



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

AGENDA

CITY COUNCIL CLOSED SESSION AND REGULAR MEETING OF THE CITY OF COACHELLA

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

August 25, 2021

5:30 PM Closed Session

6:00 PM Regular Meeting

Pursuant to Executive Order N-29-20, this meeting may be conducted by teleconference/electronically

Meeting options will be either in-person or via Zoom:

<p>In-Person Meeting Location:</p> <p>Coachella City Hall Council Chamber 1515 Sixth Street Coachella, CA</p>	<p>If you would like to attend the meeting via Zoom, here is the link:</p> <p>https://us02web.zoom.us/j/88457271898?pwd=REdzU1NoQmpVSFhWTDVaZ0VCekYxdz09 Passcode: 606140 Or One tap mobile : 16699006833,,88457271898#,,, *606140# Or Telephone: US: +1 669 900 6833 Webinar ID: 884 5727 1898 Passcode: 606140</p>
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- Public comments may be received **either in person, via email, or telephonically, or via Zoom** with a limit of **250 words, or three minutes:**
 - Written comments may be submitted to the City Council electronically via email to cityclerk@coachella.org. Transmittal **prior to the start** of the meeting is required.
 - **Or**, you may leave a message at **(760) 262-6240 before 5:30 p.m.** on the day of the meeting.
- The **live stream** of the meeting may be **viewed online** by accessing the city's website at www.coachella.org, and clicking on the "**Watch Council Meetings**" tab located on the home page, and then clicking on the "live" button.

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

CALL TO ORDER: - 5:30 P.M.

ROLL CALL:

APPROVAL OF AGENDA:

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

PUBLIC COMMENTS (CLOSED SESSION ITEMS):

ADJOURN TO CLOSED SESSION:

1. CONFERENCE WITH LABOR NEGOTIATOR PURSUANT TO GOVERNMENT CODE SECTION 54957.6:

City Labor Negotiator: City Manager Gabriel Martin; Human Resources Manager Sandy Krause; Public Works Director Maritza Martinez; and Finance Director Nathan Statham

Employee Organization: Teamsters Local 1932 Representing Mid-Management Employees

2. CONFERENCE WITH LABOR NEGOTIATOR PURSUANT TO GOVERNMENT CODE SECTION 54957.6:

City Labor Negotiator: City Manager Gabriel Martin; Human Resources Manager Sandy Krause; Public Works Director Maritza Martinez; and Finance Director Nathan Statham

Employee Organization: Teamsters Local 1932 Representing Miscellaneous/Sanitary Employees

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

PLEDGE OF ALLEGIANCE:

CLOSED SESSION ANNOUNCEMENTS:

APPROVAL OF MINUTES:

- [3.](#) Special Meeting Minutes of July 12, 2021, of the City Council, Coachella Fire Protection District, Coachella Sanitary District, Coachella Financing Authority, Coachella Educational and Governmental Access Cable Corporation, Coachella Water Authority, and Successor Agency to the Coachella Redevelopment Agency.
- [4.](#) Regular Meeting Minutes of July 14, 2021, of the City Council, Coachella Fire Protection District, Coachella Sanitary District, Coachella Financing Authority, Coachella Educational and Governmental Access Cable Corporation, Coachella Water Authority, and Successor Agency to the Coachella Redevelopment Agency.
- [5.](#) Regular Meeting Minutes of July 28, 2021, of the City Council, Coachella Fire Protection District, Coachella Sanitary District, Coachella Financing Authority, Coachella Educational and Governmental Access Cable Corporation, Coachella Water Authority, and Successor Agency to the Coachella Redevelopment Agency.
- [6.](#) Special Meeting Minutes of August 4, 2021, of the City Council, Coachella Fire Protection District, Coachella Sanitary District, Coachella Financing Authority, Coachella Educational and Governmental

Access Cable Corporation, Coachella Water Authority, and Successor Agency to the Coachella Redevelopment Agency.

PROCLAMATIONS/PRESENTATIONS:

7. Presentation on Coronavirus (COVID-19) Response Efforts

WRITTEN COMMUNICATIONS:

CONSENT CALENDAR:

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

8. Voucher Listing — EFT's/Utility Billing Refunds/FY 2020-21 and 2021-22 Expenditures as of August 25, 2021, \$4,444,946.10.
9. Ordinance No. 1171 amending various provisions of the Coachella Municipal Code regarding Interim Outdoor Commercial Cannabis Cultivation in the City's Agricultural Sector. City-Initiated. (*Second Reading*)
10. Ordinance No. 1182, Updates to the Hotel Operations Incentive Program (*Second Reading*)
11. Resolution 2021-51 Approving the Creation and Funding for a Full-Time Construction Project Coordinator
12. Reimbursement Agreement between City of Coachella and Paul Pavao for procurement of city consultants for the proposed annexation and development of 38.68 acres (APN 603-090-008).
13. Investment Report – April 2021
14. Quarterly Reports

NEW BUSINESS CALENDAR (LEGISLATIVE AND ADMINISTRATIVE):

15. Ordinance No. 1178 approving Change of Zone No. 20-04 to add the R-C (Retail Cannabis) Overlay Zone to the existing C-G (General Commercial) Zone on property located at 46-156 Dillon Road. Coachella Can, LLC (Armen Paronyan), Applicant. (*Second Reading*).
16. Ordinance No. 1185 Regarding Labor Peace Agreement Requirements for Cannabis Businesses
17. Designation of Voting Delegate and Alternates to the League of California Cities Annual Conference & Expo.
18. Approve execution of lease between City of Coachella and Desert Community College District for property located at 1538 Seventh Street; authorize non-substantive changes as authorized by City Attorney.
19. Sponsorship of Run With Los Muertos Event:
 - 1) Sponsorship request from Eventscape International, Inc. for \$25,000.00 for the 2021 Run With Los Muertos Event; and

- 2) Approval for operation of a Beer Garden by Raices Culturas on November 6, 2021 in Downton Sixth Street from 5pm to midnight; and
- 3) Authorize appropriation of Run With Los Muertos event budget of \$40,000.00 from Undesignated City General Fund Reserves.

20. Receive and file, Cannabis Social Equity Assessment

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

21. Resolution No. 2021-52, Tentative Parcel Map No. 37758 and Variance 21-05, a request to allow the subdivision of an existing approximately 9 acre site into two parcels located on the northeast corner of Van Buren Street and 51st Avenue. (APN 768-050-001) (Applicant: Gregorio C. Cervantes)

22. Coachella Releaf

- 1) Resolution No. 2021-53 approving Conditional Use Permit 337 to convert an existing 3,800 square foot industrial suite within a 31,600 sq. ft. multi-tenant industrial building into a storefront retail microbusiness at 86705 Avenue 54 and Variance No. 21-01 to allow the proposed Industrial Park Overlay Zone on less than a 10 acre project area, individual lot less than 5 acres, and a lot depth less than 220 feet.
- 2) Ordinance No. 1186 approving Change of Zone No. 21-01 to add the Industrial Park Overlay zone (IP) and change the existing zone from M-H (Heavy Industrial) to the M-S (Manufacturing Service) Zone on a 1.74 acre developed parcel located at 86705 Avenue 54, APN 764-280-010 (*First Reading*).

PUBLIC COMMENTS (NON-AGENDA ITEMS):

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

REPORTS AND REQUESTS:

Council Comments/Report of Miscellaneous Committees.

City Manager's Comments.

ADJOURNMENT:

Complete Agenda Packets are available for public inspection on the City's website www.coachella.org.

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



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MINUTES

CITY COUNCIL SPECIAL 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

July 12, 2021
8:00 AM

CALL TO ORDER:

The Special Meeting of the City Council of the City of Coachella was called to order at 8:04 a.m. by Mayor Pro Tem Gonzalez.

ROLL CALL:

Present: Councilmember Delgado, Councilmember Galarza (*arrived at 8:08 a.m.*), and Mayor Pro Tem Gonzalez.

Absent: Mayor Hernandez.
City Treasurer Aviles, and City Clerk Zepeda

(It was announced that Mayor Hernandez was on vacation and would be absent.)

Pursuant to Executive Order N-29-20 pertaining to the coronavirus/COVID-19, this meeting was conducted entirely via teleconference/electronically.

APPROVAL OF AGENDA:

Motion: To approve the agenda as **presented**.

Made by: Councilmember Beaman Jacinto

Seconded by: Councilmember Delgado

Approved: 3-0, by a unanimous roll call vote.

AYES: Councilmember Beaman Jacinto, Councilmember Delgado, Mayor Pro Tem Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Councilmember Galarza, and Mayor Hernandez.

NEW BUSINESS CALENDAR (LEGISLATIVE AND ADMINISTRATIVE):

(Councilmember Galarza arrived at 8:08 a.m. during the presentation of this item.)

1. Resolution No. 2021-49, Conditional Loan Commitment for CFD 2005-1 Special Assessments for the Tripoli Apartment Affordable Housing Development

Motion: To approve per staff recommendation

Made by: Councilmember Beaman Jacinto

Seconded by: Councilmember Delgado

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

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

NOES: None.

ABSTAIN: None.

ABSENT: Mayor Hernandez.

ADJOURNMENT:

There being no further business to come before the City Council and the Agencies, Mayor Pro Tem Gonzalez adjourned the meeting at 8:12 a.m.

Respectfully submitted,



Andrea J. Carranza, MMC
Deputy City Clerk



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MINUTES

CITY COUNCIL CLOSED SESSION AND REGULAR MEETING OF THE CITY OF COACHELLA

THE COUNCIL SITTING AS THE COACHELLA SANITARY DISTRICT,
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COACHELLA WATER AUTHORITY, AND SUCCESSOR AGENCY TO THE COACHELLA REDEVELOPMENT AGENCY

July 14, 2021

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 5:02 p.m. by Mayor Hernandez.

ROLL CALL:

Present: Councilmember Beaman Jacinto (*arrived at 5:20 p.m.*), Councilmember Delgado, Councilmember Galarza, Mayor Pro Tem Gonzalez, and Mayor Hernandez.

City Treasurer Aviles, and City Clerk Zepeda (*arrived at 5:20 p.m.*)

Absent: None.

(It was announced that Councilmember Beaman Jacinto will be joining Zoom later in the meeting.)

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

APPROVAL OF AGENDA:

There were no modifications to the agenda.

PUBLIC COMMENTS (CLOSED SESSION ITEMS):

None.

ADJOURN TO CLOSED SESSION:

Council adjourned into Closed Session at 5:04 p.m. to discuss the following items:

1. CONFERENCE WITH LABOR NEGOTIATOR PURSUANT TO GOVERNMENT CODE SECTION 54957.6:

City Labor Negotiator: City Manager Gabriel Martin; Human Resources Manager Sandy Krause; Public Works Director Maritza Martinez; and Finance Director Nathan Statham

Employee Organization: Teamsters Local 1932 Representing Mid-Management Employees

2. CONFERENCE WITH LABOR NEGOTIATOR PURSUANT TO GOVERNMENT CODE SECTION 54957.6:

City Labor Negotiator: City Manager Gabriel Martin; Human Resources Manager Sandy Krause; Public Works Director Maritza Martinez; and Finance Director Nathan Statham

Employee Organization: Teamsters Local 1932 Representing Miscellaneous/Sanitary Employees

3. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Pursuant to Government Code Section 54956.9(d)(1)

Western Growers Association, et al. v. City of Coachella, et al.

Riverside County Superior Court, Case No. CVPS2101162

4. 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

5. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Initiation of Litigation, Pursuant to Government Code Section 54956.9(d)(4)

One (1) potential case

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

The City Council reconvened into open session at 6:06 p.m.

(Councilmember Galarza was absent from the meeting upon reconvening.)

PLEDGE OF ALLEGIANCE:

City Consultant Oracio Gonzalez led the Pledge of Allegiance.

CLOSED SESSION ANNOUNCEMENTS:

City Attorney Campos stated that Council met in Closed Session and announced that in regards to Item 3 regarding Western Growers and the City's Hero Pay [Ordinance No.1175] where the City required premium pay of \$4.00 to the workforce in the City of Coachella for agricultural, grocery, restaurant, and retail pharmacy workers for 120 days. On Monday [July 12, 2021], we received a decision from the Federal court ruling in the City's favor. Specifically, they granted the City's motion to dismiss their case, additionally denying the preliminary injunction motion, and has granted full in favor to the City of Coachella. On all other items, direction was given, but no reportable action was taken.

APPROVAL OF MINUTES:

6. Regular Meeting Minutes of June 23, 2021, of the City Council, Coachella Fire Protection District, Coachella Sanitary District, Coachella Financing Authority, Coachella Educational and Governmental Access Cable Corporation, Coachella Water Authority, and Successor Agency to the Coachella Redevelopment Agency.

Motion: To approve the minutes as presented.

Made by: Councilmember Delgado

Seconded by: Mayor Pro Tem Gonzalez

Approved: 3-0-1, by the following roll call vote:

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

NOES: None.

ABSTAIN: Councilmember Beaman Jacinto.

ABSENT: Councilmember Galarza.

PROCLAMATIONS/PRESENTATIONS:

7. Recognizing Recently Retired Employees
 - Senior Management Analyst Lynn Sugar-Germain
 - Development Services Director Luis Lopez
 - City Manager William B. Pattison, Jr.
8. State Legislative Update by Oracio Gonzalez with Ollin Strategies
9. Presentation on Coronavirus (COVID-19) Response Efforts
10. Street Sweeping Program Update

WRITTEN COMMUNICATIONS:

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

CONSENT CALENDAR:

11. Voucher Listing — EFT's/Manual Checks/Utility Billing Refunds/FY 2020-21 and FY 2021-22 Expenditures as of July 14, 2021, \$8,345,402.48.
12. Ordinance No. 1184 Amending Chapter 2 of the Coachella Municipal Code by adding Section 2.30 to include a Youth Advisory Commission. (*Second Reading*)
13. Authorizing the City Manager to Execute Agreement between the County of Riverside and the City of Coachella for Airport Blvd Slurry Seal Improvements, City Project ST-133
14. Amendment No. 1 to the Reimbursement Agreement with Coachella Valley Association of Governments (CVAG) in an amount of \$9,250,000 for construction of the Avenue 50 Widening Project, City Project ST-93.

15. Amendment No. 1 to the Reimbursement Agreement with Coachella Valley Association of Governments (CVAG) in an amount of \$103,118 for the construction of the Grapefruit Blvd Urban Greening + Connectivity Project, City Project ST-123.

Motion: To approve per staff recommendation, Consent Calendar Items 11 through 15,

Made by: Mayor Pro Tem Gonzalez

Seconded by: Councilmember Galarza

Approved: 5-0, by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

NEW BUSINESS CALENDAR (LEGISLATIVE AND ADMINISTRATIVE):

16. Resolution No. WA-2021-08 Extending the Coachella Water Authority Temporary Suspension of Service Turnoffs, originally enacted by the Board of Directors by Resolution WA-2020-04, and ratifying the Order of the Executive Director Extending the Temporary Moratorium.

Motion: To approve per staff recommendation

Made by: Mayor Hernandez

Seconded by: Councilmember Galarza

Approved: 5-0, by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

17. Approval of First Amendment to Lease Agreement with Sixth Street Coffee, for property located at 1500 Sixth Street; authorize non-substantive changes as authorized by City Attorney.

Motion: To approve per staff recommendation

Made by: Mayor Hernandez

Seconded by: Councilmember Delgado

Approved: 5-0, by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

18. Ordinance No. 1171 amending various provisions of the Coachella Municipal Code regarding Interim Outdoor Commercial Cannabis Cultivation in the City’s Agricultural Sector. City-Initiated. *(First Reading)*

Public Comment: None.

Motion: Remove 500 feet of another interim outdoor commercial cannabis cultivation use, strike Section “D” removing 600 feet of any residentially-zoned lot; and read title only and pass to second reading;

Made by: Councilmember Galarza

Seconded by: Councilmember Beaman Jacinto

Approved: 5-0, by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

19. Resolution No. 2021-19 Confirming the Assessment and Diagram and Ordering the Levy and Collection of Assessments for Fiscal Year 2021/2022 for the City of Coachella Landscaping and Lighting Maintenance District Number 1 through 38.

Mayor Hernandez re-opened the Public Hearing for Item 19 at 7:46 p.m.

Public Comment: None.

Mayor Hernandez closed the Public Hearing for Item 19 at 7:46 p.m.

Motion: To approve per staff recommendation

Made by: Mayor Hernandez

Seconded by: Mayor Pro Tem Gonzalez

Approved: 5-0, by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

20. Continuance of Appeal of Planning Commission’s Revocation of Conditional Use Permit (CUP 312) that allowed a 3,250 sq. ft. Retail Cannabis Microbusiness on 20,000 square feet of land located at 84-161 Avenue 48 for “The Coachella Lighthouse, LLC”. City- Initiated Revocation.

Public Hearing Item remains open.

Motion: To **continue** item to October 13, 2021

Made by: Councilmember Galarza

Seconded by: Mayor Hernandez

Approved: 5-0, by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

21. Approve Resolution No. 2021-46 authorizing the establishment of an annual special tax for City of Coachella Community Facilities District No. 2005-01 (Law Enforcement, Fire and Paramedic Services) and annexation areas thereto for Fiscal Year 2021/2022.

Mayor Hernandez opened the Public Hearing for Item 21 at 7:48 p.m.

Public Comment: None.

Mayor Hernandez closed the Public Hearing for Item 21 at 7:49 p.m.

Motion: To approve per staff recommendation

Made by: Mayor Pro Tem Gonzalez

Seconded by: Mayor Hernandez

Approved: 5-0, by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

22. La Colonia II – General Plan Amendment Project

a) Resolution No. 2021-47, Addendum to the Coachella General Plan Update EIR.

b) General Plan Amendment No. 21-01 to change the land use designation of an existing 37.3-acre vacant property from “Open Space” to “Suburban Neighborhood” in order to develop 155 new single-family homes with public streets and common-area improvements, on vacant property located at the southeast corner of Avenue 50 and Calhoun Street. City-Initiated.

Continued

Item 22, Resolution No. 2021-47, La Colonia II General Plan Amendment Project, continued from previous page)

Mayor Hernandez opened the Public Hearing for Item 22 at 7:50 p.m.

Public Comment: James R.

Mayor Hernandez closed the Public Hearing for Item 22 at 8:26 p.m.

Motion: To approve per staff recommendation

Made by: Councilmember Galarza
Seconded by: Mayor Pro Tem Gonzalez
Approved: 4-0-1, by the following roll call vote:

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

NOES: None.

ABSTAIN: Councilmember Beaman Jacinto.

ABSENT: None.

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

1. Brad Anderson

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

23. Resolution No. 2021-48, to **deny** Conditional Use Permit No. 338 a request for liquor sales as part of a proposed 2,500 square foot convenience store (ABC Type 21, Off-Sale General) in an existing commercial building located at 50-223 Cesar Chavez Street, Suite “B” in the C-G (General Commercial) zone. Paradise Liquor, Inc. (Applicant)

Mayor Hernandez opened the Public Hearing for Item 23 at 8:37 p.m.

Public Comment: Robert Steih, via Zoom
James R., via Zoom
Sam Spinello, via Zoom

Mayor Hernandez closed the Public Hearing for Item 23 at 8:45 p.m.

Motion: To uphold the decision of the Planning Commission to **deny the project**

Made by: Councilmember Beaman Jacinto
Seconded by: Mayor Hernandez
Approved: 4-1, by the following roll call vote:

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

PUBLIC COMMENTS (NON-AGENDA ITEMS):

With the time being after the 8:00 hour and per Resolution No. 2019-34, Public Comments were moved up (see page 7). There were no further comments at this time.

REPORTS AND REQUESTS:

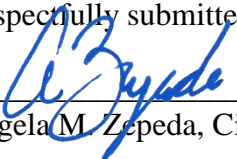
Council Comments/Report of Miscellaneous Committees.

City Manager's Comments.

ADJOURNMENT:

There being no further business to come before the City Council and the Agencies, Mayor Hernandez adjourned the meeting at 9:19 p.m.

Respectfully submitted,



Angela M. Zepeda, City Clerk



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MINUTES

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COACHELLA EDUCATIONAL AND GOVERNMENTAL ACCESS CABLE CHANNEL CORPORATION,
COACHELLA WATER AUTHORITY, AND SUCCESSOR AGENCY TO THE COACHELLA REDEVELOPMENT AGENCY

July 28, 2021

6:00 PM Regular Meeting

CALL TO ORDER:

The Regular Meeting of the City Council of the City of Coachella was called to order at 6:03 p.m. by Mayor Hernandez.

ROLL CALL:

Present: Councilmember Delgado, Councilmember Galarza, and Mayor Hernandez.
City Clerk Zepeda

Absent: Councilmember Beaman Jacinto, and Mayor Pro Tem Gonzalez.
City Treasurer Aviles

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

APPROVAL OF AGENDA:

City Manager Martin asked Council to continue all items to the next meeting, with the exception of the two Public Hearing items.

Motion: To accept changes and move all items to the next meeting, with the exception of the two Public Hearing Items

Made by: Mayor Hernandez
Seconded by: Councilmember Delgado
Approved: 3-0, by a unanimous roll call vote:

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

(See previous page. *Items 1 through 20 were continued to the next meeting.*)

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

21. Resolution No. SD-2021-06 Authorizing the Collection of Residential Sanitary Sewer Rates for Fiscal Year 2021/2022 through the County of Riverside Tax Roll. *(Typo noted on the staff report should state “Fiscal Year 2021/2022.” All other items in report were correct.)*

Mayor Hernandez re-opened the Public Hearing for Item 21 at 6:09 p.m.

Public Comment: None.

Mayor Hernandez closed the Public Hearing for Item 21 at 6:09 p.m.

Motion: To approve per staff recommendation

Made by: Mayor Hernandez
Seconded by: Councilmember Galarza
Approved: 3-0, by the following roll call vote:

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

22. Resolution No. 2021-50, Authorizing the Collection of Residential Solid Waste Rates for Fiscal Year 2021/2022 through the County of Riverside Tax Roll, at the Same Time and Manner as General Taxes, and approve Fiscal Year 2021/2022 Solid Waste Rates.

Mayor Hernandez re-opened the Public Hearing for Item 22 at 6:11 p.m.

Public Comment: None.

Mayor Hernandez closed the Public Hearing for Item 22 at 6:11 p.m.

Motion: To approve per staff recommendation

Made by: Councilmember Galarza
Seconded by: Mayor Hernandez
Approved: 3-0, by the following roll call vote:

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

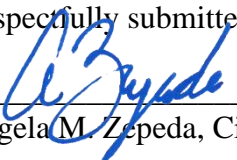
PUBLIC COMMENTS (NON-AGENDA ITEMS):

1. James R.

ADJOURNMENT:

There being no further business to come before the City Council and the Agencies, Mayor Hernandez adjourned the meeting at 6:14 p.m. in the memory of Jimmy Meza.

Respectfully submitted,



Angela M. Zepeda, City Clerk



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COACHELLA WATER AUTHORITY, AND SUCCESSOR AGENCY TO THE COACHELLA REDEVELOPMENT AGENCY

August 04, 2021
5:00 PM

CALL TO ORDER:

The Special Meeting of the City Council of the City of Coachella was called to order at 5:05 p.m. by Mayor Hernandez.

ROLL CALL:

Present: Councilmember Beaman Jacinto (*arrived at 5:06 p.m.*), Councilmember Delgado, Councilmember Galarza (*arrived at 5:09 p.m.*), Mayor Pro Tem Gonzalez, and Mayor Hernandez.

Absent: City Treasurer Aviles, and City Clerk Zepeda.

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

APPROVAL OF AGENDA:

Motion: To approve the agenda as **presented**.

