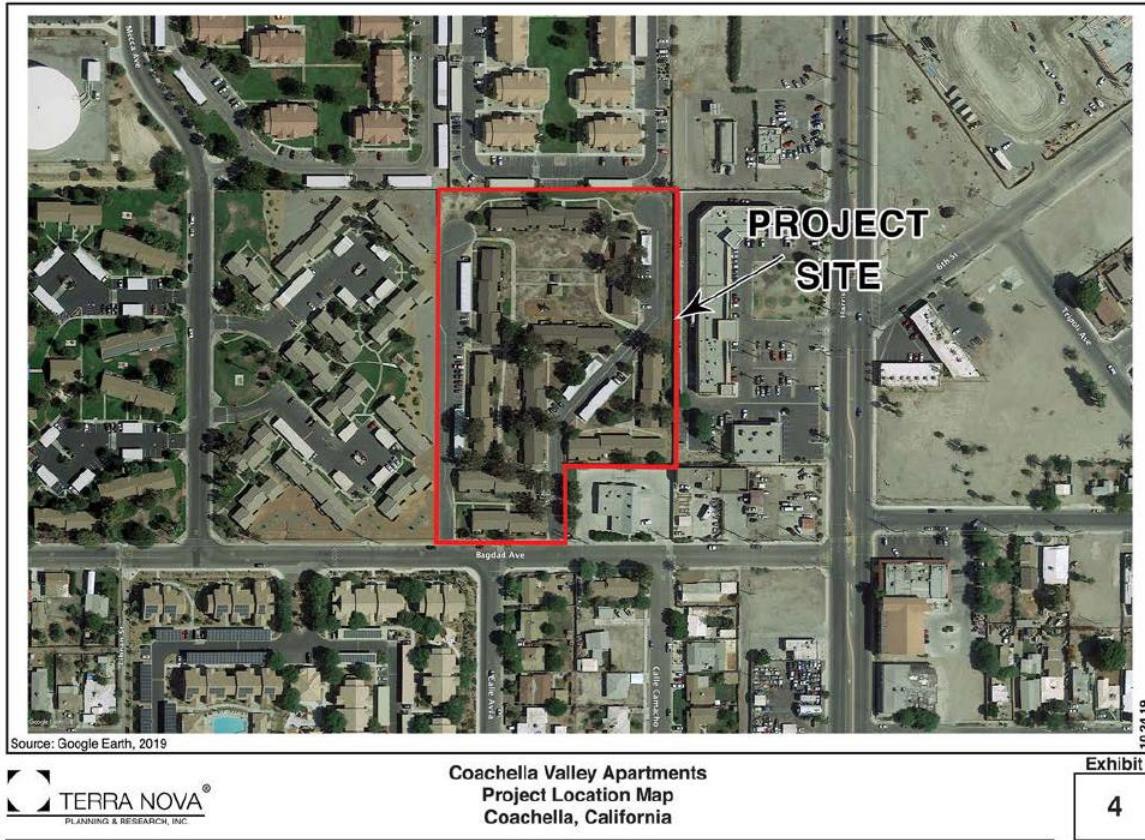


Exhibit 3  
Project Vicinity



Exhibit 4

Project location







### 3. Environmental Impacts Analysis

#### INTRODUCTION

The following analysis describes potential environmental impacts of the proposed project, findings of the CGPU EIR, and mitigation measures (if required) that are recommended as appropriate for the proposed project.

#### AESTHETICS

The proposed project site is designated “Urban Neighborhood” in the General Plan. The physical character of an “Urban Neighborhood” is defined by mid- to high-density residential mixed-uses, convenient pedestrian access, and high quality public open spaces and streetscapes to create a comfortable living environment for neighborhood residents (CGPU p. O4-19). Desired building types are “Rowhouse/Townhouse, Garden Apartment and Urban Apartment,” with buildings heights of two to three stories (CGPU p. O4-20). Main entrances should be located along the property street frontage and designed to welcome visitors.

The Land Use and Community Character Element of the CGPU sets forth policies intended to preserve the City’s unique visual character, including preservation of the “small-town” identity, cultural diversity, and high quality construction and architecture (CGPU p. 4-85 and 4-86). The proposed project is consistent with the following CGPU policies:

- 2.5 High quality construction and architecture. Require high-quality and long-lasting building materials on all new development projects in the City. Encourage innovative and quality architecture in the City with all new public and private projects. (Land Use and Community Character)
- 6.1 View corridor preservation. Protect and preserve existing, signature views of the hills and mountains from the City. (Sustainability and Natural Environment)

The proposed project would demolish and replace the existing single-story buildings with taller, three-story buildings. Proposed architectural styles, colors, building heights, and site layout are consistent with the intent of the “Urban Neighborhood” designation and are compatible with the existing visual character of multi-family residential developments in the immediate vicinity and along Bagdad Avenue.

Compared to existing site conditions, the proposed project would increase building heights and lot coverage, which could potentially increase light and glare. However, project lighting and glare levels would be compatible with the surrounding urban environment and reduced through compliance with Municipal Code requirements, such as the shielding of lighting fixtures to prevent spillage onto adjacent properties.

In addition to light and glare, increased building heights could potentially impact views of scenic vistas enjoyed by surrounding properties. The most prominent scenic vista within the CGPU Planning Area is of



the Mecca Hills, which are located to the east. The CGPU sets forth policies within the Sustainability + Natural Environment Element that ensure existing and new development are designed to preserve view corridors. The project would not damage scenic resources or have a substantial adverse effect on a scenic vista because neither occur onsite or in the immediate vicinity.

The proposed project is consistent with the “Urban Neighborhood” land use designation assigned by the CGPU and analyzed in the EIR. The EIR determined that development resulting from implementation of the General Plan would have no impact to scenic resources, and have less than significant impacts on scenic vistas, and light intrusion and glare. However, impacts to visual character would result in significant and unavoidable impacts due to the City’s expected high growth rates and development projections. No mitigation measures were required or provided in the EIR; however, the proposed project would be subject to the CGPU policies referenced above and the City’s standard design review process.

Overall, the proposed project would not result in any new impacts or significant findings associated with aesthetics or increase the severity of impacts identified in the EIR. The impact was adequately addressed in the EIR and would not change from that identified in the EIR as a result of the proposed project.

Determination:

- There is nothing unusual or peculiar to the project or subject parcel that would change or affect the aesthetic impacts analyzed in the CGPU EIR.
- Impacts of the proposed project on aesthetics were analyzed in the certified CGPU EIR because....
- There are no significant off-site or cumulative aesthetic impacts associated with the proposed project that were not addressed in the EIR because....
- There is no substantial new information indicating that the aesthetic impacts of the project would be more severe than those described in the EIR because....

AGRICULTURE AND FORESTRY RESOURCES

Within the CGPU planning area, there are approximately 11,139 acres of agricultural lands, of which 994 acres are currently under Williamson Act contract. The CGPU EIR determined that development resulting from implementation of the General Plan would result in significant and unavoidable impacts regarding the conversion of farmland to non-agricultural uses due to anticipated population growth.

However, the subject property is designated “Urban Neighborhood” in the General Plan and is currently developed as such. Surrounding lands are also developed or designated for residential and or urban uses. There are no farmland zoning designations, Williamson Act contracts, forests, or forest zoning designations on site or in the project vicinity. The proposed project would not result in the loss or conversion of agricultural or forest land.

