



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

AGENDA

CITY COUNCIL
REGULAR MEETING

OF THE CITY OF COACHELLA

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

March 11, 2020
6:00 PM

CALL TO ORDER:

ROLL CALL:

APPROVAL OF AGENDA:

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

PLEDGE OF ALLEGIANCE:

APPROVAL OF MINUTES:

1. Regular Meeting Minutes of February 26, 2020, of the City Council, Coachella Fire Protection District, Coachella Sanitary District, Coachella Financing Authority, Coachella Educational and Governmental Access Cable Corporation, Coachella Water Authority, and Successor Agency to the Coachella Redevelopment Agency.

PROCLAMATIONS/PRESENTATIONS:

None.

WRITTEN COMMUNICATIONS:

CONSENT CALENDAR:

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

2. Voucher Listings — Manual Checks/Utility Billing Refunds/FY 2019-20 Expenditures as of March 11, 2020, \$629,862.96.

3. Ordinance No. 1146 approving Change of Zone 18-07 to add the RC (Retail Cannabis) overlay zone to the existing C-G (General Commercial) zone on Building 1 located at 1639 and 1645 6th Street. Ed Sapigao, Applicant. (*Second Reading*)
4. Resolution No. 2020-06 Initiating the Preparation of the Engineer's Report and declaring Intention to Levy and Collect Assessments for Fiscal Year 2020/2021 for the City of Coachella Landscaping and Lighting Maintenance District Number 1 through 38.
5. Approval of the Third Amendment and Restatement of the Coachella Valley Association of Governments (CVAG) Joint Powers Agreement, which establishes the Torres Martinez Band of Cahuilla Indians as Formal Members CVAG
6. Investment Report – January 2020
7. Authorize 1) surplus of the City's 1990 Dump Truck International unit and 2) purchase of a new 2021 Dump Truck International unit to replace the 1990 unit, in the amount of \$99,675.78.
8. Authorize the Purchase of Sedaru Asset & Operational Management Software Licensing for Calendar Year 2020 at a cost of \$31,080.00.
9. Shady Lane Park Art Mural Installation Project
10. Authorize the Purchase of Thirty (30) James Jones J-4060 Fire Hydrants at a Cost of \$68,847.90.

NEW BUSINESS CALENDAR (LEGISLATIVE AND ADMINISTRATIVE):

None.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

11. Resolution No. 2020-17 approving Tentative Parcel Map No. 37833 to allow the subdivision of 5.76 acres of developed land into two lots including one 2.79-acres lot and one 2.97-acre lot, respectively to allow a two-phase multifamily residential development project at 84-900 Bagdad Avenue. Community Housing Opportunities Corporation, Applicant.

PUBLIC COMMENTS (NON-AGENDA ITEMS):

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

REPORTS AND REQUESTS:

Council Comments/Report of Miscellaneous Committees.

City Manager's Comments.

ADJOURNMENT:

*Complete Agenda Packets are available for public inspection at the
City Clerk's Office at 53-462 Enterprise Way, Coachella, California, and on the
City's website www.coachella.org.*

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



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

MINUTES

CITY COUNCIL CLOSED SESSION AND REGULAR MEETING

OF THE CITY OF COACHELLA

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

February 26, 2020

5:00 PM Closed Session

6:00 PM Regular Meeting

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

The Regular Meeting of the City Council of the City of Coachella was called to order at 5:07 p.m. in the Council Chamber at City Hall by Mayor Pro Tem Martinez.

ROLL CALL:

Present: Councilmember Bautista, Councilmember Gonzalez, Councilmember Beaman Jacinto
(Arrived at 5:32 p.m.), Mayor Pro Tem Martinez.

Absent: Mayor Hernandez.

(It was announced that Mayor Hernandez notified staff that he would be absent, and Councilmember Beaman Jacinto would be arriving late.)

APPROVAL OF AGENDA:

To add to the agenda one item under presentations as 7b, and to add to the agenda by four-fifths vote one item under Closed Session as Item 1b. City Attorney Campos noted the item was brought to our attention today regarding one of the items on this agenda.

Motion: **To add to the agenda by 4/5 vote Item 1b.**
Made by: Councilmember Bautista
Seconded by: Councilmember Gonzalez
Approved: 3-0, by a unanimous voice vote

There were no further modifications to the agenda.

Motion: **To approve agenda as modified.**
Made by: Councilmember Bautista
Seconded by: Councilmember Gonzalez
Approved: 3-0, a unanimous voice vote

PUBLIC COMMENTS (CLOSED SESSION ITEMS):

None.

ADJOURN TO CLOSED SESSION:

The City Council convened into Closed Session at 5:09 p.m. to discuss the following item:

- 1a. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION Pursuant to Government Code Section 54956.9(d)(1)
City of Coachella v. Gunther
Superior Ct. of California, County of Riverside, Palm Springs Division
Case No. PSC1805137

- 2b CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Significant Exposure to Litigation, Pursuant to Government Code Section 54956.9(d)(2)/(e)(1)
One (1) potential case

(Councilmember Beaman Jacinto arrived at 5:32 p.m. during Closed Session.)

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

The City Council reconvened into open session at 6:00 p.m.

PLEDGE OF ALLEGIANCE:

Consultant Ron Goldman led the Pledge of Allegiance.

CLOSED SESSION ANNOUNCEMENTS:

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

APPROVAL OF MINUTES:

2. Special Meeting Minutes of February 10, 2020, of the City Council, Coachella Fire Protection District, Coachella Sanitary District, Coachella Financing Authority, Coachella Educational and Governmental Access Cable Corporation, Coachella Water Authority, and Successor Agency to the Coachella Redevelopment Agency.

Motion: To approve the minutes as presented.

Made by: Councilmember Beaman Jacinto

Seconded by: Councilmember Gonzalez

Approved: 4-0, by a unanimous voice vote

3. Regular Meeting Minutes of February 12, 2020, of the City Council, Coachella Fire Protection District, Coachella Sanitary District, Coachella Financing Authority, Coachella Educational and Governmental Access Cable Corporation, Coachella Water Authority, and Successor Agency to the Coachella Redevelopment Agency.

Motion: To approve the minutes as presented.

Made by: Councilmember Bautista
Seconded by: Councilmember Gonzalez
Approved: 4-0, by a unanimous voice vote

PROCLAMATIONS/PRESENTATIONS:

4. Recognition of Greater Coachella Valley Chamber of Commerce (GCVCC) President and CEO Joshua Bonner having been named the Executive of the Year for 2019 by the Western Association of Chamber Executives (WACE)
5. Census 2020: City of Coachella Complete Count Committee Outreach Strategy
6. Grapefruit Boulevard Urban Greening Project Update Presentation
- 7a. Mural Installation - Shady Lane Park
- 7b. 2020 Legislative Update by Ollin Strategies

WRITTEN COMMUNICATIONS:

City Clerk Zepeda noted communication was received from Rutan & Tucker and DiMare/Shadow View T.I.C. (collectively) pertaining to Item 21 that was distributed to the Council earlier in the day.

CONSENT CALENDAR:

8. Voucher Listings — Manual Checks/FY 2019-20 Expenditures as of February 26, 2020, \$1,980,296.20.
9. Ordinance No. 1155 approving the La Entrada Development Agreement (First Amendment) to allow additional time to commence construction activities and amend the provisions for affordable housing for the La Entrada Project. PSAV, LLC and LLSE Holdings LLC, Co-Applicants. (*Second Reading*)
10. Resolution No. 2020-15 granting the first five-year term extension to the La Entrada Development Agreement, pursuant to Section 8.3 of the Agreement which allows the owner to request up to three five-year term extensions, provided the owners are not in default of the Agreement.
11. Approve operation of a Beer Garden for the Coachella Mariachi Festival on Saturday, March 28, 2020, from 5:00 p.m. – 9:00 p.m. at Veterans’ Memorial Park.

- 12. Authorization for the City Manager to execute a Letter Agreement to Zambelli Fireworks Manufacturing Co. for special event pyrotechnic programming, for the City's 2020 Fourth of July Event, in the amount of \$34,000.
- 13. Approval of a Community Based Grant to El Sol Neighborhood Educational Center in the Amount of \$1,000 to Support a Cultural and Educational Workshop Offered by Culturas Music-Arts
- 14. Approval of a Community Based Grant to the Coachella Valley Softball Team at Coachella Valley High School in the Amount of \$1,000.00 to Help Offset Travel Expenses Associated with a Softball Competition in Hawaii
- 15. Investment Report — October, November, and December 2019
- 16. Approval to Execute First Amendment to the Purchase Option Agreement with R.B. Johnson Investments, LLC., for the Affordable Housing and Sustainable Communities (AHSC) Program

Motion: To approve per staff recommendation, Consent Calendar Items 8 through 16.

Made by: Councilmember Bautista
Seconded by: Councilmember Beaman Jacinto
Approved: 4-0, by a unanimous roll call vote:

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

NEW BUSINESS CALENDAR (LEGISLATIVE AND ADMINISTRATIVE):

- 17. Resolution No. 2020-16 reducing the Adult Memorandum of Understanding (MOU) Park User Fees to mirror Youth MOU Park User Fees and extending Reduced Park Use Fee Schedule through June 30, 2021.

Motion: To approve per staff recommendation

Made by: Mayor Pro Tem Martinez
Seconded by: Councilmember Beaman Jacinto
Approved: 4-0, by a unanimous roll call vote:

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

18. Approval for the City to host/sponsor the City of Coachella’s SoCal Cannabis Summit in the Fall of 2020 with funding not to exceed \$30,000.

Motion: To approve per staff recommendation

Made by: Councilmember Bautista
Seconded by: Councilmember Beaman Jacinto
Approved: 4-0, by a unanimous roll call vote:

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

19. Date Harvest Festival 2020 Sponsorship:

Motion: To approve the special event permit with a modified 2020 in-kind as described:

- The full in-kind;
- Plus the cost of the Ferris wheel

Approximate value \$20,000.00

Made by: Councilmember Beaman Jacinto
Seconded by: Councilmember Bautista
Approved: 4-0, by a unanimous roll call vote:

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

Public Comments were moved up to this portion of the meeting at 8:00 p.m.:

- a. Humberto Ruiz
- b. Joshua Bonner

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

20. Kismet Coachella Dispensary

- a) Ordinance No. 1146 approving Change of Zone No. 18-07 that proposes to add the RC (Retail Cannabis) overlay zone to the existing C-G (General Commercial) zone on Building 1 located at 1639 and 1645 6th Street. *(First Reading)*

(Continued)

(Item 20, Ordinance No. 1146 and Resolution No. 2020-09 continued from previous page. The two items were voted upon separately, while the public hearing on the two items remained opened during the votes.)

Mayor Pro Tem Martinez opened the Public Hearing for Item 20 at 8:19 p.m.

Public Comment: Cheryl Thomas

Motion: To introduce by title only and pass to second reading.

Made by: Councilmember Bautista
Seconded by: Councilmember Beaman Jacinto
Approved: 4-0, by a unanimous roll call vote:

AYES: Councilmember Bautista, Councilmember Gonzalez, Councilmember Beaman Jacinto and Mayor Pro Tem Martinez

NOES: None.

ABSTAIN: None.

ABSENT: Mayor Hernandez.

b) Resolution No. 2020-09 approving Conditional Use Permit No. 305 to convert an existing vacant commercial tenant space into a 3,050 square foot cannabis dispensary with 750 square feet for check-in and waiting area, 1800 square feet of retail display area and 500 square feet of rear storage, inventory control and packaging to be located in Building 1 located at 1639 and 1645 6th Street; and a 4,500 square foot coffee shop, art display and office/event space to be located in Building 2 located at 1657 and 1669 6th Street.

Motion: To approve per staff recommendation

Made by: Councilmember Beaman Jacinto
Seconded by: Councilmember Bautista
Approved: 4-0, by a unanimous roll call vote:

AYES: Councilmember Bautista, Councilmember Gonzalez, Councilmember Beaman Jacinto and Mayor Pro Tem Martinez

NOES: None.

ABSTAIN: None.

ABSENT: Mayor Hernandez.

Mayor Pro Tem Martinez closed the Public Hearing for Item 20 at 8:30 p.m.

21. Vista Del Agua Specific Plan and EIR

On the following item, the department director received after the start of the meeting written communication from Mitchell M. Tsai, Attorney at Law, on behalf of Southwest Regional Council Carpenters and forwarded it to the City Attorney for his consideration. As noted during Written Communication (Page 3), the City Council received a letter from Rutan & Tucker and DiMare/Shadow View T.I.C. (collectively).

Vista Del Agua Specific Plan and EIR (*Continued from previous page.*)

- a) Resolution No. WA-2020-03 a Resolution of the Board of Directors of the Coachella Water Authority approving the Water Supply Assessment dated November 2017 for the Vista Del Agua Project.
- b) Resolution No. 2020-02, a Resolution of the City Council of the City of Coachella certifying Environmental Impact Report (SCH # 2015031003) prepared for the Vista Del Agua Specific Plan; the adoption of environmental findings and a mitigation monitoring and reporting program pursuant to the California Environmental Quality Act and approving the Vista Del Agua Specific Plan Project.
- c) Resolution No. 2020-03 a Resolution of the City Council of the City of Coachella approving General Plan Amendment 14-01 on approximately 275 acres (Vista Del Agua Specific Plan) generally located on the south side of Interstate 10 and Vista Del Sur, north of Avenue 48; east of Tyler Street and west of Polk Street. General Plan Amendment 14-01 proposes to amend the General Plan from General Neighborhood, Urban Neighborhood, Suburban Neighborhood, Suburban Retail and Neighborhood Center to Specific Plan.
- d) Ordinance No. 1156 an Ordinance of the of the City of Coachella approving Change of Zone 14-01 that changes the existing General Commercial (C-G), Residential Single Family (R-S), Manufacturing – Service (M-S) zoning to a Specific Plan zone. (*First Reading*)
- e) Ordinance No. 1157, an Ordinance of the City of Coachella approving the Vista Del Agua Specific Plan 14-01 that proposes residential, commercial, open space and park land uses along with development standards and design guidelines for the development of approximately 275 acres. (*First Reading*)
- f) Resolution No. 2020-04, a Resolution of the City Council of the City of Coachella approving Tentative Parcel Map 36872 to subdivide 275 acres into six numbered lots and one lettered lot for financing and conveyance purposes only.

Mayor Pro Tem Martinez opened the Public Hearing for Item 21 at 8:53 p.m.

Public Comment: Rita Kashkari
Gary Scarborough

Motion: To **continue** item to April 8, 2020.

Made by: Councilmember Bautista
Seconded by: Councilmember Beaman Jacinto
Approved: 4-0, by a unanimous roll call vote:

AYES: Councilmember Bautista, Councilmember Gonzalez, Councilmember Beaman Jacinto and Mayor Pro Tem Martinez

NOES: None.

ABSTAIN: None.

ABSENT: Mayor Hernandez.

PUBLIC COMMENTS (NON-AGENDA ITEMS):

At 8:00 p.m., per Resolution No. 2019-34, Public Comments were moved up (see Page 5). There were no further comments at this time.

REPORTS AND REQUESTS:

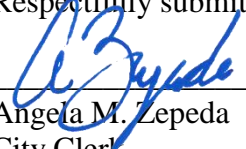
Council Comments/Report of Miscellaneous Committees.

City Manager's Comments.

ADJOURNMENT:

There being no further business to come before the City Council and the Agencies, Mayor Pro Tem Martinez adjourned the meeting at 9:07 p.m.

Respectfully submitted,



Angela M. Zepeda
City Clerk

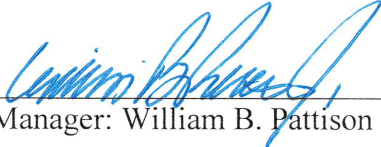
Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
107552	2/26/2020	53619	CABRERA, CESAR	Ref000210162	2/19/2020	UB Refund Cst #00051447	81.34	81.34
107553	2/26/2020	53617	LEMUS, ERIKA	Ref000210160	2/19/2020	UB Refund Cst #00046763	62.71	62.71
107554	2/26/2020	53618	VARGAS, MARIA ANGELICA	Ref000210161	2/19/2020	UB Refund Cst #00051251	48.02	48.02
Sub total for WELLS FARGO BANK:								192.07

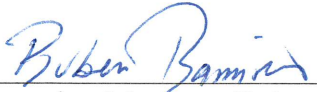
3 checks in this report.

Grand Total All Checks: 192.07

Date: February 26, 2020



City Manager: William B. Pattison Jr.



Accounting Manager: Ruben Ramirez

apChkLst
03/04/2020 8:22:42AM

Check List
City of Coachella

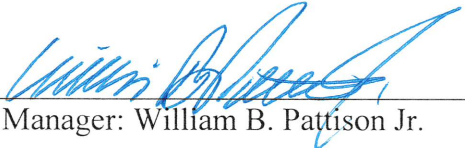
Bank : wfb WELLS FARGO BANK

<u>Check #</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>Inv Date</u>	<u>Description</u>	<u>Amount Paid</u>	<u>Check Total</u>	
107555	3/4/2020	50043	EL SOL NEIGHBORHOOD	2020	3/4/2020	COMMUNITY BASED GRANT	1,000.00	1,000.00
Sub total for WELLS FARGO BANK:							1,000.00	


1 checks in this report.

Grand Total All Checks: 1,000.00

Date: March 4, 2020



City Manager: William B. Pattison Jr.



Accounting Manager: Ruben Ramirez

apChkLst
03/04/2020 8:54:40AM

Check List
City of Coachella

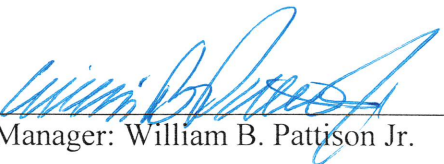
Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
107556	3/11/2020	53081	COACHELLA VALLEY SOCCEF	12/11 Deposit	1/9/2019 DEPOSIT REIMB- FIELD USE	400.00	
				1/8 Deposit	2/26/2019 DEPOSIT REIMB- JAN2019 FII	200.00	600.00
Sub total for WELLS FARGO BANK:							600.00

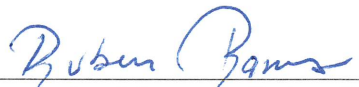
1 checks in this report.

Grand Total All Checks: 600.00

Date: March 11, 2020



City Manager: William B. Pattison Jr.



Accounting Manager: Ruben Ramirez

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
107557	3/11/2020	53631	ADAMS, BRANDON	Ref000210446	3/4/2020	UB Refund Cst #00045713	45.40	45.40
107558	3/11/2020	53635	ALLEN, KEVIN	Ref000210450	3/4/2020	UB Refund Cst #00051216	3.07	3.07
107559	3/11/2020	53634	ESCOTO, EDWARD	Ref000210449	3/4/2020	UB Refund Cst #00050961	76.30	76.30
107560	3/11/2020	53632	GARCIA, JESSICA	Ref000210447	3/4/2020	UB Refund Cst #00050116	46.06	46.06
107561	3/11/2020	53494	GOMEZ SOLIZ, MARISELA	Ref000208245	11/14/2019	UB Refund Cst #00045139	12.80	12.80
107562	3/11/2020	53636	PMI COACHELLA VALLEY	Ref000210451	3/4/2020	UB Refund Cst #00051288	92.99	92.99
107563	3/11/2020	53629	RAMIREZ, GILBERT	Ref000210444	3/4/2020	UB Refund Cst #00018650	21.97	21.97
107564	3/11/2020	53633	RAZO, JOSE	Ref000210448	3/4/2020	UB Refund Cst #00050345	57.87	57.87
107565	3/11/2020	53630	VALDIOSERA, MARTHA	Ref000210445	3/4/2020	UB Refund Cst #00044202	70.11	70.11

Sub total for WELLS FARGO BANK: 426.57

9 checks in this report.

Grand Total All Checks: 426.57

Date: March 11, 2020



City Manager: William B. Pattison Jr.