Made by: Mayor Pro Tem Gonzalez

Seconded by: Councilmember Delgado

Approved: 4-0, by a unanimous roll call vote:

AYES: Councilmember Beaman Jacinto (*arrived at this time during the vote*), Councilmember Delgado, Mayor Pro Tem Gonzalez, and Mayor Hernandez.

NOES: None.

ABSTAIN: None.

ABSENT: Councilmember Galarza.

PUBLIC COMMENTS (CLOSED SESSION ITEMS):

None.

ADJOURN TO CLOSED SESSION:

Council adjourned into Closed Session at 5:07 p.m. to discuss the following items:

(Councilmember Galarza arrived at 5:09 p.m. and left the meeting after Item 1.)

1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Pursuant to Government Code Section 54956.9(d)(1)

City of Coachella v. Chia Hung Lai, et al.

Riverside Superior Court, PSC 1805142

2. CONFERENCE WITH LABOR NEGOTIATOR PURSUANT TO GOVERNMENT CODE SECTION 54957.6:

City Labor Negotiator: City Manager Gabriel Martin; Human Resources Manager Sandy Krause; Public Works Director Maritza Martinez; and Finance Director Nathan Statham

Employee Organization: Teamsters Local 1932 Representing Mid-Management Employees

3. CONFERENCE WITH LABOR NEGOTIATOR PURSUANT TO GOVERNMENT CODE SECTION 54957.6:

City Labor Negotiator: City Manager Gabriel Martin; Human Resources Manager Sandy Krause; Public Works Director Maritza Martinez; and Finance Director Nathan Statham

Employee Organization: Teamsters Local 1932 Representing Miscellaneous/Sanitary Employees

RECONVENE SPECIAL MEETING:

The City Council reconvened into open session at 6:11 p.m.

(Councilmember Galarza was absent upon reconvening the meeting.)


CLOSED SESSION ANNOUNCEMENTS:

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

ADJOURNMENT:

There being no further business to come before the City Council and the Agencies, Mayor Hernandez adjourned the meeting at 6:11 p.m.

Respectfully submitted,



Andrea J. Carranza, MMC
Deputy City Clerk

apChkLst
07/21/2021 12:09:02PM

Check List
City of Coachella

Bank : ewfb EFT FOR WELLS FARGO BANK -

<u>Check #</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>Inv Date</u>	<u>Description</u>	<u>Amount Paid</u>	<u>Check Total</u>
289	7/16/2021	53858	USDA RURAL DEVELOPMENT07162021	7/16/2021	JULY2021- 2008 USDA WATEF	173,675.87	173,675.87
Γ FOR WELLS FARGO BANK -SEPARATE CHECK:							173,675.87

1 checks in this report.

Grand Total All Checks: 173,675.87

Date: July 16, 2021


Finance Director: Nathan Statham

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
111157	7/28/2021	54257	CAMPOS, LOGAN	Ref000220147	7/19/2021	UB Refund Cst #00051168	69.41	69.41
111158	7/28/2021	54261	DR HORTON INC	Ref000220151	7/19/2021	UB Refund Cst #00052953	66.35	66.35
111159	7/28/2021	54264	DR HORTON INC	Ref000220154	7/19/2021	UB Refund Cst #00053350	58.57	58.57
111160	7/28/2021	54256	FLORES, AGUSTIN	Ref000220146	7/19/2021	UB Refund Cst #00031873	44.94	44.94
111161	7/28/2021	54258	GONZALEZ, TWILA	Ref000220148	7/19/2021	UB Refund Cst #00051496	38.25	38.25
111162	7/28/2021	54262	NAVARRO, ANA	Ref000220152	7/19/2021	UB Refund Cst #00053107	72.40	72.40
111163	7/28/2021	54259	PULTE GROUP INC	Ref000220149	7/19/2021	UB Refund Cst #00052501	39.18	39.18
111164	7/28/2021	54260	PULTE GROUP INC	Ref000220150	7/19/2021	UB Refund Cst #00052502	49.90	49.90
111165	7/28/2021	54263	SELECT PORTFOLIO SERVICI	Ref000220153	7/19/2021	UB Refund Cst #00053184	48.20	48.20
Sub total for WELLS FARGO BANK:							487.20	

9 checks in this report.

Grand Total All Checks: 487.20

Date: July 28, 2021



Finance Director: Nathan Statham

Bank : ewfb EFT FOR WELLS FARGO BANK -

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
266	7/28/2021	52366	ALTA LANGUAGE SERVICES, IIS537735	6/30/2021	JUNE SVCS: SPANISH LISTEN	55.00	55.00
267	7/28/2021	45929	BECK OIL, INC. 45287CL	6/15/2021	PE6/15 ENG DEPT FUEL	146.14	
			45288CL	6/15/2021	PE6/15 BLDG/PLANNING DEP	206.05	
			45293CL	6/15/2021	PE6/15 STREETS DEPT FUEL	1,235.41	
			45295CL	6/15/2021	PE6/15 WATER DEPT FUEL	458.84	
			45298CL	6/15/2021	PE6/15 PARKS DEPT FUEL	1,172.99	
			45320CL	6/15/2021	PE6/15 VEHICLE MAINT DEPT	724.90	
			45329CL	6/15/2021	PE6/15 CODE ENF DEPT FUE	550.36	
			45341CL	6/15/2021	PE6/15 SANITARY DEPT FUEL	1,514.24	
			45349CL	6/15/2021	PE6/15 BLDG MAINT DEPT FL	227.65	
			45350CL	6/15/2021	PE6/15 ADMIN DEPT FUEL	53.94	
			45723CL	6/30/2021	PE6/30 GRAFFITI DEPT FUEL	336.87	6,627.39
268	7/28/2021	43462	BEST BEST & KRIEGER, LLP 908436	6/30/2021	PE5/31, #80237, GENERAL RE	31,417.65	
			908437	6/30/2021	PE5/31, #80237.00236, USA L/	139.20	
			908452	6/30/2021	PE5/31, #80237.00873, SURPL	2,914.90	
			908453	6/30/2021	PE5/31, #80237.03004, AV50 P	12,488.25	
			908444	6/30/2021	PE5/31, #80237.00820, ENVIRI	3,084.70	
			908445	6/30/2021	PE5/31, #80237.00851, GLENF	1,415.00	
			908446	6/30/2021	PE5/31, #80237.00854, EMPLC	2,750.40	
			908447	6/30/2021	PE5/31, #80237.00857, RENEV	226.40	
			908448	6/30/2021	PE5/31, #80237.00860, DILLOI	28.30	
			908449	6/30/2021	PE5/31, #80237.00868, TRAVE	4,441.00	
			908450	6/30/2021	PE5/31, #80237.00869, AFFOF	1,075.40	
			908451	6/30/2021	PE5/31, #80237.00872, SUCCE	990.50	
			908438	6/30/2021	PE5/31, #80237.00237, SPOTL	232.00	
			908439	6/30/2021	PE5/31, #80237.00445, DESEF	226.40	
			908440	6/30/2021	PE5/31, #80237.00449, WSTRI	2,196.95	
			908441	6/30/2021	PE5/31, #80237.00450, GLENF	650.90	
			908442	6/30/2021	PE5/31, #80237.00810, LABOF	735.80	
			908443	6/30/2021	PE5/31, #80237.00819, CODE	293.54	65,307.29
269	7/28/2021	54194	BOTEC ANALYSIS LLC 3	7/15/2021	PE6/30 CANNABIS SOCIAL EC	21,807.50	21,807.50
270	7/28/2021	54138	CONDOR INC. 10738	5/31/2021	PE5/31 BAGDOUMA POOL RE	10,792.00	10,792.00
271	7/28/2021	53123	GRANICUS 141352	6/28/2021	GOVACCESS- WEBSITE DESI	1,700.00	1,700.00

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

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
272	7/28/2021	24600	LOPES HARDWARE	009719	6/16/2021	HOOKS, NAILS, TAPE, VALVE,	275.28
				009985	6/23/2021	PADLOCKS	97.81
				009914	6/4/2021	PADLOCKS, CABLE TIES, SPF	320.78
				009990	6/28/2021	EXPANDER	7.60
							701.47
273	7/28/2021	54255	LOPEZ, SAMANTHA	06282021	6/28/2021	DEEP CLEANING @ DIST 33	1,050.00
274	7/28/2021	00101	MUNISERVICES/AVENU	INV06-011885	6/24/2021	APR-JUNE2021 SVCS: UTILIT	4,481.60
275	7/28/2021	53857	MURCHISON & CUMMING, LLI	2415761	6/22/2021	PE5/31, CH2003-LUDWIG, DO	9,695.05
276	7/28/2021	53475	RUDYS ELECTRIC	20027	7/4/2021	INSTLL'D LIGHTING @ MURA	1,900.00
				20028	7/4/2021	INSTLL'D LIGHTING @ MURA	2,240.00
				20029	7/4/2021	INSTLL'D LIGHTING @ MURA	2,070.00
				20030	7/4/2021	INSTLL'D LIGHTING @ MURA	2,375.00
				20031	7/4/2021	INSTLL'D LIGHTING @ MURA	2,500.00
				20032	7/4/2021	INSTLL'D LED TROUFER LIGH	440.00
				20033	7/4/2021	RPR'D POWER LOSS @ WAT	160.00
							11,685.00
277	7/28/2021	32950	SAFETY-KLEEN SYSTEMS, IN	86224905	6/14/2021	6/10 SVC	263.65
				86233955	6/10/2021	6/8 OIL SVC	246.20
							509.85
278	7/28/2021	52924	SIEMENS MOBILITY, INC.	5610277562	7/12/2021	JUNE2021 TRAFFIC SIGNAL M	1,812.80
				5620035925	7/12/2021	JUNE2021 TRAFFIC SIGNAL C	142.66
							1,955.46
279	7/28/2021	50629	VINTAGE ASSOCIATES, INC	069804	6/24/2021	LNDSCPE ENHANCEMENT @	625.17
				220912	6/15/2021	JUNE2021 LNDSCPE MAINT @	12,363.00
				220914	6/15/2021	JUNE2021 LNDSCPE MAINT @	4,950.00
				220920	6/15/2021	JUNE2021 LNDSCPE MAINT @	3,850.80
				221083	6/29/2021	TULIP JAR, POTTERY FOUNT	625.17
							22,414.14
280	7/28/2021	53596	XTREME HEATING AND AIR	2074	6/14/2021	RPLC'D SUPPLY REGISTER @	222.50
				2075	6/24/2021	6/16+24 RPLC'D CIRCUIT BOA	327.50
							550.00
T FOR WELLS FARGO BANK -SEPARATE CHECK:							159,331.75

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
111166	7/28/2021	54265	ACADEMY OF MUSICAL PERF2021	7/15/2021	COMMUNITY BASED GRANT	1,000.00	1,000.00
111167	7/28/2021	51489	AIRWAVE COMMUNICATIONS 3559	7/2/2021	BATT LIION IP54 2900T	285.96	285.96
111168	7/28/2021	52722	AMERICAN OUTREACH FOUN2021	7/15/2021	COMMUNITY BASED GRANT	1,000.00	1,000.00
111169	7/28/2021	01355	AMERICAN PROMOTIONAL EVDeposit	7/8/2021	2021 FIREWORKS BOOTH DE	800.00	800.00
111170	7/28/2021	53553	ANGEL VIEW INC. 2021	7/15/2021	COMMUNITY BASED GRANT	1,000.00	1,000.00
111171	7/28/2021	42837	ARAMARK UNIFORM SERVICEJUNE2021	6/30/2021	PE6/30 UNIFORMS, MATS & C	2,532.12	
			JUNE2021 CC	6/30/2021	PE6/30 MATS & MOPS	344.84	
			JUNE2021 SAN	6/30/2021	PE6/30 UNIFORMS, MATS & C	854.84	3,731.80
111172	7/28/2021	00836	BIO-TOX LABORATORIES 41333	6/15/2021	LAB SERVICE: 5/21	467.00	
			41334	6/15/2021	LAB SERVICES: 4/23, 5/7+21	645.00	
			41381	6/15/2021	LAB SERVICE: 5/17	240.00	1,352.00
111173	7/28/2021	53959	BLENDED IMPACT INC. INV-000005	5/2/2021	APR2021 COACHELLA OPPOI	2,500.00	
			INV-000006	6/5/2021	MAY2021 COACHELLA OPPOI	2,500.00	
			INV-000007	7/5/2021	JUNE2021 COACHELLA OPPC	1,975.00	6,975.00
111174	7/28/2021	01109	BSN SPORTS LLC 913018094	6/23/2021	KNOTTED NYLON BASEBALL	2,009.70	2,009.70
111175	7/28/2021	44494	BURRTEC WASTE & RECYCLIBD 6/30/21	6/30/2021	JUNE2021 SWEEPER BOXES	1,149.96	1,149.96
111176	7/28/2021	53746	CANNABIZ CONSULTING GRCApr 2021	6/29/2021	PE4/30 CANNABIS CONSULTI	1,300.00	1,300.00
111177	7/28/2021	43856	CARQUEST AUTO PARTS 7339-803875	6/24/2021	RADIATOR	193.18	193.18
111178	7/28/2021	53038	CDS OFFICE INTERIORS LLC 10488	6/28/2021	WIRED LECTURN	1,524.48	1,524.48
111179	7/28/2021	02048	CDW GOVERNMENT, INC. F454728	6/11/2021	VARIDESK PROPLUS 36 BLAC	408.08	408.08
111180	7/28/2021	54267	CENTRAL VALLEY FARMWOR2021	7/15/2021	COMMUNITY BASED GRANT	1,000.00	1,000.00
111181	7/28/2021	07950	CITY OF COACHELLA Av52/Frederick	5/26/2021	5/18-26 FIRE HYDRANT SVC (391.08	391.08
111182	7/28/2021	53220	COACHELLA ACE HARDWARE2085/1	6/18/2021	POWER GRAB HD ADHSV & S	18.46	
			2099/1	6/23/2021	TRASH CAN GALV 31GAL	94.58	
			2103/1	6/23/2021	BOLT EYE W/ NUT, PRO LEAF	94.54	
			2108/1	6/24/2021	WRK GLOVES & GLOVE COW	39.13	
			2119/1	6/28/2021	BY-PASS PRUNER & HOLSTE	50.00	
			2126/1	6/30/2021	KEYKRAFTER #68	9.10	
			2095/1	6/21/2021	CLEANER DRN DRNOMX	18.47	324.28
111183	7/28/2021	09550	COACHELLA VALLEY COLLEC066511	6/30/2021	JUNE2021 UB COLLECTION S	133.45	133.45
111184	7/28/2021	09600	COACHELLA VALLEY UNIFIED2021/140	6/30/2021	FY20/21 CROSS GUARD SVC:	47,432.78	47,432.78
111185	7/28/2021	44959	COMPUTER CONSULTANTS, I33030	6/26/2021	JUNE2021 SVC CALLS	157.50	157.50
111186	7/28/2021	01924	CONSOLIDATED ELECTRICAL3298-1003590	6/16/2021	15W CCT WALLPACK	247.91	247.91
111187	7/28/2021	44901	CORELOGIC INFORMATION 82087970	6/30/2021	AC RR655396, JUNE2021 SVC	279.06	279.06
111188	7/28/2021	00214	CORONET CONCRETE PROD1139023	6/9/2021	6 SACK 50/50 NO FLY ASH	315.01	315.01

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
111189	7/28/2021	00749	COUNTY OF RIVERSIDE	SH0000039157	6/23/2021	APR2021 SEXUAL ASSAULT E	1,200.00
				SH0000039346	7/14/2021	6/3-30 LAW ENFORCEMENT S	680,747.42
							681,947.42
111190	7/28/2021	11800	COUNTY OF RIVERSIDE	AN0000002250	7/14/2021	JUNE2021 ANL SHLTR+FIELD	23,411.46
							23,411.46
111191	7/28/2021	02019	COUNTY OF RIVERSIDE SHEF	SH0000039256	6/30/2021	FY20/21 RMS/CLETS SVCS	48,066.00
							48,066.00
111192	7/28/2021	01848	DAVE BANG ASSOCIATES, INC	CA11593	6/18/2021	PLAYWORLD PANEL- PUSH-L	917.46
				CA11594	6/18/2021	PLAYWORLD PANEL- AGILITY	917.46
				CA11595	6/18/2021	PLAYWORLD PANEL- POWER	917.46
				CA11596	6/18/2021	PLAYWORLD PANEL- SQUAT	917.46
							3,669.84
111193	7/28/2021	12870	DEPARTMENT OF JUSTICE	522879	6/30/2021	JUNE2021 BLOOD ALCOHOL	315.00
				522934	6/30/2021	JAN/MAR/APR2021 BLOOD AL	350.00
							665.00
111194	7/28/2021	01089	DESERT ELECTRIC SUPPLY	S2872404.001	6/23/2021	PVC 1/2 SCH40 10FT CONDUI	113.25
				S2832339.001	6/9/2021	K118R-B2AR-III-100W-SSL-10	1,864.82
							1,978.07
111195	7/28/2021	47952	DESERT LIVE SCAN	6833	5/27/2021	MAY2021 EMPLOYEE FINGER	25.00
				6855	6/27/2021	JUNE2021 EMPLOYEE FINGE	25.00
							50.00
111196	7/28/2021	52970	DESERT POOL SPECIALISTS,	125461	6/29/2021	RPR'D FOUNTAIN FILTER @ 1	222.91
							222.91
111197	7/28/2021	50645	DURAN'S LOCK & KEY	5970	6/24/2021	FILE CABINET/DESK DRAWER	44.00
							44.00
111198	7/28/2021	14860	E. K. WOOD LUMBER COMPAN	497534	6/10/2021	3/8 PRF COIL CHAIN	17.49
							17.49
111199	7/28/2021	54266	EASTERN COACHELLA VALLE	2021	7/15/2021	COMMUNITY BASED GRANT	1,000.00
							1,000.00
111200	7/28/2021	49635	EISENHOWER MEDICAL CEN	May 2021	6/14/2021	AC #700000133, MAY2021 SV	800.00
							800.00
111201	7/28/2021	01518	F. BARAJAS UPHOLSTERY IN	208	6/28/2021	REUPHOLSTERED HEADLINE	360.50
							360.50
111202	7/28/2021	44713	FARMER BROTHERS CO.	85671710	6/8/2021	CREAMER, SWEETENER, FIL	393.78
							393.78
111203	7/28/2021	54132	FLAT BLACK ART SUPPLY INC	INV00469	6/11/2021	INSTALLATION OF COACHELI	10,500.00
							10,500.00
111204	7/28/2021	51604	FRONTIER	3982369-JN21	6/25/2021	760/398-2369, 6/25/21	53.83
				BD 6/16/21	6/16/2021	ACC 209-188-4039-091192-5, €	177.62
							231.45
111205	7/28/2021	43672	FULTON DISTRIBUTING COM	540129	6/29/2021	HAND FOAM SOAP & DISP PF	176.11
				540130	6/29/2021	CLNR DISINFECTANT ACID, C	45.08
							221.19
111206	7/28/2021	47947	GALILEE CENTER INC.	2021	7/15/2021	COMMUNITY BASED GRANT	1,000.00
							1,000.00
111207	7/28/2021	01850	GAME TIME	PJI-0162592	6/24/2021	EXIT SECTION (ROTOPLASTI	1,418.43
							1,418.43
111208	7/28/2021	50235	HOUSING AUTHORITY OF THI	2020 Loan	7/14/2021	2020 LOAN PAYMENT- EL JAF	100,840.00
							100,840.00

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
111209	7/28/2021	20450	IMPERIAL IRRIGATION DISTRI	50035560-JN21	7/2/2021	AC50035560, 5/28-6/29, ST LIC	19,836.18
				50035755-JN21	6/30/2021	AC50035755, 5/27-6/24, PUMP	7,363.73
				50408460-JN21	6/30/2021	AC50408460, 5/26-6/24, WELL	10,605.49
				50434217-JN21	6/30/2021	AC50434217, 5/27-6/24	51.52
				50459795-JN21	6/30/2021	AC50459795, 5/26-6/24	46.03
				50459796-JN21	6/30/2021	AC50459796, 5/27-6/24	57.78
				50459819-JN21	6/30/2021	AC50459819, 5/27-6/24	51.91
				50522793-JN21	6/30/2021	AC50522793, 5/26-6/28, SCAD	13.86
							38,026.50
111210	7/28/2021	45108	IMPERIAL SPRINKLER SUPPL	4688170-00	6/8/2021	ECHO ACCESS POWERFUEL	19.55
				4702641-00	6/17/2021	BLUE LOW VOC PVC CEMEN	32.15
				4712955-00	6/24/2021	FERT BEST EVERGREEN	4,717.45
				4713941-00	6/24/2021	6" HUNTER POP-UP W/ PRV &	206.24
				4715618-00	6/25/2021	LOW VOLTAGE WIRE, ETC	763.84
							5,739.23
111211	7/28/2021	00932	INDIO CAR WASH, INC.	06-0090-21	6/1/2021	JAN-JUNE2021 CAR WASH SI	91.97
111212	7/28/2021	51600	IRC, INC.	2021060050	7/1/2021	JUNE2021 PRE-EMPLOYMEN	171.85
111213	7/28/2021	53151	KLOB-FM	589519-1	6/27/2021	6/7-13 AD SPOT: BUSINESS C	1,500.00
111214	7/28/2021	47328	KONICA MINOLTA	38010809	6/25/2021	BIZHUB C454E, 1515 6TH ST,	212.07
				38037354	6/30/2021	BIZHUB 501, UTILITIES DEPT.	184.97
							397.04
111215	7/28/2021	44047	KONICA MINOLTA BUSINESS	9007849289	6/22/2021	BIZHUB 282, FIRE DEPT, 5/23	2.37
111216	7/28/2021	45051	LAMAR OF PALM SPRINGS	112163461	1/25/2021	1/25-2/21 ADVERTISING: COV	200.00
				112589063	6/14/2021	6/14-7/11 ADVERTISING: COV	1,200.00
							1,400.00
111217	7/28/2021	50501	LIVESCAN MGMT GROUP, INC	063021COC	6/30/2021	12X18 VACCINATION/MASK W	326.25
111218	7/28/2021	49857	MANPOWER US INC.	36116540	7/4/2021	WE 7/4: BRAVO	694.40
				36116543	7/4/2021	WE 7/4: ROM-TORIBIO	496.00
				36079121	6/20/2021	WE 6/20: SANTIAGO	396.80
				36099335	6/27/2021	WE 6/27: ROM-TORIBIO	396.80
							1,984.00