The proposed project is consistent with the “Urban Neighborhood” land use designation and would not result in any new impacts or significant findings associated with agricultural or forestry resources or increase the severity of impacts identified in the EIR. The impact was adequately addressed in the EIR

and would not change from that identified in the EIR as a result of the proposed project. No impact would occur and no additional mitigation measures are required.

Determination:

- There is nothing unusual or peculiar to the project or subject parcel that would change or affect the impacts to agriculture or forestry lands analyzed in the CGPU EIR, as the subject parcel is currently designated as “Urban Neighborhood” and will continue to be developed with multi-family uses.
- Impacts of the proposed project on agriculture and forestry resources were analyzed in the certified CGPU EIR.
- There are no significant off-site or cumulative agriculture or forestry impacts associated with the proposed project that were not addressed in the EIR, as the project involves redevelopment of a developed urban site with the same, multi-family, residential use at a density consistent with that analyzed in the CGPU EIR.
- There is no substantial new information indicating that the agriculture or forestry impacts of the project would be more severe than those described in the EIR.

AIR QUALITY

According to the CGPU, the City’s population is intended to grow to a maximum of 135,000 by 2035. By contrast, SCAG’s 2012 Regional Transportation Plan (RTP)/Sustainable Community Strategies (SCS) forecasts that the City will have a population of only 128,700 in 2035. Thus, the CGPU anticipates a maximum of 6,300 more residents than does the 2012 RCP/SCS by this time horizon, or approximately 4.9% more growth (CGPU EIR, p. 4.11-13). However, the CGPU EIR determined that the theoretical buildout of land use designations likely overstates the amount of growth likely to occur, and is therefore generally consistent with RTP/SCS. The proposed project is consistent with this trend because it does not propose the maximum density allowed for the site. Further, the proposed project is consistent with the following CGPU policies:

- 14.1 Sustainable development leadership. Establish the City as a regional leader in sustainable development and encourage compact, higher-density development that conserves land resources, protects habitat, supports transit, reduces vehicle trips, improves air quality, conserves energy and water and diversifies the housing stock in the Coachella Valley. (Land Use and Community Character)
- 11.2 Land use patterns. Promote compact, mixed-use, energy efficient and transit oriented development to reduce air pollutants associated energy and vehicular use. (Sustainability and Natural Environment)
- 11.12 Indoor air quality. Require new development to meet the state’s Green Building Code for indoor air quality performance. (Sustainability and Natural Environment)

- 11.13 Healthy homes. Promote green building practices that support “healthy homes,” such as low VOC materials, environmental tobacco smoke control, and indoor air quality construction pollution prevention techniques.

The CGPU EIR analyzed both short-term and long-term air quality emission impacts associated with buildout of the General Plan on a programmatic level.

#### *Long-Term Impacts*

The South Coast Air Quality Management District (SCAQMD) is the air pollution control agency for the Coachella Valley, including the City of Coachella. Under state law, the SCAQMD is required to prepare an overall plan for air quality improvement, known as the Air Quality Management Plan (AQMP), for the South Coast Air Basin and the Riverside County portion of the Salton Sea Air Basin, for which the project is located. Projects that are consistent with the projections of employment and population forecasts identified in the Regional Comprehensive Plan (RCP) prepared by the Southern California Association of Governments (SCAG) are considered consistent with the AQMP growth projections, since the RCP forms the basis of the land use and transportation control portions of the AQMP.

In addition, buildout of the General Plan would not conflict with applicable air quality plans due to numerous policies provided in the Land Use + Community Character Element, Mobility Element, and Sustainability + Natural Environment Element, which are consistent with the intent of the California Air Resources Board (ARB) Air Quality and Land Use Handbook. The proposed project is consistent with the intent and buildout of the General Plan, and therefore would not conflict with applicable air quality plans.

#### *Short-Term Impacts*

The EIR determined that construction-related emission impacts would be less than significant due to applicable CGPU policies (Sustainability + Natural Environment Element) and SCAMD rules regarding construction activities and sensitive receptors. Applicable state and local standards regarding construction would be applied during development of the proposed project, ensuring short-term impacts are less than significant.

#### *Existing vs. Proposed Development*

The existing 50-unit multi-family development is equal to a land use density of 9 units per acre. The proposed 110 residential units will increase the site’s land use density to 20 units per acre. The CGPU EIR analyzed maximum potential buildout emissions, meaning the project site was analyzed for 38 units per acre. Although the proposed project will result in an increased land use density compared to existing conditions, the project would emit fewer emissions than the maximum density analyzed under the CGPU EIR. Therefore, the proposed project would result in less than significant impacts and no new mitigation measures are required with compliance of existing CGPU policies and SCAQMD regulations.

### *Hotspots*

Although CO is not expected to be a major air quality concern in the Coachella Valley in the near future, elevated CO levels can occur at or near intersections that experience severe traffic congestion. The CGPU EIR found that buildout of the General Plan could potentially have a significant impact on air quality standards, specifically CO hotspots, if increased traffic at certain intersections were not alleviated. Based on analysis of the traffic study prepared for the CGPU EIR, impacts related to CO hotspots would be reduced to less than significant levels with implementation of mitigation measures set forth in EIR Section 4.8 Circulation, which are designed to provide additional capacity at intersections operating at LOS E or F. No new mitigation is required for the proposed project.

The proposed project is consistent with the “Urban Neighborhood” land use designation assigned by the CGPU and analyzed in the EIR. The EIR determined that development resulting from implementation of the General Plan would result in less than significant impacts to air quality with mitigation, and cumulative impacts would be less than significant. The proposed project would not result in any new impacts or significant findings or increase the severity of impacts identified in the CGPU EIR. The impact was adequately addressed in the EIR and would not change from that identified in the EIR.

### Determination:

- There is nothing unusual or peculiar to the project or subject parcel that would change or affect the air quality impacts analyzed in the CGPU EIR. Uniformly applied development policies, including construction policies, will apply to the project and the project would not increase air quality impacts analyzed in the CGPU EIR.
- Impacts of the proposed project on air quality resources were analyzed in the certified CGPU EIR, as the project is less dense than that analyzed in the CGPU EIR.
- There are no significant off-site or cumulative air quality impacts associated with the proposed project that were not addressed in the EIR because....
- There is no substantial new information indicating that air quality impacts of the project would be more severe than those described in the EIR.

### BIOLOGICAL RESOURCES

The subject site is located in an urbanized area and is currently developed with 50 multi-family residential units. The project site is located within the boundaries of the Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP) but is not within or in the vicinity of a Conservation Area, as defined by the Plan.

The site is currently developed and does not contain sensitive species populations, habitat capable of supporting sensitive species, riparian habitat, federally protected wetlands, migratory wildlife corridors, or wildlife nursery sites. As such, the proposed project would not result in habitat modifications affecting sensitive species, interfere with the movement of native wildlife species, or conflict with local policies or ordinances protecting wildlife species. It should be noted that the CGPU EIR required mitigation measures for sensitive species for projects proposing development within subareas 5, 6, and 7 of the General Plan (CGPU EIR, p. 4.3-26). The proposed project is located within subarea 1, will not disturb vacant land, and will therefore have no impact on sensitive species.



The proposed project is consistent with the “Urban Neighborhood” land use designation assigned by the CGPU and analyzed in the EIR. The EIR determined that development resulting from implementation of the General Plan would result in less than significant impacts to biological species, and local policies or ordinances protecting biological resources. The project would not result in any new impacts or significant findings or increase the severity of impacts identified in the CGPU EIR. The impact was adequately addressed in the EIR and would not change from that identified in the EIR.