Accounting Manager: Ruben Ramirez

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
107566	3/11/2020	53621	ALL THE RIGHT CONNECTION2233	2/18/2020	WE 2/16: F. HERNANDEZ	360.00	
			2261	2/24/2020	WE 2/23: F. HERNANDEZ	540.00	900.00
107567	3/11/2020	01436	AMERICAN FORENSIC NURSE73084	1/31/2020	JAN2020 BLOOD DRAWS	55.00	55.00
107568	3/11/2020	53291	ANGENIOUS ENGINEERING 19-07A-002	1/31/2019	PE1/31 AVE 50 BRIDGE	8,085.00	
			19-03-009	1/31/2020	PE1/31 DILLON RD BRIDGE	62,333.73	70,418.73
107569	3/11/2020	42251	ARCOS, MARIA	Ck 3/11/20	VOUCHER 73, 12/1-2/11	295.54	295.54
107570	3/11/2020	52968	ARIVITAS PARTNERS, LLC 18-005-14	12/31/2019	DEC2019 PLANNING SVCS	6,210.00	6,210.00
107571	3/11/2020	43714	B. L. WILSON BACKHOE SERV201950	11/6/2019	9/25 RPR'D SEWER LATERAL	2,850.00	2,850.00
107572	3/11/2020	53622	BARRIOS, RUBY	Scholarship	2020 CYBSA SCHOLARSHIP-	50.00	50.00
107573	3/11/2020	45929	BECK OIL, INC.	32185CL	PE2/15 GRAFFITI DEPT FUEL	296.26	296.26
107574	3/11/2020	43462	BEST BEST & KRIEGER, LLP 861307	10/15/2019	PE9/30, #80237.00857, RENEV	1,499.90	
			861310	10/15/2019	PE9/30, #80237.00866, KPC SI	1,742.40	
			861313	10/15/2019	PE9/30, #80237.03004, AV50 F	1,024.05	4,266.35
107575	3/11/2020	43862	BRENNTAG PACIFIC, INC BPI961786	7/12/2019	SODIUM HYPOCHLORITE	2,182.14	2,182.14
107576	3/11/2020	53391	BSK ASSOCIATES RD00100	2/25/2020	DEC-JAN2020 WASTEWATER	6,598.50	
			RD00101	2/25/2020	DEC-JAN2020 WATER SAMPL	1,672.00	8,270.50
107577	3/11/2020	44494	BURRTEC WASTE & RECYCLIBD 1/31/20	1/31/2020	JAN2020 SWEEPER BOXES, I	2,273.14	2,273.14
107578	3/11/2020	44494	BURRTEC WASTE & RECYCLIBD 2/1/20	2/1/2020	AC 44-BS 405340, 85075 AVE	89.98	89.98
107579	3/11/2020	42895	CABAZON BAND OF MISSION 2	2/27/2020	VISTA DEL NORTE PAVEMEN	36,680.61	36,680.61
107580	3/11/2020	46445	CALIFORNIA BUILDING STAN[Oct-Dec 2019	2/19/2020	OCT-DEC2019, SB1473 QTRL	553.41	553.41
107581	3/11/2020	53423	CBE OFFICE SOLUTIONS IN2244579	2/20/2020	ACC #CC3502, COLOR COPIE	1,153.74	1,153.74
107582	3/11/2020	53038	CDS OFFICE INTERIORS LLC 10002	2/13/2020	PAPER TRIMMER, STAPLER,	950.02	950.02
107583	3/11/2020	02048	CDW GOVERNMENT, INC. WJW4423	1/9/2020	XEROX WORKCENTRE 6515	491.45	
			WQK0068	1/30/2020	MSH FB SCULPT ERGO MOU	226.55	
			WQQ1525	1/30/2020	APC ESSENTIAL SURGEARRI	90.09	
			WQR5916	1/31/2020	APC SURGE PROTECTOR 7C	78.26	
			WRN9117	2/4/2020	HP 1920S 24G 2SFP PPOE+ 1	368.83	
			WMB2367	1/17/2020	STARTECH SATA ENCLOSUR	52.04	
			WPX0251	1/29/2020	TRIPP 2-PORT HDMI SPLITTE	92.20	
			WLL2977	1/15/2020	MINUTEMAN BATT MODULE I	288.54	
			WLV0376	1/16/2020	MSH SCULPT COMFORT DT I	271.05	
			WLW7167	1/16/2020	TRIPP USB 3.0 ADAPTER USE	21.88	1,980.89
107584	3/11/2020	07950	CITY OF COACHELLA Jan 2020	1/31/2020	JAN2020 WATER- ST, PARKS,	13,987.76	
			Jan 2020-LLD's	1/31/2020	JAN2020 WATER- LLD'S	7,819.03	21,806.79

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
107585	3/11/2020	00981	CMRTA	1519	12/1/2019	2020 MBRSHR RNWL: CESAR	100.00	100.00
107586	3/11/2020	53220	COACHELLA ACE HARDWARE	611/1	1/25/2020	HOOKS & SQUEEGEE	102.82	
				616/1	1/28/2020	BUSHING HEX BLK	2.60	
				628/1	2/4/2020	FILLR WD CRPNTRS	6.51	
				629/1	2/4/2020	MISC FASTENERS	6.50	
				632/1	2/5/2020	MISC FASTENERS	30.44	
				622/1	1/30/2020	CHAINSAW CHAIN	-29.35	
				636/1	2/6/2020	DIABLO CRBD RECIP SET	45.66	165.18
107587	3/11/2020	53624	COACHELLA PROPERTIES, LL	772 Vine	2/24/2020	STRUCTURAL PROPERTY IM	20,000.00	20,000.00
107588	3/11/2020	45032	COLLINS ELECTRIC CORP.	020620-1	2/6/2020	INSTLL'D LED WALL PK FIXTU	2,145.00	2,145.00
107589	3/11/2020	52375	CORE & MAIN LP	L856932	1/31/2020	3 FH14 CF HYDRANT MTR ST	2,247.53	
				L856941	1/31/2020	3 FH14 CF HYDRANT MTR ST	2,247.53	
				L860264	1/31/2020	3 FH14 CF HYDRANT MTR ST	749.17	
				L864754	1/31/2020	4" MM OCTAVE METER AWW/	2,349.78	7,594.01
107590	3/11/2020	49858	CV PIPELINE CORP.	S2280	2/17/2020	2/13 HYDRO-WASH @ DIST 1	2,080.00	2,080.00
107591	3/11/2020	02115	CWEA-TCP	RH-4/30/20	2/11/2020	MBRSHR RNWL: L. GALVAN #	192.00	
				PS-4/30/20	2/11/2020	MBRSHR RNWL: P. SUSTAITA	192.00	384.00
107592	3/11/2020	44718	DAMARA'S FLOWERS	5913	2/26/2020	BALLOON PILLARS, 36" ARCH	284.92	284.92
107593	3/11/2020	00712	DEPARTMENT OF CONSERVA	Oct-Dec2019	2/19/2020	OCT-DEC2019 SMI QTRLY RE	1,623.00	1,623.00
107594	3/11/2020	42761	DEPT OF ENVIRONMENTAL H	IN0375292	2/7/2020	FAC #FA0016786, EHP 3/31, 8'	1,632.00	1,632.00
107595	3/11/2020	01089	DESERT ELECTRIC SUPPLY	S2717517.001	2/4/2020	MINBAY LAMP	95.92	
				S2718404.001	2/12/2020	25 WATT WALL MOUNT LED F	926.34	
				S2718442.001	2/12/2020	25 WATT WALL MOUNT LED F	926.34	
				S2722810.001	2/12/2020	DUST MASK	2.66	1,951.26
107596	3/11/2020	13700	DEWEY PEST CONTROL INC.	13244170	2/1/2020	AC103361, FEB2020, SENIOR	80.00	80.00
107597	3/11/2020	42442	DIRECTV	37141211289	2/3/2020	JA-FB2020 BUSINESS XTRA F	260.06	260.06
107598	3/11/2020	49630	DORIS PEREZ INTERPRETING	105028	12/11/2019	12/11 INTERPRETING SVCS: (550.00	550.00
107599	3/11/2020	14860	E. K. WOOD LUMBER COMPAI	486184	2/10/2020	NYL ROPE	422.38	
				486214	2/11/2020	4" BLK CALE TIE & PLASTIC A	5.86	
				486202	2/10/2020	PVC CAP	1.39	429.63
107600	3/11/2020	44713	FARMER BROTHERS CO.	69836685	1/28/2020	COFFEE	207.40	
				69898114	2/25/2020	CREAMER, SUGAR & COFFEE	556.75	764.15
107601	3/11/2020	50162	FASTENAL COMPANY	CAPAM71351	1/29/2020	FOAM EAR PLUGS	50.63	50.63
107602	3/11/2020	53138	FIGUEROA, VANESSA	Scholarship	2/18/2020	2020 CYBSA SCHOLARSHIP-	50.00	50.00
107603	3/11/2020	51658	FIRE KING COMMERCIAL SERT	235289	2/10/2020	2/6 RMV/INSTLL'D UNIT	886.63	886.63

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
107604	3/11/2020	51604	FRONTIER	BD 2/16/20	2/16/2020	ACC 209-188-4039-091192-5, 2	174.12	174.12
107605	3/11/2020	43672	FULTON DISTRIBUTING COM	498465	2/7/2020	CLEANER FLOOR ENZYME S	88.36	88.36
107606	3/11/2020	52615	G/M BUSINESS INTERIORS	0258513-IN	2/7/2020	FURNITURE/INSTALLATION @	8,914.43	8,914.43
107607	3/11/2020	49100	GOLDMAN, RONALD A.	Feb2020	2/29/2020	FEB2020 SVCS: VISTA DEL AC	5,315.50	5,315.50
107608	3/11/2020	00207	GRAINGER INC	9450055158	2/20/2020	HARD HAT, DUST MOP KIT, E	941.40	
				9450243127	2/20/2020	FUSE & HAMMER DRILL BIT	154.90	
				9436775531	2/7/2020	SANITIZER WIPES	25.89	
				9436948229	2/7/2020	HAND SANITIZER	110.62	
				9436948237	2/7/2020	DISPOSABLE RESPIRATOR	49.94	
				9409587632	1/13/2020	PARKING LOT LIGHT FIXTURE	184.64	1,467.39
107609	3/11/2020	52856	GREENWOOD, BRIANNA	PD 3/9-12	2/27/2020	PD 3/9-12, RESIDENT ENGINE	213.50	213.50
107610	3/11/2020	53508	H & G HOME IMPROVEMENTS	065	2/10/2020	FABRICATE/INSTLL'D DROP E	2,285.00	
				069	2/17/2020	MASK CARPET FLOORING/BS	1,150.00	3,435.00
107611	3/11/2020	53310	H.E.S. HERRERA ELECTRIC	282	2/3/2020	TRBLSHT CEILING OUTLET @	125.00	
				284	2/7/2020	INSTLL'D POWER FOR CUBIC	350.00	475.00
107612	3/11/2020	01864	HAAKER EQUIPMENT COMPA	C58230	2/6/2020	3" DROP HOSE, ETC	1,750.88	
				C59506	2/5/2020	3" SPIRAL CLAMP	37.19	1,788.07
107613	3/11/2020	51892	HERC RENTALS, INC.	31242328-002	2/12/2020	1/13-2/12 BOOM STRAIGHT R	4,245.22	4,245.22
107614	3/11/2020	53620	HOLMES, ELAINE	Stipend	2/25/2020	STIPEND FOR 1/15 MTG	50.00	50.00
107615	3/11/2020	00996	HOME DEPOT	6013635	12/3/2019	HEAVY DUTY RATCHET TIE-E	169.26	
				8034452	1/30/2020	MAKITA 18V LI-ION HR DRILL,	237.08	
				2162710	2/25/2020	GALV HARDWARE CLOTH	51.32	
				6091821	1/12/2020	COMP ADAPTERS, BRASS CC	169.21	
				5123682	3/3/2020	CONTINENTAL BLK RUBBER	166.14	793.01
107616	3/11/2020	20400	ICMA	2020 Mbrshp	3/3/2020	2020 MBRSHP RNWL #93865	1,400.00	1,400.00
107617	3/11/2020	20450	IMPERIAL IRRIGATION DISTR	JA-MdFB	2/13/2020	MID JANUARY-MID FEBRUAR	40,126.64	40,126.64
107618	3/11/2020	45108	IMPERIAL SPRINKLER SUPPL	4061476-00	2/12/2020	HATMENT RUSH SAFARI	23.93	
				4043314-00	1/28/2020	CHANNELLOCK PLIERS, GLO	152.52	
				4043807-00	1/28/2020	HUNTER ULTRA 4" POP-UP AI	723.49	
				4051350-00	2/4/2020	CHEM ROUNDUP PRO MAX	278.79	
				4051436-00	2/4/2020	GREENLEE AC CLAMP ON AM	73.30	
				4052525-00	2/4/2020	RAINBIRD 2" PLASTIC INLINE	126.67	
				4053408-00	2/5/2020	RAINBIRD 4" POP-UP ROTOR	38.67	
				4061524-00	2/12/2020	HACK SAW RUBBER GRIP	17.26	1,434.63
107619	3/11/2020	44354	INKA SCREENPRINTING	9892	3/3/2020	COACHELLA EMPLOYEE TEA	300.00	300.00

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
107620	3/11/2020	53625	INTERSTATE ALL BATTERY CE1920701011374	1/6/2020	KEYLESS REMOTE INSTALL	145.46	145.46
107621	3/11/2020	53425	IVAN'S BLINDS AND MORE 12646099	2/3/2020	RPR'D ROLLER SHADE @ PE	220.00	220.00
107622	3/11/2020	52906	JOHNSON CONTROLS SECUF33862421	2/8/2020	3/1-5/31 ALARM, 1515 6TH ST	1,192.48	1,192.48
107623	3/11/2020	01948	KIMBALL MIDWEST 7701961	1/29/2020	BRASS PIPE ASST	216.04	216.04
107624	3/11/2020	48293	KOA CORPORATION JB72075x19	1/15/2020	PE1/5 AVE 50 IMPROVEMENT	726.25	726.25
107625	3/11/2020	44047	KONICA MINOLTA BUSINESS 9006507003	2/13/2020	BIZHUB C454E, CITY HALL, 1/	120.54	
			9006524156	2/19/2020	BIZHUB C360, CITY HALL, 1/2	100.26	
			9006527070	2/20/2020	BIZHUB C360, CITY HALL, 2/2	38.94	259.74
107626	3/11/2020	01019	LA PRENSA HISPANA INC 403	1/30/2020	1/30, 2/6+13 AD: ARABY AVE S	1,620.00	1,620.00
107627	3/11/2020	45051	LAMAR OF PALM SPRINGS 111113642	1/31/2020	1/31 POSTER ADVERTISING	125.00	125.00
107628	3/11/2020	48595	LANDES, LUCRECIA Feb 2020	2/29/2020	FEB2020 ESL CLASS	360.00	360.00
107629	3/11/2020	53626	LARA, JANETH PD 3/9-13	1/28/2020	PD 3/9-13, CPRS CONF & EXF	263.00	263.00
107630	3/11/2020	24600	LOPES HARDWARE 008314	2/26/2020	MASK, BLADES, LOCKS, TAPI	179.63	
			009190	1/23/2020	BLADES, BATTERIES, PADLO	196.41	
			009231	2/6/2020	PADLOCKS, PLIERS, VALVE, E	280.18	656.22
107631	3/11/2020	49857	MANPOWER US INC. 34693230	1/26/2020	WE 1/19+26: RAMIREZ	744.00	
			34693233	1/26/2020	WE 1/26: AGUIRRE+CAMPOS	744.01	
			34749695	2/16/2020	WE 2/16: RAMIREZ	476.63	
			34749696	2/16/2020	WE 2/9+16: AGUIRRE+CAMP	1,116.00	
			34711606	2/2/2020	WE 2/2: RAMIREZ	744.00	
			34711607	2/2/2020	WE 2/2: AGUIRRE+CAMPOS	1,023.00	
			34731596	2/9/2020	WE 2/9: RAMIREZ	744.00	
			34731597	2/9/2020	WE 2/9: CAMPOS	761.44	6,353.08
107632	3/11/2020	25555	MATICH CORPORATION 12019056	2/10/2020	PE1/31 ATP CYCLE 2	83,005.42	83,005.42
107633	3/11/2020	51982	MEDINA, YRAVI Scholarship	2/24/2020	2020 CYBSA SCHOLARSHIP-	50.00	50.00
107634	3/11/2020	25900	MEREDITH & SIMPSON CONS200235	2/14/2020	RPLC'D HOUR METER @ AVE	145.50	
			200236	2/14/2020	TRBLSHT HYDRO RANGER 2	306.00	
			200237	2/14/2020	CROMPTON 120V HOUR MET	412.50	864.00
107635	3/11/2020	51579	METLIFE- GROUP BENEFITS Mar2020	2/16/2020	MAR2020 DENTAL/VISION/LIF	12,719.06	12,719.06
107636	3/11/2020	50099	MIDWAY VACUUM & JANITOR173021	1/21/2020	RPLC'D PUMP TO HOSE FITT	65.44	65.44
107637	3/11/2020	49482	NAPA AUTO PARTS 130261	2/24/2020	LUCAS XTRA HD	15.20	
			130396	2/25/2020	ABRASIVE WHEEL & BATTER	26.08	41.28
107638	3/11/2020	52344	NEOFUNDS BY NEOPOST CD 2/10/20	2/10/2020	POSTAGE BY PHONE #7900 C	2,088.24	2,088.24
107639	3/11/2020	44714	NV5, INC. 151270	1/25/2020	PE12/28 AVE50/HRSN TO 86 S	6,359.08	6,359.08
107640	3/11/2020	52757	OLLIN STRATEGIES 100	2/27/2020	FEB2020 CONSULTING SVCS	5,000.00	5,000.00

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
107641	3/11/2020	01651	OLSON ENGINEERING SYSTE1813Inv8	12/26/2019	PE12/31 PIPELINE RPLCMNT	3,587.50	3,587.50
107642	3/11/2020	53489	ONYX PAVING COMPANY, INC20/052R	1/31/2020	RETENTION: SPEED HUMPS	6,850.00	6,850.00
107643	3/11/2020	47192	O'REILLY AUTO PARTS	2855-182028	1/30/2020	DISC PAD SET	87.11
				2855-183772	2/5/2020	DISC PAD SET	87.11
				2855-185665	2/11/2020	BATTERIES	211.01
				2855-186097	2/13/2020	OIL FILTER	14.19
				2855-187605	2/18/2020	RADIATOR	138.12
				2855-183839	2/5/2020	TOGGLE SWITCH	14.86
				2855-184141	2/6/2020	WATER PUMP	69.96
				2855-184187	2/6/2020	OIL FILTER	14.03
				2855-185443	2/10/2020	RADIATOR CAP	5.83
107644	3/11/2020	53348	ORTIZ, OSCAR F.	Stipend	2/25/2020	STIPEND FOR 6/26 MTG	50.00
				Stipend	2/25/2020	STIPEND FOR 1/15 MTG	50.00
107645	3/11/2020	51402	OVERHEAD DOOR CO OF THIWO-4827	2/10/2020	INSPECT/TRBLSHT COMMER	150.00	100.00
			WO-4851	2/13/2020	INSPECT/TRBLSHT COMMER	150.00	
			WO-4875	2/14/2020	COMMERCIAL DOOR SVC @	220.69	520.69
107646	3/11/2020	00298	PARKHOUSE TIRE, INC.	2030186700	2/13/2020	P245/60R18 104H FST DEST L	136.97
107647	3/11/2020	51847	PARTY TIME RENTALS	29	2/27/2020	3/7 JUMPER RNTLS	235.75
107648	3/11/2020	49989	PAUL ASSOCIATES	84403	1/28/2020	BUSINESS CARDS: B. GREEN	98.15
				84576	2/3/2020	CITY OF COACHELLA MEMBE	98.15
107649	3/11/2020	02028	PETE'S ROAD SERVICE, INC.	389616-00	2/3/2020	FLAT REPAIR	27.11
				391362-00	2/10/2020	FLAT REPAIR	27.11
				391687-00	2/11/2020	MOUNT/BALANCE NEW TIRE	341.54
				393190-00	2/18/2020	MOUNT/BALANCE NEW TIRE	581.98
107650	3/11/2020	52596	PLANIT PRINTWORKS	884296	1/31/2020	WEBSITE FILES- ARABY AVE	13.55
107651	3/11/2020	39250	PRAXAIR DISTRIBUTION, INC.	94551449	1/29/2020	ACETYLENE WQ, OXYGEN Q	140.98
107652	3/11/2020	53198	PROACTIVE ENGINEERING	16719	2/7/2020	PE1/31 STORMWATER MASTI	17,575.00
107653	3/11/2020	42759	PROPER SOLUTIONS, INC.	11050	2/21/2020	WE 2/21: L. AVINA	585.00

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
107654	3/11/2020	48977	PROTECTION 1/ADT	132838615	2/3/2020	MA-MY2020 ALARM/PRIME CI	145.02	
				132838616	2/3/2020	MA-MY2020 ALARM, BGDMA S	133.53	
				132838617	2/3/2020	FEB2020 ALARM/EXT SVC PR	85.88	
				132838618	2/3/2020	FEB2020 EQUIP LSE/EXT SVC	177.94	
				132838619	2/3/2020	MA-MY2020 EQUIP LSE/EXT S	1,497.75	
				132838600	2/3/2020	MA-MY2020 EQUIP LSE/EXT S	472.13	
				132838613	2/3/2020	MA-MY2020 ALARM/EXT SVC	191.34	
				132838614	2/3/2020	MA-MY2020 ALARM/EXT SVC	180.09	
				132838601	2/3/2020	MA-MY2020 FIRE, 87101 AVE	136.02	
				132838602	2/3/2020	MA-MY2020 ALARM, 87101 AV	85.02	
				132838603	2/3/2020	MA-MY2020 EQUIP LSE/EXT S	254.06	
				132838604	2/3/2020	MA-MY2020 ALARM, 87075 AV	133.53	
				132838605	2/3/2020	MA-MY2020 FIRE/ALARM, 870	187.05	
				132838606	2/3/2020	MA-MY2020 FIRE, COMMUNIT	216.99	
				132838607	2/3/2020	MAR2020 CELL/ESUITE/ALAR	62.00	
				132838608	2/3/2020	MA-MY2020 CELL BACKUP/FI	218.58	
				132838609	2/3/2020	MA-MY2020 ALARM/EXT SVC	83.01	
				132838610	2/3/2020	MA-MY2020 ALARM/EXT SVC	188.19	
				132838611	2/3/2020	MA-MY2020 ALARM/EXT SVC	197.34	
				132838612	2/3/2020	MA-MY2020 ALARM/EXT SVC	180.09	
				132838596	2/3/2020	MA-MY2020 ALARM/EXT SVC	177.33	
				132838597	2/3/2020	MA-MY2020 ALARM/EXT SVC	209.98	
				132838598	2/3/2020	MAR2020 ALARM/EXT SVC PI	626.74	
				132838599	2/3/2020	MAR2020 ALARM/EXT SVC PI	1,023.39	6,863.00
107655	3/11/2020	53552	QUENCH USA, INC.	INV02187349	12/5/2019	AC D347651, DEC2019 RNTL,	32.63	
				INV02195787	1/1/2020	AC D347651, JAN2020 RNTL,	32.63	
				INV02196644	1/1/2020	AC D347652, JAN2020 RNTL,	32.63	
				INV02245036	1/16/2020	AC D347652, WORK ORDER F	150.00	
				INV02288127	2/3/2020	AC D347648, FEB2020 RNTL,	32.63	
				INV02288130	2/3/2020	AC D347651, FEB2020 RNTL,	32.63	
				INV02187346	12/5/2019	AC D347648, DEC2019 RNTL,	32.63	345.78
107656	3/11/2020	52306	QUINN COMPANY	13115801	2/9/2020	1/13-2/10 DUMP TRUCK RNTL	2,923.24	
				13526101	2/21/2020	2/19-20 DUMP TRUCK RNTL	343.86	3,267.10
107657	3/11/2020	02167	RBF CONSULTING, INC.	1064887	11/1/2019	PE9/29 AVE50/I-10 INTERCHA	12,821.19	12,821.19
107658	3/11/2020	48608	REYES COCA-COLA BOTTLIN	11022205496	2/25/2020	6PK SOFT DRINKS	280.80	280.80