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
111219	7/28/2021	47192	O'REILLY AUTO PARTS	2855-340988	6/16/2021	PRESS SWITCH	69.58
				2855-341232	6/17/2021	30LB R134A	141.36
				2855-341287	6/17/2021	TEMP SENSOR	43.61
				2855-342832	6/22/2021	1GAL ANTIFREEZE	104.33
				2855-342953	6/22/2021	RADIATOR	176.54
				2855-343180	6/23/2021	CNTR SUP BRG	280.37
				2855-345523	6/30/2021	HEATER VALVE	27.75
				2855-343477	6/24/2021	EXCEL-G	151.23
				2855-343492	6/24/2021	CNTR SUP BRG	-199.37
				2855-344743	6/28/2021	SEMI-MET PAD	39.45
				2855-345100	6/29/2021	COOLNT RESRV	75.57
				2855-345200	6/29/2021	AIR FILTER	20.23
				2855-345201	6/29/2021	FUEL FILTER	13.42
111220	7/28/2021	01736	PALM SPRINGS PUMP, INC.	21-3769	7/7/2021	5/11+14, 6/29 SVC CALLS @ B	2,726.00
111221	7/28/2021	49989	PAUL ASSOCIATES	85379	6/30/2021	BUSINESS CARDS: G. MARTII	93.42
111222	7/28/2021	02028	PETE'S ROAD SERVICE, INC.	505699-00	6/17/2021	FLAT REPAIR	29.11
				506341-00	6/19/2021	FLAT REPAIR	29.11
				506882-00	6/22/2021	FLAT REPAIR	29.11
				507180-00	6/23/2021	SVC CALL: TRACTOR FLAT R	136.11
111223	7/28/2021	49473	PHANTOM FIREWORKS WES	Deposit	7/8/2021	2021 FIREWORKS BOOTH DE	400.00
111224	7/28/2021	01395	PJ'S DESERT TROPHIES & GII	24020	6/29/2021	2X10" WOOD TONE NAME PL	209.34
111225	7/28/2021	42759	PROPER SOLUTIONS, INC.	12129	7/2/2021	WE 7/2: S. LORENZANA	840.00
111226	7/28/2021	52470	R & R TOWING	53854	6/9/2021	6/9 TOWING: 50355 JALISCO	340.00
				53855	6/9/2021	6/9 TOWING: SALTILLO/JALIS	272.00
				54788	6/6/2021	6/6 TOWING: 65342 THELMA	255.00
111227	7/28/2021	53736	RG2 MANAGEMENT LLC	2647	6/28/2021	WE 6/27: L. VALENZUELA	553.23
				2654	7/12/2021	WE 7/4: GOMEZ+VALENZUEL	689.31
111228	7/28/2021	45190	RUDY'S TERMITE & PEST COI	1297778	6/29/2021	6/29 RMV'D BEES @ BGDMA I	250.00
				1297779	6/29/2021	6/29 RMV'D BEES @ 51805 SH	250.00
111229	7/28/2021	52991	S & D CAR WASH MANAGEME	ARB123104	6/30/2021	JUNE2021 CAR WASH SERVI	314.55
111230	7/28/2021	51849	SANTA ROSA DEL VALLE	33130	6/16/2021	MAY2021 SVCS: CHABOLLA+I	105.00
				33170	6/16/2021	MAY2021 SVCS: CHABOLLA+I	325.00
111231	7/28/2021	44581	SIGNARAMA	INV-107620	6/30/2021	RMV'D MONUMENT SIGN @ M	995.00
111232	7/28/2021	35000	SMART & FINAL	708999	6/30/2021	GATORADE, DISINFECTING V	102.27

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
111233	7/28/2021	35450	SOCALGAS	1377 6th-JN21	6/25/2021	AC 012 623 3701 5, 5/24-6/23	62.53	
				1500 6th-JN21	6/25/2021	AC 020 678 1257 4, 5/24-6/23	32.76	
				1515 6th-JN21	6/25/2021	AC 031 523 3700 6, 5/24-6/23	19.27	
				1540 7th-JN21	6/25/2021	AC 008 423 3900 4, 5/24-6/23	35.68	
				84626Bag-JN21	6/25/2021	AC 153 323 6215 9, 5/24-6/23	14.79	
				87075Av54-JN2	6/25/2021	AC 123 573 5834 5, 5/24-6/23	55.08	
				BagPool-JN21	6/25/2021	AC 069 323 6500 7, 5/24-6/23	14.79	
111234	7/28/2021	48602	SOMERS, MARIEL	013	7/7/2021	MY-JN2021 TRANSLATION SV	1,176.24	234.90
				007	5/26/2020	INTERP/TRNSLTN SVCS: CO\	240.00	
				008	3/12/2021	3/9 TRNSLTN SVCS: HERO P\	43.44	
				012	6/30/2021	AG-DC2020 TRANSLATION SV	987.72	
111235	7/28/2021	51139	SOUTHERN COMPUTER WARIN-000697727	IN-000698340	6/18/2021	FUJITSU IMAGE SCANNER SI	1,401.61	2,447.40
					6/23/2021	PANASONIC TOUGHBOOK FZ	3,311.07	

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
111236	7/28/2021	52595	STAPLES BUSINESS CREDIT	7332374860-0-1	6/8/2021	TRED REM XER HYBLK TR	76.73	
				7332374860-0-2	6/8/2021	TRED REM XER HYCYN TR	75.15	
				7332374860-0-3	6/8/2021	TRED REM XER HYYEL TR	76.73	
				7332374860-0-4	6/8/2021	COPYPLUS 8.5X11 COPY CS,	82.55	
				7332434089-0-1	6/8/2021	ELECTRIC DESK STAPLER &	81.95	
				7332480260-0-1	6/8/2021	WIRELESS MOUSE M720	43.49	
				7332823788-0-1	6/14/2021	SANITIZER WIPES, JUMBO PI	27.23	
				7332871358-0-1	6/14/2021	COUNTERFEIT DETECTOR, A	162.71	
				7333168891-0-1	6/18/2021	TRED REM XER HYBLK TR, E	121.62	
				7331091582-0-1	6/21/2021	WELLNESS SCRIN-48	442.60	
				7333021523-0-1	6/16/2021	SPLS 8.5X11 REC COPY CS, E	260.99	
				7333021523-0-2	6/16/2021	SWL OPTIMA COMPACT STPI	15.81	
				7331769728-0-1	5/28/2021	HP 63XL HY BLACK INK CART	185.07	
				7332325513-0-1	6/7/2021	PAPERPRO STAPLER	28.26	
				7332325513-0-2	6/7/2021	QUICK-STOR-LETTER/LEGAL	154.39	
				7333105050-0-1	6/17/2021	SPOTLIGHT PRESENTER SLA	263.00	
				7333939580-0-1	6/29/2021	STRATA GRIP RB .7 BLUE, PC	55.33	
				7333939580-0-2	6/30/2021	SWL OPTIMA COMPACT STPI	17.17	
				7334041954-0-1	6/30/2021	HP 564XL HY BLK/HY CMY, E	490.82	
				7333843672-0-1	6/28/2021	SHARPIE FINE PERM BLK, ET	75.70	
				7333970116-0-1	6/30/2021	RECYCLED 1/5 STD GRN HAN	22.83	
				7333168891-0-2	6/17/2021	TRED REM XER HYCYN TR, E	151.88	
				7333460297-0-1	6/22/2021	FILE FOLDER 3-TAB LETTER,	87.38	
				7333467709-0-1	6/22/2021	PHONE MSG BOOK, 9V BATT	127.60	
				7333474670-0-1	6/23/2021	HP OFFICEJET 200 MOBILE P	1,209.06	
				7333474670-0-2	6/23/2021	HP 62 BLACK	113.61	
				7333543661-0-1	6/23/2021	HP 63XL HY TRICOLOR INK C	130.13	
				7333543661-0-2	6/29/2021	CLOROX WIPES	12.82	4,592.61
111237	7/28/2021	00102	SUNLINE TRANSIT AGENCY	INV05107	7/7/2021	JUNE2021 CNG FUEL	578.04	578.04
111238	7/28/2021	38250	TOPS N BARRICADES	1088748	6/30/2021	5/30-6/29 CHNGBLE MSG SIG	6,000.00	
				1088749	6/30/2021	5/23-6/22 CHNGBLE MSG SIG	5,790.00	11,790.00
111239	7/28/2021	52204	TPX COMMUNICATIONS	144322036-0	6/16/2021	AC33325, 6/16-7/15	4,030.38	4,030.38

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
111240	7/28/2021	39640	VALLEY LOCK & SAFE	167555	6/23/2021	RPLC'D CYBER CYLINDER @	266.41
				BW6376644	6/28/2021	CYBERKEY WEB AUTHORIZE	4,779.56
				BW6376503	6/23/2021	CYBER TIPS	81.56
				168076	6/10/2021	MAINT SVC @ LIBRARY, COR	300.00
				168106	6/22/2021	INSTLL'D STORE FRONT CLC	857.03
111241	7/28/2021	53173	VERIZON CONNECT NWF, INC	OSV000002486	7/1/2021	JUNE2021 GPS MONITORING	1,262.82
111242	7/28/2021	44966	VERIZON WIRELESS	9882511257	6/22/2021	AC571164685-00001, 5/23-6/22	46.13
				9883079631	7/1/2021	AC371867190-00002, 6/2-7/1	279.95
111243	7/28/2021	44775	VISTA PAINT CORPORATION	2021-067287-00	6/30/2021	WHITE KNIT RAGS	124.45
111244	7/28/2021	49778	WEST COAST ARBORIST, INC	174089	6/15/2021	PE6/15 TREE MAINT @ PARK	3,908.00
				1-6883	5/15/2021	5/14 CREW RNTL @ MITCHEL	2,400.00
				172445	4/30/2021	PE4/30 TREE MAINT @ LLMD	600.00
111245	7/28/2021	42100	ZUMAR INDUSTRIES INC	93459	6/14/2021	STREET SIGNS	1,090.54
				93477	6/15/2021	STREET SIGNS	1,966.66
Sub total for WELLS FARGO BANK:							1,055,724.73

95 checks in this report.

Grand Total All Checks: 1,215,056.48

Date: July 28, 2021



Finance Director: Nathan Statham

Bank : ewfb EFT FOR WELLS FARGO BANK -

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
281	7/28/2021	02320	CALPERS	1000000164970	7/14/2021	#6373819375, AUG2021 HEAL	85,286.58
				1000000164970	7/14/2021	#6373819375, AUG2021 HEAL	11,645.26
282	7/28/2021	51818	GOVERNMENTJOBS.COM, INC	INV-20332	6/28/2021	JL2021/22 SBSCRPTN FOR G	4,895.81
283	7/28/2021	00207	GRAINGER INC	9962163136	7/14/2021	DOOR CLOSER	1,191.48
284	7/28/2021	51892	HERC RENTALS, INC.	32219395-001	7/6/2021	7/1-2 LIGHT TOWER RNTLS	976.14
				32221799-001	7/6/2021	7/2-3 CART UTV & CART LT D	567.78
285	7/28/2021	24600	LOPES HARDWARE	009944	7/1/2021	WIRE CONNECTORS, GLOVE	278.71
286	7/28/2021	02001	MUFG UNION BANK, N.A.	COACHELLAW1	6/23/2021	WATER REVENUE REFUNDIN	618,287.00
287	7/28/2021	00101	MUNISERVICES/AVENU	INV06-012056	7/6/2021	CLEARVIEW/STARS 2021 SVC	300.00
288	7/28/2021	53552	QUENCH USA, INC.	INV03177532	6/23/2021	AC D347652, JULY2021 RNTL,	32.63

T FOR WELLS FARGO BANK -SEPARATE CHECK: 723,461.39

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
111246	7/28/2021	49486	BRC CONSTRUCTION 20211192	7/6/2021	RPLC'D BATHROOM LIGHTS/	1,133.00	
			20211193	7/6/2021	INSTLL'D TRASH ENCLOSUR	400.00	1,533.00
111247	7/28/2021	43862	BRENNTAG PACIFIC, INC BPI161584	7/14/2021	SODIUM HYPOCHLORITE	2,806.19	2,806.19
111248	7/28/2021	50977	BRISAS AIR CONDITIONING IN 11462	7/9/2021	RPLC'D BLOWER MOTOR/CA	760.00	
			11452	7/7/2021	RPLC'D BLOWER MOTOR @	704.00	1,464.00
111249	7/28/2021	42459	BRUDVIK, INC. 54916	7/6/2021	7/2 GENERATOR RNTLS	1,276.00	1,276.00
111250	7/28/2021	44494	BURRTEC WASTE & RECYCLIBD 7/1/21	7/1/2021	AC 44-BS 405340, 85075 AVE	89.98	89.98
111251	7/28/2021	01856	CARROT-TOP INDUSTRIES IN 50954800	7/8/2021	3X6' NYLON FAN W/ STARS	543.13	543.13
111252	7/28/2021	53038	CDS OFFICE INTERIORS LLC 10484	7/1/2021	PRAVA CHAIR W/ ARMS	1,823.74	
			10485	7/1/2021	PRAVA CHAIR W/ ARMS	1,823.74	3,647.48
111253	7/28/2021	53220	COACHELLA ACE HARDWARE 2127/1	7/1/2021	COOLERS 70QT	163.10	
			2139/1	7/2/2021	COOLER 70QT	81.55	
			2130/1	7/1/2021	CABLE TIE	30.43	275.08
111254	7/28/2021	44959	COMPUTER CONSULTANTS, I 133119	7/1/2021	JL2021/22 SERVER MNTRNG	1,188.00	1,188.00
111255	7/28/2021	02191	COUNTY OF RIVERSIDE AC0000001825	7/1/2021	FY21/22 LAFCO/ADMIN FEES	4,470.14	4,470.14
111256	7/28/2021	42482	CRWA 21/22 Mbrshp	5/27/2021	FY21/22 MBRSHP DUES+WTF	1,367.00	1,367.00
111257	7/28/2021	02115	CWEA CZ-7/31/21	6/22/2021	7/31 CERT RNWL CSM1+MBR	283.00	283.00
111258	7/28/2021	45344	DELARA TOWING 1561	7/8/2021	7/8 TOWING: AV50/POLK ST 1	560.00	560.00
111259	7/28/2021	42761	DEPT OF ENVIRONMENTAL H IN0418033	6/25/2021	FAC #FA0016778, EHP 21/22, I	900.00	
			IN0418289	6/25/2021	FAC #FA0025320, EHP 21/22, I	900.00	1,800.00
111260	7/28/2021	54268	DESERT CONCRETE BORDEF 07072021	7/7/2021	CONCRETE CURB @ SENIOR	1,917.00	1,917.00
111261	7/28/2021	52970	DESERT POOL SPECIALISTS, 125479	7/1/2021	JULY2021 FOUNTAIN SVCS	400.00	400.00
111262	7/28/2021	54270	DR HORTON Refund	7/19/2021	PM DEPOSIT REFUND	2,000.00	2,000.00
111263	7/28/2021	54122	EARTHWORM ORGANICS CO 2826	7/12/2021	VERMIGROW ST EARTHWO	163.13	163.13
111264	7/28/2021	48149	ET WATER SYSTEMS, INC 38315	4/27/2021	JL2021/22 DATA/FLOW SVC R	478.00	478.00
111265	7/28/2021	44713	FARMER BROTHERS CO. 85671930	7/7/2021	COFFEE, CREAMER & SWEE	327.90	327.90
111266	7/28/2021	50162	FASTENAL COMPANY CAPAM78144	7/7/2021	ORANGE 2.5GAL POWDER, F	849.63	849.63
111267	7/28/2021	43672	FULTON DISTRIBUTING COME 540357	7/1/2021	SANITIZER, PUMP PL F/GALL	371.49	371.49
111268	7/28/2021	51494	GARDA CL WEST, INC. 10644998	7/1/2021	JULY2021 CASHLINK MAINT	833.64	
			10644990	7/1/2021	JULY2021 ARMORED TRANSF	638.14	1,471.78
111269	7/28/2021	01948	KIMBALL MIDWEST 9034748	7/13/2021	14GA BLACK PVC, 10GA RED	255.48	255.48
111270	7/28/2021	45257	LIEBERT CASSIDY WHITMORI 1520911	5/28/2021	FY21/22 MBRSHP+PREMIUM	5,860.00	5,860.00
111271	7/28/2021	50501	LIVESCAN MGMT GROUP, INC 07152021COC	7/15/2021	BAGDOUMA POOL BANNERS	47.85	47.85
111272	7/28/2021	49857	MANPOWER US INC. 36138333	7/11/2021	WE 7/11: ROM-TORIBIO	198.40	
			36138332	7/11/2021	WE 7/11: BRAVO	297.60	496.00

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
111273	7/28/2021	47192	O'REILLY AUTO PARTS	2855-347904	7/8/2021	AC COMPRESSOR	242.30
				2855-347741	7/7/2021	BATTERIES	215.97
				2855-347590	7/7/2021	AC HOSE ASSY	86.20
				2855-347932	7/8/2021	SWAY BAR LINK	41.13
				2855-347914	7/8/2021	MICRO V-BELT	18.59
				2855-347663	7/7/2021	OIL FILTER	11.70
				2855-349099	7/12/2021	OIL FILTER	9.22
				2855-347897	7/8/2021	GL-WIPER FLD	6.50
111274	7/28/2021	53427	PASTION INDUSTRIES, INC.	035235	6/25/2021	JL-SP2021 FIRE ALARM/RADI	195.00
111275	7/28/2021	09800	PERMA	GL 2021-22	7/1/2021	2021-22 GENERAL LIABILITY I	285,796.00
				PP 2021-22	7/1/2021	2021-22 PROPERTY PROGRA	168,837.00
				WC 2021-22/1	7/1/2021	2021-22 WORKERS' COMP DE	96,855.00
				ERMA 2021-22	7/1/2021	2021-22 ERMA DEPOSIT PREI	35,066.00
				CL 2021-22	7/1/2021	2021-22 CYBER LIABILITY PR	3,721.00
				CC 2021-22	7/1/2021	2021-22 CRIME COVERAGE P	3,008.00
				DWR 2021-22	7/1/2021	2021-22 DEADLY WEAPON R	492.00
							593,775.00
111276	7/28/2021	02028	PETE'S ROAD SERVICE, INC.	509959-00	7/6/2021	FLAT REPAIR	29.11
111277	7/28/2021	42759	PROPER SOLUTIONS, INC.	12158	7/9/2021	WE 7/9: S. LORENZANA	451.50
				12159	7/9/2021	WE 7/9: L. VALLEJO	225.00
							676.50
111278	7/28/2021	42443	RDO EQUIPMENT CO.	P5855145	7/7/2021	PIN	51.62
111279	7/28/2021	48608	REYES COCA-COLA BOTTLING	11022209377	7/14/2021	6PK SOFT DRINKS	298.60
111280	7/28/2021	50340	ROYAL GYM SERVICES	6182	7/14/2021	JULY2021 PREVENTATIVE MA	295.00
111281	7/28/2021	01830	SAM'S FENCE INC.	07062021	7/6/2021	1 7/8X24 PIPE	105.77
111282	7/28/2021	52341	SIMPLIFY COMPLIANCE LLC	19163350-R1	5/30/2021	2021/22 SBSCRPTN- SAFETY	1,595.00
111283	7/28/2021	35430	SOUTH COAST A.Q.M.D.	3821906	6/4/2021	ID 170157, G17559+G40141, E	880.30
				3825323	6/3/2021	ID 170157, FY21/22, EMISSION	142.59
							1,022.89
111284	7/28/2021	42289	TIME WARNER CABLE	0037022062821	6/28/2021	1515 6TH ST-AH, JULY2021	2,221.21
111285	7/28/2021	54269	TRAFFIC LOGIX CORPORATIO	SIN12265	6/30/2021	2021-22 WEB DIRECTOR SVC	800.00
111286	7/28/2021	39640	VALLEY LOCK & SAFE	168653	7/6/2021	RECODE LOCKS & FORD LAS	68.06
111287	7/28/2021	52305	VERSA PRODUCTS INC.	150965	7/13/2021	POWERPROA ELITE CORNEF	530.10
111288	7/28/2021	54254	ZETX, INC	CA21.0330094B	6/22/2021	JL2021/22 SBSCRPTN FOR TI	3,500.00
							3,500.00
Sub total for WELLS FARGO BANK:							641,736.73

51 checks in this report.

Grand Total All Checks: 1,365,198.12

Date: July 28, 2021



Finance Director: Nathan Statham

apChkLst
07/28/2021 3:21:39PM

Check List
City of Coachella


Bank : ewfb EFT FOR WELLS FARGO BANK -

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
290	7/27/2021	54273	INFORMATION DELIVERY SVC1	7/27/2021	DVLPMT CNSLTNG: APN 779	10,000.00	10,000.00
Γ FOR WELLS FARGO BANK -SEPARATE CHECK:							10,000.00

1 checks in this report.

Grand Total All Checks: 10,000.00

Date: July 27, 2021



Finance Director: Nathan Statham

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
111289	8/5/2021	54279	ALVARADO, ALYSSA	Ref000220409	8/2/2021	UB Refund Cst #00051344	11.43	11.43
111290	8/5/2021	54276	AMBRIZ, ANA	Ref000220406	8/2/2021	UB Refund Cst #00003096	121.77	121.77
111291	8/5/2021	54283	DR HORTON INC	Ref000220413	8/2/2021	UB Refund Cst #00053352	58.58	58.58
111292	8/5/2021	54284	DR HORTON INC	Ref000220414	8/2/2021	UB Refund Cst #00053353	46.50	46.50
111293	8/5/2021	54285	DR HORTON INC	Ref000220415	8/2/2021	UB Refund Cst #00053354	46.50	46.50
111294	8/5/2021	54286	DR HORTON INC	Ref000220416	8/2/2021	UB Refund Cst #00053358	54.68	54.68
111295	8/5/2021	54287	DR HORTON INC	Ref000220417	8/2/2021	UB Refund Cst #00053359	59.86	59.86
111296	8/5/2021	54288	DR HORTON INC	Ref000220418	8/2/2021	UB Refund Cst #00053360	63.31	63.31
111297	8/5/2021	54289	DR HORTON INC	Ref000220419	8/2/2021	UB Refund Cst #00053361	47.36	47.36
111298	8/5/2021	54290	DR HORTON INC	Ref000220420	8/2/2021	UB Refund Cst #00053364	46.92	46.92
111299	8/5/2021	54291	DR HORTON INC	Ref000220421	8/2/2021	UB Refund Cst #00053381	48.64	48.64
111300	8/5/2021	54277	PRICE, BETTY	Ref000220407	8/2/2021	UB Refund Cst #00043495	79.85	79.85
111301	8/5/2021	54280	PULTE GROUP INC	Ref000220410	8/2/2021	UB Refund Cst #00052671	65.49	65.49
111302	8/5/2021	54281	PULTE GROUP INC	Ref000220411	8/2/2021	UB Refund Cst #00052673	69.80	69.80
111303	8/5/2021	54278	RUBIO, PAOLA	Ref000220408	8/2/2021	UB Refund Cst #00043875	37.76	37.76
111304	8/5/2021	54282	THE BEVERLY LAW GROUP	Ref000220412	8/2/2021	UB Refund Cst #00052785	87.98	87.98
Sub total for WELLS FARGO BANK:							946.43	

16 checks in this report.