Determination:

- There is nothing unusual or peculiar to the project or subject parcel that would change or affect the impacts to biological resources analyzed in the CGPU EIR.
- Impacts of the proposed project on biological resources were analyzed in the certified CGPU EIR.
- There are no significant off-site or cumulative biological resource impacts associated with the proposed project that were not addressed in the EIR.
- There is no substantial new information indicating that biological resource impacts of the project would be more severe than those described in the EIR.

CULTURAL RESOURCES

The subject property has been developed for many years as a 50-unit multi-family residential development. The site has been previously disturbed by grading, excavation, construction, and paving.

The CGPU EIR determined that development of the site resulting from implementation of the General Plan would result in less than significant impacts to historical resources, archaeological resources, paleontological resources, tribal cultural resources, and cumulative impacts; however, it could result in potentially significant impacts on human remains (CGPU EIR p. 4.4-21 through 4.4-23). The following CGPU policy was added to Chapter 7 as a Mitigation Measure to ensure potential impacts to human remains were avoided or reduced:

*In areas where there is a high chance that human remains may be present, require proposed projects to conduct surveys to establish occurrence of human remains, if any. If human remains are discovered on proposed project sites, the project must implement mitigation measures to prevent impacts to human remains in order to receive permit approval.*

No other mitigation measures were required to assure that impacts associated with cultural resources remain less than significant. The proposed project is consistent with the following CPGU policies:

- 10.4 Mitigation and preservation of cultural resources. Require development to avoid archaeological and paleontological resources, whenever possible. If complete avoidance is not possible, require development to minimize and fully mitigate the impacts to the resources.

- 10.5 Grading. Require that proposed projects that involve a significant amount of grading shall have an archaeological and paleontological survey conducted before construction.

The EIR determined that, with mitigation, potentially significant impacts to human remains would be reduced to a less than significant level. Because the proposed project would occur on a previously disturbed/developed site, no impacts to cultural resources are anticipated. Demolition of the existing project, and construction of the proposed project, would result in grading and excavation for the new foundations required for the project's buildings.

The proposed project is consistent with the "Urban Neighborhood" land use designation assigned by the CGPU and analyzed in the EIR. The proposed project would not result in any new impacts or significant findings or increase the severity of impacts identified in the CGPU EIR. The impact was adequately addressed in the EIR and would not change from that identified in the EIR.

Determination:

- There is nothing unusual or peculiar to the project or subject parcel that would change or affect the impacts to cultural resources analyzed in the CGPU EIR.
- Impacts of the proposed project on cultural resources were analyzed in the certified CGPU EIR.
- There are no significant off-site or cumulative cultural resource impacts associated with the proposed project that were not addressed in the EIR.
- There is no substantial new information indicating that cultural resource impacts of the project would be more severe than those described in the EIR.

ENERGY

The proposed project would demolish the existing 50-unit multi-family residential development on the site and replace it with a 110-unit multi-family residential development. The proposed land use would consume electricity and natural gas for daily operations, including heating, cooling, ventilation, cooking, and lighting. The project would also result in the consumption of transportation fuels by vehicles and equipment during the two construction phase and vehicles accessing the site over the long-term. New structures would be required to comply with Title 24 Building Energy Efficiency Standards which address efficiency of buildings, appliances, insulation and roofing, lighting, and water and space heating and cooling equipment. The project would not have excessive energy requirements or result in the wasteful or inefficient use of finite energy resources.

The proposed project is consistent with the "Urban Neighborhood" land use designation assigned by the CGPU and analyzed in the EIR. The proposed project is consistent with the following CGPU Sustainability and Natural Environment Element policies:

- 2.6 Energy performance targets – new construction. Require new construction to exceed Title 24 energy efficiency standards by 15 percent and incorporate solar photovoltaics.
- 11.2 Land use patterns. Promote compact, mixed-use, energy efficient and transit-oriented development to reduce air pollutants associated energy and vehicular use.

The EIR determined that development resulting from implementation of the General Plan would result in less than significant impacts associated with energy consumption. No mitigation measures were required or provided. The proposed project would not result in any new impacts or significant findings or increase the severity of impacts identified in the CGPU EIR. The impact was adequately addressed in the EIR and would not change from that identified in the EIR.

Determination:

- There is nothing unusual or peculiar to the project or subject parcel that would change or affect the energy impacts analyzed in the CGPU EIR.
- Impacts of the proposed project on energy resources were analyzed in the certified CGPU EIR.
- There are no significant off-site or cumulative energy impacts associated with the proposed project that were not addressed in the EIR.
- There is no substantial new information indicating that energy impacts of the project would be more severe than those described in the EIR.

GEOLOGY AND SOILS

The proposed site is located in a seismically active region. However, no active faults or Alquist-Priolo Earthquake Fault Zones traverse the site, and no ground rupture would occur onsite. Construction regulations and guidelines are currently in place for new structures, to prevent collapse from ground shaking, subsidence, lateral spreading and liquefaction. These regulations ensure that structures are built with proper reinforcement to a level and engineering standard that is most recent, to prevent structure failure. Demolition and construction activities would be required to comply with City storm management discharge requirements and a stormwater pollution prevention plan (SWPPP), as necessary, to minimize erosion impacts.

The proposed project is consistent with the “Urban Neighborhood” land use designation assigned by the CGPU and analyzed in the EIR. The EIR determined that development resulting from implementation of the General Plan would result in less than significant impacts associated with geology and soils. No mitigation measures were required or provided. The proposed project would not result in any new impacts or significant findings or increase the severity of impacts identified in the CGPU EIR. The impact was adequately addressed in the EIR and would not change from that identified in the EIR as a result of the proposed project.

Determination:

- There is nothing unusual or peculiar to the project or subject site that would change or affect the impacts associated with geology or soils analyzed in the CGPU EIR.
- Impacts of the proposed project on geology and soils were analyzed in the certified CGPU EIR.
- There are no significant off-site or cumulative geology/soils impacts associated with the proposed project that were not addressed in the EIR.
- There is no substantial new information indicating that geology/soils impacts of the project would be more severe than those described in the EIR.

### GREENHOUSE GAS EMISSIONS

Buildout of the CGPU would generate new GHG emissions, directly and indirectly. According to the CGPU EIR, implementation of the City's Climate Action Plan (CAP) would result in an annual per service population emissions value of 6.2 MT CO<sub>2</sub>E in 2020, which is below the SCAQMD recommended threshold of 6.6 MT CO<sub>2</sub>E per service population per year.

The City of Coachella has set a more stringent target of 49% below 2010 per service population emissions by 2035, or 4.2 MT CO<sub>2</sub>E per service population per year. The EIR determined that buildout of the General Plan would result in 5.4 MT CO<sub>2</sub>E per service population per year, which exceeds the City's reduction target. The EIR set forth a mitigation measure requiring the implementation of additional CAP reduction measures to ensure the City's reduction target is met by 2035 (CGPU EIR, p. 4.12-15). Impacts were found to be less than significant after mitigation.