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
107659	3/11/2020	52991	S & D CAR WASH MANAGEMEARB108322	1/31/2020	JAN2020 CAR WASH SERVICE	104.85	104.85
107660	3/11/2020	32950	SAFETY-KLEEN SYSTEMS, IN#82287470	1/29/2020	1/27 SVC	257.12	257.12
107661	3/11/2020	49697	SANCHEZ, ROBERTO	22620	2/20/2020 2/26 SENIOR CENTER RIBBO	2,400.00	2,400.00
107662	3/11/2020	51849	SANTA ROSA DEL VALLE	Jan2020	2/13/2020 JAN2020 SVCS: H. MORIN	125.00	125.00
107663	3/11/2020	50827	SDC SOUND COMPANY	1046	2/19/2020 2/26 SENIOR CENTER RIBBO	450.00	450.00
107664	3/11/2020	52123	SEDARU, INC.	301-001-06	11/19/2019 DC2019/20 OPRTNL MNGMNT	31,080.00	31,080.00
107665	3/11/2020	52924	SIEMENS MOBILITY, INC.	5620028565	2/17/2020 JAN2020 TRAFFIC SIGNAL CA	1,461.12	
				5610208561	2/17/2020 JAN2020 TRAFFIC SIGNAL M/	1,812.80	3,273.92
107666	3/11/2020	52503	SILVA, CARLOS	Feb 2020	2/29/2020 FEB2020 CERAMIC CLASS	240.00	240.00
107667	3/11/2020	35000	SMART & FINAL	45658	2/4/2020 FORKS, SPOONS, PLATES, W	94.75	
				056322	2/25/2020 CREAMER & TEA	23.98	118.73
107668	3/11/2020	51139	SOUTHERN COMPUTER WARIN-000623441	1/29/2020	HP OFFICECONNECT 1920S	369.70	369.70
107669	3/11/2020	52595	STAPLES BUSINESS CREDIT	7301352434-0-1	10/21/2019 PILOT PRECISE V7 RT ASST	8.15	
				7301352434-0-2	10/21/2019 SBG WHITEBOARD ALUM FR.	213.11	
				7301564610-0-1	10/29/2019 2020 WALL 3 MNTH, BIC SOF	80.21	
				7301676773-0-1	11/4/2019 3M DOCUMENT HLDR, PPR C	53.12	
				7301676773-0-2	11/8/2019 CLEAR VIEW LIBRARY POCK	11.63	
				7302576552-0-1	12/2/2019 2020 DESK CALENDAR, PREC	97.88	464.10
107670	3/11/2020	53044	SUPER BIRTHDAY, INC.	23152	2/12/2020 3/7 F-TRAIN RNTL	775.00	775.00
107671	3/11/2020	52125	TAG/AMS, INC.	2763190	2/10/2020 DEC2019 DRUG/ALCOHOL TE	52.00	52.00
107672	3/11/2020	01936	THE PUBLIC RECORD	24677	1/30/2020 1/30 NOTICE OF PUBLIC HEA	144.00	144.00
107673	3/11/2020	38250	TOPS N BARRICADES	1080349	2/12/2020 2/10-12 CHNGBLE MSG SIGN	540.00	
				1080411	2/14/2020 28" CONE W/ SLEEVES	1,729.13	2,269.13
107674	3/11/2020	52204	TPX COMMUNICATIONS	126741805-0	2/16/2020 AC33325, 2/16-3/15	3,392.87	3,392.87
107675	3/11/2020	51179	TURNER, WARREN, HWANG	35298-C	11/30/2019 PE11/30 MAS SVCS- 2019 LIT	2,400.00	2,400.00
107676	3/11/2020	45053	TYLER TECHNOLOGIES, INC.	045-291347	1/31/2020 PRINTER (TM-S9000) & USB F	1,832.44	1,832.44
107677	3/11/2020	48436	UNIVAR SOLUTIONS USA INC.	48471418	2/5/2020 SODIUM BISULFITE	6,494.88	
				48481523	2/13/2020 SODIUM HYPOCHLORITE	5,860.68	12,355.56
107678	3/11/2020	47102	URBAN FUTURES, INC.	0220-015	2/21/2020 DEC2019/JAN2020 ROPS SVC	1,237.50	1,237.50

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
107679	3/11/2020	50229	URBAN HABITAT ENVIRONME	5334	1/31/2020	1/7 RPR'D IRRGTN @ DIST 16	32.20	
				5335	1/31/2020	1/9 RPR'D IRRGTN @ DIST 18	135.06	
				5336	1/31/2020	1/10 RPR'D IRRGTN @ DIST 3	252.08	
				5337	1/31/2020	1/6 RPR'D IRRGTN @ DIST 32	133.46	
				5339	1/31/2020	1/14 RPR'D IRRGTN @ DIST 3	148.61	
				5340	1/31/2020	1/14 RPR'D IRRGTN @ DIST 3	132.23	
				5341	1/31/2020	1/15 RPR'D IRRGTN @ DIST 2	101.86	
				5342	1/31/2020	1/16+17 RPR'D IRRGTN @ DI	625.08	
				5352	1/31/2020	JAN2020 LANDSCAPE MAINT	47,504.41	
				5366	1/31/2020	1/20 RPR'D IRRGTN @ DIST 1	227.54	
				5367	1/31/2020	1/21 RPR'D IRRGTN @ DIST 1	196.04	
				5331	1/31/2020	12/30 RPR'D IRRGTN @ DIST	73.61	
				5332	1/31/2020	1/6 RPR'D IRRGTN @ DIST 16	237.77	
				5333	1/31/2020	1/6 RPR'D IRRGTN @ DIST 19	64.81	
				5368	1/31/2020	1/24 RPR'D IRRGTN @ DIST 2	138.95	
				5369	1/31/2020	1/24 RPR'D IRRGTN @ DIST 3	141.82	
				5373	1/31/2020	1/23 RMV'D TREE & RPR'D FE	175.50	50,321.03
107680	3/11/2020	39640	VALLEY LOCK & SAFE	159383	2/19/2020	RPR'D PANIC BAR LEVER @ I	125.00	125.00
107681	3/11/2020	51665	VALLEY REPROGRAPHICS LL	INV-30992	1/23/2020	B/W PRINTING+FILES+DEL: A	133.60	133.60
107682	3/11/2020	51820	VARIDESK LLC	IVC-2-1405346	2/20/2020	VARICHAIR PRO	244.69	244.69
107683	3/11/2020	53173	VERIZON CONNECT NWF, INC	OSV0000020193	2/1/2020	JAN2020 GPS MONITORING S	1,403.70	1,403.70
107684	3/11/2020	50629	VINTAGE ASSOCIATES, INC	215547	2/15/2020	FEB2020 LNDSCPE MAINT @	4,950.00	
				215554	2/15/2020	FEB2020 LNDSCPE MAINT @	3,850.80	
				215545	2/15/2020	FEB2020 LNDSCPE MAINT @	10,845.40	
				215546	2/15/2020	FEB2020 LNDSCPE MAINT @	8,383.00	28,029.20
107685	3/11/2020	53612	WELL	Reg 3/20-21	2/27/2020	REG 3/20-21, WELL ANNUAL C	325.00	325.00

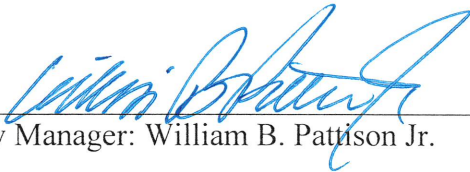
Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
107686	3/11/2020	49778	WEST COAST ARBORIST, INC154676-A	11/17/2019	PE11/17 TREE MAINT @ LLMI	1,734.00	
			157099	11/19/2019	PE11/19 TREE MAINT @ LLMI	2,000.00	
			157100	11/20/2019	PE11/20 TREE MAINT @ LLMI	624.00	
			157101	11/21/2019	PE11/21 TREE MAINT @ LLMI	676.00	
			157103	11/23/2019	PE11/23 TREE MAINT @ LLMI	2,808.00	
			157104	11/24/2019	PE11/24 TREE MAINT @ LLMI	1,630.00	
			157253	1/27/2020	PE1/27 TREE MAINT @ LLMD	308.00	
			157105	11/25/2019	PE11/25 TREE MAINT @ LLMI	1,740.00	
			157106	11/30/2019	PE11/30 TREE MAINT @ LLMI	4,352.00	
			156318-A	12/16/2019	PE12/16 TREE MAINT @ LLMI	104.00	
			157098	11/18/2019	PE11/18 TREE MAINT @ LLMI	364.00	
			157102	11/22/2019	PE11/22 TREE MAINT @ LLMI	2,772.00	19,112.00
107687	3/11/2020	53623	WEST COAST BOXING HALL (Sponsorship)	2/24/2020	10/4 BANQUET OF CHAMPIOI	1,000.00	1,000.00
107688	3/11/2020	51697	WESTERN WATER WORKS SI57604-00	2/6/2020	BLUE MARKING FLAG & O-RII	137.68	
			57867-03	2/3/2020	2 1/2 DI HYD 6H DI CAPS 1 1/8	2,647.52	
			57926-00	2/6/2020	MACRO HP CPLG	979.18	3,764.38
107689	3/11/2020	00384	WILLDAN FINANCIAL SERVICE002-22256	2/5/2020	JAN2020 BLDG & SAFETY SVI	9,840.00	9,840.00
Sub total for WELLS FARGO BANK:							627,644.32

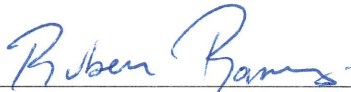
124 checks in this report.

Grand Total All Checks: 627,644.32

Date: March 11, 2020



City Manager: William B. Pattison Jr.



Accounting Manager: Ruben Ramirez



STAFF REPORT
3/11/2020

TO: Honorable Mayor and City Council Members

FROM: Luis Lopez, Development Services Director

SUBJECT: Ordinance No. 1146 approving Change of Zone 18-07 to add the RC (Retail Cannabis) overlay zone to the existing C-G (General Commercial) zone on Building 1 located at 1639 and 1645 6th Street. Ed Sapigao, Applicant. (*Second Reading*)

STAFF RECOMMENDATION:

Staff recommends that the City Council approve Ordinance No. 1146 to change the zoning from C-G (General Commercial) zone to CG-RC (General Commercial – Retail Cannabis Overlay) zone on a .14 acre commercial parcel located at 1639 – 1645 6th Street.

BACKGROUND:

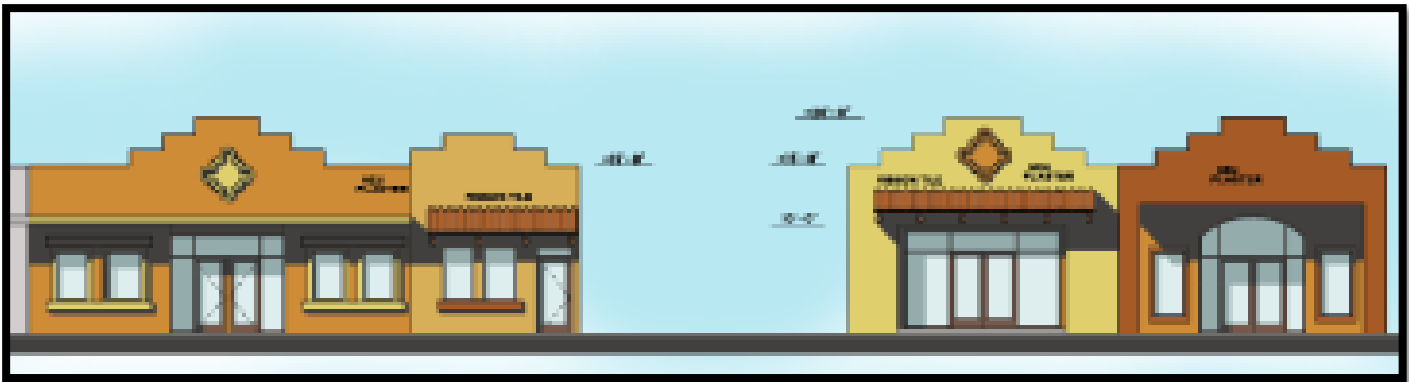
On February 26, 2020, the City Council conducted a public hearing and approved first reading of Ordinance No. 1146 and approved Conditional Use Permit No. 305 to allow a 3,050 square foot cannabis dispensary on the site of a vacant multi-tenant commercial property at the above address.

DISCUSSION:

Attached for City Council’s approval is the second reading version of Ordinance No. 1146 amending the City’s Official Zoning Map to allow the use of the RC (Retail Cannabis) Overlay zone for the Kismet Coachella Retail Dispensary project. The development will include a complete renovation of the existing buildings and secondary businesses including office suites and a coffee shop/eatery on the adjoining buildings. The Planning Commission recommended approval of this project on November 6, 2019.

Building Façade Discussion:

At the February 26, 2020 public hearing the City Council expressed concern over the “modernistic” exterior architectural elevations that were presented by the applicant. The architectural images below show the architectural elevations as they were approved in 2012 by the Planning Commission, modeled after the “Coachella Kidney Dialysis” building on 6th Street (designed by same architect), and a comparison with the latest exhibits.



Exhibits for Architectural Review No. 12-08



Exhibits for Conditional Use Permit No. 305

As shown above, the 2012 building facades proposed smooth stucco plaster finish with strong accent colors, accented window trims, two “quatrefoil” plant-on details on the parapet roof structure, and Spanish Tile awnings and the “stepped parapet wall” over the front entries on the old barber shop building and the office suites building. The project proposed to remove and enclose the “cove” storefront window display/ entry at the old Menswear building creating new entry doors that were flush with the façade walls, and an arched window. A decorative wrought iron gate was proposed on the original project (not shown).

The facades for CUP 305 show smooth plaster with a soft white finish on all the buildings, no window trims and no Spanish Tile awnings. One arched metal awning is shown at the old barber shop building and no quatrefoil details, and only one added “stepped parapet wall” is proposed over the office suites building. The old Menswear building shows a restoration/preservation of the “cove storefront” window displays, in its original configuration. An arched metal trellis cover with “Ivy It” espaliers is shown over the driveway. Similarly, a wrought iron gate is shown.

The City Council directed staff to work with the architect to blend the proposed architectural features to include the “Pueblo Viejo” design guidelines including traditional window awning treatments, base trims with mosaic tile and accent colors to complement the Spanish Colonial architecture that is preferred for the downtown. Staff will continue to work with the designers to preserve the historic character of the buildings, while bringing the building facades closer into compliance with current design guidelines.

ALTERNATIVES:

1. Adopt Ordinance No 1146
2. Continue this item and provide staff direction.
3. Take no action.

FISCAL IMPACT:

There are no fiscal impacts associated with approval of this change of zone action in that it merely provides the owner with the ability to redevelop the commercial center with a retail cannabis dispensary business.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1 as shown above.

Attachment: Ordinance No. 1146 (2nd Reading)

ORDINANCE NO. 1146**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA APPROVING CHANGE OF ZONE 18-07 TO ADD THE RETAIL CANNABIS OVERLAY ZONE (RC) TO THE EXISTING GENERAL COMMERCIAL ZONE (C-G) ON PROPERTY LOCATED AT 1639 AND 1645 SIXTH STREET; ED SAPIGAO, APPLICANT.**

WHEREAS, Ed Sapigao (on behalf of Kismet Organic Cultivation) filed an application for Change of Zone 18-07 on a 6,250 square foot parcel of property located at 1639 and 1645 Sixth Street, and attendant applications Conditional Use Permit 305, Assessor's Parcel No. 778-061-009 ("Project"); and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing on Change of Zone 18-07 and CUP 305 on November 6, 2019 at the Coachella Permit Center, 53-990 Enterprise Way, Coachella, California and recommended that the City Council approve Change of Zone 18-07 and CUP 305; and,

WHEREAS, the Applicant and members of the public were present and were afforded an opportunity to testify regarding the Project, at the Planning Commission meeting; and,

WHEREAS, the Project is permitted pursuant to Chapter 17.47 of the Coachella Municipal Code, and the attendant applications for a Conditional Use Permit to allow the Project; and,

WHEREAS, the proposed use is necessary or desirable for the development of the community, is consistent with the objectives of the City's General Plan, and is not detrimental to the existing uses or the uses specifically permitted in the zone in which the proposed use is to be located; and,

WHEREAS, the City Council conducted a duly noticed public hearing on Change of Zone 18-07 and CUP 305 on February 26, 2020 at the Coachella City Hall, 1515 6th Street, Coachella, California and allowed public testimony; and,

WHEREAS, the proposed site is adequate in size and shape to accommodate the proposed development; and,

WHEREAS, the site for proposed use relates properly to streets which are designed to carry the type and quantity of traffic to be generated by the proposed use; and,

WHEREAS, the Project is exempt from the provisions of the California Environmental Quality Act, as amended; and,

WHEREAS, the conditions as stipulated by the City are necessary to protect the public health, safety and welfare of the community.

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

Section 1. That the City of Coachella Official Zoning Map be amended as shown on the attached Change of Zone 18-07 map marked “Exhibit A” from C-G (General Commercial) to CG-RC (General Commercial - Retail Cannabis Overlay) zone on property located at 1639 and 1645 Sixth Street, with the findings listed below:

Findings for Change of Zone 18-07:

1. The Project is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has a Downtown Center land use designation that allows for the proposed development. The proposed change of zone is in keeping with the policies of the Downtown Center land use classification and the Project is internally consistent with other General Plan policies for this type of development.

2. The Project is in compliance with the applicable land use regulations and development standards of the City’s Zoning Code. The site plan proposes a cannabis retail business. The Project complies with applicable C-G (General Commercial) and Section 17.47.020 property development standards as proposed.

3. Every use, development of land and application of architectural guidelines and development standards shall be considered on the basis of the suitability of the site for a particular use or development intended, and the total development, including the prescribed development standards, shall be so arranged as to avoid traffic congestion, ensure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and shall be in accord with all elements of the general plan. The proposed change of zone is compatible with existing surrounding land uses that include commercial land uses.

4. The Project will be compatible with neighboring properties with respect to land development patterns and application of architectural treatments. The plans submitted for this Project propose a cannabis business that is permitted in the C-G (General Commercial) zone pursuant to an approved Conditional Use Permit. Surrounding properties to the project site include commercial land uses. As such, the Project will be in keeping with the scale, massing, and aesthetic appeal of the existing area and future development.

5. The Project is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303 (C) that exempts the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure.

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

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

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

PASSED, APPROVED and ADOPTED this 11th day of March 2020.

Steven A. Hernandez
Mayor

ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

Carlos Campos
City Attorney

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

I HEREBY CERTIFY that the foregoing Ordinance No. 1146 was duly and regularly introduced at a meeting of the City Council on the 26th day of February 2020, and that thereafter the said ordinance was duly passed and adopted at a regular meeting of the City Council on the 11th day of March 2020.

AYES:

NOES:

ABSENT:

ABSTAIN:

Andrea J. Carranza, MMC
Deputy City Clerk

“EXHIBIT A”

Existing Zoning: C-G (General Commercial)

Proposed Zoning: CG-RC (General Commercial-Retail Cannabis Overlay)





STAFF REPORT
3/11/2020

TO: Honorable Mayor and City Council Members

FROM: **Gabor Pakozdi P.E., City Engineer**

SUBJECT: Resolution No. 2020-06 Initiating the Preparation of the Engineer's Report and declaring Intention to Levy and Collect Assessments for Fiscal Year 2020/2021 for the City of Coachella Landscaping and Lighting Maintenance District Number 1 through 38.

STAFF RECOMMENDATION:

Approve the Resolution No. 2020-06 Initiating the Preparation of the Engineer's Report and declaring Intention to Levy and Collect Assessments for Fiscal Year 2020/2021 for the City of Coachella Landscaping and Lighting Maintenance District Number 1 through 38.

BACKGROUND:

The Resolution Initiating Preparation of an Engineer's Report and Declaring Intention to Levy and Collect Assessments are required on an annual basis per Section 22624 of the Streets and Highway Code. It is the first step to assess the Annual Levy for the Landscape Districts Maintenance charges for Fiscal Year 2020/2021.

The Engineer's Report for the proposed Assessment Districts will be submitted to the City Council for approval tentatively on April 22, 2020 and a public hearing will be tentatively scheduled on June 10, 2020 prior to confirmation of the proposed assessments.

FISCAL IMPACT:

Approval of the assessments would have no adverse impact to the General Fund. The proposed assessments are essential to pay for the required maintenance and improvements of common areas within each District. The revenues and expenditures are accounted for within separate 160 fund accounts within each District.

RESOLUTION NO. 2020-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, INITIATING THE PREPARATION OF THE ENGINEER'S REPORT AND DECLARING INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2020-2021 IN THE CITY OF COACHELLA LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1 THROUGH 38

WHEREAS, the City Council and the City of Coachella, California ("City Council") has previously determined that the public interest, convenience, and necessity, require the installation, construction, and maintenance, servicing and operation of public lighting and landscaping and appurtenant facilities as set forth in Section 22525 of the Streets and Highways Code, State of California, within the incorporated boundaries of the City of Coachella; and

WHEREAS, this City Council wishes to levy and collect annual special assessments within those assessment districts presently designated as "City of Coachella Landscaping and Lighting Maintenance District No. 1 through 38" pursuant to the Landscaping and Lighting Act of 1972 (Streets and Highways Code Section 22500 et. seq.); and

WHEREAS, Section 22622 of the Streets and Highways Code of the State of California requires that an Engineer's Report be prepared and filed annually, outlining the special assessments to be levied against the properties within the District; and

WHEREAS, the public interest and convenience require the installation, construction, maintenance, servicing and operation of lighting and landscaping and appurtenant facilities within the City of Coachella Landscaping and Lighting Maintenance District No. 1 through 38; and

THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That the City Engineer is hereby directed to prepare and file such report with the City Clerk for Fiscal Year 2020/2021.