Grand Total All Checks: 946.43

Date: August 5, 2021



Finance Director: Nathan Statham

Bank : ewfb EFT FOR WELLS FARGO BANK -

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
291	8/5/2021	53291	ANGENIOUS ENGINEERING	19-03-026	6/30/2021	PE6/30 DILLON RD BRIDGE	30,704.98	30,704.98
292	8/5/2021	53958	ATLAS TECHNICAL	684056	7/2/2021	PE7/2 GRAPEFRUIT BLVD UR	2,833.75	2,833.75
293	8/5/2021	45929	BECK OIL, INC.	45632CL	6/30/2021	PE6/30 STREETS DEPT FUEL	1,089.24	
				45680CL	6/30/2021	PE6/30 SANITARY DEPT FUEL	896.27	
				45637CL	6/30/2021	PE6/30 PARKS DEPT FUEL	828.79	
				45634CL	6/30/2021	PE6/30 WATER DEPT FUEL	769.49	
				45657CL	6/30/2021	PE6/30 VEHICLE MAINT DEPT	760.91	
				45668CL	6/30/2021	PE6/30 CODE ENF DEPT FUE	546.06	
				45627CL	6/30/2021	PE6/30 BLDG/PLANNING DEP	276.04	
				45687CL	6/30/2021	PE6/30 BLDG MAINT DEPT FL	198.76	
				45626CL	6/30/2021	PE6/30 ENG DEPT FUEL	108.18	
				45688CL	6/30/2021	PE6/30 ADMIN DEPT FUEL	18.21	5,491.95
294	8/5/2021	53391	BSK ASSOCIATES	RE00624	6/30/2021	MAY-JUNE2021 WASTEWATE	15,325.00	
				RE00625	6/30/2021	MAY-JUNE2021 WATER SAMF	860.00	16,185.00
295	8/5/2021	49100	GOLDMAN, RONALD A.	May2021	5/31/2021	MAY2021 SVCS: COACHELLA	866.00	866.00
296	8/5/2021	00996	HOME DEPOT	1080728	6/30/2021	DEADBLOW SYNTH HAMMEF	480.97	480.97
297	8/5/2021	44160	LEWIS BRISBOIS BISGAARD	2918567	3/15/2021	PE2/28, #41691-2, MORALES `	1,622.50	
				2977515	5/19/2021	PE4/30, #41691-2, MORALES `	1,622.50	3,245.00
298	8/5/2021	24600	LOPES HARDWARE	009879	6/11/2021	SCREWDRIVERS, SAW BLAD	309.21	309.21
299	8/5/2021	00101	MUNISERVICES/AVENU	INV06-012171	7/23/2021	SUTA (DISTRICT TAX), QTR E	1,786.78	
				INV06-012170	7/23/2021	SUTA, QTR ENDING 3/31/21	71.65	1,858.43
300	8/5/2021	53857	MURCHISON & CUMMING, LLI	2416783	7/16/2021	PE6/30, CH2003-LUDWIG, DO	12,664.23	
				2413835	5/12/2021	PE4/30, CH2003-LUDWIG, DO	7,848.50	20,512.73
301	8/5/2021	51869	REIGN INDUSTRIES INC.	RI 2101 CSD	7/7/2021	MAINT ON AERATORS & RAS	4,950.00	4,950.00
302	8/5/2021	51697	WESTERN WATER WORKS SI	1402426-00	6/28/2021	SOFT COPPER TUBING 100F	1,740.00	1,740.00
T FOR WELLS FARGO BANK -SEPARATE CHECK:								89,178.02

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
111305	8/5/2021	50148	AIR EXCHANGE, INC.	91604926	5/31/2021	SVC CALL: RPLC'D GRABBER	1,024.97
				91603595	11/30/2020	SVC CALL: RPLC'D BATTERY,	716.34
				91603679	12/14/2020	SVC CALL: RPLC'D BATTERY,	433.82
111306	8/5/2021	01436	AMERICAN FORENSIC NURSE	74755	6/30/2021	APR-JUNE2021 BLOOD DRAV	445.00
				74711	6/30/2021	MAR-JUNE2021 BLOOD DRAV	220.00
111307	8/5/2021	07950	CITY OF COACHELLA	June 2021	6/30/2021	JUNE2021 WATER- ST, PARK:	35,539.30
				June 2021-LLD's	6/30/2021	JUNE2021 WATER- LLD'S	22,554.51
111308	8/5/2021	53220	COACHELLA ACE HARDWARE	1405/1	12/18/2020	TIRE HT FLAT FREE, COMMA	156.66
				2118/1	6/27/2021	CM SOCKET, COMPCTR BAG	20.45
				2123/1	6/30/2021	FORSTNER DRILL BIT 1/2", E"	11.28
				2122/1	6/29/2021	MISC FASTENERS	5.14
111309	8/5/2021	54137	CONSERVE LANDCARE LLC	14964	4/5/2021	4/1 RPR'D IRRGTN @ DIST 25	819.76
				14449	3/31/2021	3/24 RPR'D IRRGTN @ DIST 1	580.92
111310	8/5/2021	01924	CONSOLIDATED ELECTRICAL	3298-1004036	7/7/2021	LED CANOPY, POLE BASE CC	978.98
111311	8/5/2021	52375	CORE & MAIN LP	P160825	6/30/2021	1X3 REP CLP FULL CIRCLE	560.77
				P162810	6/30/2021	1X6 REP CLP FULL CIRCLE	285.11
111312	8/5/2021	48603	CV STRATEGIES	6280	7/9/2021	JUNE2021 PUBLIC RELATION	2,030.00
111313	8/5/2021	09650	CVAG	CV 22019-21	7/15/2021	3RD QTR- FY20/21 (JA-MA) AI	11,849.81
111314	8/5/2021	09950	CVWD	June 2021	7/1/2021	CN 332543, JUNE2021 WELL I	50,740.80
111315	8/5/2021	12870	DEPARTMENT OF JUSTICE	520527	6/30/2021	JUNE2021 FINGERPRINTS	98.00
111316	8/5/2021	01089	DESERT ELECTRIC SUPPLY	S2872997.001	6/30/2021	CORONA CL339BZ 12V WELL	1,712.81
111317	8/5/2021	50551	DIV. OF THE STATE ARCHITE	(AP-JN2021	7/20/2021	APR-JUNE2021 DISABILITY AI	48.00
111318	8/5/2021	49635	EISENHOWER MEDICAL CEN	June 2021	7/13/2021	AC #700000133, JUNE2021 SV	800.00
111319	8/5/2021	51494	GARDA CL WEST, INC.	10539105	1/1/2020	JAN2020 ARMORED TRANSP	632.29
				20488531	6/30/2021	JUNE2021 EXCESS LIABILITY	115.40
				20488525	6/30/2021	JUNE2021 EXCESS PREMISE	22.40
111320	8/5/2021	20150	HYDRO AG SYSTEMS	261774	6/17/2021	100 PSI LIQUID GAUGE FTB, I	137.61
				261985	6/29/2021	WELD-ON P70 QT PRIMER, E	69.10

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
111321	8/5/2021	20450	IMPERIAL IRRIGATION DISTRI	50387122-JN21	7/9/2021	AC50387122, 6/9-7/2, SEWER	23,675.47
				50705542-JN21	7/8/2021	AC50705542, 6/9-7/2, PERMIT	1,775.87
				50416425-JN21	7/8/2021	AC50416425, 6/3-7/2	152.46
				50705544-JN21	7/8/2021	AC50705544, 6/9-7/2, PERMIT	93.42
				50642002-JN21	7/8/2021	AC50642002, 6/9-7/2	71.08
				50404153-JN21	7/8/2021	AC50404153, 6/3-7/2	69.64
				50035734-JN21	7/8/2021	AC50035734, 6/4-7/2, CVHS PI	66.64
				50404155-JN21	7/8/2021	AC50404155, 6/3-7/2	62.66
				50734422-JN21	7/8/2021	AC50734422, 6/3-7/2	50.34
				50035836-JN21	7/8/2021	AC50035836, 6/4-7/2, WELL #1	37.25
				50217597-JN21	7/8/2021	AC50217597, 6/9-7/2	36.26
				50642141-JN21	7/8/2021	AC50642141, 6/9-7/2	34.82
				50733502-JN21	7/8/2021	AC50733502, 6/3-7/2	24.92
				50487676-JN21	7/8/2021	AC50487676, 6/9-7/2, LIFT ST/	15.46
				50516108-JN21	7/8/2021	AC50516108, 6/3-7/2	13.41
				50404154-JN21	7/8/2021	AC50404154, 6/3-7/2	13.22
				50527782-JN21	7/8/2021	AC50527782, 6/3-7/2	12.34
							26,205.26
111322	8/5/2021	45108	IMPERIAL SPRINKLER SUPPL	4722971-00	7/1/2021	LOW VOLTAGE WIRE, ETC	477.44
				4724312-00	7/1/2021	CHEM SEDGEHAMMER WEEI	394.77
				4715131-00	6/28/2021	ALLIANCE BRASS INGROUN	274.32
				4719338-00	6/29/2021	RAINBIRD 6" POP-UP BODY, I	149.19
				4715131-01	7/1/2021	ALLIANCE BRASS INGROUN	137.16
				4723530-00	7/1/2021	BRASS QC KEY, ETC	84.26
				4723510-00	7/1/2021	KING DARK BLUE WATERPRC	80.92
				4719379-00	6/29/2021	RAINBIRD 1" PLASTIC INLINE	65.80
				4722273-00	6/30/2021	10" ROUND VALVE BOX	58.67
				4721987-00	6/30/2021	JUMBO VALVE BOX	50.22
				4723277-00	7/1/2021	WHITE MARKING PAINT	15.23
							1,787.98
111323	8/5/2021	52738	JNS MEDIA SPECIALISTS	8204	5/13/2021	CITY OF COACHELLA+BIRD (5,000.00
							5,000.00
111324	8/5/2021	44047	KONICA MINOLTA BUSINESS	9007903553	7/13/2021	BIZHUB C454E, 1515 6TH ST,	46.50
				9007923972	7/22/2021	BIZHUB 282, FIRE DEPT, 6/23	1.05
							47.55
111325	8/5/2021	54123	LISA WISE CONSULTING, INC.	3912	5/21/2021	APR2021 HOUSING ELEMENT	16,262.25
							16,262.25
111326	8/5/2021	02162	LOWE'S COMPANIES, INC.	65811	6/28/2021	71PC MECH TOOL SET, MEAS	481.01
				65813	6/28/2021	KOBALT 15IN TOOL TOTE, TC	478.02
				65815	6/28/2021	20V XRPD GRINDER BARE, H	332.39
							1,291.42


Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
111327	8/5/2021	45197	MSA CONSULTING, INC.	2625.001-08	6/30/2021	PE7/3 HOUSING RE-ZONING	185.00	185.00
111328	8/5/2021	42112	NRO ENGINEERING	07-21-016	6/30/2021	PE6/30 PLNCK, TRACT 31978	5,890.50	
				07-21-013	6/30/2021	PE6/30 PLNCK, TM 31978:#13	358.40	
				07-21-014	6/30/2021	PE6/30 PLNCK, PM 36872:#13	270.90	
				07-21-015	6/30/2021	PE6/30 PLNCK, ESCONDIDA F	187.50	
				07-21-012	6/30/2021	PE6/30 PLNCK, TM 31987-1:#	103.60	6,810.90
111329	8/5/2021	44714	NV5, INC.	220190	7/3/2021	PE5/29 GRAPEFRUIT BLVD UI	11,629.00	11,629.00
111330	8/5/2021	43970	ORAWAY ENGINEERING INC.	1049	6/28/2021	INSTLL'D 75HP MOTOR & BR/	4,800.00	4,800.00
111331	8/5/2021	53531	PIP PRINTING RIVERSIDE/CO	386834	6/8/2021	12OZ MOOD STADIUM CUPS	1,334.73	1,334.73
111332	8/5/2021	39250	PRAXAIR DISTRIBUTION, INC.	64528119	6/30/2021	PLAS MACH PMX45 XP CSA 2	2,285.00	
				64425212	6/24/2021	HELMET DIGITAL INFINITY BL	716.68	3,001.68
111333	8/5/2021	53736	RG2 MANAGEMENT LLC	2648	6/28/2021	WE 6/27: BURNS+SILVA	756.00	756.00
111334	8/5/2021	52595	STAPLES BUSINESS CREDIT	7332917469-0-1	6/15/2021	SPLENDA SWEETNER, SHAR	112.96	
				7333896574-0-2	6/29/2021	BROTHER PT-D210 LABELER	81.20	194.16
111335	8/5/2021	42899	SUN BADGE CO.	402636	11/12/2020	SLIMLINE TWO-TONE BADGE	171.41	171.41
111336	8/5/2021	52125	TAG/AMS, INC.	2795599	7/12/2021	JUNE2021 DRUG TESTING	255.00	255.00
111337	8/5/2021	51918	THE GREATER COACHELLA V	31279	6/30/2021	APR-JUNE2021 QTRLY DISBU	8,675.00	8,675.00
111338	8/5/2021	51179	TURNER, WARREN, HWANG	39476	6/30/2021	2020 EXEMPT TAX SVCS	1,612.41	1,612.41
111339	8/5/2021	38800	UNDERGROUND SERVICE AL	620210113	7/1/2021	JUNE2021- 57 NEW TICKETS-	104.05	
				dsb20203041	7/1/2021	CA STATE FEE FOR REGULAT	55.23	159.28
111340	8/5/2021	43751	USA BLUEBOOK	649271	6/30/2021	CALIBRATION STATION 1 VAL	2,706.92	
				648430	6/29/2021	DEMAND FLOW REGULATOR	338.85	3,045.77
111341	8/5/2021	44966	VERIZON WIRELESS	9883079630	7/1/2021	AC371867190-00001, 6/2-7/1	5,873.80	5,873.80
111342	8/5/2021	49778	WEST COAST ARBORIST, INC	172617	5/15/2021	PE5/15 TREE MAINT @ PARK	560.00	560.00
111343	8/5/2021	54272	WILLDAN	002-24703	7/7/2021	JUNE 2021- BLDG AND SAFET	8,930.00	
				002-24579	6/3/2021	MAY 2021- BLDG AND SAFET	5,510.00	
				00713385	6/30/2021	PE5/28 PLANNING SVCS	4,920.00	
				002-24580	6/3/2021	MAY 2021- BLDG AND SAFET	260.00	19,620.00
Sub total for WELLS FARGO BANK:								251,887.83

51 checks in this report.

Grand Total All Checks: 341,065.85

Date: August 5, 2021



Finance Director: Nathan Statham

Bank : ewfb EFT FOR WELLS FARGO BANK -

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
303	8/5/2021	54194	BOTEC ANALYSIS LLC	4	7/28/2021	PE7/28 CANNABIS SOCIAL EC	2,400.00	2,400.00
304	8/5/2021	53799	ENTERPRISE FM TRUST	FBN4252621	7/3/2021	JULY2021 LEASE CHRGS ('20	5,551.90	5,551.90
305	8/5/2021	00207	GRAINGER INC	9951351114	7/1/2021	UTILITY SERVICE LOCATOR	2,628.92	
				9971101317	7/21/2021	DOOR CLOSER & URNL PART	514.50	3,143.42
306	8/5/2021	00996	HOME DEPOT	8011691	7/13/2021	WELDING GLOVES	16.28	
				9011560	7/12/2021	GARAGE DOOR INSULATION	110.81	127.09
307	8/5/2021	24600	LOPES HARDWARE	009880	7/12/2021	4" METAL BLADES, WALL TEX	128.49	
				009966	7/21/2021	LEVEL, BATTERIES, CLAMPS,	94.61	223.10
308	8/5/2021	53552	QUENCH USA, INC.	INV03222687	7/1/2021	AC D347648, JULY2021 RNTL,	32.63	
				INV03223891	7/1/2021	AC D347651, JULY2021 RNTL,	32.63	65.26
309	8/5/2021	51869	REIGN INDUSTRIES INC.	RI 2102 CSD	7/7/2021	MAINT ON BLOWER VFD/SUM	4,850.00	4,850.00
310	8/5/2021	53736	RG2 MANAGEMENT LLC	2663	7/20/2021	WE 7/18: L. VALENZUELA	579.42	
				2653	7/12/2021	WE 7/4: F. SILVA	636.00	
				2664	7/20/2021	WE 7/18: MONTEMAYOR+RAM	1,368.00	2,583.42
311	8/5/2021	52471	SPICER CONSULTING GROUF0860		8/1/2021	FY21/22 ADMIN FOR SPECIAL	7,249.20	7,249.20
312	8/5/2021	48436	UNIVAR SOLUTIONS USA INC.49300483		7/15/2021	SODIUM HYPOCHLORITE	5,349.50	5,349.50
313	8/5/2021	50629	VINTAGE ASSOCIATES, INC	221184	7/15/2021	JULY2021 LNDSCPE MAINT @	12,363.00	
				221192	7/15/2021	JULY2021 LNDSCPE MAINT @	3,850.80	16,213.80
314	8/5/2021	51697	WESTERN WATER WORKS SI1402476-00		7/2/2021	ADJ HYD WRENCH, MANHOL	278.08	278.08
Γ FOR WELLS FARGO BANK -SEPARATE CHECK:								48,034.77

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
111344	8/5/2021	42175	4IMPRINT	21354812	7/7/2021	DRAWSTRING SPORTPACK, I	3,728.01	3,728.01
111345	8/5/2021	48977	ADT COMMERCIAL	140739560	7/1/2021	AG-OT2021 ALARM/EXT SVC	179.85	
				140739553	7/1/2021	AG-OT2021 ALARM/EXT SVC	432.05	
				140739554	7/1/2021	AUG2021 ALARM/EXT SVC PF	683.16	
				140739555	7/1/2021	AUG2021 ALARM/EXT SVC PF	1,091.89	
				140739556	7/1/2021	AG-OT2021 ALARM/EXT SVC	590.24	
				140739557	7/1/2021	AG-OT2021 ALARM/EXT SVC	232.01	
				140739558	7/1/2021	AUG2021 CELL/ESUITE/ALAR	67.58	
				140739559	7/1/2021	AUG2021 CELL/EXT SVC PRC	29.43	3,306.21
111346	8/5/2021	51489	AIRWAVE COMMUNICATIONS 3604		7/27/2021	POWER SUPPLY- SWITCH M	93.30	93.30
111347	8/5/2021	53274	APOLLO WOOD RECOVERY, I	14141S	7/19/2021	COLORRICH MULCH	2,439.50	
				14141S-1	7/19/2021	COLORRICH MULCH	2,439.50	4,879.00
111348	8/5/2021	42837	ARAMARK UNIFORM SERVICE	23632375	7/7/2021	DRITECH TWILL SHRT W/ EM	60.85	60.85
111349	8/5/2021	50599	ARC IMAGING RESOURCES	A88226	7/16/2021	JL2021/22 SVC MAINT: CR35	1,477.00	1,477.00
111350	8/5/2021	02187	BENLO R.V. II	13036	7/14/2021	8GAL LP GAS	33.84	33.84
111351	8/5/2021	43862	BRENNTAG PACIFIC, INC	BPI329838	7/20/2021	7/14 DRUM RETURN	-560.00	
				BPI159263	7/6/2021	SODIUM HYPOCHLORITE	2,162.64	
				BPI329244	7/7/2021	7/6 DRUM RETURN	-1,400.00	202.64
111352	8/5/2021	53423	CBE OFFICE SOLUTIONS	IN2402785	7/20/2021	ACC #CC3502, COLOR COPIE	959.51	
				IN2399486	7/5/2021	ACC #CC3502, COLOR COPIE	333.04	1,292.55
111353	8/5/2021	53038	CDS OFFICE INTERIORS LLC	10508	7/12/2021	AMPLIVOX S1460 (RCHRGLI	65.24	65.24
111354	8/5/2021	02048	CDW GOVERNMENT, INC.	G540005	7/7/2021	APC REPLACEMENT BATT C/	327.69	
				G784870	7/13/2021	HP SB EXECUTIVE 15.6 TOP I	52.75	
				G795435	7/13/2021	APPLE USB-C TO LIGHTNING	162.93	
				G827534	7/13/2021	APC BACK-UPS PRO	194.76	
				G827875	7/13/2021	METRO DATAVAC PORTABLE	295.37	
				G835753	7/13/2021	TRIPP 6FT DP TO DVI ADAPT	419.19	
				G955011	7/15/2021	VIEWSONIC 27 FHD SUPERC	995.53	
				G959547	7/15/2021	APPLE 22W USB-C POWER A	128.90	
				H038582	7/19/2021	FELOWES MICROBAN SILVER	39.04	2,616.16
111355	8/5/2021	43470	CERTIFIED LABORATORIES	7430912	7/9/2021	PENTRA-FOAM AEROSOL, E7	870.12	870.12

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
111356	8/5/2021	53220	COACHELLA ACE HARDWARE	2134/1	7/1/2021	DOOR SEAL CINCH 36", ETC	96.73
				2183/1	7/13/2021	WASHR BVL	1.73
				2180/1	7/13/2021	KEYKRAFTER #24R RUBBERI	4.34
				2182/1	7/13/2021	SURGE PROTECTOR, ACE BI	75.16
				2187/1	7/14/2021	PULL STRING UTILITY LIGHT	4.34
				2188/1	7/14/2021	40W APPLIANCE BULB	3.91
							186.21
111357	8/5/2021	44959	COMPUTER CONSULTANTS,	33138	7/21/2021	UBIQUITI AC PRO	918.94
				33157	7/24/2021	JUNE-JULY2021 SVC CALLS	1,260.00
							2,178.94
111358	8/5/2021	54271	COUNTY OF RIVERSIDE	2021-104	7/13/2021	12/5-7 ICSC RECON: LAS VEG	1,500.00
111359	8/5/2021	09650	CVAG	CV-22003-21	7/1/2021	FY 2021/22 MEMBERSHIP DU	27,195.00
							27,195.00
111360	8/5/2021	02115	CWEA	662401	6/1/2021	7/31 CSM1+LA1+MT2+MBRSH	545.00
				BB-7/31/21	6/28/2021	7/31 CERT RNWL ECI2: B. BL/	96.00
							641.00
111361	8/5/2021	50103	D&H WATER SYSTEMS	I 2021-0731	7/12/2021	PM MICRO 2000 ANALYZER (I	3,263.42
				I 2021-0732	7/12/2021	7/6-7 TRBLSHT/RPR'D LVN CH	3,648.80
							6,912.22
111362	8/5/2021	44036	DE LAGE LANDEN PUBLIC	73150128	7/12/2021	ACC #1338330, COLOR COPIE	216.41
							216.41
111363	8/5/2021	01089	DESERT ELECTRIC SUPPLY	S2876107.001	7/6/2021	ACME T181050 KVA BUCK & E	93.51
							93.51
111364	8/5/2021	54275	DESERT HOSE AND SUPPLY	10948	7/6/2021	BANDING TOOL, SPRAY TIP 1	342.07
							342.07
111365	8/5/2021	49765	DESERT PUBLICATIONS, INC.	47454	7/22/2021	SEPT/OCT2021 CITY ADVERT	8,845.00
							8,845.00
111366	8/5/2021	51872	DESERT WATER AGENCY	BD 7/9/21	7/9/2021	CV WATER COUNTS/AD BUY-	14,880.00
							14,880.00

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
111367	8/5/2021	13700	DEWEY PEST CONTROL INC.	14376668	7/1/2021	AC102942, JUL-SEP2021, 151:	175.50
				14377326	7/1/2021	AC1008112, JUL-SEP2021, CC	126.00
				14386919	7/1/2021	AC103361, JULY2021, SENIOF	80.00
				14394177	7/1/2021	AC1452292, JUL-SEP2021, SE	150.00
				14394178	7/1/2021	AC1450610, JULY2021, DE OF	160.00
				14399833	7/1/2021	AC241000, JUL-SEP2021, 151:	111.00
				14401611	7/1/2021	AC1318239, JUL-SEP2021, FR	90.00
				14401612	7/1/2021	AC1318244, JUL-SEP2021, BG	90.00
				14401613	7/1/2021	AC1318235, JUL-SEP2021, 84	90.00
				14401615	7/1/2021	AC1318236, JUL-SEP2021, RL	123.00
				14401629	7/1/2021	AC1281215, JULY2021, SIERR	301.00
				14401630	7/1/2021	AC1281218, JULY2021, 51251	900.00
				14408781	7/1/2021	AC1178382, JUL-SEP2021, BC	126.00
				14408784	7/1/2021	AC1161434, JUL-SEP2021, BG	195.00
				14414191	7/1/2021	AC1067451, JUL-SEP2021, 15	111.00
				AC1062335-JL/S	7/1/2021	AC1062335, JUL-SEP2021, CC	426.00
				AC1315475-JL/S	7/1/2021	AC1315475, JUL-SEP2021, PE	810.00
				AC1434611-JL/S	7/1/2021	AC1434611, JUL-SEP2021, PA	480.00
				AC934340-JL/SF	7/1/2021	AC934340, JUL-SEP2021, SAN	450.00
				14368540	7/1/2021	AC1126447, JUL-SEP2021, SN	90.00
				14372767	7/1/2021	AC1404426, JUL-SEP2021, LIE	255.00
111368	8/5/2021	43672	FULTON DISTRIBUTING COM	541483	7/15/2021	NITRILE GLOVES & HAND SO	295.09
				541492	7/15/2021	S/O VAC UPRIGHT CORDLES	288.19
				541379	7/14/2021	HAND SOAP	46.44
				541709	7/19/2021	VACUUM WINDSOR BAG	16.35
							646.07
111369	8/5/2021	01850	GAME TIME	PJI-0164021	7/16/2021	HEX HEAD BOLT SST, MOLDE	664.17
111370	8/5/2021	51494	GARDA CL WEST, INC.	10648905	8/1/2021	AUG2021 ARMORED TRANSF	861.49
				10648918	8/1/2021	AUG2021 CASHLINK MAINTEN	1,092.07
				20393948	8/31/2019	8/22 EXCESS PREMISE TIME	13.04
				20398608	9/30/2019	9/10+17 EXCESS PREMISE TI	21.73
				20417299	1/31/2020	1/7 EXCESS PREMISE TIME	4.48
							1,992.81
111371	8/5/2021	53854	GRANITE TELECOMMUNICATI	525763039	7/1/2021	AC 04418223, JULY2021 SVC	817.63
111372	8/5/2021	45757	IMPERIAL IRRIGATION DISTRI	4030584	7/13/2021	TRAFFIC CONTROL PEDEST/	7,165.00
							7,165.00