The proposed project will result in an increased land use density compared to existing conditions; however, the project would emit fewer emissions than the maximum density analyzed under the CGPU EIR. Therefore, the proposed project would result in less than significant impacts and no new mitigation measures are required with compliance of existing CGPU policies and mitigation measures, including:

- 1.6 Climate-appropriate building types. Seek out and promote alternative building types that are more sensitive to the arid environment found in the Coachella Valley. Courtyard housing and commercial buildings can be designed to provide microclimates that are usable year round, reducing the need for mechanically cooled spaces and reducing energy consumption. (Sustainability and Natural Environment)
- 2.2 Passive solar design. Require new buildings to incorporate energy efficient building and site design strategies for the desert environment that include appropriate solar orientation, thermal mass, use of natural daylight and ventilation, and shading. (Sustainability and Natural Environment)
- 4.4 Reducing GHG emissions. In consulting with applicants and designing new facilities, prioritize the selection of green building design features that enhance the reduction of greenhouse gas emissions. (Sustainability and Natural Environment)

The proposed project is consistent with the "Urban Neighborhood" land use designation assigned by the CGPU and analyzed in the EIR. The EIR determined that development associated with implementation of the General Plan would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of GHGs after mitigation. The proposed project would not result in any new impacts or significant findings or increase the severity of impacts identified in the CGPU EIR. The impact was adequately addressed in the General Plan EIR and would not change from that identified in the EIR.

#### Determination:

- There is nothing unusual or peculiar to the project or subject parcels that would change or affect the impacts to greenhouse gas emissions analyzed in the CGPU EIR.



- Impacts of the proposed project on greenhouse gas emissions were analyzed in the certified CGPU EIR.
- There are no significant off-site or cumulative greenhouse gas emission impacts associated with the proposed project that were not addressed in the EIR.
- There is no substantial new information indicating that greenhouse gas impacts of the project would be more severe than those described in the EIR.

#### HAZARDS AND HAZARDOUS MATERIALS

Demolition of the existing units has the potential to result in the release of hazardous materials, as the project was built prior to the prohibition of asbestos use in building materials. According to the Phase 1 Environmental Site Assessment (ESA) prepared for the proposed project, the potential for asbestos to occur in the existing building exists (see Appendix A). Existing regulations and policies regarding hazardous materials are designed to help reduce future potential risk and environmental impacts to a minimum by requiring safe transport, use, and disposal of hazardous waste. The proposed project will be subject to these regulations, as are all projects which were built prior to 1976, and demolition of the existing buildings will require appropriate investigation and remediation, as required in the Phase 1 ESA. The implementation of this standard requirement will assure that impacts are no greater than those analyzed in the CGPU EIR.

Similar to the existing on-site conditions, the proposed project would require the transport, use, storage, and disposal of limited quantities and types of hazardous materials typically used in residential developments, such as solvents and cleaners. The subject site is not included on a list of hazardous materials sites, and proposed land uses would not generate a significant public hazard involving the release of hazardous materials. The site is not located within an airport land use compatibility plan, and the project would not create an associated safety hazard to people residing or working in the project area. Temporary construction traffic plans would be approved by and coordinated with the City and Police and Fire Departments to assure that the project would not physically interfere with emergency response plans.

The proposed project is consistent with the following Safety Element policies of the CGPU:

- 5.10 Household hazardous waste collection. Increase awareness in the community about proper disposal/collection of leftover household products, especially those that contain corrosive, toxic, ignitable, or reactive ingredients that are considered to be "household hazardous waste." Require special care for disposal or collection of products, such as paints, cleaners, oils, batteries and pesticides that contain potentially hazardous ingredients.
- 5.11 Hazardous materials disposal. Continue to support the operation of programs and recycling centers that accept hazardous substances, such as paint, paint thinner used waste oil, etc., such as the City's Drop-Off facility.

The proposed project is consistent with the "Urban Neighborhood" land use designation assigned by the CGPU and analyzed in the EIR. The EIR determined that development resulting from implementation of the General Plan would result in less than significant impacts associated with hazards and hazardous

materials. No mitigation measures were required or provided. The proposed project would not result in any new impacts or significant findings or increase the severity of impacts identified in the CGPU EIR. The impact was adequately addressed in the EIR and would not change from that identified in the EIR.

Determination:

- There is nothing unusual or peculiar to the project or subject parcel that would change or affect the hazardous materials impacts analyzed in the CGPU EIR, as standard requirements requiring safe transport, use, and disposal of hazardous waste would reduce any impact related to potential asbestos containing material on site.
- Impacts of the proposed project on hazards and hazardous materials were analyzed in the certified CGPU EIR.
- There are no significant off-site or cumulative hazardous materials impacts associated with the proposed project that were not addressed in the EIR.
- There is no substantial new information indicating that hazardous materials impacts of the project would be more severe than those described in the EIR.

#### HYDROLOGY AND WATER QUALITY

The City currently enforces Federal, state, and local water quality regulations to monitor water quality and prevent degradation of water quality from various activities. The site is currently developed, and the project would not change drainage patterns such that substantial siltation, erosion, or flooding would occur. Two underground retention basins are proposed as part of the project to further reduce potential impacts from flooding and contain storm flows on-site.

The project is consistent with the following Sustainability and Natural Environment Element policies:

- 7.1 Pollution prevention. Limit the amount and concentration of pollutants released into the City's waterways.
- 7.4 Water quality. Ensure water quality in the City's waterways meets applicable state and federal standards.

Impacts from demolition, grading, and other construction activities would be temporary and minimized through adherence to a project-specific stormwater pollution prevention plan (SWPPP) and best management practices (BMP). The subject property is in "Zone X: Areas with Reduced Flood Risk Due to Levee" on Flood Insurance Rate Maps (FIRM) prepared by the Federal Emergency Management Agency (FEMA), and as such, the project would not expose people or structures to a significant risk associated with flooding.

The City's ground water supply comes from the Whitewater River Basin, specifically, the East (Lower) Whitewater River Subbasin. The Lower Whitewater River Basin is regionally managed by the Coachella Valley Water District (CVWD) who has statutory authority to replenish and assess local groundwater supplies per County Water District Law (CGPU p. 4.16-44). According to the CGPU, the Lower Whitewater River Basin currently meets demands of the General Plan buildout. In addition to water

districts' regional management efforts, the CGPU provides numerous policies addressing water supply and conservation (See CGPU EIR, p. 4.7-18 through -21). Therefore, impacts to groundwater supplies at CGPU buildout were determined to be less than significant.

The proposed project is consistent with the "Urban Neighborhood" land use designation assigned by the CGPU and analyzed in the EIR. The EIR determined that development resulting from implementation of the General Plan would result in less than significant impacts associated with hydrology and water quality. No mitigation measures were required or provided. The proposed project would not result in any new impacts or significant findings or increase the severity of impacts identified in the CGPU EIR. The impact was adequately addressed in the EIR and would not change from that identified in the EIR.

Determination:

- There is nothing unusual or peculiar to the project or subject parcel that would change or affect the impacts to hydrology or water quality analyzed in the CGPU EIR.
- Impacts of the proposed project on hydrology and water quality were analyzed in the certified CGPU EIR.
- There are no significant off-site or cumulative hydrology impacts associated with the proposed project that were not addressed in the EIR.
- There is no substantial new information indicating that hydrology impacts of the project would be more severe than those described in the EIR.

LAND USE AND PLANNING

The proposed project would demolish and replace an existing 50-unit multi-family development with a new 110-unit multi-family development. The project would be compatible with surrounding land uses and would not physically divide an established community or result in physical features that constitute a barrier through the community.