Section 2. That this City Council hereby declares its intention to levy and collect special assessments within the boundaries of the City of Coachella Landscaping and Lighting Maintenance District No. 1 through 38 (the "Districts") for Fiscal Year 2020/2021 pursuant to the Landscape and Lighting Act of 1972 to pay the costs of the improvements and maintenance described in Sections 3 and 4, below, that are within budget. The proposed assessments will not increase above the maximum levy allowed by Proposition 218.

Section 3. That the existing improvements for each of the Districts may be generally described as follows:

- (a) The installation or planting of landscaping within roadway right-of-way, public utility easements, parks, parkways, and medians.

- (b) The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- (c) The installation or construction of public lighting facilities, including, but not limited to, traffic signals.
- (d) The installation or construction of any facilities which are appurtenant to any of the foregoing, or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- (e) The installation of park or recreational improvement, including but not limited to the following:
 - a. Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.
 - b. Lights, playground equipment, play courts, and public restrooms.
- (f) The maintenance or servicing or both, of any of the foregoing.
- (g) The acquisition of land for park, recreational or open space purposes.
- (h) The acquisition of any existing improvement otherwise authorized pursuant to this section.

Section 4. That the maintenance and servicing proposed to be performed consists of the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of the foregoing improvements, that are within budget including:

- (a) Repair, removal, or replacement of all or any part of any improvements.
- (b) Providing for the life, growth, health and beauty of the landscaping, including cultivation, irrigation, trimming, spraying, fertilizing or treating for disease or injury.
- (c) The removal of trimming, rubbish, debris, and others solid waste.
- (d) The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.
- (e) Deterring vandalism by means of security

Section 5. The assessments shall be collected at the same time and in the same manner as taxes for the County of Riverside are collected.

Section 6. That this City Council does hereby designate City Engineer to administer the contracts for the proposed assessment districts.

Section 7. The general location of the Districts may be described as follows:

District Number	Tract Numbers
District No. 1	14664-1 14664-2 14664 17892
District No. 2	14472 15976
District No. 3	14675 18317 28074
District No. 4	18632-1 18632-2 18632
District No. 5	Dissolved
District No. 6	23911-1 23911-2 23911
District No. 7	26467-1 26467-2 26467-3 26467 26639-1 26639
District No. 8	24299-1 24299
District No. 9	23408-1 23408-2 23408
District No. 10	26592
District No. 11	22110-1 22110-2
District No. 12	28374-1 28374-2 28374-3 28375
District No. 13	28443-1 28443-2 28443
District No. 14	29071-1 29071-2 29071-3 29071-4 29071

District No. 15	30020
District No. 16	30582 30684-1 30684-2 30684-3 30684
District No. 17	30498-1
District No. 18	30728
District No. 19	30354-1 30354
District No. 20	30621-1 30621
District No. 21	22110
District No. 22	30889
District No. 23	30871
District No. 24	30910-1 30910-2 30910
District No. 25	31376
District No. 26	Dissolved
District No. 27	30831
District No. 28	30830
District No. 29	31664-1 31664-2 31664-3 31664
District No. 30	31508
District No. 31	31533-1 31533-2 31533
District No. 32	31551-1 31551
District No. 33	32264
District No. 34	31158
District No. 35	30978
District No. 36	31698
District No. 37	31550
District No. 38	31714

PASSED, APPROVED AND ADOPTED this 11th day of March 2020, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Steven Hernandez, Mayor
City of Coachella

ATTEST:

Angela Zepeda, City Clerk

APPROVED AS TO FORM:

Carlos Campos, City Attorney

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

I, Angela Zepeda, hereby certify that the foregoing is a true and correct copy of a resolution, being Resolution No. 2020-06, duly passed and adopted by the City Council of the City of Coachella, California, at a regular meeting held this 11th day of March 2020.

Angela Zepeda, City Clerk

TENTATIVE SCHEDULE

Landscaping and Lighting Maintenance District No. 1 Through 38

Item	Council Meeting Date
Resolution 2020-06 Initiating Preparation of Engineer's Report and Declaring Intention to Levy and Collect Assessments for Fiscal Year 2020/2021	March 11, 2020
Resolution 2020-07 Preliminary Approval of Engineer's Report and Setting a time and Place for Public Hearing to Levy and Collect Assessments for Fiscal Year 2020/2021	April 22, 2020
Resolution 2020-08 Confirming the Assessment and Diagram and Ordering the Levy and Collection of Assessments for Fiscal Year 2020/2021	June 10, 2020



TORRES MARTINEZ DESERT CAHUILLA INDIANS

P.O. Box 1160, Thermal CA. 92274
(760) 397-0300 - FAX (760) 397-8146

November 26, 2019

To: Tom Kirk, Executive Director
Coachella Valley Association of Governments

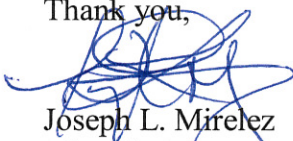
Torres Martinez Desert Cahuilla Indians (TMDCI) a federally recognized tribe located in the eastern Coachella Valley is interested in becoming members of the Coachella Valley Association of Governments (CVAG).

TMDCI was a member of CVAG in the past and we understand the need and benefit of being a part of this organization. We have thousands of acres in the Coachella Valley, and would like to be included in the discussions and decisions of items being discussed that will affect our tribe, and region.

Thank you for your consideration in rejoining your organization.

I look forward to hearing from you in the future.

Thank you,


Joseph L. Mirelez
Vice Chairman
Torres Martinez Desert Cahuilla Indians



STAFF REPORT
3/11/2020

TO: Honorable Mayor and City Council Members

FROM: William B. Pattison, City Manager

SUBJECT: Approval of the Third Amendment and Restatement of the Coachella Valley Association of Governments (CVAG) Joint Powers Agreement, which establishes the Torres Martinez Band of Cahuilla Indians as Formal Members CVAG

STAFF RECOMMENDATION:

Approve the addendum to the Third Amendment and Restatement of the CVAG Joint Powers Agreement, which establishes the Torres Martinez Desert Cahuilla Indians as formal members.

BACKGROUND:

CVAG was formed in November 1973 with the approval of the first Joint Powers Agreement (JPA). In 1989, after voters passed Measure A, CVAG amended and restated the JPA to specify its role as the regional transportation authority. In 1998, the JPA was amended again to include the City of Blythe as a member. CVAG's members have since authorized separate JPA agreements for the Coachella Valley Conservation Commission and for Desert Community Energy.

In April 2018, the Third Amendment to the Joint Powers Authority was approved, which better reflected CVAG's mission and organizational structure and included the Agua Caliente Band of Cahuilla Indians and the Cabazon Band of Mission Indians. The governments in the Coachella Valley have long benefited from a unique relationship with the local tribal nations, whose reservations span across several local cities.

Prior to becoming full members of the JPA, the Agua Caliente and Cabazon tribes joined CVAG through a Memorandum of Understanding (MOU) approved by the CVAG Executive Committee in October of 1998. The Torres Martinez Desert Cahuilla Indians Tribe's joined CVAG in October 2000. After years of successful participation, the Torres Martinez Tribe underwent internal changes that caused their participation to wane. The Torres Martinez also went two years without paying dues. In February 23, 2009, the Executive Committee elected to discontinue the Tribe's membership with CVAG. In a letter sent to then Tribal Chair Mary Resvaloso, then-Interim Executive Director Larry Parrish indicated that if the Tribe chooses to re-join CVAG in the future, CVAG would welcome the discussion.

At the December 2, 2019 CVAG Executive Committee meeting, members considered a request from the Torres Martinez Desert Cahuilla Indians (Tribe) to re-join CVAG. The Executive Committee voted unanimously to allow the Tribe to rejoin CVAG via the attached Addendum. CVAG staff updated the Addendum that went before the CVAG Executive Committee, striking the paragraph where conditions were to be listed, as no conditions were made. CVAG legal counsel has also approved the language.

CVAG's JPA requires each member jurisdiction to approve the Addendum in order to expand membership.

FISCAL IMPACT:

None.

Attachments: Letter from Torres Martinez Tribal Council
Addendum to the CVAG JPA

**ADDENDUM TO THIRD AMENDMENT AND RESTATEMENT OF THE JOINT
POWERS AGREEMENT OF THE COACHELLA VALLEY ASSOCIATION OF
GOVERNMENTS ADMITTING THE TORRES MARTINEZ TRIBE AS A MEMBER OF
THE COACHELLA VALLEY ASSOCIATION OF GOVERNMENTS**

This Addendum to the Third Amendment and Restatement of the Joint Powers Agreement of the Coachella Valley Association of Governments (“Addendum”) is entered into as of the date of the last signature appended to this Addendum, by and between the Torres Martinez Tribe (“Admittee”), on the one hand, and the County of Riverside, City of Coachella, City of Indio, City of La Quinta, City of Indian Wells, City of Palm Desert, City of Rancho Mirage, City of Cathedral City, City of Palm Springs, City of Desert Hot Springs, City of Blythe, Agua Caliente Band of Cahuilla Indians and Cabazon Band of Mission Indians (“Current Parties”), on the other hand.

RECITALS

- A. Current Parties constitute the total membership of the Coachella Valley Association of Governments (“CVAG”) and are parties to the Third Amendment and Restatement of the Joint Powers Agreement of the Coachella Valley Association of Governments (“Third Restatement”).
- B. Admittee is a federally recognized tribe and public agency, as that term is defined in Government Code section 6500, and formerly a member of CVAG.
- C. Admittee desires to rejoin CVAG as a member and Current Parties are willing to admit Admittee as a member under the terms and conditions set forth in this Addendum.
- D. Section 6.1 of the Third Restatement allows for the admission of additional public agencies to membership in CVAG subject to consent of two-thirds of the Current Parties and execution of an addendum to the Third Restatement signed by all Current Parties and Admittee.

NOW, THEREFORE, in consideration of the foregoing and of the mutual promises and covenants herein contained, Current Parties and Admittee agree as follows:

Admission of Admittee

Admittee is hereby admitted as a member of CVAG, subject to all of the rights, obligations and responsibilities set forth in the Third Restatement. Execution of this Addendum by Admittee shall be the legal equivalent of Admittee’s execution of the Third Restatement as a party thereto.

The parties to this Addendum have caused it to be executed on their behalf as of the date specified below, respectively, as follows:

City of Blythe

By: _____

Date: _____

City of Cathedral City

By: _____

Date: _____

City of Coachella

By: _____

Date: _____

City of Desert Hot Springs

By: _____

Date: _____

City of Indian Wells

By: _____

Date: _____

City of Indio

By: _____

Date: _____

City of La Quinta

By: _____

Date: _____

City of Palm Desert

By: _____

Date: _____

City of Palm Springs

By: _____

Date: _____

City of Rancho Mirage

By: _____

Date: _____

County of Riverside

By: _____

Date: _____

Agua Caliente Band of Cahuilla Indians

By: _____

Date: _____

Cabazon Band of Mission Indians

By: _____

Date: _____

Torres Martinez Desert Cahuilla Indians

By: _____

Date: _____



STAFF REPORT
3/11/2020

TO: Honorable Mayor and City Council Members

FROM: William Pattison, City Manager

SUBJECT: Investment Report – January 2020

STAFF RECOMMENDATION:

Staff recommends that the City Council receive and file the investment report for January of 2020

EXECUTIVE SUMMARY:

On April 10, 2019, the City of Coachella along with its component units (Sanitary District, Educational & Governmental Access Cable Corporation, Fire Protection District and Water Authority) approved and adopted the current “Statement of Investment Policy”.

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

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

The Market values presented for investments managed by contracted parties are based on amounts reported by the Fiscal Agent on the most recent bank statement to be market value as of the date of said bank statement. The purchase date and type of investment is not included for funds held by the fiscal agent.

Attached is the Treasurer's Report of Investments which includes an overview on investments which provides information on investment activity, withdrawals and deposits, interest earned, payment of interest and payment of principal as of the periods ending January 31, 2020. In addition, this report includes detailed information and current activity on individual investments.

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

There was no unusual investment activity to report.

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

FISCAL IMPACT:

None, this report is receive and file only.

CITY OF COACHELLA
TREASURER'S REPORT - INVESTMENT REPORT
 As of January 31, 2020
 Fiscal Year 2019-2020

Item 6.

DESCRIPTION	CURRENT YIELD	BALANCE AS OF 12/31/2019	NET: DEPOSITS AND/OR (WITHDRAWALS)	INTEREST EARNED / CHANGE IN VALUE	PAYMENT OF INTEREST	PAYMENT OF PRINCIPAL	BALANCE AS OF 1/31/2020
CASH ON HAND							
Wells Fargo-General Checking	N/A	2,274,629.39	9,533,832.33	-	-	-	11,808,461.72 ①
Wells Fargo-Road Maintenance SB1	N/A	922,982.59	69,218.37	-	-	-	992,200.96 ②
Rabobank-Payroll Account	0.0%	8,614.61	82.25	2.31	-	-	8,699.17 ③
Rabobank-AG Summit Account	0.0%	13,562.96	-	-	-	-	13,562.96 ④
Rabobank-Special Gas Tax Account	0.0%	589,335.00	141,042.64	-	-	-	730,377.64 ⑤
Petty Cash	N/A	3,500.00	-	-	-	-	3,500.00
Total Cash on Hand		3,812,624.55	9,744,175.59	2.31	-	-	13,556,802.45
CASH WITH FISCAL AGENT							
Union Bank of California	varies	157,125.28	152,581.27	181.18	-	-	309,887.73 ⑥
Wells Fargo Bank, N.A.	4.6%	13,618.70	-	11.68	-	-	13,630.38 ⑥
County of Riverside	N/A	163,564.94	-	70.81	-	-	163,635.75 ⑦
Total Cash with Fiscal Agent		334,308.92	152,581.27	263.67	-	-	487,153.86
INVESTMENTS							
State of California - LAIF	0.2%	4,700,007.46	-	27,000.23	-	-	4,727,007.69 ⑧
Investment Management Acct	3.3%	19,618,651.88	280,806.96	-	-	-	19,899,458.84 ⑨
Saving Account - Wells Fargo Bank		5,080.09	-	-	-	-	5,080.09 ⑩
Total Investments		24,323,739.43	280,806.96	27,000.23	-	-	24,631,546.62
Grand Total		28,470,672.90	10,177,563.82	27,266.21	-	-	38,675,502.93

Prepared by: **Ruben Ramirez-Accounting Manager**

Reviewed by: _____

Date: 1/31/2020

CITY OF COACHELLA
TREASURER'S REPORT - INVESTMENT REPORT

As of January 31, 2020

Fiscal Year 2019-2020

Item 6.

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INVESTMENTS							
STATE OF CALIFORNIA LOCAL AGENCY INVESTMENT FUND (LAIF)							
REDEVELOPMENT AGENCY(#004)	0.3%	2,448.88	-	14.07	-	-	2,462.95
		-					
CITY GENERAL ACCOUNT(#171)	0.3%	2,837,217.14	-	16,299.02	-	-	2,853,516.16
		-					
COACHELLA SANITARY DISTRICT	0.3%	1,860,219.03	-	10,686.44	-	-	1,870,905.47
		-					
REDEVELOPMENT BONDS	0.3%	122.41	-	0.70	-	-	123.11
TOTAL LAIF ACCOUNTS		4,700,007.46	-	27,000.23	-	-	4,727,007.69
INVESTMENT MANAGEMENT ACC							
MORGAN STANLEY	3.5%	-	-	-	-	-	-
		-					
PFM Funds	3.5%	19,618,651.88	280,806.96	-	-	-	19,899,458.84
TOTAL INVESTMENT MANAGEMENT ACCT		19,618,651.88	280,806.96	-	-	-	19,899,458.84
SAVINGS & MONEY MARKET ACCOUNTS							
POLICE EVIDENCE ACCT - B of A #049	0.1%	5,080.09	-	-	-	-	5,080.09
TOTAL SAVINGS ACCOUNT		5,080.09	-	-	-	-	5,080.09
TOTAL INVESTMENTS		24,323,739.43	280,806.96	27,000.23	-	-	24,631,546.62

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

As of January 31, 2020

Fiscal Year 2019-2020

Item 6.

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UNION BANK OF CALIFORNIA (Cost Basis reported)

COACHELLA WATER AUTHORITY

CITY OF COACHELLA WATER: WATER REFUNDING BONDS 2012 SERIES							
A/C #: 6712016201 Bond Fund	0.0%	256.92	(256.23)	0.31	-	-	1.00
A/C #: 6712016202 Interest Account	0.0%	-	152,837.50	-	-	-	152,837.50
A/C #: 6712016203 Principal Account	0.0%	-	-	-	-	-	-
A/C #: 6712016204 Reserve Fund	0.0%	1.00	-	-	-	-	1.00
A/C #: 6712016206 Escrow Fund 2003	0.0%	-	-	-	-	-	-

COACHELLA FINANCING AUTHORITY

COACHELLA SANITARY DISTRICT: WASTEWATER REV 2005-A COPS							
A/C #: 6711755701 Bond Fund	0.0%	-	-	-	-	-	-
A/C #: 6711755702 Interest Account	0.0%	-	-	-	-	-	-
A/C #: 6711755703 Principal Account	0.0%	-	-	-	-	-	-
A/C #: 6711755704 Reserve Account	2.5%	-	-	-	-	-	-

RDA PA #4 2004 B SERIES: TAX ALLOCATION BONDS							
A/C #: 6711745801 Revenue Fund	0.0%	-	-	-	-	-	-
A/C #: 6711745802 Interest Account	0.0%	-	-	-	-	-	-
A/C #: 6711745803 Principal Account	0.0%	-	-	-	-	-	-
A/C #: 6711745804 Reserve Fund	2.5%	-	-	-	-	-	-

Successor Agency to the Coachella Redevelopments Agency 2014 Series							
A/C #: 6712104701	0.0%	263.32	-	0.31	-	-	263.63
A/C #: 6712104702	0.0%	-	-	-	-	-	-
A/C #: 6712104703	0.0%	-	-	-	-	-	-
A/C #: 6712104704	0.0%	1.00	-	-	-	-	1.00
A/C #: 6712104705	0.0%	-	-	-	-	-	-
A/C #: 6712104706	0.0%	-	-	-	-	-	-
A/C #: 6712104707 Escrow Funds	0.0%	-	-	-	-	-	-
A/C #: 6712104708 Escrow Funds	0.0%	-	-	-	-	-	-

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

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COACHELLA SANITARY DISTRICT

WASTEWATER SERIES 2015A							
A/C #: 6712148600	0.0%	-	-	-	-	-	-
A/C #: 6712148601	0.0%	26.69	-	-	-	-	26.69
A/C #: 6712148602	0.0%	-	-	-	-	-	-
A/C #: 6712148603	0.0%	-	-	-	-	-	-
A/C #: 6712148604	0.0%	1.00	-	-	-	-	1.00
A/C #: 6712148605	0.0%	-	-	-	-	-	-
A/C #: 6712148606	0.0%	-	-	-	-	-	-
A/C #: 6712148607	0.0%	-	-	-	-	-	-
A/C #: 6712148608	0.0%	-	-	-	-	-	-

COACHELLA SANITARY DISTRICT: PROJECT FUND 2011							
A/C #: 6711963500 Project Fund 2011	0.0%	25,144.16	-	32.18	-	-	25,176.34

COACHELLA REDEVELOPMENT AGENCY

MERGED PROJECT AREAS BONDS 98 & 99: BONDS 2013							
A/C #: 6712071401 Interest Account	0.0%	298.44	-	0.31	-	-	298.75
A/C #: 6712071402 Interest Acc	0.0%	-	-	-	-	-	-
A/C #: 6712071403 Principal Acc	0.0%	-	-	-	-	-	-
A/C #: 6712071404 Reserve Account	0.0%	1.00	-	-	-	-	1.00

SA TO COACHELLA RDA REFUNDING BONDS SERIES 2016A & 2016B							
A/C #: 6712160601	0.0%	364.99	-	0.42	-	-	365.41
A/C #: 6712160602	0.0%	-	-	-	-	-	-
A/C #: 6712160604	0.0%	-	-	-	-	-	-
A/C #: 6712160604	0.0%	1.00	-	-	-	-	1.00
A/C #: 6712160605	0.0%	-	-	-	-	-	-
A/C #: 6712160606	0.0%	-	-	-	-	-	-
A/C #: 6712160607	0.0%	-	-	-	-	-	-
A/C #: 6712160608	0.0%	-	-	-	-	-	-
A/C #: 6712160609	0.0%	-	-	-	-	-	-

COACHELLA LEASE BONDS

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

As of January 31, 2020

Fiscal Year 2019-2020

Item 6.

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			AND/OR (WITHDRAWALS)	EARNED / CHANGE IN VALUE			
A/C #: 6712179800 Special Fund	0.0%	-	-	-	-	-	-
A/C #: 6712179801 Interest Account	0.0%	99.63	-	6.13	-	-	105.76
A/C #: 6712179802 Interest Account	0.0%	-	-	-	-	-	-
A/C #: 6712179803 Principal Account	0.0%	-	-	-	-	-	-
A/C #: 6712179804 Reserve Account	3.4%	1.00	-	-	-	-	1.00
A/C #: 6712179805 Project Fund	0.0%	130,665.13	-	141.52	-	-	130,806.65
A/C #: 6712179806 Project Fund	0.0%	-	-	-	-	-	-
A/C #: 6712179807 Project Fund	0.0%	-	-	-	-	-	-
TOTAL UNION BANK OF CALIFORNIA		157,125.28	152,581.27	181.18	-	-	309,887.73

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WELLS FARGO BANK, N.A.