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
111373	8/5/2021	45108	IMPERIAL SPRINKLER SUPPL 4726690-00	7/6/2021	BUILDMAT SILICA SAND	355.29	
			4728262-00	7/7/2021	1" GLASS FILLED NYLON 200	63.48	
			4725395-00	7/2/2021	BIG GULP PUMP HVY DUTY, I	231.38	650.15
111374	8/5/2021	51022	INTERNATIONAL ECONOMIC 21/22 Mbrshp	7/16/2021	FY21/22 MBRSHP RNWL #276	455.00	455.00
111375	8/5/2021	47328	KONICA MINOLTA 38064904	7/2/2021	ACC 061-0042081-000, JULY21	67.43	67.43
111376	8/5/2021	45051	LAMAR OF PALM SPRINGS 112649492	7/5/2021	7/5-8/1 BULLETIN ADVERTISII	2,500.00	
			112663779	7/7/2021	7/7 ADVERTISING	800.00	
			112677115	7/12/2021	7/12-8/8 POSTER ADVERTISIN	1,200.00	4,500.00
111377	8/5/2021	49857	MANPOWER US INC. 36159726	7/18/2021	WE 7/18: BRAVO	99.20	
			36159729	7/18/2021	WE 7/18: ROM-TORIBIO	198.40	297.60
111378	8/5/2021	54293	MENDOZA, MARIA Refund	7/22/2021	DEPOSIT REFUND- LIBRARY	300.00	300.00
111379	8/5/2021	01882	NORTHERN TOOL & EQUIPME 48238112	7/8/2021	BRAKE WINCH	83.80	
			48238150	7/8/2021	WEB SLING	46.01	
			48266598	7/13/2021	AUTO BRAKE HAND WINCH	145.00	274.81
111380	8/5/2021	52757	OLLIN STRATEGIES 215	7/19/2021	JULY2021 CONSULTING SVC:	5,000.00	5,000.00
111381	8/5/2021	47192	O'REILLY AUTO PARTS 2855-349173	7/12/2021	SWAY BAR LNK	41.13	
			2855-349714	7/14/2021	BATTERY	117.25	
			2855-350124	7/15/2021	DISC PAD SET	32.18	
			2855-351317	7/19/2021	BATTERY	168.16	
			2855-351686	7/20/2021	PWR BRK BSTR	148.32	507.04
111382	8/5/2021	49099	OTIS ELEVATOR COMPANY 100400451099	7/11/2021	AG-JA2022 MAINT SVCS: COF	1,656.60	1,656.60
111383	8/5/2021	02028	PETE'S ROAD SERVICE, INC. 511451-00	7/12/2021	FLAT REPAIR	28.11	28.11
111384	8/5/2021	42759	PROPER SOLUTIONS, INC. 12190	7/16/2021	WE 7/16: S. LORENZANA	819.00	
			12191	7/16/2021	WE 7/16: L. VALLEJO	781.88	
			12219	7/23/2021	WE 7/23: S. LORENZANA	840.00	2,440.88
111385	8/5/2021	52344	QUADIENT FINANCE USA, INCCD 7/12/21	7/12/2021	JULY2021 POSTAGE BY PHOI	1,000.00	1,000.00
111386	8/5/2021	52306	QUINN COMPANY 18365201	7/20/2021	7/12-13 SKID STEER & CONC	1,032.09	1,032.09
111387	8/5/2021	48608	REYES COCA-COLA BOTTLIN 11022209458	7/21/2021	DASANI BOTTLED WATER	298.60	298.60
111388	8/5/2021	50340	ROYAL GYM SERVICES 6191	7/19/2021	RPR'D LANDICE TREADMILL	120.00	120.00
111389	8/5/2021	51139	SOUTHERN COMPUTER WARIN-000700410	7/13/2021	MICROSOFT SURFACE BOOK	2,910.51	
			IN-000700720	7/14/2021	ERGOTECH SINGLE MONITO	157.05	
			IN-000700931	7/15/2021	FUJITSU IMAGESCANNER SF	666.43	3,733.99
111390	8/5/2021	38250	TOPS N BARRICADES 1088801	7/6/2021	6/30-7/6 BARRICADE RNTL	525.00	
			1088817	7/6/2021	6/29-7/6 CHNGBLE MSG SIGN	840.00	1,365.00
111391	8/5/2021	50590	TOUCHTONE COMMUNICATIC 1307327	7/1/2021	AC 1100006871, JULY2021	6.89	6.89

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
111392	8/5/2021	52204	TPX COMMUNICATIONS	145474681-0	7/16/2021	AC33325, 7/16-8/15	4,207.59	4,207.59
111393	8/5/2021	44978	TRI-STATE MATERIALS, INC.	96758	7/1/2021	3/8" MOJAVE GOLD	209.34	
				96759	7/1/2021	BRIMSTONE DG	100.59	309.93
111394	8/5/2021	39640	VALLEY LOCK & SAFE	168666	7/15/2021	FORD LASER CUT KEYS	380.63	
				168733	7/7/2021	CLEAN/LUBRICATE CYLINDEI	615.00	995.63
111395	8/5/2021	54292	VASQUEZ, DORA LUZ OCAMP	Turf Rbt	7/20/2021	TURF REMOVAL REBATE- PR	2,925.00	2,925.00
111396	8/5/2021	44775	VISTA PAINT CORPORATION	2021-115165-00	7/28/2021	UNIPRIME WHITE, COVERALI	715.75	715.75
111397	8/5/2021	01732	WAXIE SANITARY SUPPLY	80164023	7/21/2021	KLEENLINE 2-PLY, TOILET SE	1,209.58	1,209.58
111398	8/5/2021	53200	WEST CALI PLUMBING	001161	7/14/2021	TRBLSHT SEWER LINE @ SA	350.00	
				001162	7/14/2021	TRBLSHT/RPR'D LEAK @ COI	320.00	
				001165	7/18/2021	TRBLSHT/RPR'D SEWER STC	650.00	1,320.00
Sub total for WELLS FARGO BANK:								133,658.13

67 checks in this report.

Grand Total All Checks: 181,692.90

Date: August 5, 2021



Finance Director: Nathan Statham

apChkLst
08/05/2021 10:41:13AM

Check List
City of Coachella

Bank : ewfb EFT FOR WELLS FARGO BANK -

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
315	8/2/2021	51949	THE H.N. & FRANCES C. BER(57	8/2/2021	AUG2021- CIVIC CENTER LO/	8,876.26	8,876.26
T FOR WELLS FARGO BANK -SEPARATE CHECK:							8,876.26

1 checks in this report.

Grand Total All Checks: 8,876.26

Date: August 2, 2021



Finance Director: Nathan Statham

Bank : ewfb EFT FOR WELLS FARGO BANK -I

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
316	8/12/2021	54138	CONDOR INC.	R10666	6/16/2021	RETENTION- BAGDOUMA PO	15,331.70	15,331.70
317	8/12/2021	50629	VINTAGE ASSOCIATES, INC	220913-B	6/15/2021	JUNE2021 LNDSCPE MAINT @	2,118.80	
				220562-B	5/15/2021	MAY2021 LNDSCPE MAINT @	1,842.40	
				220913-A	6/15/2021	JUNE2021 LNDSCPE MAINT @	1,695.74	
				220913-E	6/15/2021	JUNE2021 LNDSCPE MAINT @	1,695.74	
				220562-A	5/15/2021	MAY2021 LNDSCPE MAINT @	1,474.52	
				220562-E	5/15/2021	MAY2021 LNDSCPE MAINT @	1,474.52	
				220913-D	6/15/2021	JUNE2021 LNDSCPE MAINT @	1,263.97	
				220562-D	5/15/2021	MAY2021 LNDSCPE MAINT @	1,099.08	
				220913-F	6/15/2021	JUNE2021 LNDSCPE MAINT @	1,055.05	
				220562-F	5/15/2021	MAY2021 LNDSCPE MAINT @	917.41	
				220913-C	6/15/2021	JUNE2021 LNDSCPE MAINT @	847.87	
				220913-H	6/15/2021	JUNE2021 LNDSCPE MAINT @	631.98	
				220562-H	5/15/2021	MAY2021 LNDSCPE MAINT @	549.54	
				220913-I	6/15/2021	JUNE2021 LNDSCPE MAINT @	531.01	
				220562-I	5/15/2021	MAY2021 LNDSCPE MAINT @	461.73	
				220913-G	6/15/2021	JUNE2021 LNDSCPE MAINT @	316.86	17,976.22
I FOR WELLS FARGO BANK -SEPARATE CHECK:								33,307.92

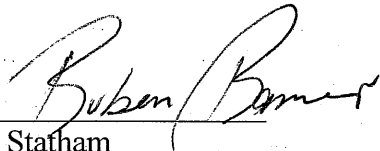
Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
111399	8/12/2021	00400	AC HOUSTON LUMBER CO 2106-793590	6/30/2021	4X8-23/32 OSB ST 1 48/24	97.98	97.98
111400	8/12/2021	42837	ARAMARK UNIFORM SERVICE JUNE 2021 GRF	6/30/2021	PE6/30 UNIFORMS	111.77	111.77
111401	8/12/2021	44581	SIGNARAMA	6/28/2021	MONUMENT SIGN @ MICHEL	2,489.03	
			INV-107317	6/28/2021	LABOR SVCS FOR MONUMEN	1,995.00	4,484.03
			INV-107589	6/28/2021			
111402	8/12/2021	48971	XPRESS GRAPHICS & PRINTING 21-41857	5/21/2021	POSTCARD MAILER	3,847.10	
			21-42377	6/29/2021	POSTCARD MAILER	3,669.02	7,516.12
Sub total for WELLS FARGO BANK:							12,209.90

6 checks in this report.

Grand Total All Checks: 45,517.82

Date: August 12, 2021



Finance Director: Nathan Statham

Bank : ewfb EFT FOR WELLS FARGO BANK -

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
318	8/12/2021	45929	BECK OIL, INC.	46025CL	7/15/2021	PE7/15 SANITARY DEPT FUEL	1,193.10
				45980CL	7/15/2021	PE7/15 PARKS DEPT FUEL	1,114.12
				45975CL	7/15/2021	PE7/15 STREETS DEPT FUEL	1,093.15
				45977CL	7/15/2021	PE7/15 WATER DEPT FUEL	846.12
				46013CL	7/15/2021	PE7/15 CODE ENF DEPT FUE	613.29
				452689	7/22/2021	QS 5W20 BLEND	507.84
				46002CL	7/15/2021	PE7/15 VEHICLE MAINT DEPT	322.57
				46062CL	7/15/2021	PE7/15 GRAFFITI DEPT FUEL	293.43
				46032CL	7/15/2021	PE7/15 BLDG MAINT DEPT FL	229.86
				45970CL	7/15/2021	PE7/15 BLDG/PLANNING DEP	229.38
				45969CL	7/15/2021	PE7/15 ENG DEPT FUEL	136.85
				46033CL	7/15/2021	PE7/15 ADMIN DEPT FUEL	55.89
319	8/12/2021	49486	BRC CONSTRUCTION	20211191	7/21/2021	INSTLL'D SOLAR LIGHTS/LIGI	10,900.00
				20211192	7/21/2021	INSTLL'D SOLAR LIGHTS/LIGI	10,900.00
320	8/12/2021	00207	GRAINGER INC	9972294327	7/22/2021	DOOR CLOSER	198.58
				9972990189	7/23/2021	URNL PART W/O PIL	117.34
321	8/12/2021	00996	HOME DEPOT	4012867	7/27/2021	MAK 18V LXT 5.0AH BATTERY	817.75
				0083272	7/21/2021	CARBIDE CUTTER/SHAPING	125.10
				1012225	7/20/2021	BLK FLUSH MNT GROUNDINK	80.79
322	8/12/2021	24600	LOPES HARDWARE	009979	7/26/2021	SPRAY PAINT, TOWELS, BRU	241.89
323	8/12/2021	54255	LOPEZ, SAMANTHA	07312021AM	7/31/2021	JULY2021 MORNING RESTRC	2,100.00
				07312021PM	7/31/2021	JULY2021 AFTERNOON REST	2,100.00
324	8/12/2021	53736	RG2 MANAGEMENT LLC	2668	8/4/2021	WE 7/25: MONTEMAYOR+SIL	1,176.00
				2676	8/4/2021	WE 8/1: MONTEMAYOR+SILV	924.00
				2669	8/4/2021	WE 7/25: L. VALENZUELA	605.07
				2675	8/4/2021	WE 8/1: J. AGUIRRE	576.00
				2677	8/4/2021	WE 8/1: L. VALENZUELA	495.18
				2670	8/4/2021	WE 7/25: J. AGUIRRE	396.00
							6,635.60
							21,800.00
							315.92
							1,023.64
							241.89
							4,200.00
							4,172.25

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

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
325	8/12/2021	50629	VINTAGE ASSOCIATES, INC	221185-B	7/15/2021	JULY2021 LNDSCPE MAINT @	3,562.55
				221185-A	7/15/2021	JULY2021 LNDSCPE MAINT @	2,851.21
				221185-E	7/15/2021	JULY2021 LNDSCPE MAINT @	2,851.21
				221185-F	7/15/2021	JULY2021 LNDSCPE MAINT @	1,773.96
				221272	7/27/2021	POTTERY FOUNTAIN CONVE	1,398.60
				221185-H	7/15/2021	JULY2021 LNDSCPE MAINT @	1,062.62
				221185-I	7/15/2021	JULY2021 LNDSCPE MAINT @	892.83
				221185-G	7/15/2021	JULY2021 LNDSCPE MAINT @	532.77
							14,925.75
326	8/12/2021	51697	WESTERN WATER WORKS SI1402563-00		7/14/2021	SOFT COPPER TUBING 60FT	1,474.65
							1,474.65
Γ FOR WELLS FARGO BANK -SEPARATE CHECK:							54,789.70

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
111403	8/12/2021	02137	AGGREGATE PRODUCTS, INC50818	7/15/2021	ACCM-9.5MM (3/8") STATE CC	4,366.10	4,366.10
111404	8/12/2021	42837	ARAMARK UNIFORM SERVICE	JULY2021	PE7/31 UNIFORMS, MATS & C	4,942.61	
			JULY2021 SAN	7/31/2021	PE7/31 UNIFORMS, MATS & C	1,068.55	
			JULY2021 CC	7/31/2021	PE7/31 MATS & MOPS	431.05	6,442.21
111405	8/12/2021	53109	BIO SOCAL	C73021	7/30 CLEANING/DISINFECTIN	2,395.00	
				C72621	7/26 CLEANING/DISINFECTIN	1,295.00	3,690.00
111406	8/12/2021	43862	BRENNTAG PACIFIC, INC	BPI164002	7/22/2021 SODIUM HYPOCHLORITE & F	3,526.36	
				BPI330000	7/23/2021 7/22 DRUM RETURN	-160.00	3,366.36
111407	8/12/2021	01109	BSN SPORTS LLC	913169996	7/15/2021 4" CLASSIC ALUMAGOAL	3,190.71	
				913169998	7/15/2021 4" CLASSIC ALUMAGOAL	3,190.71	
				913192054	7/19/2021 SOCCER NET	250.11	6,631.53
111408	8/12/2021	44905	C.S. LEGACY CONSTRUCTION	017	8/2/2021 PE7/31 GRAPEFRUIT URBAN	585,387.71	585,387.71
111409	8/12/2021	54294	CAMACHO, SILVIA L.	Rebate	7/21/2021 TOILET REPLACEMENT REB/	182.09	182.09
111410	8/12/2021	53426	CELL BUSINESS EQUIPMENT	73232869	7/24/2021 ACC 1338330, 7/15-8/14, SHAF	581.50	581.50
111411	8/12/2021	53220	COACHELLA ACE HARDWARE	2228/1	7/26/2021 BATTERY ALK AAA, ETC	97.82	
				2252/1	7/30/2021 GARDEN HOSE	65.24	
				2191/1	7/15/2021 MARKING PAINT SFTY GRN, I	56.50	
				2267/1	8/3/2021 PLEATED AIR FILTER	37.99	
				2268/1	8/3/2021 MARKING PAINT PL RED	22.80	
				2203/1	7/20/2021 CEMENT CPVC, ELBOW 90 S	19.97	300.32
111412	8/12/2021	09550	COACHELLA VALLEY COLLEC	066754	7/31/2021 JULY2021 UB COLLECTION S	12.50	12.50
111413	8/12/2021	54137	CONSERVE LANDCARE LLC	26543	7/31/2021 JULY2021 LNDSCPE MAINT @	43,000.00	
				27660	8/3/2021 8/2 TREE SVC @ DIST 24	367.00	
				27661	8/3/2021 7/17 EMERGENCY IRRGTN RI	116.00	43,483.00
111414	8/12/2021	51867	DEMBOYZ, INC.	88059	7/27/2021 7/19+20 TRBLSHT/RPR'D CON	1,453.70	1,453.70
111415	8/12/2021	47952	DESERT LIVE SCAN	6881	7/27/2021 JULY2021 EMPLOYEE FINGE	25.00	25.00
111416	8/12/2021	42254	DESERT TRUCK & AUTO PAR	114671	7/29/2021 CHASSIS BRAIN BOX	81.56	81.56
111417	8/12/2021	14860	E. K. WOOD LUMBER COMPAN	498323	7/21/2021 3/8 NYLON ROPE	767.18	
				498322	7/21/2021 1/4 G A/C CABLE	284.17	
				498331	7/22/2021 HIGH HEAT TORCH KIT, ETC	106.53	1,157.88
111418	8/12/2021	48149	ET WATER SYSTEMS, INC	38783	7/23/2021 OCT2021-22 DATA/FLOW SVC	239.00	239.00
111419	8/12/2021	15900	FIESTA FORD, INC.	5058666	7/28/2021 CONVERTER ASY	1,480.24	1,480.24
111420	8/12/2021	51604	FRONTIER	3982369-JL21	7/25/2021 760/398-2369, 7/25/21	71.67	71.67

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
111421	8/12/2021	43672	FULTON DISTRIBUTING COMF543013	8/4/2021	CONTAINER HNG LD CONSEI	1,019.12		
			542880	8/3/2021	GLOVES NV BLEND	760.62		
			542067	7/22/2021	DISP TOWEL HFM BLACK TOI	0.02	1,779.76	
111422	8/12/2021	20450	IMPERIAL IRRIGATION DISTRIMdJN-MdJL	7/19/2021	MID JUNE-MID JULY 2021 ELE	57,528.11	57,528.11	
111423	8/12/2021	45108	IMPERIAL SPRINKLER SUPPL'4743844-00	7/16/2021	SPEEDZONE SOUTHERN 1G/	1,156.03		
			4715131-02	7/15/2021	ALLIANCE BRASS IN GROUND	960.14		
			4729142-00	7/7/2021	10" METERMAN MEASURING	113.09		
			4746784-00	7/20/2021	ALUM SCOOP SHOVEL	108.10		
			4740800-00	7/15/2021	KING BLK/GRAY WATER PRO	58.70		
			4743485-00	7/19/2021	DRIPRB MICRO FLOOD BUBE	23.65		
			4736830-00	7/13/2021	BRASS FTG 3/4" M HOSE	17.09	2,436.80	
111424	8/12/2021	47328	KONICA MINOLTA	7/26/2021	BIZHUB C454E, 1515 6TH ST,	212.07		
			38221288	8/2/2021	ACC 061-0042081-000, AUG20	67.43	279.50	
111425	8/12/2021	50501	LIVESCAN MGMT GROUP, INC04042021COC	8/4/2021	12X18 MASK WINDOW DECA	65.25	65.25	
111426	8/12/2021	53230	LOS ANGELES PARTYWORKS200210	7/3/2021	CARNIVAL GAME SVCS @ 4T	6,750.00	6,750.00	
111427	8/12/2021	02162	LOWE'S COMPANIES, INC. 27292	7/31/2021	LEV VERT BLIND BRKT MTL	16.97	16.97	
111428	8/12/2021	49857	MANPOWER US INC. 36179352	7/25/2021	WE 7/25: ROM-TORIBIO	198.40	198.40	
111429	8/12/2021	51579	METLIFE- GROUP BENEFITS Aug2021	7/15/2021	AUG2021 DENTAL/VISION/LIF	11,838.40	11,838.40	
111430	8/12/2021	48292	MOST DEPENDABLE FOUNTAINV64995	7/21/2021	EV-SS PB SS PUSH BUT, ETC	90.28	90.28	
111431	8/12/2021	49482	NAPA AUTO PARTS 200724	7/21/2021	ARMORALL WHL CLNR, ETC	50.00	50.00	
111432	8/12/2021	42112	NRO ENGINEERING	08-21-012	7/31/2021	PE7/31 PLNCK, ZAMARRIPA V	535.50	
				08-21-009	7/31/2021	PE7/31 PLNCK, 52400 CESAR	301.00	
				08-21-010	7/31/2021	PE7/31 PLNCK, PM 36872:#13	162.54	999.04
111433	8/12/2021	47192	O'REILLY AUTO PARTS	2855-353833	7/27/2021	AFR SENSOR & 02 SENSOR	304.16	
				2855-354248	7/28/2021	F/P MOD ASM	194.21	
				2855-352037	7/21/2021	RADIATOR	178.62	
				2855-353463	7/26/2021	WIPER BLADE	21.64	
				2855-353462	7/26/2021	OIL FILTER	13.83	
				2855-353624	7/26/2021	RADIATOR	-178.62	533.84
111434	8/12/2021	02028	PETE'S ROAD SERVICE, INC.	513911-00	7/21/2021	DISMOUNT/MOUNT TIRE	54.50	
				515155-00	7/26/2021	FLAT REPAIR	29.11	83.61
111435	8/12/2021	42759	PROPER SOLUTIONS, INC.	12247	7/30/2021	WE 7/30: S. LORENZANA	840.00	840.00
111436	8/12/2021	53898	QUADIENT, INC.	40173917	7/14/2021	BRUSH & SPONGE KIT	28.28	28.28
111437	8/12/2021	53691	SANCHEZ, MARIO	Edu Reimb	8/3/2021	FY21/22 EDUCATION REIMBU	53.23	53.23
111438	8/12/2021	44581	SIGNARAMA	INV-107631	7/2/2021	INSTLL'D LOGO @ COLONIA I	260.76	260.76

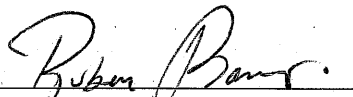
Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
111439	8/12/2021	35000	SMART & FINAL	100311	7/28/2021	COMPARTMENT FOAM & NAF	16.94	16.94
111440	8/12/2021	35450	SOCALGAS	1377 6th-JL21	7/27/2021	AC 012 623 3701 5, 6/23-7/23	80.37	
				87075Av54-JL21	7/27/2021	AC 123 573 5834 5, 6/23-7/23	55.97	
				1540 7th-JL21	7/27/2021	AC 008 423 3900 4, 6/23-7/23	34.61	
				1515 6th-JL21	7/27/2021	AC 031 523 3700 6, 6/23-7/23	20.89	
				84626Bag-JL21	7/27/2021	AC 153 323 6215 9, 6/23-7/23	14.79	
				BagPool-JL21	7/27/2021	AC 069 323 6500 7, 6/23-7/23	14.79	221.42
111441	8/12/2021	51139	SOUTHERN COMPUTER WARIN-000701571	7/21/2021	27" LED LCD MONITORS	611.23	611.23	
111442	8/12/2021	38250	TOPS N BARRICADES	1089021	7/20/2021	PAINT YELLOW STRIPING	2,148.03	
				1089020	7/20/2021	PAINT WHITE STRIPING	1,795.03	
				1088946	7/15/2021	USED ARROW TRAILER, BON	1,652.46	
				1089047	7/21/2021	REFLECTIVE GLASS BEADS	417.60	
				1089015	7/20/2021	PAINT YELLOW RDRY & STEI	351.92	6,365.04
111443	8/12/2021	44978	TRI-STATE MATERIALS, INC.	96859	7/8/2021	PALM SPRINGS GOLD DG BLI	432.72	
				96861	7/8/2021	PALM SPRINGS GOLD DG BLI	162.27	
				96860	7/8/2021	2"-4" ANTIQUE BROWN RUBE	38.06	633.05
111444	8/12/2021	39640	VALLEY LOCK & SAFE	168689	8/2/2021	AR DOG KEYS	48.94	48.94
111445	8/12/2021	49255	VEOLIA ES TECHNICAL SOLU'EW1613358	7/28/2021	4FT FLUORESCENT LAMP RE	539.75	539.75	
111446	8/12/2021	00896	WAUSAU TILE, INC.	627595	7/19/2021	96"X66"X32" TABLE AND LEGS	2,287.56	2,287.56
111447	8/12/2021	01732	WAXIE SANITARY SUPPLY	80178383	7/28/2021	CLEAR LINER	417.34	417.34
111448	8/12/2021	49778	WEST COAST ARBORIST, INC	175046	7/15/2021	PE7/15 TREE MAINT @ PARK	9,633.00	
				175044	7/15/2021	PE7/15 TREE MAINT @ STRE	5,200.00	14,833.00
111449	8/12/2021	48971	XPRESS GRAPHICS & PRINTING	21-42477	7/7/2021	COACHELLA BIKE BROCHUR	233.35	233.35
Sub total for WELLS FARGO BANK:								768,992.22

56 checks in this report.