The proposed project is consistent with the "Urban Neighborhood" land use designation assigned by the CGPU and analyzed in the EIR, which allows 20 to 38 dwelling units per acre. The project site is also located in "Subarea 1 – West Coachella Neighborhoods" as shown on the *General Plan Subareas Map* (CGPU Figure 4-24). The "vision" for Subarea 1 is to encourage improvements to existing neighborhoods and connectivity to adjacent areas. The proposed project is consistent with this vision and the following Subarea 1 policies:

1. Encourage the infill of vacant and underutilized parcels with neighborhood patterns that support walkability, exemplify great urban neighborhoods as described by the General Plan designations and expand the range of housing available.
2. Retrofit existing neighborhoods with a variety of improvements including improved connections to adjacent neighborhoods and commercial districts, pedestrian-friendly streets, parks and open spaces.
5. Encourage and facilitate the development of new parks and related recreational opportunities.

The subject site is within the boundaries of the Coachella Valley Multiple Species Habitat Conservation Plan; the project would not conflict with the plan insofar as the site is fully disturbed.

The EIR determined that development resulting from implementation of the General Plan would result in less than significant land use impacts. No mitigation measures were required or provided. The project would not result in any new impacts or significant findings or increase the severity of impacts identified in the CGPU EIR. The impact was adequately addressed in the EIR and would not change from that identified in the EIR.

Determination:

- There is nothing unusual or peculiar to the project or subject parcels that would change or affect the land use impacts analyzed in the CGPU EIR.
- Impacts of the proposed project on land use were analyzed in the certified CGPU EIR.
- There are no significant off-site or cumulative land use impacts associated with the proposed project that were not addressed in the EIR.
- There is no substantial new information indicating that land use impacts of the project would be more severe than those described in the EIR.

MINERAL RESOURCES

The proposed project site is currently developed for multi-family residential and is located in an urbanized area. The site is located within Mineral Resource Zone-1 based on USGS mapping, which is defined as an “area where adequate geologic information indicates that no significant *mineral deposits* are present, or where it is judged that little likelihood exists for their presence” (CGPU EIR p.4.5-18, Figure 4.5-9: Mineral Resources). The proposed project would not result in the loss of availability of a known or locally important mineral resource.

The proposed project is consistent with the “Urban Neighborhood” land use designation assigned by the CGPU and analyzed in the EIR. The EIR determined that development resulting from implementation of the CGPU would result in less than significant impacts to mineral resources, since the site is currently urbanized and does not provide for mineral resource extraction. No mitigation measures were required or provided. The proposed project would not result in any new impacts or significant findings or increase the severity of impacts identified in the CGPU EIR. The impact was adequately addressed in the EIR and would not change from that identified in the EIR.

Determination:

- There is nothing unusual or peculiar to the project or subject parcels that would change or affect the impacts to mineral resources analyzed in the CGPU EIR.
- Impacts of the proposed project on mineral resources were analyzed in the certified CGPU EIR.
- There are no significant off-site or cumulative mineral resource impacts associated with the proposed project that were not addressed in the EIR.
- There is no substantial new information indicating that mineral resource impacts of the project would be more severe than those described in the EIR.

NOISE



Automobile traffic is the most significant source of noise in the City. According to the CGPU EIR, locations that would be exposed to the greatest noise levels are those located in proximity to high volume roadways, such as I-10, SR 86S, Dillion Road, and some segments of Grapefruit Boulevard and Avenue 52. The proposed project is not located within proximity to these roadways. In addition, proposed building and site design would shield residents (sensitive receptors) from intrusive noise levels via setbacks and noise barriers such as landscaping and walls. Temporary impacts from construction, including groundborne noise and vibration, are currently regulated by Section 7.04.070 of the Coachella Municipal Code (CMC) provided that such activities take place during the appropriate daytime hours.

The proposed project is consistent with the following Noise Element policies of the CGPU:

- 1.2 Noise Analysis and Mitigation. Require projects involving new development or modifications to existing development to implement mitigation measures, where necessary, to reduce noise levels to at least the normally compatible range shown in the City's Land Use/Noise Compatibility Matrix in Figure 10-1. Mitigation measures should focus on architectural features, building design and construction, rather than site design features such as excessive setbacks, berms and sound walls, to maintain compatibility with adjacent and surrounding uses.
- 1.6 Land Use and Community Design. Except in cases where noise levels are in the clearly incompatible range as shown in the City's Land Use/Noise Compatibility Matrix shown in Figure 10-1, prioritize the building design and character policies in the Land Use and Community Design Element over those in the Noise Element to ensure that new development meets the design vision of the City.
- 2.2 Noise Control. Minimize stationary noise impacts on sensitive receptors and noise emanating from construction activities, private developments/residences, landscaping activities, night clubs and bars and special events.

The proposed project is consistent with the "Urban Neighborhood" land use designation assigned by the CGPU and analyzed in the EIR. The EIR determined that development resulting from implementation of the CGPU would result in noise impacts that are less than significant with adherence to applicable policies set forth in the CGPU. The proposed project would not result in any new impacts or significant findings or increase the severity of impacts identified in the CGPU EIR. The impact was adequately addressed in the EIR and would not change from that identified in the EIR.

Determination:

- There is nothing unusual or peculiar to the project or subject parcels that would change or affect the noise impacts analyzed in the CGPU EIR.
- Impacts of the proposed project on noise were analyzed in the certified CGPU EIR.
- There are no significant off-site or cumulative noise impacts associated with the proposed project that were not addressed in the EIR.
- There is no substantial new information indicating that noise impacts of the project would be more severe than those described in the EIR.

## POPULATION AND HOUSING

According to the EIR, the CGPU Planning Area is expected to grow to a total population of 135,000, by 2035. The proposed project would result in the development of 110 multi-family dwelling units. Based on the City average of 4.79 persons per household<sup>1</sup>, it could generate a population of approximately 527 residents, which constitutes  $\pm 0.4\%$  of the Planning Area's population projection for Coachella. The proposed project in and of itself would provide housing for this population, and therefore impacts would be less than significant.

The project could result in the temporary displacement of people and housing during demolition of the existing development and construction of the new development. However, the applicant is required by State law to relocate displaced low income households, and project buildout would increase the housing supply by 60 units, thus resulting in less than significant impacts.

The project would occur on a site that has been previously developed and, therefore, would not require the extension of roads, utilities, or other infrastructure that could induce population growth.

The proposed project will provide 110 units of affordable housing, 60 of which will be new units, and 50 of which will be replacement units. The project is consistent with the following Housing Element policies:

- 1.6 Services and Facilities. Require that adequate public and private services and facilities are or will be provided to all new residential developments as a prerequisite for their approval.
- 3.1 Conservation Techniques. Encourage the use of energy-conserving techniques in the siting and design of new housing.
- 6.7 New Assisted Units. Promote the construction of new assisted housing units in the city for lower-income households, including those with extremely low income.
- 7.2 Preservation Cooperation. Work closely with nonprofit organizations and public agencies involved in the provision of affordable housing to preserve existing lower-income rental units in the city.

The proposed project would not result in any new impacts or significant findings or increase the severity of impacts identified in the CGPU EIR. The EIR determined that development resulting from implementation of the CGPU would result in less than significant impacts to population and housing. No mitigation measures were required or provided. The proposed project would not result in any new impacts or significant findings or increase the severity of impacts identified in the CGPU EIR. The impact was adequately addressed in the EIR and would not change from that identified in the EIR.