GAS TAX BONDS SERIES 2008-A							
A/C #: 22863900 Revenue Fund	0.0%	(0.00)	-	-	-	-	(0.00)
A/C #: 22863902 Interest Account	0.0%	20.41	-	1.70	-	-	22.11
A/C #: 22863903 Interest Account	0.0%	286.21	-	0.28	-	-	286.49
A/C #: 22863904 Reserve Fund	4.6%	0.00	-	-	-	-	0.00
A/C #: 22863906 Administration Fund	0.0%	(0.00)	-	-	-	-	(0.00)
A/C #: 22863909 Acquisition Fund	0.0%	-	-	-	-	-	-
GAS TAX BONDS SERIES 2019							
A/C #: 83925300 Debt Service Fund	0.0%	10,954.57	-	10.94	-	-	10,965.51
A/C #: 83925301 Interest Account	0.0%	-	-	-	-	-	-
A/C #: 83925302 Principal Account	0.0%	-	-	-	-	-	-
A/C #: 83925304 Reserve Fund	0.0%	-	-	-	-	-	-
A/C #: 83925305 Cost of Issuance Fund	0.0%	2,357.51	-	(1.24)	-	-	2,356.27
A/C #: 83972700 Escrow Account	0.0%	-	-	-	-	-	-
A/C #: 83972700 Other Escrow Fund	0.0%	-	-	-	-	-	-
TOTAL WELLS FARGO BANK		13,618.70	-	11.68	-	-	13,630.38

⑤

COUNTY OF RIVERSIDE

COUNTY OF RIVERSIDE - FIRE		163,557.53	-	70.81	-	-	163,628.34
COUNTY OF RIVERSIDE - SANITARY		7.41	-	-	-	-	7.41

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

As of January 31, 2020

Fiscal Year 2019-2020

Item 6.

DESCRIPTION	CURRENT YIELD	BALANCE AS OF 12/31/2019	NET: DEPOSITS AND/OR (WITHDRAWALS)	INTEREST EARNED / CHANGE IN VALUE	PAYMENT OF INTEREST	PAYMENT OF PRINCIPAL	BALANCE AS OF 1/31/2020
TOTAL COUNTY OF RIVERSIDE		163,564.94	-	70.81	-	-	163,635.75
GRAND TOTAL FISCAL AGENT CASH		334,308.92	152,581.27	263.67	-	-	487,153.86

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⑪



STAFF REPORT
3/11/2020

TO: Honorable Mayor and City Council Members

FROM: Maritza Martinez, Public Works Director

SUBJECT: Authorize 1) surplus of the City's 1990 Dump Truck International unit and 2) purchase of a new 2021 Dump Truck International unit to replace the 1990 unit, in the amount of \$99,675.78.

STAFF RECOMMENDATION:

Authorize 1) surplus of the City's 1990 Dump Truck International unit and 2) purchase of a 2021 Dump Truck International unit to replace the 1990 unit, in the amount of \$99,675.78.

EXECUTIVE SUMMARY:

The City of Coachella currently owns a 1990 International Dump Truck (vehicle identification number 1HTSC2VNXLH682922), which has recently become inoperable due to a failed transmission. This unit is used weekly by various divisions including: Parks, Sanitation, Streets and Water. The current value of the unit is estimated at \$5,500. The required transmission replacement needed to return this unit to service is estimated at over \$15,000, which exceeds the estimated value of the unit.

As per the City's purchasing policy equipment that exceeds \$5,000 in value must obtain City Council approval to surplus. In the unit's current condition, the estimated value is \$5,500 and staff requests the authorization to surplus this item to the highest bidder through a formal public auction process.

As this unit is regularly used by numerous departments staff is also requesting authorization to purchase a replacement unit. As per the City's Purchasing Procedures and Regulations all purchases in excess of \$15,000 require City Council approval and completion of a formal bid process. To meet this requirement staff requests approval to piggyback on a formal procurement process completed by Sourcewell, a public agency, awarded Contract No. 081716-NAF to Dion International Trucks. Staff recommends award of a 2021 International Dump Truck, in the amount of \$99,675.78, which upholds the pricing identified in the procurement process completed by Sourcewell; the proposal provided to the City of Coachella and specifications are attached hereto.

FISCAL IMPACT:

Staff is requesting the amount required to purchase a replacement dump truck, totaling \$99,675.88, be allocated from the undesignated reserves of the following funds: Coachella Water Authority (\$33,225.26), Coachella Sanitary District (\$33,225.26), and General Fund (\$33,225.26). Staff is requesting this total amount of \$99,675.78 be budgeted in Fleet Division expenditure account 101-11-164-90-741 to allow for the purchase of a replacement dump truck unit.

Attachments:

International Proposal/Bid



National Auto Fleet Group

Item 7.

A Division of Chevrolet of Watsonville

490 Auto Center Drive, Watsonville, CA 95076

(855) 289-6572 • (831) 480-8497 Fax

Fleet@NationalAutoFleetGroup.com

3/4/2020

Quote ID HD – 1160BR (R1)

Mr. Cesar Talamantes

City of Coachella
53990 Enterprise Way
Coachella, CA 92236

Dear Cesar Talamantes,

National Auto Fleet Group is pleased to quote the following vehicle(s) for your consideration.

One (1) New/Unused (2021 International MV607 SBA, Cummins B6.7 250 Engine, Allison 2500 RDS Transmission with Abacor 10' Tian Series Dump Body,) Provided by Mr. Dennis Andolsek with International each for:

	One Unit (1)
Sub Total	\$ 90,000.72
Tax (8.75%)	\$ 7,875.06
Total	\$ 97,875.78

Additional options not included in price above:

- 1. Manual Tarp \$ 1,800.00**
- 2. Electric Arm Tarp \$ 3,500.00**

This vehicle(s) is available under the **Sourcewell (Formerly known as NJPA) Contract Number 081716-NAF**. Please reference this Contract Number on all Purchase Orders.

Thank you in advance for your consideration. Should you have any questions, please do not hesitate to call.

Sincerely,

Ben Rodriguez
HD Contract Manager
HD@NationalAutoFleetGroup.com
Office (855) 289-6572
Fax (831) 480-8497



Abacor, Inc.
766 Gable Way
El Cajon, Ca 92020
6194418200

Estimate

Item 7.

13831

Date: Mar 2, 2020

Bill To:

Dion Intl
Dennis

Balance Due: \$ 15,500.00

Item	Quantity	Rate	Amount
10' 5-7 Yard Dump	1	\$ 15,500.00	\$ 15,500.00
Rugby hoist			
Cabshield			
10 ga sides			
8 ga steel floor			
Approx 12 ton capacity			
Underbody toolbox			
Spreader apron			
Combo pintle hook			
Electric brake controller			
2 D-Rings			
Electric plug on rear			
Body legals			
Mudflaps			
Ditch gate on center rear			
Installed			
Painted			

Option

Manuel pulltarps \$1800.00

Electric arm pulltarps \$3500.00

Subtotal: \$ 15,500.00

Total: \$ 15,500.00

Rugby®

TITAN SERIES DUMP BODIES



Rugby® customers have come to expect the high quality and durability in which our bodies are built, and Rugby looks forward to the challenges of producing bodies that meet the needs and high demands of our customers.

As a result, we now present our TITAN SERIES Dump Body Line. Featuring a dirt-shedding top rail, 10 degree sloped tailgate, and radius front corner posts, the TITAN SERIES Bodies have a sleek yet strong new look.

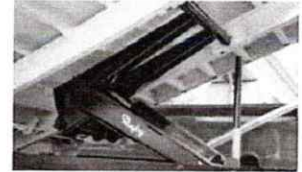
When choosing a Dump Body - look to Rugby for top quality and economical pricing.



TITAN SERIES

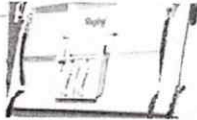
FEATURES & SPECIFICATIONS FOR 5-7 & 6-8 YARD BODIES:

- 10 gauge steel (50 grade) on side construction.
- 8 gauge steel floor with radius corners.
- 10 foot 6-8 yard body standard all 8 gauge.
- Sides equipped with brackets for sideboard extensions.
- Fully boxed dirt-shedding top rail.
- 45 degree sloped rub rail.
- Three vertical boxed braces per side.
- Radius front corner posts with recessed clearance lights on lower post.
- Tapered Full height rear corner posts 5 inches deep.
- Front has fully boxed top rail with v-bend reinforced front panel.
- 7" structural channel long sills and 4" I beam cross sills on 12" centers.
- Recessed shock resistant rubber mounted, clearance lights, also three cluster lights provided in lower apron.
- New oval-shaped stop/turn/tail lights in upper rear corner posts with side clearance lights on lower post.
- 2 part epoxy primer.
- All appearance corners have radius bends.
- Sloped ½ cab shield.
- Optional ¾ cab shield.
- Optional all 8 gauge on 5/8 yard dump body.
- Optional LED Lights available.



TAILGATE FEATURES & SPECIFICATIONS:

- Sloped 10 degree inward and recessed flush with rear face of corner posts.
- Four-way tailgate with adjustable rod on trip lever.
- Fully boxed frame, reinforced with two tapered vertical braces and one tapered horizontal brace.
- Angle iron reinforced decking at rear, ensures longer lasting gate seal.
- Heavy duty 1.25" lower pins on tailgate, upper pivot arms are of .75" plate.
- Grease fittings on upper pivot arms.
- Equipped with spreader chains and banjo eye chain holders in corner posts.
- Optional coal chute door.
- Optional spreader apron.
- Optional air tailgate.



NOTE: See chart for side height and tailgate height on all Titan Series Dump Bodies.

RUGBY DUMP BODY SPECIFICATION				
Body Length	10'	10'	10'	12'
Body Capacity (cubic yds)	4-5	5-7	6-8	6-8
Side Height (in)	20	24	30	24
Tailgate Height (in)	26	34	40	34
Body Weight (lbs)	1875	2160	2260	2500

Accept only original Rugby Truck Hoists

Rugby products feature light locations that may assist the installer in meeting FMVSS / CMVSS 108.

HOIST SPECIFICATIONS	SF-26	SF-623	SF-28	SF-2355
NTEA Class	50	50	60	60
Cyl. Bore & Stroke	6" x 20"	6" x 23"	6" x 28"	¾" x 23"
Chrome Cyl. Shaft	2 ½"	2 ½"	2 ½"	2"
Operating Pressure (psi)	3200	3200	3200	3200
Hoist Weight (lbs)	970	1060	1040	1170
Hoist Tonnage 10' Body	12.5T	17T	—	22T
Hoist Tonnage 12' Body	—	—	15T	18T

Caution: The Combined Weights of Truck Chassis, Hoist, Body & Cargo Must Not Exceed The Gross Vehicle Weight Rating (GVWR) Of The Truck!

Commitment to Quality

Today's marketplace demands quality products and competitive pricing. We work hard at Rugby to comply with your needs. Our reputation since 1969 has been one of quality production and we won't change. You deserve and demand what we are committed to, the best.



RUGBY MANUFACTURING

Rugby, ND • 701-776-5722 • FAX 701-776-6235

www.rugbymfg.com • E-mail sales@rugbymfg.com

TBEI company
TRUCK BODIES & EQUIPMENT INTERNATIONAL, INC.

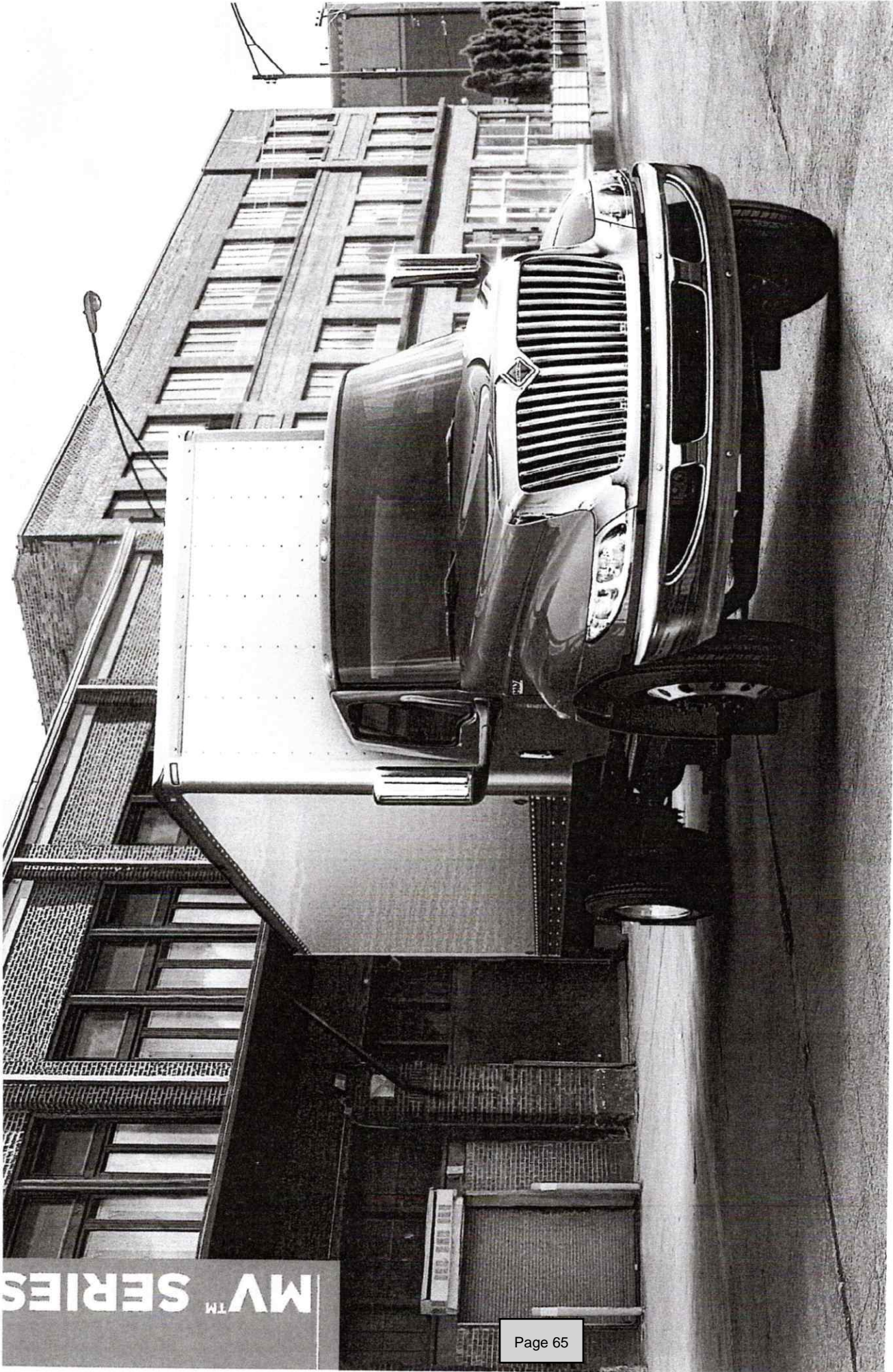
Sold by:



Item 7.



THE NEW
INTERNATIONAL® MV™ SERIES.



MV™ SERIES

INTERNATIONAL®

February 26, 2020

Prepared For:
 City of Coachella
 Cesar Talamantes
 53462 Enterprise Way
 Coachella, CA 92236-2704
 (760)501 - 8100
 Reference ID: N/A

Presented By:
 DION INTERNATIONAL TRUCKS, LLC
 dennis andolsek
 5255 Federal Blvd.
 San Diego CA 92105 -
 (619)263-2251

Thank you for the opportunity to provide you with the following quotation on a new International truck. I am sure the following detailed specification will meet your operational requirements, and I look forward to serving your business needs.

Model Profile
2021 MV607 SBA (MV607)

AXLE CONFIG:	4X2
APPLICATION:	Construction Dump
MISSION:	Requested GVWR: 25999. Calc. GVWR: 25999 Calc. Start / Grade Ability: 31.61% / 2.66% @ 55 MPH Calc. Geared Speed: 80.9 MPH
DIMENSION:	Wheelbase: 152.00, CA: 84.90, Axle to Frame: 63.00
ENGINE, DIESEL:	{Cummins B6.7 250} EPA 2017, 250HP @ 2400 RPM, 660 lb-ft Torque @ 1600 RPM, 2600 RPM Governed Speed, 250 Peak HP (Max)
TRANSMISSION, AUTOMATIC:	{Allison 2500 RDS} 5th Generation Controls, Wide Ratio, 6-Speed with Double Overdrive, with PTO Provision, Less Retarder, with 33,000-lb GVW and GCW Max
CLUTCH:	Omit Item (Clutch & Control)
AXLE, FRONT NON-DRIVING:	{Meritor MFS-10-122A} I-Beam Type, 10,000-lb Capacity
AXLE, REAR, SINGLE:	{Dana Spicer S140} Single Reduction, 21,000-lb Capacity, 190 Wheel Ends Gear Ratio: 6.14
CAB:	Conventional, Day Cab
TIRE, FRONT:	(2) 11R22.5 Load Range G HSR2 (CONTINENTAL), 498 rev/mile, 75 MPH, All-Position
TIRE, REAR:	(4) 11R22.5 Load Range G HDR2 (CONTINENTAL), 491 rev/mile, 75 MPH, Drive
SUSPENSION, REAR, SINGLE:	23,500-lb Capacity, Vari-Rate Springs, with 4500-lb Capacity Auxiliary Rubber Springs
PAINT:	Cab schematic 100WP Location 1: 9219, Winter White (Std) Chassis schematic N/A

INTERNATIONAL®

Vehicle Specifications
2021 MV607 SBA (MV607)

February 26, 2020

<u>Code</u>	<u>Description</u>	<u>F/R Wt</u> (lbs)	<u>Tot Wt</u> (lbs)
MV60700	Base Chassis, Model MV607 SBA with 152.00 Wheelbase, 84.90 CA, and 63.00 Axle to Frame.	5602/2659	8261
1570	TOW HOOK, FRONT (2) Frame Mounted	8/0	8
1ANA	AXLE CONFIGURATION {Navistar} 4x2	0/0	0
	<u>Notes</u> : Pricing may change if axle configuration is changed.		
1CAE	FRAME RAILS Heat Treated Alloy Steel (120,000 PSI Yield); 10.125" x 3.580" x 0.312" (257.2mm x 90.9mm x 8.0mm); 460.0" (11684mm) Maximum OAL	25/177	202
1LEG	LICENSE PLATE HOLDER Includes Upper & Lower Mounting Plate Hardware, Mounted in Existing Holes in Front Bumper	3/0	3
1LLD	BUMPER, FRONT Contoured, Steel	0/0	0
1WEH	WHEELBASE RANGE 134" (340cm) Through and Including 197" (500cm)	0/0	0
2ASH	AXLE, FRONT NON-DRIVING {Meritor MFS-10-122A} I-Beam Type, 10,000-lb Capacity	42/0	42
3ADB	SUSPENSION, FRONT, SPRING Parabolic Taper Leaf, Shackle Type, 10,000-lb Capacity, with Shock Absorbers	25/0	25
	<u>Includes</u> : SPRING PINS Rubber Bushings, Maintenance-Free		
4091	BRAKE SYSTEM, AIR Dual System for Straight Truck Applications	-27/-23	-50
	<u>Includes</u> : BRAKE LINES Color and Size Coded Nylon : DRAIN VALVE Twist-Type : GAUGE, AIR PRESSURE (2) Air 1 and Air 2 Gauges; Located in Instrument Cluster : PARKING BRAKE CONTROL Yellow Knob, Located on Instrument Panel : QUICK RELEASE VALVE On Rear Axle for Spring Brake Release: 1 for 4x2, 2 for 6x4 : SLACK ADJUSTERS, FRONT Automatic (with Air Cam Brakes) : SLACK ADJUSTERS, REAR Automatic (with Air Cam Brakes) : SPRING BRAKE MODULATOR VALVE R-7 for 4x2, SR-7 with relay valve for 6x4/8x6		
4732	DRAIN VALVE {Berg} with Pull Chain, for Air Tank	0/0	0
4AZJ	AIR BRAKE ABS {Bendix AntiLock Brake System} 4-Channel (4 Sensor/4 Modulator) Full Vehicle Wheel Control System, with Automatic Traction Control	4/1	5
4EBD	AIR DRYER {Wabco System Saver 1200} with Heater	7/4	11
4ERC	BRAKE CHAMBERS, SPRING Relocated To Rear Of Rear Axle For Maximum Ground Clearance	0/0	0
4EXP	BRAKE CHAMBERS, FRONT AXLE {Bendix} 20 SqIn	16/0	16
4EXU	BRAKE CHAMBERS, REAR AXLE {Bendix EverSure} 30/30 Spring Brake	0/39	39
4JCH	BRAKES, FRONT, AIR CAM S-Cam; 15.0" x 5.0"; Includes 20 Sq. In. Long Stroke Brake Chambers	151/0	151
4NDB	BRAKES, REAR, AIR CAM S-Cam; 16.5" x 7.0"; Includes 30/30 Sq.In. Long Stroke Brake Chamber and Spring Actuated Parking Brake	0/206	206

INTERNATIONAL®

Vehicle Specifications
2021 MV607 SBA (MV607)