Grand Total All Checks: 823,781.92

Date: August 12, 2021



Finance Director: Nathan Statham

apChkLst
08/16/2021 8:48:35AM

Check List
City of Coachella

Bank : ewfb EFT FOR WELLS FARGO BANK -

<u>Check #</u>	<u>Date</u>	<u>Vendor</u>	<u>Invoice</u>	<u>Inv Date</u>	<u>Description</u>	<u>Amount Paid</u>	<u>Check Total</u>
327	7/22/2021	48066 US BANK	Sta 6/25/21	6/25/2021	ACC XXXX-XXXX-XXXX-0925,	7,389.09	7,389.09
Γ FOR WELLS FARGO BANK -SEPARATE CHECK:							7,389.09

1 checks in this report.

Grand Total All Checks: 7,389.09

Date: July 22, 2021



Finance Director: Nathan Statham

apChkLst
08/16/2021 9:10:23AM

Check List
City of Coachella

Bank : ewfb EFT FOR WELLS FARGO BANK -

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
328	8/11/2021	46730 CALPERS	10000001651152	8/6/2021	#6373819375, GASB-68 RPRT	1,400.00	1,400.00
T FOR WELLS FARGO BANK -SEPARATE CHECK:							1,400.00

1 checks in this report.

Grand Total All Checks: 1,400.00

Date: August 11, 2021



Finance Director: Nathan Statham

Bank : ewfb EFT FOR WELLS FARGO BANK -4

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
329	8/19/2021	00996	HOME DEPOT	2014051	6/9/2021 60LB QUIKRETE CONCRETE,	570.54	
				3013930	6/8/2021 12' PLASTIC COATED BENDE	47.07	617.61
330	8/19/2021	02167	MICHAEL BAKER INTERNATIO	1123127	7/30/2021 PE7/4 AVE50/I-10 INTERCHAN	1,242.71	1,242.71
331	8/19/2021	52784	THE PUN GROUP LLP	113015	7/31/2021 FY20/21 AUDIT SVCS	20,000.00	20,000.00
T FOR WELLS FARGO BANK -SEPARATE CHECK:							21,860.32

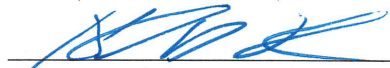
Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
111450	8/19/2021	01436	AMERICAN FORENSIC NURSE74797	7/31/2021	JUNE2021 BLOOD DRAW	55.00	55.00
111451	8/19/2021	00118	DEPARTMENT OF TRANSPORSL220154	7/27/2021	APR-JUNE2021 TRAFFIC SIGI	2,635.39	2,635.39
111452	8/19/2021	42831	ELMS EQUIPMENT RENTAL, II467278-0001	6/24/2021	6/15 EXCAVATOR RNTL	864.94	864.94
111453	8/19/2021	36050	EMPLOYMENT DEVELOPMENL0098155536	7/28/2021	AC 944-0806-9, APR-JUNE202	2,763.86	2,763.86
111454	8/19/2021	44714	NV5, INC. 224582	7/31/2021	PE7/3 GRAPEFRUIT BLVD UR	1,310.84	1,310.84
111455	8/19/2021	53174	ZAMBELLI FIREWORKS 0517438	7/2/2021	FINAL- 4TH OF JULY FIREWO	17,000.00	17,000.00
Sub total for WELLS FARGO BANK:							24,630.03

9 checks in this report.

Grand Total All Checks: 46,490.35

Date: August 19, 2021



Finance Director: Nathan Statham

Bank : ewfb EFT FOR WELLS FARGO BANK -

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
332	8/19/2021	53291	ANGENIOUS ENGINEERING 19-03-027	7/31/2021	PE7/31 DILLON RD BRIDGE	23,334.43	
			19-07A-009	7/31/2021	PE7/31 AVE 50 BRIDGE	5,636.40	28,970.83
333	8/19/2021	53958	ATLAS TECHNICAL 684371	7/30/2021	PE7/30 GRAPEFRUIT BLVD UI	4,593.50	4,593.50
334	8/19/2021	54296	CAREERBUILDER GOVERNMENT CB04104535	8/5/2021	AUG2021/22 US FLEX DIRECT	1,500.00	1,500.00
335	8/19/2021	44901	CORELOGIC SOLUTIONS LLC 30559033	7/31/2021	AC 2010-597580-RR655396, JI	456.75	456.75
336	8/19/2021	00207	GRAINGER INC 9013270906	8/5/2021	PHOTOCONTROL, HPS BULB	3,763.09	3,763.09
337	8/19/2021	00996	HOME DEPOT 0171805	8/10/2021	WALKING GROOVER, 50PK S	187.46	187.46
338	8/19/2021	24600	LOPES HARDWARE 009919	7/26/2021	HAMMER, 20FT CHAIN, SLED	501.63	
			009998	7/27/2021	ADJ WRENCH, GLASSES, LO	278.04	779.67
339	8/19/2021	26950	MUNICIPAL CODE CORPORAT 00361667	7/28/2021	PDF SUPPLEMENT PGS, ETC	3,206.00	3,206.00
340	8/19/2021	42525	MUSCO SPORTS LIGHTING, L 352567	7/30/2021	AUG2021-22 CONTROL LINK	450.00	450.00
341	8/19/2021	53552	QUENCH USA, INC. INV03236424	7/23/2021	AC D347652, AUG2021 RNTL,	32.63	
			INV03238029	8/1/2021	AC D347648, AUG2021 RNTL,	32.63	
			INV03239232	8/1/2021	AC D347651, AUG2021 RNTL,	32.63	97.89
342	8/19/2021	53736	RG2 MANAGEMENT LLC 2680	8/10/2021	WE 8/8: GOMEZ+VALENZUEL	602.64	
			2682	8/10/2021	WE 8/8: J. AGUIRRE	576.00	1,178.64
343	8/19/2021	32950	SAFETY-KLEEN SYSTEMS, IN 86742304	7/19/2021	7/15 SPILL CLEANUP	1,801.00	1,801.00
344	8/19/2021	52924	SIEMENS MOBILITY, INC. 5610278028	8/10/2021	JULY2021 TRAFFIC SIGNAL M	1,812.80	
			5620036108	8/10/2021	JULY2021 TRAFFIC SIGNAL C	1,674.71	3,487.51
345	8/19/2021	45925	USA SHADE & FABRIC STRUC 1326848	7/30/2021	36X20 SLANT HIP FABRIC	2,496.52	2,496.52
346	8/19/2021	53596	XTREME HEATING AND AIR 2160	8/2/2021	RPLC'D FILTERS, ETC @ COF	244.00	
			2159	7/28/2021	INSTLL'D "P" TRAPS @ CORP	130.50	
			2161	8/2/2021	TRBLSHT AIR DUCT @ 1515 6	70.00	444.50
T FOR WELLS FARGO BANK -SEPARATE CHECK:							53,413.36

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
111456	8/19/2021	48014	ALBERT A. WEBB ASSOCIATE 213006	7/24/2021	PE7/24 SVCS: TRAVEL CENTE	4,162.00	4,162.00
111457	8/19/2021	54295	AMERICAN WATERWORKS, IN31362	8/10/2021	1/4HP BURNER MOTOR	332.15	332.15
111458	8/19/2021	42837	ARAMARK UNIFORM SERVICE JULY2021 GRFT	7/31/2021	PE7/31 UNIFORMS	91.20	91.20
111459	8/19/2021	43862	BRENNTAG PACIFIC, INC BPI168780	8/5/2021	SODIUM HYPOCHLORITE	1,433.65	
			BPI330404	8/6/2021	8/5 DRUM RETURN	-1,400.00	33.65
111460	8/19/2021	50839	BURRTEC ENVIRONMENTAL BD 7/31/21	7/31/2021	7/2 POL SVC & BOX/LINER	1,275.04	1,275.04
111461	8/19/2021	44494	BURRTEC WASTE & RECYCLIBD 7/31/21	7/31/2021	JULY2021 SWEEPER BOXES,	1,610.84	1,610.84
111462	8/19/2021	44494	BURRTEC WASTE & RECYCLIBD 8/1/21	8/1/2021	AC 44-BS 405340, 85075 AVE	89.98	89.98
111463	8/19/2021	42506	BURRTEC WASTE INDUSTRIESS3-2021	8/17/2021	SS3 FY20/21 REFUSE COLLE	41,958.35	41,958.35
111464	8/19/2021	43634	CACEO 200017688	8/16/2021	REG 10/5-7, CACEO SEMINAF	350.00	
			200017693	8/16/2021	REG 10/5-7, CACEO SEMINAF	350.00	
			200017694	8/16/2021	REG 10/5-7, CACEO SEMINAF	350.00	1,050.00
111465	8/19/2021	53423	CBE OFFICE SOLUTIONS IN2408302	8/5/2021	ACC #CC3502, COLOR COPIE	306.81	306.81
111466	8/19/2021	02048	CDW GOVERNMENT, INC. H161497	7/21/2021	APC BACK-UPS ES 8OUT	469.87	
			H227615	7/22/2021	12PK DURACELL 9V	160.71	
			H611639	7/30/2021	STARTECH 32IN MONITOR PI	149.68	
			H218777	7/21/2021	CYBER ACOUSTICS USB POV	97.05	877.31
111467	8/19/2021	53220	COACHELLA ACE HARDWARE 2272/1	8/3/2021	NT/ROACH RAID, ETC	73.55	
			2225/1	7/26/2021	RECIP BLADE 9", ETC	43.48	
			2313/1	8/11/2021	MOUNTING TAPE, ETC	33.88	
			2318/1	8/11/2021	LOCK MAILBOX REPLMT KIT	10.86	161.77
111468	8/19/2021	52970	DESERT POOL SPECIALISTS, 125613	8/2/2021	AUG2021 FOUNTAIN SVCS	400.00	400.00
111469	8/19/2021	13700	DEWEY PEST CONTROL INC. 14484260	8/1/2021	AC103361, AUG2021, SENIOR	80.00	80.00
111470	8/19/2021	52568	EGAN CIVIL, INC. 21195	8/9/2021	PE7/31 PUEBLO VIEJO TRAN	30,430.00	30,430.00
111471	8/19/2021	44713	FARMER BROTHERS CO. 85672191	8/10/2021	12OZ CUPS, LIDS, CREAMER	265.35	265.35
111472	8/19/2021	50162	FASTENAL COMPANY CAPAM78144	7/21/2021	ASSORTED FREEZE POP, ET	857.52	857.52
111473	8/19/2021	43672	FULTON DISTRIBUTING COMF543428	8/9/2021	FOAM SANITIZER & S/O TOW	495.46	495.46
111474	8/19/2021	53854	GRANITE TELECOMMUNICAT 530048835	8/1/2021	AC 04418223, AUG2021 SVCS	814.44	814.44
111475	8/19/2021	45108	IMPERIAL SPRINKLER SUPPL 4757107-00	7/27/2021	RAINBIRD 1" PLASTIC VALVE,	36.87	36.87
111476	8/19/2021	37000	INLAND POWER EQUIPMENT 135653	8/10/2021	SVC'D/RPLC'D PART ON CS 3	257.77	257.77
111477	8/19/2021	50159	IWORQ SYSTEMS 195762	8/2/2021	SP2021-AG2022 INTERNET SI	9,983.00	9,983.00
111478	8/19/2021	02162	LOWE'S COMPANIES, INC. 89974	8/12/2021	36" COMMERCIAL GAS RANG	2,892.24	2,892.24
111479	8/19/2021	49857	MANPOWER US INC. 36228679	8/8/2021	WE 8/8: MONREAL	624.00	624.00

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
111480	8/19/2021	47192	O'REILLY AUTO PARTS	2855-356707	8/5/2021	COMPRESSOR & MICRO-V BI	221.84
				2855-358430	8/11/2021	BATTERY	108.23
				2855-358487	8/11/2021	14OZ BRAKE CLN	25.97
				2855-356103	8/3/2021	OIL FILTER & SERVICE VLV	14.70
							370.74
111481	8/19/2021	49989	PAUL ASSOCIATES	85447	7/29/2021	BUSINESS CARDS: A. GUTIEF	93.42
							93.42
111482	8/19/2021	02028	PETE'S ROAD SERVICE, INC.	516995-00	8/2/2021	FLAT REPAIR	29.11
							29.11
111483	8/19/2021	52389	POWER SECURITY GROUP IN	4946	8/2/2021	JULY2021 PATROL SVCS	5,392.80
				4947	8/2/2021	JULY2021 SECURITY GRD SV	4,340.00
				4948	8/2/2021	JULY2021 SECURITY GRD SV	3,295.60
							13,028.40
111484	8/19/2021	44765	RIVERSIDE COUNTY FIRE EXI	2021	8/11/2021	COMMUNITY BASED GRANT	1,000.00
							1,000.00
111485	8/19/2021	52991	S & D CAR WASH MANAGEMEA	RB124660	7/31/2021	JULY2021 CAR WASH SERVIC	300.57
							300.57
111486	8/19/2021	35450	SOCALGAS	1500 6th-JL21	7/27/2021	AC 020 678 1257 4, 6/23-7/23	15.53
							15.53
111487	8/19/2021	52595	STAPLES BUSINESS CREDIT	7334927608-0-1	7/14/2021	HP 58A BLK TONER CARTRID	297.58
				7334927608-0-2	7/19/2021	TROY MICR TONER HP58A	217.49
				7334927608-0-3	7/15/2021	BLACK INK CARTRIDGE	213.84
				7334076981-0-1	7/6/2021	46X48 MED PILE/HARD FL CH	172.58
				7334368995-0-1	7/7/2021	46X60 ECMY RECT CHRMA	130.99
				7335393116-0-1	7/21/2021	IN-LINE DOCUMENT HOLDER	115.80
				7334447493-0-1	7/8/2021	C920S PRO HD WEBCAM, ET	106.01
				7335683036-0-1	7/26/2021	BLK FULL STRIP STAPLER, E	87.02
				7332374860-5-2	7/14/2021	TRED REM XER HYYEL TR	79.10
				7334338311-0-1	7/6/2021	24PK AA BATTERY, POST-IT, I	69.56
				7335553263-0-1	7/23/2021	PEN VBALL ROLLERBALL, EN	60.31
				7335249840-0-2	7/19/2021	HNG FOLD LTR YEL, CLIPBO/	52.54
				7333970116-0-2	7/6/2021	MEMORY CARD READER	27.39
				7335553263-0-2	7/23/2021	V-BALL 7MM ROLLER BALL PI	26.63
				7334927608-0-4	7/14/2021	GLADE PLUG-IN COMBO	25.55
				7334928038-0-1	7/14/2021	24PK AA BATTERY	19.56
							1,701.95
111488	8/19/2021	00102	SUNLINE TRANSIT AGENCY	INV05179	8/6/2021	JULY2021 CNG FUEL	648.93
							648.93
111489	8/19/2021	42289	TIME WARNER CABLE	0037022072821	7/28/2021	AC 8448 20 899 0037022, AUG	2,221.21
							2,221.21
111490	8/19/2021	38250	TOPS N BARRICADES	1089186	7/30/2021	6/30-7/29 CHNGBLE MSG SIG	6,000.00
				1089187	7/30/2021	6/23-7/22 CHNGBLE MSG SIG	4,800.00
				1089175	7/30/2021	7/27-29 CHNGBLE MSG SIGN	1,080.00
							11,880.00
111491	8/19/2021	50590	TOUCHTONE COMMUNICATIC	1336903	8/1/2021	AC 1100006871, AUG2021	6.89
							6.89

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
111492	8/19/2021	39640	VALLEY LOCK & SAFE	168693	8/5/2021	TRUCK BOX LOCK	202.22	
				168691	8/5/2021	TRANSPONDER KEY	140.28	
				168694	8/5/2021	LOCK	38.06	380.56
111493	8/19/2021	44775	VISTA PAINT CORPORATION	2021-137532-00	8/10/2021	MON PERMASHIELD PREM C	4,788.59	
				2021-111748-00	7/27/2021	UNIPRIME WHITE, EXT FLAT,	894.82	
				2021-115156-00	7/28/2021	UNIPRIME WHITE, EXT FLAT,	-824.82	4,858.59
111494	8/19/2021	49778	WEST COAST ARBORIST, INC	175216	7/14/2021	PE7/14 TREE MAINT @ LLMD	10,781.00	
				175210	7/6/2021	PE7/6 TREE MAINT @ LLMD	7,644.00	
				175212	7/8/2021	PE7/8 TREE MAINT @ LLMD	2,496.00	
				175211	7/7/2021	PE7/7 TREE MAINT @ LLMD	1,649.00	
				175209	7/5/2021	PE7/5 TREE MAINT @ LLMD	1,508.00	
				175479	7/31/2021	PE7/31 TREE MAINT @ PARK:	1,500.00	
				175217	7/15/2021	PE7/15 TREE MAINT @ LLMD	1,144.00	
				175215	7/13/2021	PE7/13 TREE MAINT @ LLMD	728.00	
				175214	7/12/2021	PE7/12 TREE MAINT @ LLMD	520.00	
				175208	7/11/2021	PE7/1 TREE MAINT @ LLMD	364.00	
				175213	7/11/2021	PE7/11 TREE MAINT @ LLMD	312.00	28,646.00
111495	8/19/2021	00384	WILLDAN FINANCIAL SERVICE	010-48530	7/30/2021	FY21/22 LANDSCAPE & LIGHT	3,227.40	3,227.40
Sub total for WELLS FARGO BANK:								167,495.05

55 checks in this report.

Grand Total All Checks: 220,908.41

Date: August 19, 2021



Finance Director: Nathan Statham

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
111496	8/19/2021	54304	CRAWFORD, KEVIN	Ref000220828	8/17/2021	UB Refund Cst #00053313	73.08	73.08
111497	8/19/2021	54298	CUELLAR, MARIO	Ref000220822	8/17/2021	UB Refund Cst #00051985	54.48	54.48
111498	8/19/2021	54290	DR HORTON INC	Ref000220830	8/17/2021	UB Refund Cst #00053364	53.08	53.08
111499	8/19/2021	54305	DR HORTON INC	Ref000220829	8/17/2021	UB Refund Cst #00053363	85.38	85.38
111500	8/19/2021	54306	DR HORTON INC	Ref000220831	8/17/2021	UB Refund Cst #00053365	56.03	56.03
111501	8/19/2021	54307	DR HORTON INC	Ref000220832	8/17/2021	UB Refund Cst #00053366	61.14	61.14
111502	8/19/2021	54308	DR HORTON INC	Ref000220833	8/17/2021	UB Refund Cst #00053367	71.94	71.94
111503	8/19/2021	54309	DR HORTON INC	Ref000220834	8/17/2021	UB Refund Cst #00053368	75.02	75.02
111504	8/19/2021	54310	DR HORTON INC	Ref000220835	8/17/2021	UB Refund Cst #00053370	57.68	57.68
111505	8/19/2021	54311	DR HORTON INC	Ref000220836	8/17/2021	UB Refund Cst #00053371	71.94	71.94
111506	8/19/2021	54312	DR HORTON INC	Ref000220837	8/17/2021	UB Refund Cst #00053373	71.22	71.22
111507	8/19/2021	54313	DR HORTON INC	Ref000220838	8/17/2021	UB Refund Cst #00053377	66.31	66.31
111508	8/19/2021	54314	DR HORTON INC	Ref000220839	8/17/2021	UB Refund Cst #00053378	68.48	68.48
111509	8/19/2021	54315	DR HORTON INC	Ref000220840	8/17/2021	UB Refund Cst #00053380	59.41	59.41
111510	8/19/2021	54316	DR HORTON INC	Ref000220841	8/17/2021	UB Refund Cst #00053382	80.56	80.56
111511	8/19/2021	54297	MELENDEZ, ANTONIO	Ref000220821	8/17/2021	UB Refund Cst #00048874	6.42	6.42
111512	8/19/2021	54317	ORTEGA, CARLOS	Ref000220842	8/17/2021	UB Refund Cst #00053444	78.86	78.86
111513	8/19/2021	54299	PULTE GROUP INC	Ref000220823	8/17/2021	UB Refund Cst #00052667	100.00	100.00
111514	8/19/2021	54300	PULTE GROUP INC	Ref000220824	8/17/2021	UB Refund Cst #00052668	94.82	94.82
111515	8/19/2021	54301	PULTE GROUP INC	Ref000220825	8/17/2021	UB Refund Cst #00052672	24.07	24.07
111516	8/19/2021	54303	RDFN VENTURES INC	Ref000220827	8/17/2021	UB Refund Cst #00053194	88.27	88.27
111517	8/19/2021	54318	REYES, VERONICA	Ref000220843	8/17/2021	UB Refund Cst #00053461	96.62	96.62
111518	8/19/2021	54302	WEKA INC	Ref000220826	8/17/2021	UB Refund Cst #00052853	964.59	964.59
Sub total for WELLS FARGO BANK:								2,459.40

23 checks in this report.

Grand Total All Checks: 2,459.40

Date: August 19, 2021



Finance Director: Nathan Statham



STAFF REPORT
8/25/2021

TO: Honorable Mayor and City Council Members

FROM: Gabriel Perez, Development Services Director

SUBJECT: Ordinance No. 1171 amending various provisions of the Coachella Municipal Code regarding Interim Outdoor Commercial Cannabis Cultivation in the City's Agricultural Sector. City-Initiated. (2nd Reading)

STAFF RECOMMENDATION:

Staff recommends that the City Council adopt Ordinance No. 1171 to amend various provisions of the Coachella Municipal Code regarding interim outdoor commercial cannabis cultivation in the City's agricultural sectors.