---

<sup>1</sup> Report E-5: Population and Housing Estimates for Cities, Counties, and the State 2019, California Department of Finance. Released May 1, 2019.

Determination:

- There is nothing unusual or peculiar to the project or subject parcels that would change or affect the impacts to housing analyzed in the CGPU EIR.
- Impacts of the proposed project on population and housing were analyzed in the certified CGPU EIR.
- There are no significant off-site or cumulative population/housing impacts associated with the proposed project that were not addressed in the EIR.
- There is no substantial new information indicating that population/housing impacts of the project would be more severe than those described in the EIR.

PUBLIC SERVICES

The project will demolish the existing 50-unit multi-family residential development and develop 110 new multi-family residential units, thus marginally increasing the existing population on-site. The CGPU EIR analyzed the population increase within the Planning Area, and the development of fire and law protection facilities, school facilities, parks and recreation, medical facilities, and library facilities is proposed to continue to meet growing demands and maintain recommended levels of service.

The proposed project would not result in any new impacts or significant findings or increase the severity of impacts identified in the CGPU EIR. The EIR determined that development resulting from implementation of the CGPU would result in less than significant impacts to fire protection, law enforcement services, school facilities, parks and recreation, medical facilities, and library facilities. No mitigation measures were required or provided. The proposed project would not result in any new impacts or significant findings or increase the severity of impacts identified in the CGPU EIR. The impact was adequately addressed in the EIR and would not change from that identified in the EIR.

Determination:

- There is nothing unusual or peculiar to the project or subject parcels that would change or affect the public service impacts analyzed in the CGPU EIR.
- Impacts of the proposed project on public services were analyzed in the certified CGPU EIR.
- There are no significant off-site or cumulative public services impacts associated with the proposed project that were not addressed in the EIR.
- There is no substantial new information indicating that public services impacts of the project would be more severe than those described in the EIR.

RECREATION

The proposed project would result in additional population which would increase the demand for parks and recreational services and facilities. Its estimated buildout population of 527 residents (see Population and Housing, above) is limited compared to the projected buildout population of the CGPU planning area, and impacts to recreational resources would be less than significant. The project proposes an onsite basketball court, playgrounds, open space areas, and a splash pad that would provide recreational opportunities for residents, further reducing impacts to recreation facilities. The proposed project is consistent with the following Sustainability and Natural Environment Element policies:

- 13.7 Recreation centers. Locate more public and private health clubs and recreation centers in Coachella in partnership with the Desert Recreation District, community based organizations and private businesses. Explore regulatory or financial incentives in the zoning code and development approval process to encourage the location of private/non-profit recreation facilities (e.g., gyms, yoga or dance studios, martial arts, etc.).
- 13.8 Diverse recreation programs. Ensure that recreation programs are affordable and meet the diverse needs in the community for users such as seniors, youth, non- English speaking groups and special needs groups.

The proposed project is consistent with the “Urban Neighborhood” land use designation assigned by the CGPU and evaluated in the EIR. The EIR determined that development resulting from implementation of the CGPU would result in less than significant impacts to recreational services and facilities. No mitigation measures were required or provided. The proposed project would not result in any new impacts or significant findings or increase the severity of impacts identified in the CGPU EIR. The impact was adequately addressed in the EIR and would not change from that identified in the EIR.

Determination:

- There is nothing unusual or peculiar to the project or subject parcels that would change or affect the impacts to recreational facilities analyzed in the CGPU EIR.
- Impacts of the proposed project on recreation were analyzed in the certified CGPU EIR.
- There are no significant off-site or cumulative recreation impacts associated with the proposed project that were not addressed in the EIR.
- There is no substantial new information indicating that recreation impacts of the project would be more severe than those described in the EIR.

## TRANSPORTATION

### *Roadway Congestion and Level of Service Standards*

Regarding roadway congestion and level of service, buildout of the General Plan would result in significant and unavoidable impacts to regional roadways, including SR 86S and Grapefruit Boulevard. All other roadways within the City would have a less than significant impact with mitigation. In addition to CGPU policies designed to promote alternative modes of transportation and traffic calming design, mitigation measures also include updating the Development Impact Fee (DIF) program to establish a plan and funding mechanism for roadway and intersection improvements identified as having a significant impact (CGPU EIR, p. 4.9-28).

Regional facilities are impacted by both by the proposed General Plan land uses and also by the growth in areas outside of Coachella. As such, the impact to these facilities cannot be fully mitigated and the impact remains significant and unavoidable.

### *Traffic Patterns and Traffic Hazards*

The CGPU contains policies related to the design of transportation facilities that limit hazardous conditions, including emergency response/safety plans. Impacts at General Plan buildout would be less than significant, and no mitigation is required. The CGPU will have no direct or indirect impact upon any existing air traffic patterns or facilities.

*Alternative Modes of Transportation*

The CGPU identifies and encourages alternative mode improvements that support travel by walking, bicycling, and transit. The EIR finds impacts to be less than significant.

*Proposed Project*

The proposed project is consistent with the following Mobility Element policies:

- 3.2 Pedestrian improvement prioritizations. Prioritize pedestrian improvements in existing areas of the City with supportive land use patterns and those facilities that provide connectivity to other modes of travel such as bicycling and transit.
- 3.4 Pedestrian connections for development. Require that all development or redevelopment projects provide pedestrian connections to the external pedestrian network.
- 5.4 Transit accessible development. Encourage new large residential or commercial developments to locate on existing and planned transit routes.

The project site is currently accessed by the existing roadway network, and no new roads are proposed or would be required to serve the proposed project. The project would demolish existing development and redesign all onsite circulation patterns. During construction, machinery and workers' vehicles would be present onsite. Construction staging plans would be subject to City approval to assure that construction does not adversely impact existing traffic operations, emergency access, or surrounding properties, particularly sensitive receptors (i.e., residential development).

Once the project is operational, it will generate vehicle, pedestrian, and bicycle traffic associated with residential uses. The site is located in proximity to the downtown area and well-served by the existing network of sidewalks, and transit service (the nearest SunLine Transit Agency bus stop is 0.10 miles east at Harrison Street and Bagdad Avenue) that offer opportunities for multi-modal transportation and can be expected to reduce the number of project-generated vehicle trips. The project proposes 191 on-site parking spaces with seven designated as handicapped spaces. There will be 99 covered spaces with carports prepped for photovoltaic panels in the future.

The proposed project is consistent with the "Urban Neighborhood" land use designation assigned by the CGPU and evaluated in the EIR. The EIR traffic analysis was based on the City-wide Traffic Study prepared by Urban Crossroads in 2007. Traffic data was collected throughout the General Plan planning area, including the immediate vicinity of the proposed project. As previously discussed, the EIR determined that development resulting from implementation of the CGPU would result in less than significant impacts to a local roadway congestion, local roadway performance standards, air traffic



patterns, design hazards, emergency access, and public transit/bicycle/pedestrian facilities. However, impacts to regional roadways would remain significant and unavoidable due to local and regional growth. No feasible mitigation measures were identified, and the City adopted a statement of overriding considerations in its approval of the General Plan and EIR.