February 26, 2020

<u>Code</u>	<u>Description</u>	<u>F/R Wt</u> (lbs)	<u>Tot Wt</u> (lbs)
4SPA	AIR COMPRESSOR {Cummins} 18.7 CFM	37/1	38
4VKC	AIR DRYER LOCATION Mounted Inside Left Rail, Back of Cab	12/9	21
4VKJ	AIR TANK LOCATION (2) Mounted Under Battery Box, Outside Left Rail, Back of Cab, Perpendicular to Rail	0/0	0
5708	STEERING COLUMN Tilting	14/2	16
5CAW	STEERING WHEEL 4-Spoke; 18" Dia., Black	0/0	0
5PSA	STEERING GEAR {Sheppard M100} Power	28/-6	22
6DGA	DRIVELINE SYSTEM {Dana Spicer} SPL100, for 4x2/6x2	0/0	0
7BEV	AFTERTREATMENT COVER Steel, Black	10/3	13
7BKP	EXHAUST SYSTEM Single, Horizontal Aftertreatment Device, Frame Mounted Right Side Under Cab, for Single Short Horizontal Tail Pipe, Frame Mounted Right Side Back of Cab	58/-7	51
7SCP	ENGINE EXHAUST BRAKE for Cummins ISB/B6.7/ISL/L9 Engine with Variable Vane Turbo Charger	0/0	0
7WZY	SWITCH, FOR EXHAUST 2 Position, Lighted & Latching, On/Off Type, Mounted in IP, Inhibits Diesel Particulate Filter Regeneration as Long as Switch is in On Position	2/0	2
8000	ELECTRICAL SYSTEM 12-Volt, Standard Equipment	0/0	0
	<u>Includes</u>		
	: DATA LINK CONNECTOR For Vehicle Programming and Diagnostics In Cab		
	: HAZARD SWITCH Push On/Push Off, Located on Instrument Panel to Right of Steering Wheel		
	: HEADLIGHT DIMMER SWITCH Integral with Turn Signal Lever		
	: PARKING LIGHT Integral with Front Turn Signal and Rear Tail Light		
	: STARTER SWITCH Electric, Key Operated		
	: STOP, TURN, TAIL & B/U LIGHTS Dual, Rear, Combination with Reflector		
	: TURN SIGNAL SWITCH Self-Cancelling for Trucks, Manual Cancelling for Tractors, with Lane Change Feature		
	: TURN SIGNALS, FRONT Includes Reflectors and Auxiliary Side Turn Signals, Solid State Flashers; Flush Mounted		
	: WINDSHIELD WIPER SWITCH 2-Speed with Wash and Intermittent Feature (5 Pre-Set Delays), Integral with Turn Signal Lever		
	: WINDSHIELD WIPERS Single Motor, Electric, Cowl Mounted		
	: WIRING, CHASSIS Color Coded and Continuously Numbered		
8541	HORN, ELECTRIC (2) Disc Style	1/0	1
8718	POWER SOURCE Cigar Type Receptacle without Plug and Cord	1/0	1
8GXD	ALTERNATOR {Leece-Neville AVI160P2013} Brush Type; 12 Volt 160 Amp. Capacity, Pad Mount, with Remote Sense	0/0	0
8HAB	BODY BUILDER WIRING Back of Day Cab at Left Frame or Under Sleeper, Extended or Crew Cab at Left Frame; Includes Sealed Connectors for Tail/Amber Turn/Marker/ Backup/Accessory Power/Ground and Sealed Connector for Stop/Turn	2/0	2
8HAG	ELECTRIC TRAILER BRAKE/LIGHTS Accommodation Package to Rear of Frame; for Separate Trailer Stop, Tail, Turn, Marker Light Circuits; Includes Electric Trailer Brake accommodation package with Cab Connections for Mounting Customer Installed Electric Brake Unit, Less Trailer Socket	0/2	2

INTERNATIONAL®

Vehicle Specifications
2021 MV607 SBA (MV607)

February 26, 2020

<u>Code</u>	<u>Description</u>	<u>F/R Wt</u> (lbs)	<u>Tot Wt</u> (lbs)
8MSG	BATTERY SYSTEM {Fleetrite} Maintenance-Free, (3) 12-Volt 1980CCA Total, Top Threaded Stud	23/30	53
8RMH	BATTERY DISCONNECT SWITCH {Cole-Hersee 75920-06} 300 Amp, Disconnects Charging Circuits, Locks with Padlock, Battery Box Mounted	2/0	2
8RMZ	SPEAKERS (2) 6.5" Dual Cone Mounted in Both Doors, (2) 5.25" Dual Cone Mounted in Both B-Pillars	7/1	8
8RPS	RADIO AM/FM/WB/Clock/Bluetooth/USB Input/Auxiliary Input	0/0	0
8THB	BACK-UP ALARM Electric, 102 dBA	0/3	3
8TKK	TRAILER AUXILIARY FEED CIRCUIT for Electric Trailer Brake Accommodation/ Air Trailer ABS; with 30 Amp Fuse and Relay, Controlled by Ignition Switch	1/0	1
8VUL	BATTERY BOX Steel, with Plastic Cover, 18" Wide, 2-4 Battery Capacity, Mounted Left Side Back of Cab	-16/24	8
8WBW	JUMP START STUD Remote Mounted	2/0	2
	<u>Includes</u> : JUMP START STUD Mounted to Battery Box		
8WPH	CLEARANCE/MARKER LIGHTS (5) {Truck Lite} Amber LED Lights, Flush Mounted on Cab or Sunshade	0/0	0
8WWJ	INDICATOR, LOW COOLANT LEVEL with Audible Alarm	0/0	0
8WZK	HEADLIGHTS Halogen, Composite Aero Design	0/0	0
8WZP	INDICATOR, BATTERY WARNING Green BATTERY ON Indicator, Mounted on Left Side of Instrument Panel, To be Used with Factory Installed or Customer Mounted Battery Disconnect Switch	1/0	1
8XAH	CIRCUIT BREAKERS Manual-Reset (Main Panel) SAE Type III with Trip Indicators, Replaces All Fuses	0/0	0
8XGT	TURN SIGNALS, FRONT Includes LED Side Turn Lights Mounted on Fender	0/0	0
8XHN	HORN, AIR Black, Single Trumpet, with Lanyard Pull Cord	3/0	3
8XHR	POWER SOURCE, ADDITIONAL Auxiliary Power Outlet (APO) & USB Port, Located in the Instrument Panel	0/0	0
8XKL	STARTING MOTOR {Mitsubishi Electric Automotive America 90P47} 12-Volt, with Soft-Start	0/0	0
9AAB	LOGOS EXTERIOR Model Badges	0/0	0
9AAE	LOGOS EXTERIOR, ENGINE Badges	0/0	0
9HAD	GRILLE Chrome	0/0	0
9HAN	INSULATION, UNDER HOOD for Sound Abatement	10/0	10
9HBN	INSULATION, SPLASH PANELS for Sound Abatement	2/0	2
9WAC	BUG SCREEN Mounted Behind Grille	5/0	5
9WAY	FRONT END Tilting, Fiberglass, with Three Piece Construction	0/0	0
10060	PAINT SCHEMATIC, PT-1 Single Color, Design 100	0/0	0
	<u>Includes</u> : PAINT SCHEMATIC ID LETTERS "WP"		

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<u>Code</u>	<u>Description</u>	<u>F/R Wt</u> (lbs)	<u>Tot Wt</u> (lbs)
10761	PAINT TYPE Base Coat/Clear Coat, 1-2 Tone	0/0	0
10BAE	LABEL, DEF "DEF ONLY"	0/0	0
10WCY	SAFETY TRIANGLES	6/0	6
10WGD	SPECIAL RATING, GVWR Limited to 25,999-lb GVWR	0/0	0
10XAN	FIRE EXTINGUISHER 5 lb Class A B C	0/0	0
10XAP	FIRE EXTINGUISHER BRACKET Mounted Left Side Driver Seat	0/0	0
11001	CLUTCH Omit Item (Clutch & Control)	0/0	0
12703	ANTI-FREEZE Red, Extended Life Coolant; To -40 Degrees F/ -40 Degrees C, Freeze Protection	0/0	0
12EJS	ENGINE, DIESEL {Cummins B6.7 250} EPA 2017, 250HP @ 2400 RPM, 660 lb-ft Torque @ 1600 RPM, 2600 RPM Governed Speed, 250 Peak HP (Max)	0/0	0
12EMZ	VENDOR WARRANTY, ENGINE {Cummins} B6.7 Engine, 3-Year Unlimited Miles Standard Warranty	0/0	0
12TSY	FAN DRIVE {Borg-Warner SA85} Viscous Type, Screw On	0/0	0
	<u>Includes</u> : FAN Nylon		
12UYE	RADIATOR Aluminum; 2-Row, Cross Flow, Over Under System, 717 SqIn Louvered, with 313 SqIn Charge Air Cooler. with In-Tank Transmission Cooler	0/0	0
	<u>Includes</u> : DEAERATION SYSTEM with Surge Tank : HOSE CLAMPS, RADIATOR HOSES Gates Shrink Band Type; Thermoplastic Coolant Hose Clamps : RADIATOR HOSES Premium, Rubber		
12VBR	AIR CLEANER with Service Protection Element	0/0	0
12VHH	FEDERAL EMISSIONS {Cummins B6.7} EPA, OBD and GHG Certified for Calendar Year 2020	0/0	0
12VXV	THROTTLE, HAND CONTROL Engine Speed Control for PTO; Electronic, Mobile, Variable Speed; (Range 2 to 20 MPH) Mounted on Steering Wheel	2/0	2
12WPV	OIL PAN 15 Quart Capacity, For Cummins ISB/B6.7 Engines	0/0	0
12WZB	EMISSION COMPLIANCE Low NOx Idle Engine, Complies with California Clean Air Regulations; Includes "Certified Clean Idle" Decal on Hood	0/0	0
12XAT	ENGINE CONTROL, REMOTE MOUNTED Provision for; Includes Wiring for Body Builder Installation of PTO Controls; with Ignition Switch Control for Cummins ISB/ B6.7 or ISL/L9 Engines	0/0	0
13ATH	TRANSMISSION, AUTOMATIC {Allison 2500 RDS} 5th Generation Controls, Wide Ratio, 6-Speed with Double Overdrive, with PTO Provision, Less Retarder, with 33,000-lb GVW and GCW Max	0/0	0
13WDH	WIRING, TRANSMISSION Installed Wiring for Transmission/PTO Controls, for Allison 1000, 2000, 2100, 2200, 2400, 2500 Series Transmission	1/0	1
13WEV	TRANSMISSION FEATURE EFFECTS for Allison, Disable Aftertreatment Regeneration When in PTO Mode	0/0	0
13WLN	TRANSMISSION OIL Synthetic; 20 thru 28 Pints	0/0	0

INTERNATIONAL®

Vehicle Specifications
2021 MV607 SBA (MV607)

February 26, 2020

<u>Code</u>	<u>Description</u>	<u>F/R Wt</u> (lbs)	<u>Tot Wt</u> (lbs)
13WVS	TRANSMISSION SHIFT CONTROL T-Handle	0/0	0
13WVV	NEUTRAL AT STOP Allison Transmission Shifts to Neutral When Service Brake is Depressed and Vehicle is at Stop; Remains in Neutral Until Service Brake is Released	0/0	0
13WYY	SHIFT CONTROL PARAMETERS {Allison} 1000 or 2000 Series Transmissions, Performance Programming	0/0	0
13XAA	PTO CONTROL, DASH MOUNTED For Customer Provided PTO; Includes Switch, Electric/Air Solenoid, Piping and Wiring	3/0	3
13XAL	PTO LOCATION Customer Intends to Install PTO at Left Side of Transmission	0/0	0
14AKC	AXLE, REAR, SINGLE {Dana Spicer S140} Single Reduction, 21,000-lb Capacity, 190 Wheel Ends . Gear Ratio: 6.14	0/122	122
14VAH	SUSPENSION, REAR, SINGLE 23,500-lb Capacity, Vari-Rate Springs, with 4500-lb Capacity Auxiliary Rubber Springs	0/66	66
15LMS	FUEL/WATER SEPARATOR 12 VDC Electric Heater, Includes Pre-Heater, Includes Water-in-Fuel Sensor, Cummins Supplied on Engine	-1/0	-1
15SGJ	FUEL TANK Top Draw, Non-Polished Aluminum, D-Style, 16" Tank Depth, 50 US Gal (189L), Mounted Left Side, Under Cab	23/3	26
15WDG	DEF TANK 7 US Gal (26L) Capacity, Frame Mounted Outside Left Rail, Under Cab	0/0	0
16030	CAB Conventional, Day Cab	0/0	0
	<u>Includes</u> : CLEARANCE/MARKER LIGHTS (5) Flush Mounted		
16564	HEATER SHUT-OFF VALVES (1) Ball Valve Type, Supply Line	2/0	2
16BAM	AIR CONDITIONER with Integral Heater and Defroster	56/0	56
16GDC	GAUGE CLUSTER Base Level; English with English Speedometer and Tachometer, for Air Brake Chassis, Includes Engine Coolant Temperature, Primary and Secondary Air Pressure, Fuel and DEF Gauges, Oil Pressure Gauge, Includes 3 Inch Monochromatic Text Display	0/0	0
16HGH	GAUGE, OIL TEMP, AUTO TRANS for Allison Transmission	1/0	1
16HHE	GAUGE, AIR CLEANER RESTRICTION {Filter-Minder} with Black Bezel, Mounted in Instrument Panel	2/0	2
16HKT	IP CLUSTER DISPLAY On Board Diagnostics Display of Fault Codes in Gauge Cluster	0/0	0
16JNV	SEAT, DRIVER {National 2000} Air Suspension, High Back with Integral Headrest, Cloth, Isolator, 1 Chamber Lumbar, 2 Position Front Cushion Adjust, -3 to +14 Degree Back Angle Adjust	-13/-5	-18
16SED	GRAB HANDLE, EXTERIOR (2) Black, Aluminum, for Cab Entry Mounted Left and Right Side at B-Pillar	4/0	4
16SMM	SEAT, PASSENGER {National} Non Suspension, High Back, Fixed Back, Integral Headrest, Cloth	14/9	23
16SNL	MIRRORS (2) C-Loop, Black Heads and Arms, 7.5" x 14" Flat Glass, Includes 7.5" x 7" Convex Mirrors, for 102" Load Width	0/0	0

Notes

: Mirror Dimensions are Rounded to the Nearest 0.5"

INTERNATIONAL®

Vehicle Specifications
2021 MV607 SBA (MV607)

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<u>Code</u>	<u>Description</u>	<u>F/R Wt</u> (lbs)	<u>Tot Wt</u> (lbs)
16VKB	CAB INTERIOR TRIM Classic, for Day Cab <u>Includes</u> : CONSOLE, OVERHEAD Molded Plastic with Dual Storage Pockets, Retainer Nets and CB Radio Pocket; Located Above Driver and Passenger : DOME LIGHT, CAB Door Activated and Push On-Off at Light Lens, Timed Theater Dimming, Integral to Overhead Console, Center Mounted : SUN VISOR (2) Padded Vinyl; 2 Moveable (Front-to-Side) Primary Visors, Driver Side with Toll Ticket Strap	0/0	0
16VLM	CAB REAR SUSPENSION Rubber Suspension, for Low Cab Height	0/0	0
16WEE	CAB SOUND INSULATION Includes Dash Insulator and Engine Cover Insulator	8/0	8
16WLS	FRESH AIR FILTER Attached to Air Intake Cover on Cowl Tray in Front of Windshield Under Hood	1/0	1
16XCK	WINDOW, MANUAL (2) and Manual Door Locks, Left and Right Doors	0/0	0
16XJN	INSTRUMENT PANEL Flat Panel	0/0	0
16ZBT	ACCESS, CAB Steel, Driver & Passenger Sides, Two Steps per Door, for use with Day Cab and Extended Cab	0/0	0
27DUK	WHEELS, FRONT {Accuride 29169} DISC; 22.5x8.25 Rims, Powder Coat Steel, 5-Hand Hole, 10-Stud, 285.75mm BC, Hub-Piloted, Flanged Nut, with .472" Thick Increased Capacity Disc and Steel Hubs	12/0	12
28DUK	WHEELS, REAR {Accuride 29169} DUAL DISC; 22.5x8.25 Rims, Powder Coat Steel, 5-Hand Hole, 10-Stud, 285.75mm BC, Hub-Piloted, Flanged Nut, with .472" Thick Increased Capacity Disc and Steel Hubs	0/24	24
29596	WHEEL SEALS, FRONT {Stemco Voyager} Oil Lubricated Wheel Bearings ILO Standard Grease Seals	0/0	0
29597	WHEEL SEALS, REAR {Stemco Voyager} Oil Lubricated Wheel Bearings	0/0	0
7372135415	(2) TIRE, FRONT 11R22.5 Load Range G HSR2 (CONTINENTAL), 498 rev/mile, 75 MPH, All-Position	54/0	54
7372135423	(4) TIRE, REAR 11R22.5 Load Range G HDR2 (CONTINENTAL), 491 rev/mile, 75 MPH, Drive Cab schematic 100WP Location 1: 9219, Winter White (Std) Chassis schematic N/A Services Section:	0/168	168
40129	WARRANTY Standard for MV Series, Effective with Vehicles Built July 1, 2017 or Later, CTS-2020A Total Component Weight:	0/0	0
		6236/3512	9748

The weight calculations included in this proposal are an estimate of future vehicle weight. The actual weight as manufactured may be different from the estimated weight. Navistar, Inc. shall not be liable for any consequences resulting from any differences between the estimated weight of a vehicle and the actual weight.



STAFF REPORT
1/22/2020

TO: Honorable Mayor and City Council Members

FROM: Cástulo R. Estrada, Utilities Manager

SUBJECT: Authorize the Purchase of Sedaru Asset & Operational Management Software Licensing for Calendar Year 2020 at a cost of \$31,080.00.

STAFF RECOMMENDATION:

Authorize the Purchase of Sedaru Asset & Operational Management Software Licensing for Calendar Year 2020 at a cost of \$31,080.00.

BACKGROUND:

On November 17, 2016, the City of Coachella Utilities Department solicited a Request for Proposals (RFP) from firms to provide GIS, Asset, and Operational Management Software Services to the City of Coachella. After careful consideration, the Utilities Department determined IDModeling (IDM), to be the most advantageous and most responsible proposing party and awarded the proposal for GIS/Asset and Operational Management Software Services to IDModeling.

Award of contract to IDModeling came with the purchase of 3-year Sedaru Asset & Operational Management Software Licensing for three (3) years, starting December 15, 2016 which ended in December 2019.

The Utilities Department has initiated its asset management program for water & sewer system assets. The first step to this program involved creating, collecting data for, developing, and improving the accuracy of foundational data sets, from its water & sewer system geographical information system (GIS) mapping to the condition, state, and status of its underground assets, both linear (pipes) and vertical (pumps, for example). This program has involved deploying Sedaru as its asset management software, inclusive of Sedaru OMNI for work management, Sedaru Fieldforce for field data collection, Sedaru Outage for leak/outage management, and integrations to other information systems that provide the utility operations and maintenance team with data to inform better, more insightful decision making. This renewal request will maintain the software system for utility O&M staff to continue this path to mature these foundational data sets, to better plan and operate our water & sewer system infrastructure.

FISCAL IMPACT:

Staff is requesting the total cost of \$31,080.00 be allocated from undesignated Coachella Water Authority reserves in the amount of \$15,540.00 and undesignated Coachella Sanitary District reserves in the amount of \$15,540.00. Amounts to be budgeted in the Computer Software account for Water Operations 178-21-120-10-612-000 and in the Computer Software account for Sanitary Operations 361-21-120-10-612-000.



168 E Arrow Hwy STE 101
 San Dimas, CA 91773
 (626) 244-0700

Invoice

Date:	11/19/2019
Invoice #	301-001-06

Bill To	Project/Job
City of Coachella 1515 6th Street Coachella, CA 92236	Sedaru Asset & Operational Management Software for Water & Sewer Unlimited Users

CSM	PM	P.O. #	Payment Terms	Subscription Term
Paul Hauffen	Ramon Gallegos		Net 30	Dec 15, 2019 - Dec 14, 2020

DESCRIPTION	QUANTITY	U/M	RATE	AMOUNT
Sedaru Enterprise Platform for Water: Asset and Network Management - Real-time, mobile work management and network intelligence for Pipes, Hydrants, Valves, Customer Meters, Pumps and Tanks Sedaru Outage: Plan and respond to outages, minimize customer impacts, and reduce water loss Wachs Valve Turning Machine Integration Point Sedaru Platform Integration Points: Customer Information System (CIS) SCADA Wonderware Integration Point Sedaru Enterprise Platform for Sewer: Asset and Network Management - Real-time, mobile work management and network intelligence for Gravity Mains, Force Mains, Manholes, Lift Stations, and Wet Wells	1		31,080.00	31,080.00

We appreciate your prompt payment.

Due Date	E-mail	Web Site	TOTAL	\$31,080.00
12/18/2019	valorieramos@sedaru.com	www.sedaru.com		

Please remit payment to: Sedaru, Inc | For electronic payment, see below
 Wells Fargo Bank N.A. | Routing # 122000247 | Account #: 7914774331
 Tax ID: 14-1909685



STAFF REPORT
2/26/2020

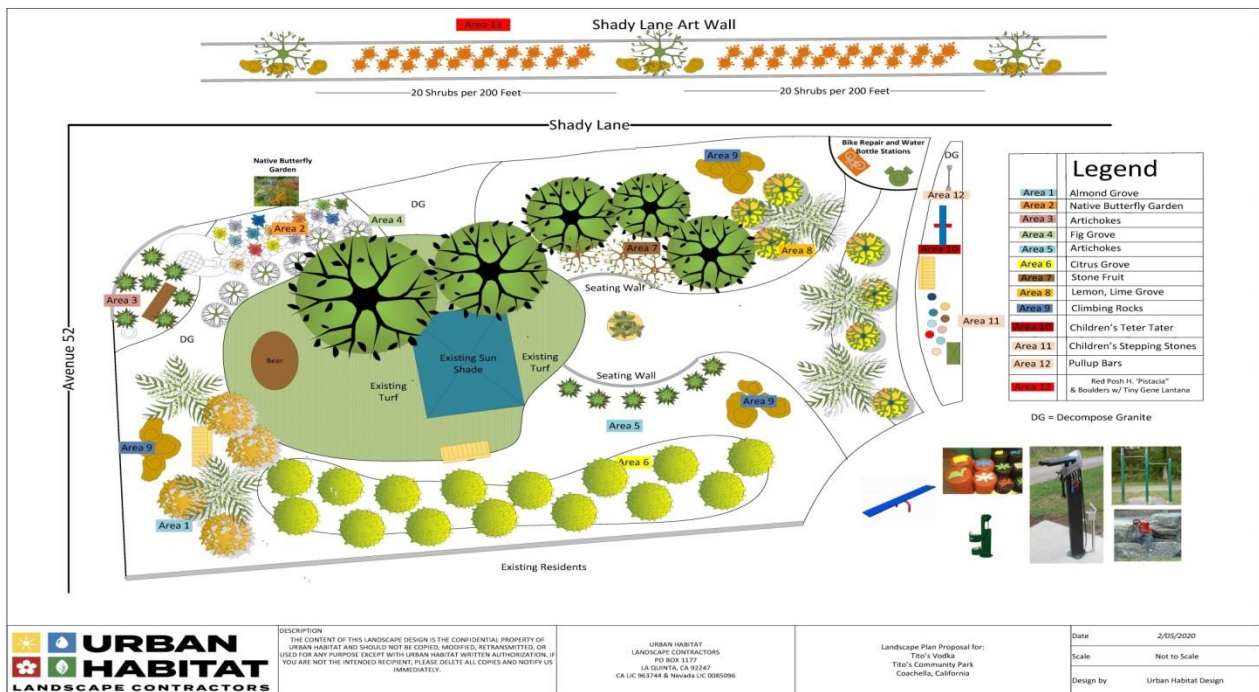
TO: Honorable Mayor and City Council Members
FROM: Gabriel Martin, Economic Development Manager
SUBJECT: Shady Lane Park Art Mural Installation Project

STAFF RECOMMENDATION:

Staff recommends approving the cost to install an art mural exhibition located at Shady Lane Park in the amount of \$8,229.