BACKGROUND:

On July 14, 2021 the City Council introduced for first reading, by title only, the attached Ordinance No. 1171 which will amend the City's Municipal Code in order to regulate "interim outdoor cannabis cultivation" uses in the City's agricultural sector located in the geographic area bounded by Vista del Sur on the north, Tyler Street and 86-S Expressway on the west, Avenue 52 on the south, and the All-American Canal on the east. At the meeting, the Council identified that the proposed distance restrictions would significantly reduce the opportunity for the proposed interim cultivation use in the targeted geographic area and removed the proposed distance restrictions of five hundred (500) feet from another interim outdoor commercial cannabis cultivation use and six hundred (600) feet from any residentially-zoned lot. A conditional use permit with a term of years will be required in order to establish one of these new cannabis businesses.

DISCUSSION/ANALYSIS:

Ordinance No. 1171 will allow "interim outdoor commercial cannabis cultivation" uses in the agricultural and remote areas of the City with a conditional use permit and subject to certain property development standards. Additionally, there will be a durational time element for this activity, which effectively terminates the CUP, restricting the use to the sooner of 48 months or the construction of the first phase of development on the site. A covenant may be recorded on the property to put successors in interest on notice of this limitation on the entitlement.

The Planning Commission and City Council both reviewed and approved the draft ordinance and have voted to approve the necessary amendments to the Coachella Municipal Code. The ordinance

will amend various provisions of the Zoning Code, and the Cannabis Regulatory Permitting procedures contained in the City's Business Licenses and Regulations Code.

FISCAL IMPACT:

None.

ALTERNATIVES:

- 1) Adopt Ordinance No. 1171.
- 2) Take no action.
- 3) Continue this item and provide staff with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1 above.

Attachments: Ordinance No. 1171 – 2nd Reading

ORDINANCE NO. 1171**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, AMENDING VARIOUS PROVISIONS OF THE COACHELLA MUNICIPAL CODE REGARDING INTERIM OUTDOOR COMMERCIAL CANNABIS CULTIVATION IN THE CITY'S AGRICULTURAL SECTOR. CITY-INITIATED.**

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

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

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

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

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

WHEREAS, the proposed Ordinance would amend Title 5 (Business Licenses and Regulations), Chapter 5.68 to (i) allow outdoor commercial cultivation; (ii) provide additional application and operational requirements for outdoor commercial cultivation; and (iii) comply with current City policies and State law; and,

WHEREAS, the proposed Ordinance would also amend Title 17 (Zoning), Chapters 17.10, 17.12, 17.14, and 17.85 to (i) allow outdoor commercial cultivation in certain City zones and subject to certain property development standards, and (ii) comply with current City policies and State law; and,

WHEREAS, the subject Municipal Code Amendment is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2), 15060(c)(3), and 15061(b)(3). The activity is not subject to CEQA because it will not result in a direct or reasonably foreseeable indirect physical change in the environment; the activity is not a project as defined in Section 15378 of the California Public Resources Code, and the activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant impact on the environment. Where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment, the activity is not subject to CEQA; and,

WHEREAS, on February 26, 2020 the City Council of the City of Coachella (“City Council”) conducted a study session which included a discussion item on the possibility of allowing outdoor cannabis cultivation uses in the City’s remote agricultural areas bounded by Vista del Sur on the north, Tyler Street on the west, the All-American Canal on the east, and Avenue 52 on the south; and,

WHEREAS, at the February 26, 2020 the City Council provided staff direction to work on a draft ordinance that would allow for “interim agricultural uses” for outdoor cannabis cultivation on properties that are: 1) remotely located and removed from sensitive odor receptors; 2) have land use entitlements for future development but wish to include an interim agricultural use to cultivate cannabis for three to five years prior to construction of the first phase of urban development; and,

WHEREAS, the Planning Commission of the City of Coachella (“Planning Commission”) conducted a properly noticed public hearing on June 16, 2020 at which members of the public were afforded an opportunity to comment upon this Ordinance, the recommendations of staff, and other public testimony; and,

WHEREAS, after said public hearing, the Planning Commission recommended that the City Council approve this Ordinance with modifications; and,

WHEREAS, the City Council conducted a properly noticed public hearing on July 14, 2021 at which members of the public were afforded an opportunity to comment on this Ordinance, the recommendations of staff, and other public testimony.

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

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

SECTION 2. Amendment to Coachella Municipal Code. Section 5.68.030 *Regulatory permit required* of Chapter 5.68 *Commercial Cannabis Activity Regulatory Permit* of the Coachella Municipal Code is hereby amended to add underlined text as follows:

“5.68.030 - Regulatory permit required.

Commercial cannabis activity permitted under this chapter includes indoor and interim outdoor cultivation, manufacture (including shared-use facilities), distribution, testing, and non-retail microbusinesses (including possession, processing, storing, and labeling incidental to such activity). Prior to initiating operations and as a continuing requisite to operating a commercial cannabis activity, the legal representative of the persons wishing to operate and/or lease out a facility for commercial cannabis activity shall obtain both a conditional use permit and a regulatory permit from the city manager and shall pay an application fee as established by resolution adopted by the city council as amended from time to time. Regulatory permit requirements for retail cannabis businesses can be found in Chapter 5.69.”

SECTION 3. Amendment to Municipal Code. Section 5.68.040 *Regulatory permit application* of Chapter 5.68 *Commercial Cannabis Activity Regulatory Permit* is hereby amended to include underlined text and delete stricken text as follows:

“5.68.040 - Regulatory permit application.

...

M. A complete and detailed diagram of the proposed premises showing the boundaries of the property and the proposed premises to be permitted, showing all boundaries, dimensions, entrances and exits, interior partitions, walls, rooms, windows, doorways, and common or shared entryways, storage areas and exterior lighting. The diagram must show the areas in which all commercial cannabis activity will take place, including but not limited to, limited-access areas. All construction, including but not limited to, buildings, fences, security systems, light blocking apparatuses, signs and outdoor lighting fixtures, shall be designed to blend in with the character of the surrounding area.

N. For cultivation applicants, a detailed water management plan including the proposed water supply, proposed conservation measures, and any water offset requirements; information regarding stormwater control and wastewater discharge; a list of all pesticides, fertilizers, and any other hazardous materials that are expected to be used in the cultivation process; a storage and hazard response plan for all pesticides, fertilizers, and any other hazardous materials kept on the cultivator’s site; all power sources proposed to be used.

~~NO.~~ A detailed security plan outlining the measures that will be taken to ensure the safety of persons and property on the premises. As part of the security plan, a lighting plan is required that shows existing and proposed exterior and interior lighting that will provide adequate security lighting for the commercial cannabis activity and premises. The security plan must be prepared by a qualified professional and include provisions in compliance with the following:

1. Security cameras shall be installed and maintained in good condition, and used in an on-going manner with at least two hundred forty (240) concurrent hours of digitally recorded documentation in a format approved by the city manager. The cameras shall be in use twenty-four (24) hours per day, seven days per week. The areas to be covered by the security cameras shall include, but are not limited to, the public areas, storage areas, employee areas, all doors and windows, and any other areas as determined to be necessary by the city manager.

2. The premises shall be alarmed with an audible interior and exterior alarm system, unless waived for extenuating circumstances by the city manager that is operated and monitored by a recognized security company, deemed acceptable by the city manager. Any change in the security company shall be subject to the approval of the city manager. All current contact information regarding the security company shall be provided to the city manager.

3. Entrance to the cultivation, manufacturing, and testing areas and any storage areas shall be locked at all times, and under the control of cannabis facility staff.

4. All cannabis shall be securely stored, and a reliable, commercial alarm system shall be installed and maintained where the cannabis is secured.

5. A licensed security guard, licensed by the California Department of Consumer Affairs, shall be present at the premises during all hours of operation. If the security guard is to be armed, then the security guard shall possess at all times a valid security guard card and firearms permit issued by the California Department of Consumer Affairs.

6. A heavy-gauge chain-link (or other material as approved by the ~~city manager~~ planning commission) fence a minimum of eight-feet in height (or as otherwise approved by the city manager) shall be constructed around the perimeter of the premises to prevent public access and obscure the cannabis cultivation facility from public view. Screening can include landscaping or vinyl slats, as permitted by law enforcement.

Ø P. An odor control plan that describes the air treatment system or other methods that will be implemented to prevent odors generated by the commercial cannabis activity from being detected outside the building(s) on the premises. This section is not intended to prohibit the use of Polyethylene Plastic Film, Polycarbonate Sheeting, and Shade Cloth Fabrics for use in temporary greenhouses and temporary hoop houses as part of an approved “interim outdoor cannabis cultivation uses” allowed under Title 17.

P Q. A comprehensive business operations plan that includes the following:

1. Business plan. A plan describing how the commercial cannabis activity business will operate in accordance with this code, state law, and other applicable regulations. The business plan must include plans for handling cash and transporting cannabis and cannabis products to and from the premises, if applicable.

2. Community relations plan. A plan describing who is designated as being responsible for outreach and communication with the surrounding community, including the neighborhood and businesses, and how the designee can be contacted.

3. Neighborhood responsibility plan. A plan addressing any adverse impacts of the proposed commercial cannabis activity on the surrounding area.

4. Insurance. The applicant's certificate of commercial general liability insurance and endorsements and certificates of all other insurance related to the operation of the commercial cannabis activity.

5. Budget. A copy of the applicant's most recent annual budget for operations.

Ø R. The name and address of the owner and lessor of the real property upon which the commercial cannabis activity is to be operated. In the event the applicant is not the legal owner of the property, the application must be accompanied with a notarized acknowledgement from the owner of the property that a commercial cannabis activity will be operated on his or her property.

R S. Authorization for the city manager to seek verification of the information contained within the application.

S T. A statement in writing by the applicant that he or she certifies under penalty of perjury that all the information contained in the application is true and correct.

T U. A full and complete copy of the applicant's most current application submitted to and approved by the applicable state licensing authority.

U V. Any such additional and further information as is deemed necessary by the city manager to administer this chapter.”

SECTION 4. Amendment to Coachella Municipal Code. Section 5.68.130 *Operating standards* of Chapter 5.68 *Commercial Cannabis Activity Regulatory Permit* of the Coachella Municipal Code is hereby amended to add underlined text and delete stricken text as follows:

“5.68.130 - Operating standards.

A. Indoor cultivation~~only~~. An indoor cultivation permittee shall only cultivate cannabis in a fully enclosed and secure building. An indoor cultivation permittee shall not allow cannabis or cannabis products on the premises to be visible from the public right of way, the unsecured areas surrounding the buildings on the premises, or the premises’ main entrance and lobby.

B. Interim Outdoor Cultivation. Cannabis plants shall not be easily visible from offsite. All interim outdoor commercial cultivation sites should have a minimum twenty-foot (20 ft.) setback with an opaque fencing material to screen the outdoor cannabis grow areas from vview to the public streets. All interim outdoor commercial cultivation activities shall occur within a secure fence at least six (6) feet in height that fully encloses the cultivation area(s) and prevents access to the cultivation area(s). The fence must include a lockable gate(s) that is locked at all times, except for during times of active ingress and egress. Outdoor lighting shall be used for the purpose of illumination only. Outdoor lighting shall not be located within the canopy area, used for photosynthesis, mixed-light processes, other purposes intended to manipulate cannabis plant growth. Temporary lighting, whether powered by a portable generator or permitted electrical service, is prohibited.

B C. Odor control. A permittee shall comply with the odor control plan that is submitted during the application process and approved by the city manager. Commercial cannabis activity premises shall provide a sufficient odor absorbing ventilation and exhaust system so that odor generated inside the building(s) that is distinctive to its operation is not detected outside the premises, anywhere on adjacent property or public rights-of-way, on or about any exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for common use by tenants or the visiting public, or within any other unit located within the same building as the commercial cannabis activity. As such, applicants must install and maintain the following equipment or any other equipment which the city manager or designee determines has the same or better effectiveness:

1. An exhaust air filtration system with odor control that prevents internal odors from being emitted externally; or

2. An air system that creates negative air pressure between the cannabis facility's interior and exterior so that the odors generated inside the cannabis facility are not detectable outside the cannabis facility.

3. Should compliance with the odor control plan fail to properly control odor, the city manager may impose additional or modified plan restrictions.

C.D. 'Track and trace'. Commercial cannabis activity businesses shall have an electronic 'track and trace' system that produces historical transactional data for review by the city manager for auditing purposes.

D.E. Records. A commercial cannabis activity business shall maintain the following records in printed format for at least three years on the premises and shall produce them to the city within twenty-four (24) hours after receipt of the city's request:

1. The name, address, and telephone numbers of the owner and landlord of the property.

2. The name, date of birth, address, and telephone number of each manager and staff of the commercial cannabis activity business; the date each was hired; and the nature of each manager's and staff's participation in the business.

3. A written accounting of all income and expenditures of the commercial cannabis activity business, including, but not limited to, cash and in-kind transactions.

4. A copy of the commercial cannabis activity business' commercial general liability insurance policy and all other insurance policies related to the operation of the business.

5. A copy of the commercial cannabis activity business' most recent year's financial statement and tax return.

6. An inventory record documenting the dates and amounts of cannabis received at the premises, the daily amounts of cannabis on the premises, and the daily amounts of cannabis transported from the premises.

A commercial cannabis activity business shall report any loss, damage, or destruction of these records to the city manager within twenty-four (24) hours of the loss, damage, or destruction.

E.F. Security. A permittee shall comply with the security plan that is submitted during the application process as approved by the city manager. A permittee shall report to the Coachella Police Department all criminal activity occurring on the premises. Should compliance with the

security plan fail to properly secure the commercial cannabis activity premises, the city manager may impose additional or modified plan restrictions.

F G. Retail sales prohibited. No person shall conduct any retail sales of any good or services on or from a permitted commercial cannabis activity premises that is regulated under this chapter.

G H. Cannabis consumption prohibited. No person shall smoke, ingest, or otherwise consume cannabis in any form on, or within twenty (20) feet of, a commercial cannabis activity premises regulated under this chapter.

H I. Alcohol prohibited. No person shall possess, consume, or store any alcoholic beverage on any commercial cannabis activity premises.

I J. Juveniles prohibited. No one under the age of eighteen (18) shall be on the commercial cannabis activity premises or operate a commercial cannabis activity in any capacity, including, but not limited to, as a manager, staff, employee, contractor, or volunteer.”

SECTION 5. Amendment to Municipal Code. Section 17.10.020 *Permitted uses* of Chapter 17.10 *A-R Agricultural Reserve Zone* is hereby amended to include underlined text and delete stricken text as follows:

“17.10.020 - Permitted uses.

The following uses are permitted in the A-R zone subject to all provisions of this chapter:

...

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

- 1. Public parks;
- 2. One temporary stand, of temporary construction, for the display and sale of agricultural products produced on the premises, and placed not less than twenty-five (25) feet from any street or highway upon which such property fronts. When granting approval for such a temporary stand, the planning commission shall set a maximum time limit not to exceed one year on each such stand. Said time limit may be renewed at the option of the commission;
- 3. Cemeteries, crematories, columbariums, and mausoleums;
- 4. Reserved;
- 5. Reserved;
- 6. Farms or establishments for the selective or experimental breeding of cattle or horses, or the raising and training of horses or show cattle;

7. Dairy farms;
8. Kennels;
9. Animal raising, commercial; small animals, such as poultry, birds, fish, fowl, rabbits, chinchilla, mice, frogs, earthworms, bees, and others of similar nature, form and size, including hatching and fattening, and involving eggs or similar products derived therefrom;
10. Reserved;
11. Fruit and vegetable packing houses; ~~and~~
12. Farm labor camps; and
13. Interim outdoor commercial cannabis cultivation, pursuant to Chapter 17.85.”

SECTION 6. Amendment to Municipal Code. Section 17.12.020 *Permitted uses* of Chapter 17.12 *A-T Agricultural Transition Zone* is hereby amended to include underlined text and delete stricken text as follows:

“17.12.020 - Permitted uses.

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

...

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

1. Public and private parks; golf courses; swimming, polo and country clubs;
2. One temporary stand, of temporary construction, for the display and sale of agricultural products produced on the premises, and placed not less than twenty-five (25) feet from any street or highway upon which such property fronts. When granting approval for such a temporary stand, the planning commission shall set a maximum time limit not to exceed one year on each such stand. Said time limit may be renewed at the option of the commission;
3. Cemeteries, crematories, columbariums, and mausoleums;
4. Equestrian establishments, provided that in no case shall permanent maintenance or stabling of horses, storage of feed, riding arenas, or storage or maintenance of equipment be permitted within three hundred feet of the boundary of any R-S or RM;
5. Borrow pits, gravel pits, and other recovery of natural mineral resources;

6. Farms or establishments for the selective or experimental breeding of cattle or horses, or the raising and training of horses or show cattle;
7. Dairy farms;
8. Kennels;
9. Animal Raising, Commercial. Small animals, such as, poultry, birds, fish, fowl, rabbits, chinchilla, mice, frogs, earthworms, bees, and others of similar nature, form and size, including hatching and fattening, and involving eggs or similar products derived therefrom;
10. Campgrounds, private, containing picnic areas, overnight camping facilities and temporary parking for travel trailers and camper trucks;
11. Fruit and vegetable packing houses; ~~and~~
12. Farm labor camps; and,
13. Interim outdoor commercial cannabis cultivation, pursuant to Chapter 17.85.”

SECTION 7. Amendment to Municipal Code. Section 17.14.020 *Permitted uses* of Chapter 17.14 *R-E Residential Estate Zone* is hereby amended to include underlined text and delete stricken text as follows:

“17.14.020 - Permitted uses.

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

...

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

1. Clubs and lodges, private, nonprofit when site fronting on an arterial street;
2. Public and private golf courses; ~~and~~
3. School, private, nonprofit; and,
4. Interim outdoor commercial cannabis cultivation, pursuant to Chapter 17.85.”

SECTION 8. Amendment to the Coachella Municipal Code. Section 17.85.030 *Commercial cannabis activity permitted* of Chapter 17.85 *Commercial Cannabis Activity* is hereby amended to include the underlined text and delete the stricken text as follows:

“17.85.030 - Commercial cannabis activity permitted.

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

SECTION 9. Amendment to the Coachella Municipal Code. Section 17.85.040 *Conditional use permit or development agreement required* of Chapter 17.85 *Commercial Cannabis Activity* is hereby amended to include the underlined text as follows:

“17.85.040 - Conditional use permit or development agreement required.

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

SECTION 10. Amendment to the Coachella Municipal Code. Section 17.85.050 *Commercial cannabis activity—Permitted locations and standards* of Chapter 17.85 *Commercial Cannabis Activity* is hereby deleted in its entirety and amended to include the underlined text as follows:

17.85.050 - Commercial cannabis activity—Permitted locations and standards.

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

1. Location. Permitted uses be located in any wrecking yard zone (M-W) or manufacturing service - industrial park overlay zone (IP) in the city, upon issuance of a CUP and a regulatory permit.

2. Property development standards.

(a) In M-W zone – Permitted uses should be restricted to a site having a minimum of five (5) acres in size, with a minimum paved street frontage of two hundred fifty (250) feet. Permitted uses may not be established in the M-W zone on a multi-tenant industrial park or business park site existing on the effective date of this ordinance. A CUP to develop a new stand-alone commercial cannabis activity facility or a multi-tenant facility within a minimum site area of five acres may be pursued.

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

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

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

B. Interim outdoor commercial cannabis cultivation.

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

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

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

b) shall have a maximum canopy size equal to the lesser of two (2) acres or the maximum size authorized by the State license for that business.

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

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

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

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

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

SECTION 11. Amendment to the Coachella Municipal Code. Section 17.85.090 *Commercial cannabis cultivation, manufacturing, testing, processing—Interior only* of Chapter 17.85 *Commercial Cannabis Activity* is hereby removed and reserved. The text from this Section has been added to Section 17.85.050. The Municipal Code text shall read as follows:

“17.85.090 – [RESERVED] ~~Commercial cannabis cultivation, manufacturing, testing, processing—Interior only.”~~

SECTION 12. CEQA. The City Council finds that this Ordinance is not subject to the California Environmental Quality Act (“CEQA”) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonable foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

SECTION 13. Effective Date. This Ordinance shall take effect thirty (30) days after its adoption.

SECTION 14. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance, or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council hereby declares that it would have passed section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase be declared unconstitutional.

SECTION 15. Certification. The City Clerk shall certify the passage of this Ordinance and shall cause the same to be entered in the book of original ordinances of said City; shall make

a minute passage and adoption thereof in the records of the meeting at which time the same is passed and adopted; and shall, within fifteen (15) days after the passage and adoption thereof, cause the same to be published as required by law, in a local newspaper of general circulation and which is hereby designated for that purpose.

PASSED, APPROVED and ADOPTED this 28th day of July 2021.

Steven A. Hernandez
Mayor
ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

Carlos Campos
City Attorney

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

I HEREBY CERTIFY that the foregoing Amendment to Ordinance No. 1171 was duly and regularly introduced at a meeting of the City Council on the 14th day of July 2021, and that thereafter the said ordinance amendment was duly passed and adopted on the 25th day of August 2021.

AYES:

NOES:

ABSENT:

ABSTAIN:

Andrea J. Carranza, MMC
Deputy City Clerk



STAFF REPORT
8/25/2021

TO: Honorable Mayor and City Council Members

FROM: Gabriel Martin, City Manager

SUBJECT: Ordinance No. 1182, Updates to the Hotel Operations Incentive Program (*Second Reading*)

RECOMMENDED ACTION:

Staff recommends that the Mayor and City Council review the updated draft Hotel Operations Incentive Program (“Program”) policy document and Ordinance No. 1182, extending the sunset period of the Program for an additional three years, provide staff with guidance and direction, and consider approval of the policy and adoption of the ordinance as proposed.

BACKGROUND:

As a result of the COVID-19 pandemic and larger economic trends, the City of Coachella is currently suffering from one of the highest unemployment rates in the County: 13.8% as of late March 2021, per a report by the California Employment Development Department. The City is continuing to work to attract and retain business, to encourage the creation of jobs for its residents, and to improve the quality of life of its workers and their families. City staff has determined that an update to the existing Hotel Operations Incentive Program policy, and the ordinance that codified such policy, is needed to further pursue these goals as the City recovers from an economic downturn that particularly impacted the travel and leisure sector.

On May 26, 2021, the City Council approved the first reading of the attached Ordinance No. 1182 amending Section 4.49.020 of the Coachella Municipal Code. On June 23, 2021, the City Council continued the item to allow more research on comparing the City’s Program to other similar hotel incentive programs in the region.

DISCUSSION:

Currently, the Hotel Operations Incentive Program is expired and needs to be updated with a new expiration date in the future, if the City Council wishes to continue to implement its provisions. Likewise, the proposed ordinance amends Section 4.49.020 of the Municipal Code to bring its dates into accordance with the updated Program. The revised policy document will extend the date by which a developer can enter into an agreement with the City to develop a compliant hotel project to June 1, 2023. The revised policy document will also extend the deadline for a project to be fully entitled to be no later than December 31, 2025, to be under construction no later than June 30,

2026, and for construction to be completed, a Certificate of Occupancy issued, and the hotel open and operational no later than June 30, 2027. In accordance with these suggested changes, the revised Section 4.49.020 of the Coachella Municipal Code will now define “new hotel,” “first class new hotel,” and “comfort new hotel” to include hotels fully entitled after January 1, 2018 but before December 31, 2025. No other changes are suggested at this time.

ALTERNATIVES:

- 1) Recommend approval of Hotel Operations Incentive Program and Ordinance No. 1182 as presented. (Recommended by staff.)
- 2) Continue this item and provide staff with direction.