The proposed project is consistent with the “Urban Neighborhood” land use designation assigned by the CGPU and evaluated in the EIR. The project increases the density of the site, but proposes a density that is less than the maximum density allowed on the property. As a result, the number of trips considered in the CGPU EIR was higher than that which will result from the proposed project. The proposed project would not result in any new impacts or significant findings or increase the severity of impacts identified in the CGPU EIR. The impact was adequately addressed in the EIR and would not change from that identified in the EIR.

Determination:

- There is nothing unusual or peculiar to the project or subject parcels that would change or affect the traffic impacts analyzed in the CGPU EIR.
- Impacts of the proposed project on transportation were analyzed in the certified CGPU EIR.
- There are no significant off-site or cumulative transportation impacts associated with the proposed project that were not addressed in the EIR.
- There is no substantial new information indicating that transportation impacts of the project would be more severe than those described in the EIR.

TRIBAL CULTURAL RESOURCES

The CGPU Planning Area contains tribal lands belonging to the Augustine and Cabazon tribes. The project would result in demolition of the existing 50-unit residential development and redevelopment of a 110-unit residential development. Because the site has been previously disturbed by construction and development activities, there is a low chance for the discovery or disturbance of tribal cultural resources during development of the proposed project. Nonetheless, project development could result in damage to previously unknown resources or human remains. The Sustainability + Natural Environment Element of the CGPU sets forth policies addressing the protection and preservation of archaeological resources, which would include tribal cultural resources, as described under Cultural Resources, above.

In addition, a mitigation measure was prescribed in the EIR requiring that a policy be added to Chapter 7 of the CGPU stating: “In areas where there is a high chance that human remains may be present, require proposed projects to conduct survey to establish occurrence of human remains, if any. If human remains are discovered on proposed project sites, the project must implement mitigation measures to prevent impacts to human remains in order to receive permit approval.” There is a low probability that human remains are present on the project site due to previous site disturbance and location within the City’s urban core.

The proposed project is consistent with the “Urban Neighborhood” land use designation assigned by the CGPU and evaluated in the EIR. The EIR determined that, with mitigation, development resulting from implementation of the CGPU would result in less than significant impacts to tribal cultural resources.

Although not discussed in the CGPU EIR due to recent legislation, mandatory compliance with AB 52 and SB 18 will also ensure impacts to tribal resources are mitigated. The EIR determined that, after mitigation, impacts of General Plan implementation on tribal cultural resources would be less than significant.

The proposed project would not result in any new impacts or significant findings or increase the severity of impacts identified in the CGPU EIR. The impact was adequately addressed in the EIR and would not change from that identified in the EIR.

Determination:

- There is nothing unusual or peculiar to the project or subject parcels that would change or affect the impacts to Tribal Resources analyzed in the CGPU EIR.
- Impacts of the proposed project on tribal cultural resources were analyzed in the certified CGPU EIR.
- There are no significant off-site or cumulative impacts to tribal cultural resources associated with the proposed project that were not addressed in the EIR.
- There is no substantial new information indicating that tribal cultural resources impacts of the project would be more severe than those described in the EIR.

UTILITIES AND SERVICE SYSTEMS

The proposed project would remove existing development from the subject property and eliminate its demand for water supplies, water and wastewater treatment facilities, and stormwater drainage facilities, and replace it with new development and new demand for utilities and facilities. The subject property is located in an urban area, and the project would not require the extension of utility infrastructure other than onsite connections. No new water supply entitlements would be required to serve the project, although water demand is expected to increase marginally as a result of the additional 60 apartments. The new construction, however, will be substantially more water-efficient than the existing decades-old irrigation system and apartment fixtures. Existing wastewater treatment facilities have enough capacity to serve the project, and the project would be required to manage its stormwater drainage in accordance with the requirements of the City and other agencies. The proposed project will generate solid waste to a somewhat greater degree than the existing project, insofar as additional units will be constructed. However, the project will be required to conform to existing regulations regarding waste diversion and recycling.

The proposed project is consistent with the “Urban Neighborhood” land use designation assigned by the CGPU and evaluated in the EIR. The proposed project is at the low end of the potential units projected on the property in the General Plan, and will therefore have a lower impact on utilities and service systems than what was analyzed for this site in the EIR. The EIR determined that development resulting from implementation of the CGPU would result in less than significant impacts to utilities and service systems. No mitigation measures were required or provided. The proposed project would not result in any new

impacts or significant findings or increase the severity of impacts identified in the CGPU EIR. The impact was adequately addressed in the EIR and would not change from that identified in the EIR.

Determination:

- There is nothing unusual or peculiar to the project or subject parcels that would change or affect the impacts on utilities and service systems analyzed in the CGPU EIR.
- Impacts of the proposed project on utilities and service systems were analyzed in the certified CGPU EIR.
- There are no significant off-site or cumulative utilities/service systems impacts associated with the proposed project that were not addressed in the EIR.
- There is no substantial new information indicating that utilities/service systems impacts of the project would be more severe than those described in the EIR.

WILDFIRE

Most of the hillsides in the eastern and northeastern half of the City are located within a Local Responsibility Area (LRAs) with a moderate fire hazard. The subject parcels are in the City's urban core and surrounded by development, and there are no undeveloped lands in the project vicinity where wildfires are likely to occur. The project would result in new residential structures and an increased density, which could increase the potential for urban fires. However, the project would be subject to standard plan checks and inspections provided by the Riverside County Fire Department, and adherence to CGPU policies, which would assure that potential fire hazards are reduced to less than significant levels, including:

- 4.2 Construction materials. Require the use of fire-resistant building construction materials to reduce the hazard of structure fires, within the developed areas of the City and at the urban-wildland interface. (Safety)
- 7.8 Development impacts. Require new development in the City to mitigate project-related impacts to police and fire services. (Infrastructure and Public Services)

The proposed project is consistent with the "Urban Neighborhood" land use designation assigned by the CGPU and evaluated in the EIR. The EIR determined that development resulting from implementation of the CGPU would result in less than significant wildfire impacts. No mitigation measures were required or provided. The proposed project would not result in any new impacts or significant findings or increase the severity of impacts identified in the CGPU EIR. The impact was adequately addressed in the EIR and would not change from that identified in the EIR.

Determination:

- There is nothing unusual or peculiar to the project or subject parcels that would change or affect the impacts of wildfire analyzed in the CGPU EIR.
- Impacts of the proposed project on wildfire were analyzed in the certified CGPU EIR.
- There are no significant off-site or cumulative wildfire impacts associated with the proposed project that were not addressed in the EIR.

- There is no substantial new information indicating that wildfire impacts of the project would be more severe than those described in the EIR.

#### **4. Findings**

As demonstrated in the analysis herein, the proposed project is consistent with the land use designations and development densities assigned to the subject parcels in the General Plan. It is consistent with the findings of the Coachella General Plan Update EIR that was certified in 2015. Potential project-related impacts, including cumulative and off-site impacts, were fully addressed in the EIR, and applicable mitigation measures were provided to reduce project-specific impacts. There are no significant off-site or cumulative impacts that are peculiar to the project or its site that have not already been fully addressed in a previous environmental analysis or that cannot be substantially mitigated through the application of uniformly applied standards and policies. Applicable mitigation measures have been cited, and they will be implemented through project design, compliance with regulations and ordinances, or conditions of approval. Implementation of the project would not result in any new or altered impacts beyond those addressed in the EIR. There is no substantial new information that would result in more severe impacts than those anticipated by the EIR. Therefore, in accordance with CEQA Guidelines §15183, the project qualifies for an exemption from additional environmental review, and no further analysis of the project is required. Findings are summarized in the following table.