BACKGROUND:

On February 12, 2020, the City Council approved the rehabilitation of Shady Lane Park by the philanthropy group Fifth Generation, Inc., which represents Tito’s Vodka from Austin, Texas. Fifth Generation, Inc. contracted with Urban Habitat to design and reconstruct Shady Lane Park with the intent of having employees and volunteers of Tito’s Vodka install irrigation systems, plants and trees, and other recreational amenities on February 27, 2020. This project did not use any public funds and was entirely funded by Tito’s Vodka.



DISCUSSION/ANALYSIS:

Fifth Generation, Inc. requested to install a new public art mural exhibition in the park to go with the existing public art installations in the area. Local artist Armando Lerma was approached to design an art mural on the concrete slab under the shade structure at Shady Lane Park. The new art mural will be 25' x 30' = 750 square feet. The design concept is below:

**ALTERNATIVES:**

1. Not approve the installation of a new art mural exhibition at Shady Lane Park
2. Provide alternative direction

FISCAL IMPACT:

If the City Council approves the staff recommendation, the \$8,229 will be withdrawn from the Special Revenue Funds (130) – Development Impact Fees for Public Art for the Fiscal Year 2018-19.

ATTACHMENT(S):

Shady Lane Park Art Mural Installation Presentation

ITEM 7: MURAL INSTALLATION – SHADY LANE PARK



PARK SITE - CONCRETE SLAB



MURAL DESIGN



MURAL MEANING

- The artist decided to use “images are based on birds, flowers and a rabbit and is titled, “Community Garden” to tie in with the rest of the work being done at the park. The style and color scheme is inspired by traditional embroidery from Mexico. The garden with its flowers, birds and rabbit is meant to symbolize harmony and fertility.”

MURAL PROJECT SPECIFICS

- Artist: Armando Lerma
- Artwork Dimensions: 25' x 30' = 750 square feet
- Cost: \$8,000 (Public Art DIF Fund)
- Incorporate into our Mural Walking Art Tour

QUESTIONS/COMMENTS





STAFF REPORT
1/22/2020

TO: Honorable Mayor and City Council Members

FROM: Cástulo R. Estrada, Utilities Manager

SUBJECT: Authorize the Purchase of Thirty (30) James Jones J-4060 Fire Hydrants at a Cost of \$68,847.90.

STAFF RECOMMENDATION:

Authorize the Purchase of Thirty (30) James Jones J-4060 Fire Hydrants at a Cost of \$68,847.90.

BACKGROUND:

On May 8th, 2019 the City of Coachella met with Walton Global Holdings, Ltd. (Walton) regarding the real property commonly known as “Vista Escondida” Tract 33264. The property was sold to D.R. Horton, Inc. and it was agreed that repairs to public improvements and facilities serving the property are required. Such public improvements and facilities were previously accepted by the City. The City acknowledged installing missing fire hydrants. There are approximately 25 missing hydrants.

Hydrants are also damaged by vehicles or stolen throughout the year. Purchasing the thirty hydrants will allow us to have inventory to complete the installation of hydrants at Vista Escondida and have inventory to replace damaged or stolen hydrants across the City.

We requested proposals from Western Water Works Supply Company and Core and Main which are attached to this report.

FISCAL IMPACT:

The 2019-2020 adopted budget has the required funds under the Water Operations General Supplies account 178-21-120-10-610-000 to cover the purchase.



WESTERN WATER WORKS SUPPLY COMPANY

Item 10.

PREPARED FOR: CITY OF COACHELLA
1515 SIXTH ST
COACHELLA CA 92236

PROPOSAL

PROPOSAL ID	QUOTE NO.	DATE
COACHELLA- HYD REHAB	54939	03/05/20

CONTACT: CASTULO ESTRADA
PHONE NO: (760)501-8113/
E-MAIL: CESTRADA@coachella.org

PROPOSAL SUBMITTED BY:

WESTERN WATER WORKS
85-998 JONES CT
COACHELLA, CA - 92236
PHONE: (909)597-7000
FAX:

www.wwwsc.com

PROJECT NAME
AGENCY
PREPARED BY
Brad Paterson
PHONE NO.
E-MAIL
brad.paterson@wwwsc.com
SALES REP
ETHERIDGE / Paterson
E-MAIL
mike.etheridge@wwwsc.com

PLEASE REVIEW THIS PROPOSAL VERY CAREFULLY. THANK YOU FOR YOUR CONSIDERATION.

NOTE:

SALES TAX IS NOT INCLUDED

WARNING:

Material costs are unstable. Beginning in 2018, the U.S. Government has begun to implement new tariffs that have both directly and indirectly led to cost increases from many of our vendors. There is also the potential that tariffs could broaden or increase further as trade relations develop. This uncertainty has caused many of our vendors to warn of additional cost increases that may go into effect in the near future, but without a clear timeline. Therefore, we can only hold the prices in this proposal on a 15/30 basis, which means prices are firm for 15 days, and material must ship within 30 days. We apologize for the problems this may create and are doing the best that we can to manage the situation. Thank you for your understanding.



PROPOSAL ID	QUOTE NO.	DATE
COACHELLA- HYD REHAB	54939	03/05/20

LN#	PRODUCT AND DESCRIPTION	QTY	UM	PRICE	TOTAL		
1	J4060-6H	6X4X(2)	2-1/2	DI HYD 6H DI CAPS 1-1/8 PENT	30 EA	2258.75	67762.50
3	BBN4-316	4	150#	316 SS BOLT W/BLUE NUT SET	30 SET	28.58	857.40
5	6-8-BRRG	6	X1/8	150# BLACK RUBBER RIBBED RING GSKT	60 EA	3.80	228.00
6				BID TOTAL			68847.90

NOTE: THIS PROPOSAL DOES NOT INCLUDE SALES TAX.

PROPOSAL ID	QUOTE NO.	DATE
COACHELLA- HYD REHAB	54939	03/05/20

Terms and Conditions of Sale:

All products and materials offered for sale are subject to these "Terms and Conditions of Sale." Quoted prices may be subject to a price adjustment after the expiration date noted due to a price adjustment from our vendor. The list of materials described in this agreement, and the quantity shown herein, represents our interpretation of the plans and specifications, if any, and is for estimating purposes only. It is not guaranteed for accuracy or completeness, but is furnished only as a guide. The obligation and the responsibility for ordering correct types and verifying quantities of materials rest solely with the Purchaser.

It is the Purchaser’s responsibility to inspect materials for damage or shortage at the time of delivery. Claims for damage or shortage must be acknowledged at the time of delivery. Purchaser shall furnish people and equipment to unload material.

Material may not be returned without our consent and a copy of the invoice or delivery ticket.

- a) Standard items normally carried in our inventory and returned in a new condition, may be subject to a restocking charge.
- b) Non-standard items (non-stocking) will be subject to a restocking charge and no credit will be given until such credit is received by us from our vendor, less freight.

We shall not be responsible for shipment delays caused by strikes, embargos, fires, accidents, or any other causes beyond our control.

Purchaser agrees to pay in full and according to the terms of the sale as indicated on our invoices which is NET 30 DAYS unless stated otherwise. If Purchaser fails to pay according to terms, Purchaser agrees to pay a late charge at the highest legal rate per month on past due invoices. Should an attorney or a collection agency be employed by us to collect on any debts of the Purchaser, the Purchaser agrees to pay all actual cost of collection, attorney’s fees, costs and interest on the past due amount.

Materials are warranted only under the conditions and to the extent that they are warranted by the manufacturer(s). We assume no liability of any kind for any direct or indirect damages including, but not limited to, labor cost, expenses, project delays or any type of consequential damages resulting from the use of the material claimed to be defective.

The terms and conditions of this agreement are the entire integrated agreement between the parties hereto and shall supersede all previous communications, representations or agreements either oral or written between the parties. Any order placed, orally or in writing, pursuant to the terms of this proposal shall be deemed acceptable of its terms, conditions, and pricing.





Item 10.

Bid Proposal for CITY OF COACHELLA HYDRANTS

CITY OF COACHELLA
 Bid Date: 03/05/2020
 Core & Main 1259184

Core & Main
 82 - 314 Market
 Indio, CA 92201
 Phone: 760-347-0811
 Fax: 760-347-9732

Seq#	Qty	Description	Units	Price	Ext Price
10	30	J-4060 WET HYD HEAD 6H TOP SECTION EPOXY	EA	2,116.10	63,483.00
20	30	6X1/8 FLG TYTE GASKET	EA	2.38	71.40
30	30	4 316SS HEX BOLT & NUT KIT W/ TRIPAC BLUE NUTS	EA	22.45	673.50
				Sub Total	64,227.90
				Tax	5,619.94
				Total	69,847.84

Branch Terms:

UNLESS OTHERWISE SPECIFIED HEREIN, PRICES QUOTED ARE VALID IF ACCEPTED BY CUSTOMER AND PRODUCTS ARE RELEASED BY CUSTOMER FOR MANUFACTURE WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THIS QUOTATION. CORE & MAIN LP RESERVES THE RIGHT TO INCREASE PRICES UPON THIRTY (30) CALENDAR DAYS' NOTICE TO ADDRESS FACTORS, INCLUDING BUT NOT LIMITED TO, GOVERNMENT REGULATIONS, TARIFFS, TRANSPORTATION, FUEL AND RAW MATERIAL COSTS. DELIVERY WILL COMMENCE BASED UPON MANUFACTURER LEAD TIMES. ANY MATERIAL DELIVERIES DELAYED BEYOND MANUFACTURER LEAD TIMES MAY BE SUBJECT TO PRICE INCREASES AND/OR APPLICABLE STORAGE FEES. THIS BID PROPOSAL IS CONTINGENT UPON BUYER'S ACCEPTANCE OF SELLER'S TERMS AND CONDITIONS OF SALE, AS MODIFIED FROM TIME TO TIME, WHICH CAN BE FOUND AT: <https://coreandmain.com/TandC/>



STAFF REPORT
3/11/2020

TO: Honorable Mayor and City Council Members

FROM: Luis Lopez, Development Services Director

SUBJECT: Resolution No. 2020-17 approving Tentative Parcel Map No. 37833 to allow the subdivision of 5.76 acres of developed land into two lots including one 2.79-acre lot and one 2.97-acre lot, respectively to allow a two-phase multifamily residential development project at 84-900 Bagdad Avenue. Community Housing Opportunities Corporation, Applicant.

STAFF RECOMMENDATION:

Staff recommends that the City Council approve Resolution No. 2020-17 approving Tentative Parcel Map (TPM 37833) to subdivide 5.76 acres of developed land into one 2.79-acre lot and one 2.97-acre lot, respectively, to allow a two-phase multifamily residential development project at 84-900 Bagdad Avenue.

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.

On February 5, 2020 the Planning Commission reviewed Tentative Parcel Map No. 37833, and recommended to the City Council approval of the proposed two-lot subdivision of the land. The Commission also took approval action on Architectural Review No. 19-10 which included the demolition of the existing 50 dwellings and construction of a new 110-unit multifamily residential development, proposed in two phases.

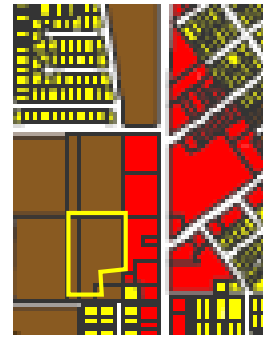
Zoning and General Plan Designation:

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.



General Plan Map:



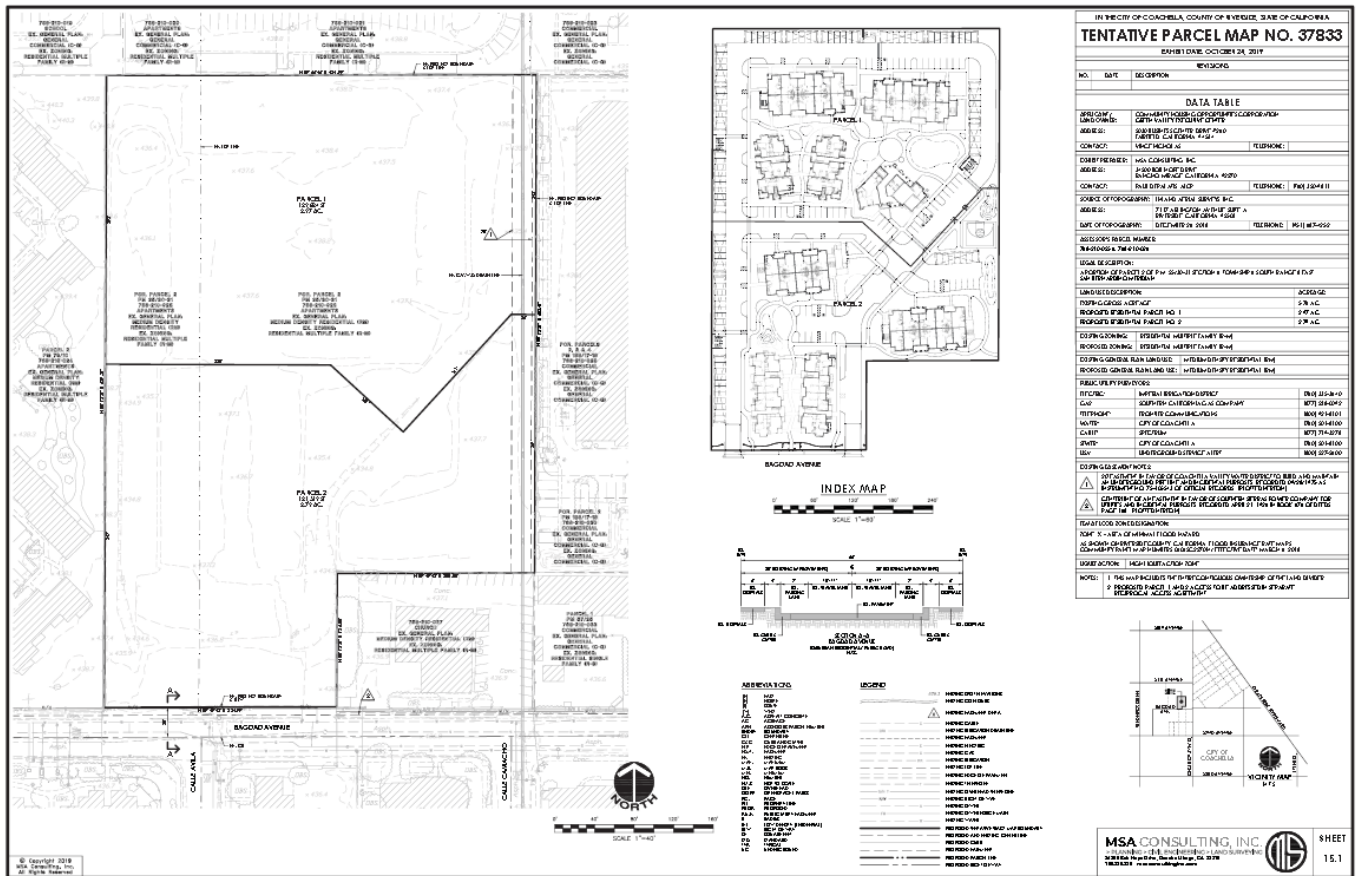
Zoning Map:

DISCUSSION/ANALYSIS:

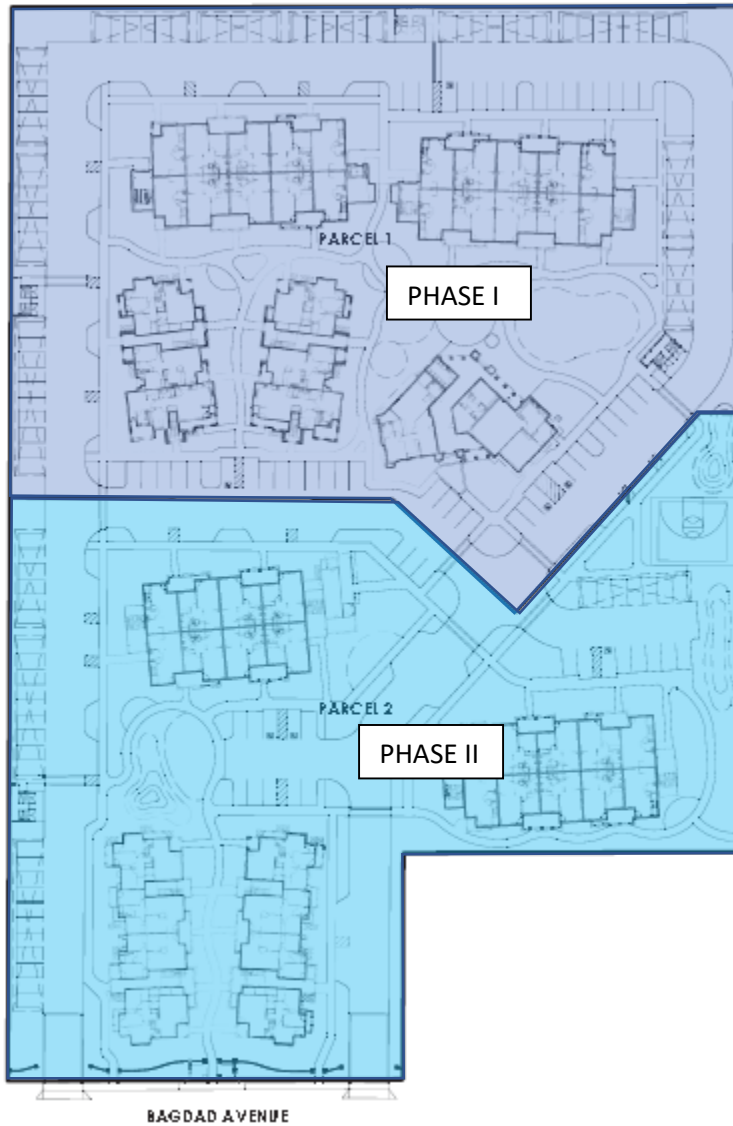
The applicant has submitted entitlement applications for a Tentative Parcel Map to subdivide the 5.76 acres into two lots making up the first and second phases of development. The northerly 2.97 acres of the property will be the first phase of development, and the southerly 2.71 acres of the site will be the second phase of construction. The owners have stated that existing families living in the complex will have the opportunity to move into one of the new dwellings, as units become available, or get relocation assistance to a comparable residence in the larger vicinity.

The proposed two-lot subdivision is intended solely for financing and construction phasing purposes, and will not create two independent lots. The tentative map shows reciprocal access easements over both lots, indicating that the two lots will function as one development site for the future construction of the project.

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

Architectural Review Information:

The Planning Commission took final action on the proposed development of the project which will include eight (8) freestanding buildings each containing a variety of floor plans and elevation facades. All buildings are two-story and three-story structures, except for a 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 3rd floors.

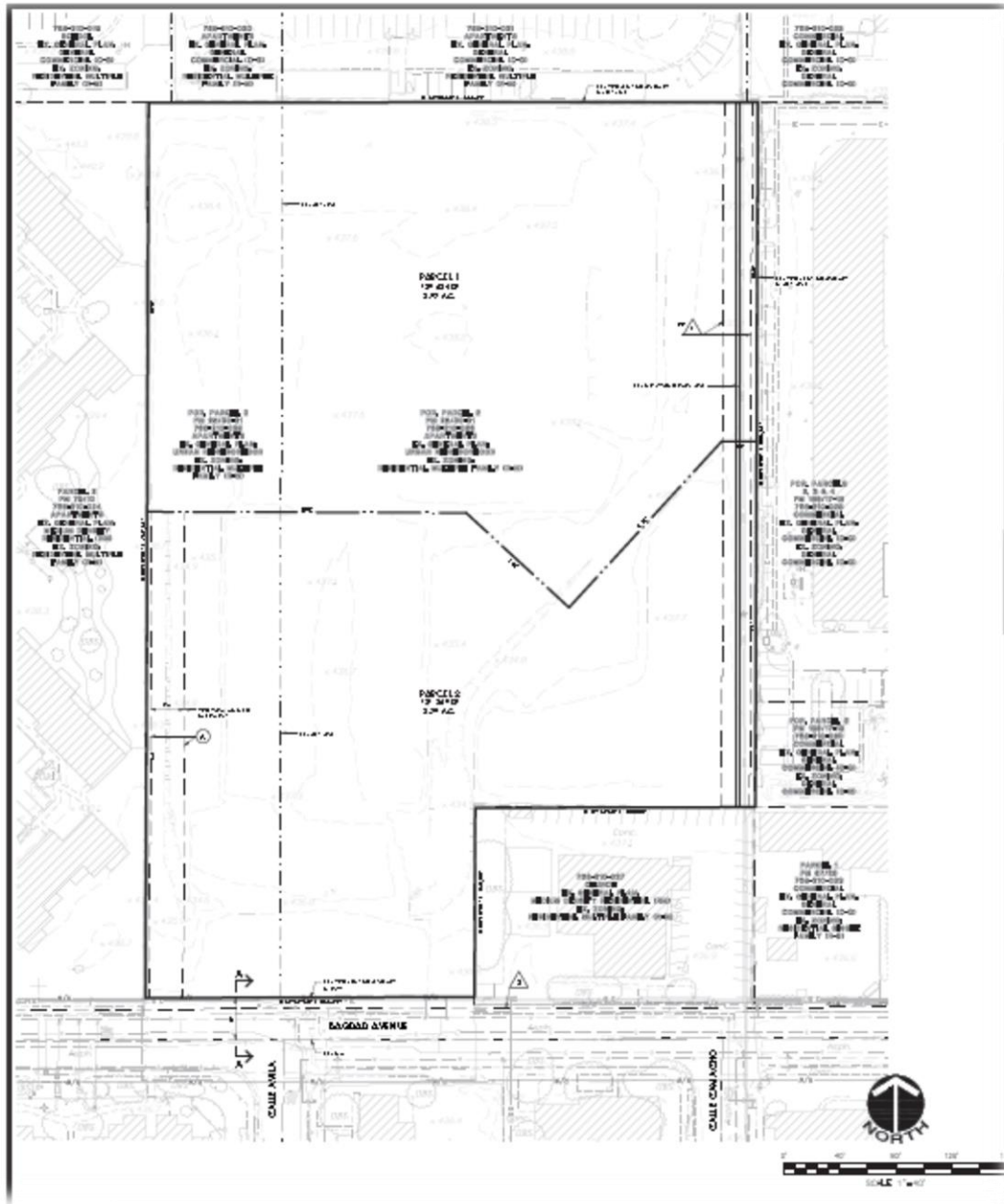
The site plan and architectural exhibits reviewed by the Planning Commission are shown below.





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 northern portion of the site 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 City Council to make specific findings in order to grant the subdivision 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. Adopt Resolution No. 2020-17 approving TPM #37833 with the findings and conditions contained in the attached resolution.
2. Adopt Resolution No. 202-17 approving TPM# 37833 with modified conditions of approval.
3. Make findings to deny TPM #37833.
4. Continue this item and provide staff direction.

FISCAL IMPACT:

There are no fiscal impacts associated with approval of the proposed two-lot subdivision of the property in that it merely represents a financing and construction phasing tool for the proposed future development of the subject site.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1 or #2 above.

Attachments: Resolution No. 2020-17 approving TPM 37833
CEQA Section 15183 Analysis
Correspondence

RESOLUTION NO. 2020-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA APPROVING 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; and,

WHEREAS, on March 11, 2020, the City Council Planning Commission of the City of Coachella held a duly noticed and published Public Hearing, took public testimony, and considered the Tentative Parcel Map as presented by the applicant, adopting the finding, conditions, and staff recommendations.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Coachella, California does hereby APPROVE Tentative Parcel Map No. 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 this 11th day of March 2020.

Steven A. Hernandez
Mayor

ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

Carlos Campos
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. 2020-17 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on this 11th day of March 2020 by the following vote of the City Council:

AYES:

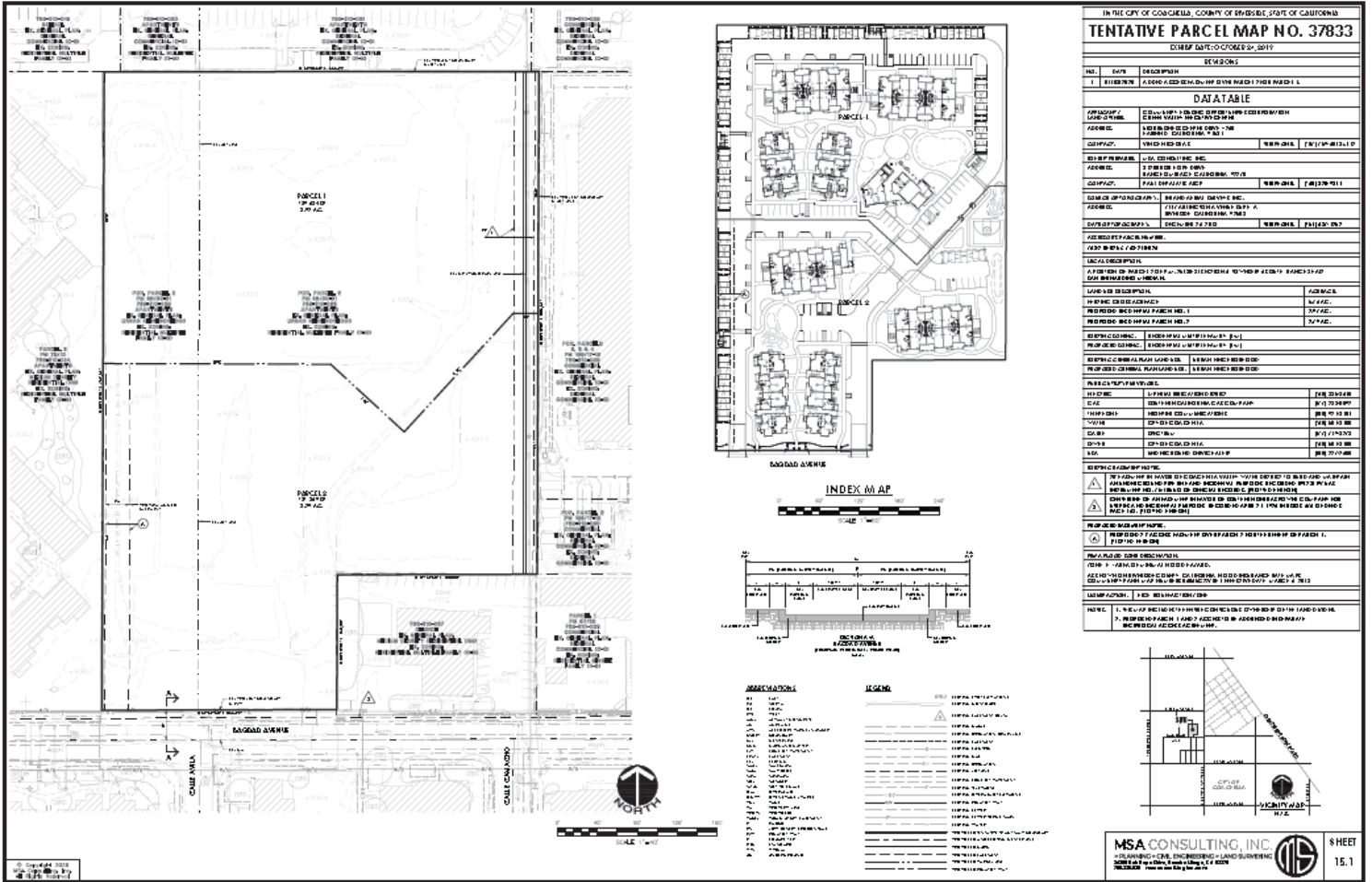
NOES:

ABSENT:

ABSTAIN:

Andrea J. Carranza, MMC
Deputy City Clerk

EXHIBIT A





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

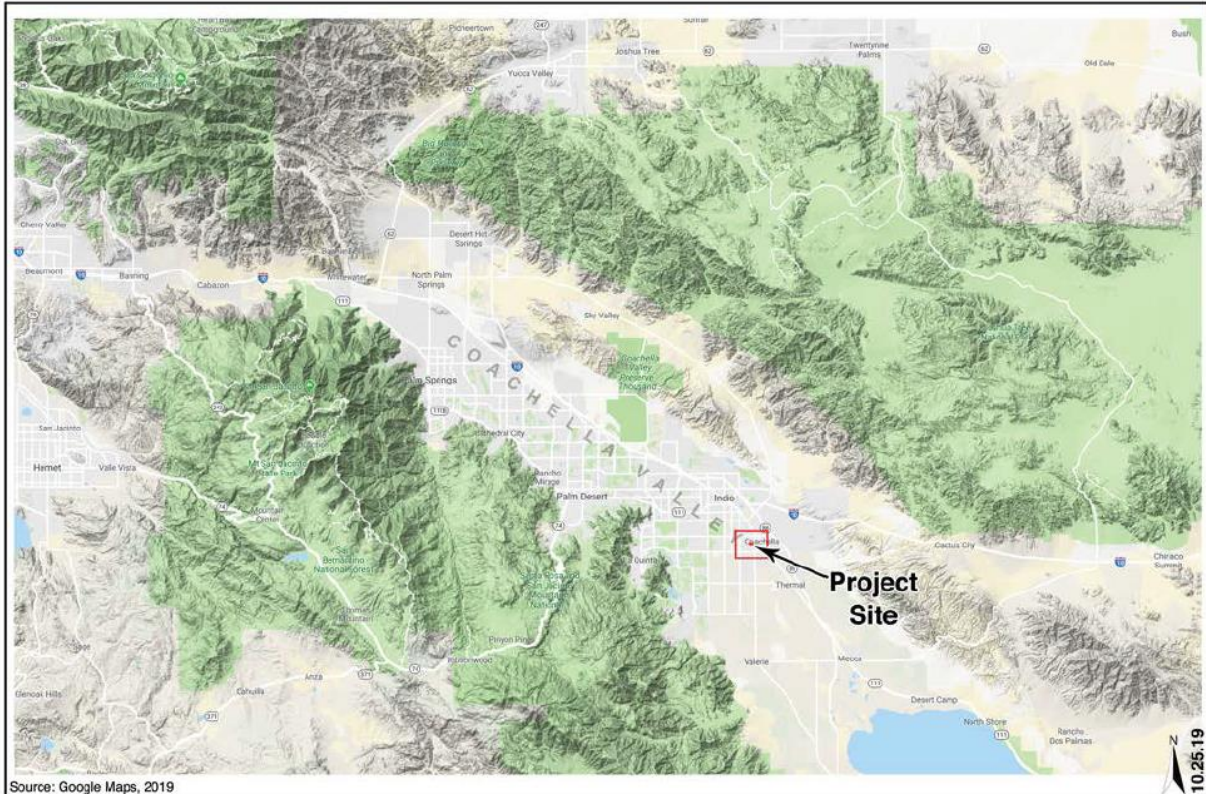
The proposed Project would require approval of an Architectural Review application for site plan and exterior architecture and landscaping review, and a Tentative Parcel Map to allow a lot split.

Exhibit 1

Regional Location Map



Exhibit 2
Area Location



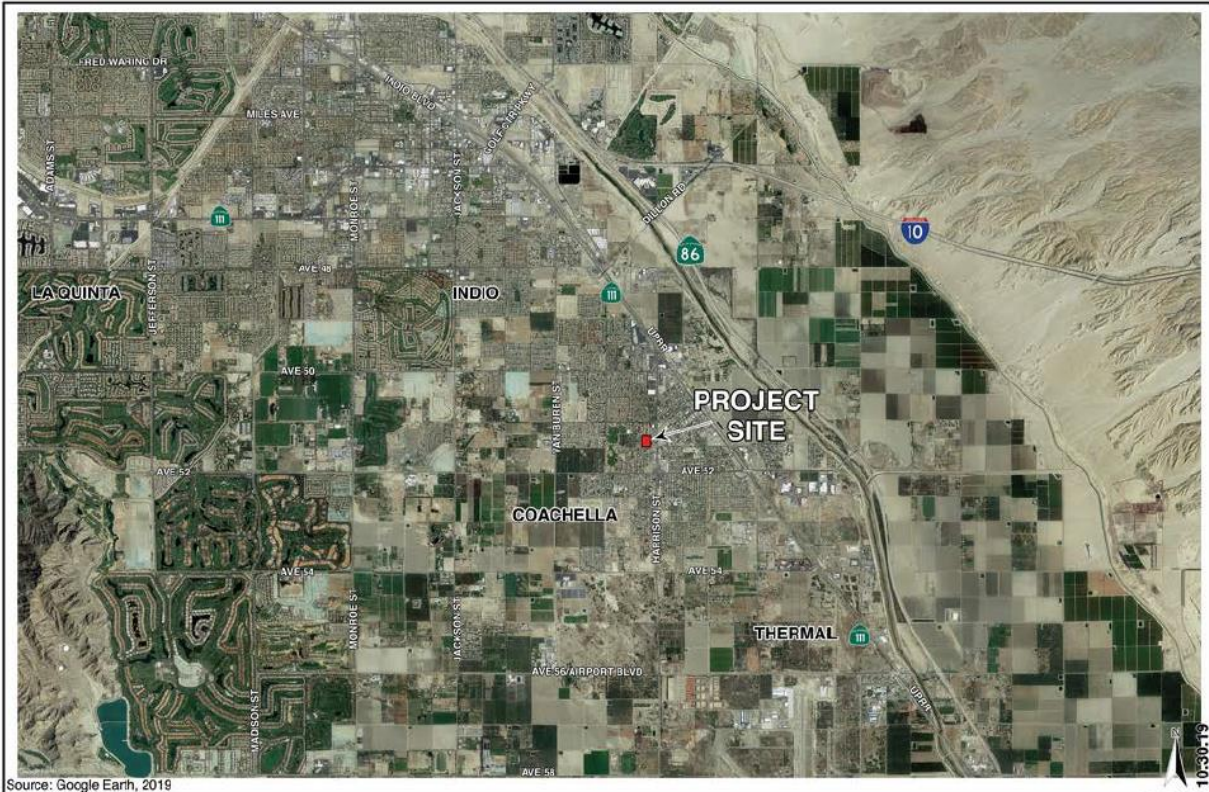
Source: Google Maps, 2019



Coachella Valley Apartments
Area Location Map
Coachella, California

Exhibit
2

Exhibit 3
Project Vicinity



Source: Google Earth, 2019



Coachella Valley Apartments
Vicinity Map
Coachella, California

Exhibit

3

Exhibit 4

Project location



Source: Google Earth, 2019



Coachella Valley Apartments
Project Location Map
Coachella, California

Exhibit

4

Exhibit 5
 Project Site Plan



Source: MSA Consulting, Inc., 2019



Coachella Valley Apartments
 Project Site Plan
 Coachella, California

Exhibit

5

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 CO₂E in 2020, which is below the SCAQMD recommended threshold of 6.6 MT CO₂E 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 CO₂E per service population per year. The EIR determined that buildout of the General Plan would result in 5.4 MT CO₂E 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 household¹, it could generate a population of approximately 527 residents, which constitutes ±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.

¹ 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 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 Pan, 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 to 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 INDIANS

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.

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



A Public Agency

January 17, 2020

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

RE: Coachella Valley Apartments

Dear Mr. Lopez:

This letter responds to your request for comments regarding the proposed Coachella Valley Apartments located on the northwest side of 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 stops #115 and #219 both located 0.2 miles from the project on Cesar Chavez at Bagdad Ave and on Cesar Chavez at 6th St respectively, served by Route 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:

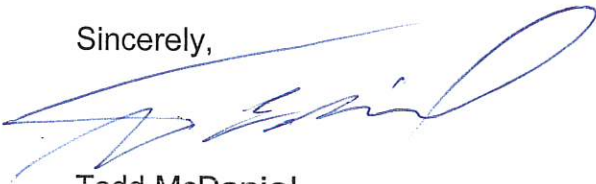
- Pedestrian walkways to bus stops should be designed to meet the needs of all passengers, including the disabled, seniors and children. All pedestrian walkways should be designed to be direct from the street network to the main entrance of buildings.
- Pedestrian walkways should be designed to provide 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.

Luis Lopez, Development Services Director
Page Two

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

Should you have questions or concerns regarding this letter, please contact me at 760-343-3456, ext. 1442.

Sincerely,



Todd McDaniel
Interim Chief Transportation Officer

cc: Lauren Skiver, CEO/General Manager



GENERAL MANAGER

Jim Barrett

ASSISTANT GENERAL MANAGER

Robert Cheng

CLERK OF THE BOARD

Sylvia Bermudez

ASSISTANT GENERAL MANAGER

Dan Charlton

February 20, 2020

Luis Lopez
Department of Building and Planning
City of Coachella
1515 Sixth Street
Coachella, CA 92236

Dear Mr. Lopez:

Subject: Architectural Review 19-10, Tentative Parcel Map 37833, Coachella Valley
Apartments 84900 Bagdad Avenue, APN 768-210-025, 768-210-026

This area is designated Zone X on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA).

Flood protection measures for local drainage shall comply with California Drainage Law and provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

The City of Coachella (City) shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require 100 percent on-site retention of the incremental increase of runoff from the 100-year storm.

This area is underlain with agricultural drainage lines. There are CVWD/Private facilities not shown on the development plans. There may be conflicts with these facilities. The City shall withhold issuance of grading permits until CVWD has reviewed the proposed development and related impacts to the CVWD/Private facilities and associated right-of-way and provided the City with written confirmation that there is no interference. The CVWD/Private conflicts include but are not limited to drain line drawing 1338.

The project lies within the East Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

All water wells owned or operated by an entity producing more than 25 acre-feet of water during any year must be equipped with a water-measuring device. A Coachella Valley Water District (CVWD) Water Production Metering Agreement is required to provide CVWD staff with the authority to regularly read and maintain this water-measuring device.

Luis Lopez
 City of Coachella
 February 20, 2020
 Page 2

This development lies within the study area of the 2010 Water Management Plan Update. The groundwater basin in the Coachella Valley is in a state of overdraft. Each new development contributes incrementally to the overdraft. CVWD has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The plan lists specific actions for reducing overdraft. The elements and actions described in the plan shall be incorporated into the design of this development to reduce its negative impact on the Coachella Valley groundwater basin.

This development lies within the City of Coachella's water service area boundary. CVWD and the City have signed a Memorandum of Understanding (MOU) to work together to provide sufficient water supplies for new development. The MOU outlines ways that the City will participate in funding CVWD's acquisition of supplemental water supplies sufficient to offset the impacts of new water demands resulting from development within the City. The amount paid for supplemental water supplies shall not exceed CVWD's Supplemental Water Supply Charge for similar development types and water requirements in effect at the time paid.

If you have any questions, please call Tommy Fowlkes, Development Services Supervisor, extension 3535.

Sincerely,

Carrie Oliphant
 Carrie Oliphant
 Director of Engineering

cc: Mark Abbott
 Supervising Environmental Health Specialist
 Riverside County Department of Environmental Health
 Environmental Protection and Oversight Division
 47-950 Arabia Street, Suite A
 Indio, CA 92201

Vincent Nicholas
 Community Housing Opportunities Corp
 5030 Business Center Drive, Suite 260
 Fairfield, CA 94534

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 File: 0163.1, 0421.1, 0721.1, 1150.10
 Geo. 060806-4
 PZ 20-10834





CAL FIRE – RIVERSIDE UNIT RIVERSIDE COUNTY FIRE DEPARTMENT

Item 11.

Shawn C. Newman - Fire Chief

Office of the County Fire Marshal (East)

77-933 Las Montañas Rd., Ste. #201, Palm Desert, CA 92211-4131

Phone (760) 863-8886 Fax (760) 863-7072

www.rvcfire.org

PROUDLY SERVING THE UNINCORPORATED AREAS OF RIVERSIDE COUNTY AND THE CITIES OF:

BANNING

BEAUMONT

COACHELLA

DESERT HOT SPRINGS

EASTVALE

INDIAN WELLS

INDIO

JURUPA VALLEY

LAKE ELSINORE

LA QUINTA

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Planning Case Conditions

Date: 1/28/20

City Case Number: Architectural Review No. 19-10

Project Name: Coachella Valley Apartments

Planner: Luis Lopez, Development Services Director

Reviewed By: Chris Cox, Assistant Fire Marshal

Fire Department Permit Number: FPARC2000001

East Office of the Fire Marshal Responsibility

It is the responsibility of the recipient of these Fire Department conditions to forward them to all interested parties. The permit number (**as it is noted above**) is required on all correspondence.

Additional information is available at our website: www.rvcfire.org

Questions should be directed to the Riverside County Fire Department, Office of the Fire Marshal at 77933 Las Montañas Suite 201, Palm Desert, CA 92211 (760) 863-8886.

Comments and Corrections:

1. Fire hydrants should be located no less than 40 feet to the buildings they protect. Provide a plan showing the proposed locations of the fire hydrants. (NFPA 24: 7.2.3)

With respect to the conditions of approval for the referenced project, the Fire Department requires the following fire protection measures be provided in accordance with Riverside County Ordinances and/or recognized fire protection standards:

1. Fire Hydrants and Fire Flow: Prior to the issuance of building permits, plans for the water system shall be submitted to the fire department for review and approval. The water system shall be capable of delivering the required fire flow. Fire hydrant(s) location and spacing shall comply with the fire code. Reference 2016 California Fire Code ((CFC) 507.5.1, Appendices B and C).
2. Fire Department Access: Prior to building permit issuance, provide a site plan showing the fire lanes. Access roads shall be provided to within 150 feet to all portions of the exterior building walls and shall have an unobstructed width of not less than 24 feet. The construction of the access roads shall be all weather and capable of sustaining 60,000 lbs. over two axels for commercial developments. Ref. CFC 503.1.1 and 503.2.1

3. Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal. Ref. CFC 503.4.1
4. Grading Permit Fire Department Review: Submittal to the Office of the Fire Marshal for Precise Grading Permit will be required.
5. Construction Permits Fire Department Review: Submittal of construction plans to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required. Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews these plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code, and related codes, which are in effect at the time of building plan submittal.
6. Phased Construction Access: If construction is phased, each phase shall provide approved access for fire protection prior to any construction. Ref. CFC 503.1
7. Fire Sprinkler System: All new commercial structures 3,600 square feet or larger and all residential dwellings shall be protected with a fire sprinkler system. Ref CFC 903.2 as amended by the City of Coachella.
8. Fire Alarm and Detection System: A water flow monitoring system and/or fire alarm system may be required and determined at time of building plan review. Ref. CFC 903.4, CFC 907.2 and NFPA 72
9. Knox Box and Gate Access: Buildings shall be provided with a Knox Box. The Knox Box shall be installed in an accessible location approved by the Office of the Fire Marshal. All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. Ref. CFC 506.1
10. Addressing: All residential dwellings shall display street numbers in a prominent location on the street side of the residence. All commercial buildings shall display street numbers in a prominent location on the address side and additional locations as required. Ref. CFC 505.1 and County of Riverside Office of the Fire Marshal Standard #07-01

These conditions are preliminary and further review will occur upon receipt of construction plans. Additional requirements may be required based upon the adopted codes at the time of submittal.

Should you have any questions, or if some items are unclear, please phone our office at 760-863-8886 and speak with Assistant Fire Marshal Chris Cox to assist you with these conditions.