Compliance with CEQA Section 15183					
Environmental Resource Topic	(b)(1) Impacts potentially peculiar to the project or parcel?	(b)(2) Impacts analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan, with which the project is consistent?	(b)(3) Potentially significant off-site or cumulative impacts not discussed in the prior EIR?	(b)(4) Substantial new information showing a more severe adverse impact than in the prior EIR?	(c) Impact is not peculiar to parcel or project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards?
Aesthetics	No	Yes	No	No	Yes
Agriculture & Forestry Resources	No	Yes	No	No	Yes
Air Quality	No	Yes	No	No	Yes
Biological Resources	No	Yes	No	No	Yes
Cultural Resources	No	Yes	No	No	Yes
Energy	No	Yes	No	No	Yes
Geology & Soils	No	Yes	No	No	Yes
Greenhouse Gas Emissions	No	Yes	No	No	Yes
Hazards & Hazardous Materials	No	Yes	No	No	Yes
Hydrology & Water Quality	No	Yes	No	No	Yes
Land Use & Planning	No	Yes	No	No	Yes
Mineral Resources	No	Yes	No	No	Yes
Noise	No	Yes	No	No	Yes
Population & Housing	No	Yes	No	No	Yes
Public Services	No	Yes	No	No	Yes
Recreation	No	Yes	No	No	Yes
Transportation	No	Yes	No	No	Yes
Tribal Cultural Resources	No	Yes	No	No	Yes
Utilities & Service Systems	No	Yes	No	No	Yes
Wildfire	No	Yes	No	No	Yes



## 5. References

Coachella General Plan Update 2035, prepared by Raimi + Associates, adopted April 22, 2015.

Coachella General Plan Update 2035 Draft Environmental Impact Report (SCH#2009021007), prepared by Raimi + Associates, July 2014.

City of Coachella Municipal Code.

City of Coachella Zoning Map.

Phase I Environmental Site Assessment, prepared by Terra Nova Planning & Research, Inc., January 2019.

### Appendix

Appendix A: Phase I Environmental Site Assessment



# **TWENTY-NINE PALMS BAND OF MISSION IN** ITEM 6.

46-200 Harrison Place . Coachella, California . 92236 . Ph. 760.863.2444 . Fax: 760.863.2449

April 2, 2019

Luis Lopez, Development Services Director  
City of Coachella – Development Services Department  
1515 Sixth Street  
Coachella, CA 92236

**Re: Pre-Application Review No. 19-05  
Coachella Valley Apartments**

Dear Mr. Lopez:

This letter in regards to consultation for Pre-Application Review No. 19-05. This preliminary site plan and building summary for the Coachella Valley Apartments project entails the demolition of existing structures and construction of a phased 115-unit multi-family low-income housing complex. The Tribal Historic Preservation Office (THPO), established to protect and preserve cultural resources that are within the ancestral territory of the Chemehuevi, has some concerns for this project. The project is within the Chemehuevi Traditional Use Area (TUA) and is approximately .5 miles from known cultural resources.

While the project is developed the THPO requests any cultural reports that are related to the project. Additionally, the THPO requests updates on this project. The Tribe and THPO look forward to continuing working with the City of Coachella on this project. If you have any questions, please do not hesitate to contact the Tribal Historic Preservation Office at (760) 775-3259 or by email: [TNPConsultation@29palmsbomi-nsn.gov](mailto:TNPConsultation@29palmsbomi-nsn.gov).

Sincerely,

Anthony Madrigal, Jr.  
Director of the Tribal Historic Preservation Office

cc: Darrell Mike, Twenty-Nine Palms Tribal Chairman  
Sarah Bliss, Twenty-Nine Palms Cultural Resources Manager

OFFICE OF THE  
AGRICULTURAL COMMISSIONER  
81077 INDIO BOULEVARD, SUITE K  
INDIO, CA 92201  
PHONE (760) 342-5070  
FAX (760) 342-0734

**Landscape Plan Check Application**

Date: 11/4/2019

Case #: PCHP110719A  
(Assigned by Agricultural Dept.)

Developers Name: CHOC

Address: 5030 Business center Drive #260

Fairfield, CA 94534

Telephone Number: (707) 759-6043 x 112 Fax Number: ( ) \_\_\_\_\_

Development Name: CHOC CV

Address: 84900 Bagdad Avenue,

Coachella Ca 92236

Project Manager: Ester Wang

Telephone Number: (760) 320-9811 Fax Number: ( ) \_\_\_\_\_

E-Mail: ewang@msaconsultinginc.com

Estimate of Landscape Project's Start Date: Dec. 2020

Dear Developer:

After reviewing your landscaping plans, all plant material listed is not in violation of quarantine laws governing the Coachella Valley. If substitutions do occur and they differ from plant material listed, this office must be notified immediately.

Thank you for helping to protect and preserve agriculture in the Coachella Valley.



Agricultural Commissioner's Office

Approved ☒ Denied \_\_\_\_\_

cc: Indio and Riverside

April 4, 2019

Luis Lopez, Development Services Director  
City of Coachella  
Development Services Department  
1515 Sixth Street  
Coachella, CA 92236

RE: Coachella Valley Apartments

Dear Mr. Luis Lopez:

This letter responds to your request for comments regarding the proposed Coachella Valley Apartments located 84900 Bagdad Avenue within the City of Coachella. The SunLine Transit Agency (SunLine) staff has reviewed the project and offers the following comments.

SunLine currently provides service in close proximity to the project site, with the closest bus stop # 219 located approximately .2 miles at Harrison and 6<sup>th</sup> Street by Line 91. SunLine is not requesting inclusion of any transit amenities at this time.

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

- Pedestrian walkways to bus stops should be designed to meet the needs of all passengers, including the disabled, seniors and children. All pedestrian walkways should be designed to be direct from the street network to the main entrance of buildings.
- Pedestrian walkways should be designed to provide convenient connections between destinations, including residential areas, schools, shopping centers, public services and institutions, recreation, and transit.
- Provide a dedicated sidewalk and/or bicycle paths through new development that are direct to the nearest bus stop or transit facilities.
- Provide shorter distance between building and the bus stop by including transit friendly policies that address transit accessibility concerns to encourage transit-oriented development. These policies can be achieved through zoning policies, setback guidelines, building orientation guidelines, and parking requirements.
- Limit the use of elements that impede pedestrian movement such as meandering sidewalks, walled communities, and expansive parking lots.
- Eliminate barriers to pedestrian activities, including sound walls, berms, fences, and landscaping which obstructs pedestrian access or visibility. Gates should be provided at restricted areas to provide access to transit services.

Luis Lopez, Development Services Director  
Page Two

- Pedestrian pathways should be paved to ensure that they are accessible to everyone. Accessible circulation and routes should include curb cuts, ramps, visual guides and railing where necessary. ADA compliant ramps should be placed at each corner of an intersection.
- A minimum horizontal clearance of 48 inches (preferable 60 inches) should be maintained along the entire pathway.
- A vertical clearance of 84 inches (preferable 96 inches) should also be maintained along the pathway.

Should you have questions or concerns regarding this letter, please contact me at 760-343-3456, ext. 1627.

Sincerely,



Victor A. Duran  
Transit Planning Manager

cc: Lauren Skiver, CEO/General Manager  
Vicky Castaneda, Deputy Chief of Administration