FISCAL IMPACTS

There are no fiscal impacts associated with this action in that it merely modifies Coachella Municipal Code to extend the existing Hotel Operations Incentive Program until the end of 2025.

ATTACHMENTS

1. Ordinance No. 1182: An Ordinance of the City Council of the City of Coachella, California, Amending Section 4.49.020 of the Coachella Municipal Code Regarding the Hotel Operations Incentive Program
2. Draft Revised Hotel Incentive Program policy document (in redline)

ORDINANCE NO. 1182

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, AMENDING SECTION 4.49.020 OF THE COACHELLA MUNICIPAL CODE REGARDING THE HOTEL OPERATIONS INCENTIVE PROGRAM

WHEREAS, the City Council previously adopted a Hotel Operations Incentive Program by Ordinance No. 1106 on May 24, 2017; and

WHEREAS, the City Council wishes to extend the sunset period of the Hotel Operations Incentive Program for an additional three years, which requires minor modifications to the language of Section 4.49.020 of the Coachella Municipal Code.

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

Section 1. **Recitals.** The above recitals are hereby adopted by the City Council and incorporated as set forth in this section.

Section 2. **Amendment to Coachella Municipal Code.** Coachella Municipal Code Chapter 4.49, *Hotel Operations Incentive Program*, Section 4.49.020 is hereby amended and restated to read as follows (deleted text in ~~strike through~~, new text in **bold underline**):

“4.49.020 - Definitions.

For the provisions of this chapter, the following definitions shall apply:

"Adjusted tax rate" means the hotel operations incentive program tax rates which shall be exclusively utilized for the calculation of the operating assistance to be paid by the city to qualified operators of hotels participating in the hotel performance incentive program.

"Comfort hotel" means a hotel which provides appropriate standards of physical features and operational services established for hotels by the American Automobile Association, J.D. Power & Associates, Forbes, or Smith's Travel Research Service.

"Existing hotel" means a property that was constructed, occupied, and used as a hotel on or before January 1, 2018.

"First class hotel" means a hotel which provides standards of physical features and operational services which meet or exceed the higher rating criteria established for hotels by the American Automobile Association, J.D. Power & Associates, Forbes, or Smith's Travel Research Service.

"First class hotel standard" means standards of physical features and operation which qualify a hotel as a first class hotel and which include operation of the hotel on a twenty-four (24) hours per day/seven days a week basis with housekeeping services, food and beverage services, room services, banquet and meeting services, concierge and bellman services, and parking services.

"Fully entitled" means a hotel that has received and/or been issued all discretionary permits and entitlements from the city required for the construction of a new hotel.

"Hotel" means any property containing four or more guest rooms used by four or more guests for compensation and where the guest rooms are designed and intended as transient occupancy accommodations.

"New hotel," "first class new hotel," and "comfort new hotel" means a first class hotel or comfort hotel that is or was fully entitled as a hotel after January 1, 2018, but before December 31, ~~2020~~ **2025**. The term "new hotel" does not include all, or any portion of, or addition to, an existing hotel.

"Operating covenants" means the covenants described in Section 4.49.050 of this Code.

"Operator" means the person who is proprietor of a hotel, whether in the capacity of owner, lessee, sub-lessee, mortgagee in possession, licensee, franchisee, or any other capacity, or the assignee or designee of such proprietor.

"Transient occupancy" means an uninterrupted stay of no more than twenty-eight (28) consecutive calendar days.

"Transient occupancy tax base" means the existing transient occupancy rate in place at the adoption of this ordinance, nine percent."

SECTION 3. CEQA. The City Council finds that this Ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonable foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

SECTION 4. Effective Date. This Ordinance shall take effect thirty (30) days after its adoption.

SECTION 5. Severability. If any provision or clause of this Ordinance or any application of it to any person, firm, organization, partnership, or corporation is held invalid, such invalidity shall not affect other provisions of this Ordinance which can be given effect without the invalid provision or application. To this end, the provisions of this Ordinance are declared to be severable.

SECTION 6. Certification. The City Clerk shall certify the passage of this Ordinance and shall cause the same to be entered in the book of original ordinances of said City; shall make a minute passage and adoption thereof in the records of the meeting at which time the same is passed and adopted; and shall, within fifteen (15) days after the passage and adoption thereof, cause the same to be published as required by law, in a local newspaper of general circulation and which is hereby designated for that purpose.

[THIS SPACE LEFT INTENTIONALLY BLANK]

PASSED, APPROVED and ADOPTED this 28th day of July 2021.

Steven A. Hernandez
Mayor

ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

Carlos Campos
City Attorney

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

I HEREBY CERTIFY that the foregoing Amendment to Ordinance No. 1182 was duly and regularly introduced at a meeting of the City Council on the 26th day of May 2021, and that thereafter the said ordinance amendment was duly passed and adopted on the 25th day of August 2021.

AYES:

NOES:

ABSENT:

ABSTAIN:

Andrea J. Carranza, MMC
Deputy City Clerk



Hotel Incentive Program (HIP)

Much of the Coachella Valley depends on the growth and expansion of the tourism and travel industries. The City of Coachella intends to participate more fully in the tourism, travel industry, and aggressively encourage hotel development in Coachella's municipal boundaries. The Hotel Incentive Program (HIP) is designed to encourage the first hotel developments in the City of Coachella.

Hotels would provide visitors a convenient and enjoyable experience, enabling visitors to spend more time in the city, exploring the many cultural, entertainment and outdoor attractions unique to this region in the Coachella Valley. The HIP will help diversify our local economy by incentivizing the creation of a new business sector within the City. It will increase the employment options for residents currently employed in this well-established valley industry sector and will provide new employment opportunities for residents of the City of Coachella.

The HIP is a benefit to the Hotel Operator with the intention being to provide an incentive that will assist the operator in offering a competitive room rate as they establish their new hotel in the market.

TRANSIENT OCCUPANCY TAX (TOT) RATE

The City of Coachella continues to maintain a Transient Occupancy Tax (TOT) rate that is lower than the average TOT rate of neighboring municipalities and is currently the lowest TOT in the Coachella Valley at 9%. This low TOT rate provides the Hotel Operator the ability to offer gross room rates at several percentage points below (approx. 2-4% lower) neighboring municipalities. The low TOT likely would be an inducement to encourage development of new hotels in the City of Coachella.

TOT OPERATOR INCENTIVE

The City shall provide the following TOT Incentive based on the type of hotel product proposed:

- A. First Class New Hotels. The city shall pay to an operator of a first class new hotel an amount equal to fifty (50) percent of the adjusted tax rate. Such payments shall be made for twenty (20) years from the certificate of occupancy for the hotel or until the operator has been paid twenty-five million dollars (\$25,000,000.00), whichever event occurs first.

The city and a qualified participant under this section may enter into an agreement, at the sole discretion of the city, to receive an increase in the percent of the adjusted tax rate, for no longer

than the first two years of the qualified participant's incentive program. Without regard to any preceding conditions of this section, the program shall terminate at any point the first class new hotel is not operated as a first class hotel.

A. Comfort New Hotels:

- a. The city shall pay to an operator of a comfort hotel with one hundred twenty-five (125) or more rooms an amount equal to fifty (50) percent of the adjusted tax rate and such payments shall be made for twenty (20) years from the certificate of occupancy for the hotel or until the operator has received twenty-five million dollars (\$25,000,000.00), whichever event occurs first.
- b. The city shall pay to an operator of a comfort hotel with fifty-one (51) to one hundred twenty-four (124) rooms an amount equal to fifty (50) percent of the adjusted tax rate and such payments shall be made for ten (10) years or until the operator has received ten million dollars (\$10,000,000.00), whichever event occurs first.
- c. The city shall pay to an operator of a comfort hotel with fifty (50) or fewer rooms an amount equal to fifty (50) percent of the adjusted tax rate and such payments shall be made for five years or until the Operator has received five million dollars (\$5,000,000.00), whichever event occurs first. Without regard to any preceding conditions of this section, the program shall terminate at any point the hotel is not operated as a comfort hotel.

Each operator eligible to participate in the city's hotel operations incentive program shall execute operating covenants approved by the city council, and recorded with the county of Riverside recorder's office.

AGREEMENT ACCEPTANCE PERIOD

As time is of the essence, a developer must enter into an agreement with the City on or before June 1, 2025 to qualify for this program.

PROJECT COMPLETION PERIOD

The project must be fully entitled as a hotel no later than December 31, 2025 and be under construction no later than June 30, 2026 with the project completed, Certificate of Occupancy issued, hotel open and operational no later than June 30, 2027.

OTHER QUALIFICATIONS AND CONDITIONS

1. The program shall terminate at any point the covenanted property ceases to operate as a hotel.
2. An Operating Covenant, covering a ten (10) year period, will be executed, reviewed and approved by the City Council and recorded with the County of Riverside.

HOTEL CLASS & RATING SYSTEM

The Hotel class is identified by the specific amenities offered at the property. Forbes Travel Guide, formerly Mobil Travel Guide, launched its star rating system in 1958 and the “Hotel Stars Union” was established in 2010 in Europe to differentiate the classes of hotel accommodations and their respective levels of service. The AAA auto association uses a similar rating system with diamonds, rather than stars, to express hotel and restaurant rating lever. The Hotel.com is a popular hotel reservation website, which uses star rating descriptions to draw distinctions between accommodations and the services expected. The rating system classifies the differences between “First Class” (4 Star), “Superior Comfort” (3 Star +) and “Comfort” (3 Star) Hotels. The star rating system noted below is a combination of components from both Hotels.com and Hotel Stars Union.

“STAR” RATING SYSTEM:

5 Star = Luxury

These are hotels that offer the highest level of accommodations and services with a high degree of personal service. Although most five star hotels are large properties, sometimes the small independent (non-chain) property offers an elegant intimacy that cannot be achieved in the larger setting. The hotel locations can vary from the very exclusive locations of a suburban area, to the heart of downtown. The hotel lobbies are sumptuous, the rooms complete with stylish furnishing and quality linens. The amenities often include: in room video/movie libraries, DVD's, CD stereos, garden tubs or Jacuzzis, heated pools and more. The hotels feature full service restaurants with exquisite menus. Room service is usually available 24 hours a day. Fitness Centers and valet and/or garage parking are typically available. A concierge is also available to assist you.

Typical National Chains: Ritz Carlton, Four Seasons.

Offering:

- Reception opened 24 hours, multilingual staff
- Doorman-service or valet parking
- Concierge
- Spacious reception hall with seating and beverage service
- Personalized greeting for each guest with fresh flowers or a present in the room
- Minibar and food and beverage offered via room service 24 hours
- Personal care products
- Internet-PC in the room
- Safe in the room
- Ironing and shoe polish service
- Turndown service in the evening
- Mystery guesting

4 Star + = First Class Superior

The Superior flag is provided when the first class hotel has a proven high quality not only in the rooms. The superior hotels provide for additional facilities in the hotel like a sauna or a workout room. The quality is checked regularly by mystery guesting by an external inspection service.

4 Star = First Class

Mostly large, formal hotels with reception areas, front desk service and bellhop service. The hotels are most often located near other hotels of the same caliber and are usually found near shopping, dining and other major attractions. The level of service is well above average and the rooms are well lit and well furnished. Restaurant dining is usually available and may include more than one choice. Some properties will offer continental breakfast and/or happy hours. Room service is usually available during most hours. Valet parking and/or garage service is also usually available. Concierge services, fitness centers and one or more pools are often provided.

Typical National Chains: Hyatt, Hilton and Marriot.

Offering:

- Reception opened 18 hours, accessible by phone 24 hours from inside and outside
- Lobby with seats and beverage service
- Breakfast buffet or breakfast menu card via room service
- Minibar or 24 hours beverages via room service
- Upholstered chair/couch with side table
- Bath robe and slippers on demand
- Cosmetic products (e.g. shower cap, nail file, cotton swabs), vanity mirror, scale in the bathroom
- Internet access
- "À la carte"-restaurant

3 Star + = Superior Comfort

The Superior flag is provided when the additional service and accommodation provisions are not sufficient for the next star. The accommodation facilities for a superior hotel need to be on a modern level and fully renovated, which is checked regularly.

3 Star = Comfort

Typically, these hotels offer more spacious accommodations that include well-appointed rooms and decorated lobbies. Bellhop service is usually not available. They are often located near major expressways or business areas, convenient to shopping and moderate to high priced attractions. The hotels usually feature medium-sized restaurants that typically offer service breakfast through

dinner. Room service availability may vary. Valet parking, fitness centers and pools are often provided.

Typical National Chains: Holiday Inn, Radisson.

Offering:

- Breakfast buffet
- Reading light next to the bed
- Bath essence or shower gel
- Bath towels
- Linen shelves
- Offer of sanitary products (e.g. toothbrush, toothpaste, shaving kit)
- Reception opened 14 hours, accessible by phone 24 hours from inside and outside, bilingual staff
- Luggage service
- Beverage offer in the room
- Telephone in the room
- Internet access in the room or in the public area
- Heating facility in the bathroom, hair-dryer, cleansing tissue
- Dressing mirror, place to put the luggage/suitcase
- Sewing kit, shoe polish utensils, laundry and ironing service
Additional pillow and additional blanket on demand
- Systematic complaint management system

2 Star + = Superior Standard

The Superior flag is provided when the additional service and accommodation provisions are not sufficient for the next star. The Standard-Superior does usually offer the same service level as three-star hotels, but the interiors of the hotel are smaller and cheaper so that the three stars were not to be awarded by the inspection body. A two-star superior does not require mystery guesting.

2 Star = Standard

Typically smaller hotels managed by the proprietor. The hotel is often 2 - 4 stories high and usually has a more personal atmosphere. It's usually located near affordable attractions, major intersections and convenient to public transportation. Furnishings and facilities are clean but basic. Most will not have a restaurant on site but are usually within walking distance to some good low-priced dining. Public access, past certain hours, may be restricted.

Typical National Chains: Days Inn, Quality Inn and La Quinta Inn.

In addition to the single star hotels offering:

- Breakfast buffet

- Reading light next to the bed
- Bath essence or shower gel
- Bath towels
- Linen shelves
- Offer of sanitary products (e.g. toothbrush, toothpaste, shaving kit)

1 Star + = Superior Tourist

The Superior flag is provided when the additional service and accommodation provisions are not sufficient for the next star. The bathroom facilities are usually at the same level as for two stars hotels but built from cheaper materials.

1 Star = Tourist

Usually denotes independent and name brand hotel chains with a reputation for offering consistent quality amenities. The hotel is usually small to medium-sized and conveniently located to moderately priced attractions. The facilities are typically basic with telephones and TV's in the bedroom. Some hotels offer limited restaurant service, however room service and bellhop service is usually not provided.

Typical National Chains: Econolodge, Motel 6.

Offering:

- 100% of the rooms with shower or bath tub
- Daily room cleaning
- 100% of the rooms with TV and remote control
- Table and chair
- Soap or body wash
- Reception service
- Facsimile at the reception
- Publicly available telephone for guests
- Extended breakfast
- Beverage offer in the hotel
- Deposit possibility

References:

- **Hotels.com** “Star Ratings Explained”
http://www.hotels.com/customer_care/star_rating.html
- **Hotel Star Union** “European star rating system”
http://en.wikipedia.org/wiki/Hotel_rating



STAFF REPORT
8/25/2021

TO: Honorable Mayor and City Council Members

FROM: Dr. Gabriel Martin, City Manager

SUBJECT: Resolution 2021-51 Approving the Creation and Funding for a Full-Time Construction Project Coordinator

STAFF RECOMMENDATION:

Staff recommends that the City Council approve Resolution No. 2021-51 approving and funding a full-time Construction Project Coordinator Position that will focus on Water, Waste Water and Storm Water Project coordination tasks.

BACKGROUND:

Currently, the City has more than 12 million dollars in Utility related projects programmed into the Capital Improvement Program. In The past, the Utilities department had a separate devoted staff member that helped coordination efforts to advance and deliver these Utility projects. Looking forward, City Staff anticipate increased funding opportunities for utility related projects due to increased Federal and State infrastructure funding and Economic Stimulus funding. City Staff also anticipate increased demand to advance and deliver utility projects in association with projected growth. Therefore, in order to place the Utility department in the best position to respond to growing grant opportunities, manage multiple projects and serve the citizenry with future development projects, a new Construction Project Coordinator specifically assigned to the Water, Sanitation and Storm Water areas is needed. This Construction Project Coordinator position will place the Utility department in an advantageous position to take advantage of all federal and state funding resources while better serving our community.

The Construction Project Coordinator position falls under Sanitary/Miscellaneous Employees and would report to the Utilities Manager. This position would be added to the existing Salary Schedule, with a Pay Grade of \$78,582.40 to \$95,513.60 annually.

ALTERNATIVES:

1. Approve staff's recommendation to approve Resolution No. 2021-51 approving and funding a full-time Construction Project Coordinator position.
2. Do not approve staff's recommendation.

FISCAL IMPACT:

If approved, funding for this position will be appropriated from unrestricted fund balance in the City's general fund (101) for \$22,000 and unrestricted net position in the water authority fund (178) for \$66,000 and sanitary district fund (361) for \$22,000. This represents an additional appropriation in fiscal year 2022 of \$110,000.

ATTACHMENTS:

Approved Position Description (included for reference)

RESOLUTION NO. 2021-51

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, APPROVING THE CREATION AND FUNDING FOR A FULL-TIME CONSTRUCTION PROJECT COORDINATOR POSITION

WHEREAS, Currently, the City has more than 12 million dollars in Utility related projects programmed into the Capital Improvement Program, and; City Staff anticipate increased funding opportunities for utility related projects due to increased Federal and State infrastructure funding and Economic Stimulus funding, and; City Staff anticipate increased demand to advance and deliver utility projects in association with projected growth, and; The Construction Project Coordinator position will place the utility department in an advantageous position to take advantage of all federal and state funding resources while better serving our community.

WHEREAS, The Construction Project Coordinator position falls under Sanitary/Miscellaneous Employees and would report to the Utilities Manager. This position would be added to the approved organizational structure and is currently included in the City’s approved salary schedule, with a Pay Grade of \$78,582.40 to \$95,513.60 annually.

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

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

Section 2. **Title.** Adopt Resolution No. 2021-51, a Resolution of the City Council of Coachella, California, Approving and Funding a Full-Time Construction Project Coordinator Position.

PASSED, APPROVED and ADOPTED this 25th day of August 2021.

Steven A. Hernandez
Mayor

ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

Carlos Campos
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. 2021-51 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 25th day of August 2021, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Andrea J. Carranza, MMC
Deputy City Clerk



Construction Project Coordinator

Class Code:
0371

Bargaining Unit: Sanitary and
Miscellaneous

CITY OF COACHELLA
Established Date: Jul 13, 2016
Revision Date: Mar 15, 2021

SALARY RANGE

\$37.78 - \$45.92 Hourly
\$6,548.53 - \$7,959.47 Monthly
\$78,582.36 - \$95,513.64 Annually

DEFINITION:

Under general direction, coordinates, oversees, and participates in the work involved in the coordination and management of a variety of development, public works and Capital Improvement Projects (CIP) of City infrastructure, including coordinating the bid process, contract administration, and inspecting workmanship and materials used for projects; plans, organizes, and coordinates construction activities on City projects; performs design and constructability reviews and provides relevant recommendations; provides technical and specialized assistance to assigned subordinate staff; and performs related work as required.

SUPERVISION RECEIVED AND EXERCISED

Receives general direction from the City Engineer. Exercises technical and functional direction over and provides training to lower-level staff.

CLASS CHARACTERISTICS

This is a journey-level class that performs duties related to the coordination of construction and CIP projects. Incumbents are responsible for contract coordination, project and construction coordination, and inspecting and attending to assigned areas in a timely manner.

Responsibilities require knowledge of the development and provision of construction projects, the ability to organize and oversee the work of staff and/or contractors, and the ability to execute various administrative responsibilities of assigned projects. This classification is distinguished from the Construction Manager in that the latter is responsible for larger, more complex projects that are completed by other contractors.

EXAMPLES OF DUTIES:

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

- Coordinates construction projects as assigned; reviews construction plans, design, and construction progress for projects; performs project constructability reviews; reviews project plans and specifications and recommends revisions as necessary.
- Prepares, files and organizes correspondence and compliance forms for state and federal grant funded projects, ensuring that assigned projects are completed within the guidelines and timetables established by local, state, and federal laws, regulations, standards, and/or policies.
- Reviews plans and specifications of assigned projects including streets, curbs, gutters, sidewalks, storm drainage, streetlights and related facilities and appurtenances, and water and wastewater distribution, collection and treatment systems installation, and repair construction projects.
- Plans, schedules, prioritizes, and coordinates contractors involved in assigned projects in consultation with the supervisor; communicates status of repairs to appropriate personnel, working cooperatively to schedule inspections in accordance with established and special operational priorities.
- Coordinates, oversees, and personally participates in all assigned projects including inspecting all phases of a variety of public works, infrastructure, capital improvement, and other assigned construction projects for conformance with, plans, specifications, contract provisions, and safe work practices in accordance with Federal, State, and local codes; inspects materials for identification; performs routine field tests.
- Confers with contractors and developers regarding conformance to standards, plans, specifications and codes; explains requirements and evaluates alternatives.
- Consults with engineering staff regarding problems and change alternatives; prepares change orders for assigned projects.
- Records amounts of materials used and work performed; prepares and maintains daily inspection reports, progress payments, change orders, claims, and other written documentation.
- Inspects sites and reviews plans and specifications prior to the bidding or development process of assigned projects; attends bid openings for in-house projects.
- Conducts pre-bid and pre-construction conferences for in-house projects.
- Reviews requests for progress payments related to work performed and materials supplies.
- Observes safe work methods and makes appropriate use of related safety equipment as required.
- Responds to requests and complaints from the public and answers questions or refers to supervisor, as necessary.
- Stays current on the status of new and pending regulatory legislation; attends continuing education courses and seminars as required.

- Maintains accurate records and logs of daily activities, using appropriate computer software applications.
- Acts as liaison between the City, contractors, other agencies and businesses and residents affected by projects and programs; maintains communication among the parties and responds to and resolves issues and complaints or refers them to the proper office for resolution.
- Performs duties of a disaster services worker in event of an emergency.
- Performs related duties as assigned.

QUALIFICATIONS:

Knowledge of:

- Materials, methods, principles and practices used in public works construction, including streets, curbs, gutters, sidewalks, storm drainage, streetlights and related facilities and appurtenances, and water and wastewater distribution, collection and treatment systems installation, and repair construction projects.
- Principles and practices of public works construction inspection.
- Basic practices of construction contract administration and project management in a public agency setting.
- Applicable Federal, State, and local laws, codes, regulations and departmental policies governing the construction of assigned projects.
- Technical principles and practices of engineering design, specification and cost estimate preparation.
- Defects and faults in construction.
- Mathematical principles applicable to construction.
- Traffic control requirements.
- Technical report writing and preparation of correspondence.
- Principles and procedures of record keeping.
- Modern office practices, methods, and computer equipment and applications related to the work.
- English usage, grammar, spelling, vocabulary, and punctuation.
- Techniques for effectively representing the City in contacts with governmental agencies, community groups, and various business, professional, educational, regulatory, and legislative organizations.
- Techniques for providing a high level of customer service by effectively dealing with the public, vendors, contractors, and City staff.

Ability to:

- Plan, schedule, and oversee activities of contractors and City staff on a project basis.
- Inspect the work of others and maintain established quality control standards.
- Identify and implement effective course of action to complete assigned work.
- Oversee and participate in inspection and related projects in the assigned functional area(s).

- Inspect standard capital improvement and public works projects to ensure compliance with plans and specifications.
- Interpret, apply, explain, and ensure compliance with Federal, State, and local policies, procedures, laws, and regulations, technical written material, and departmental policies governing public works construction.
- Review change orders, claims and progress payments within specific procedural guidelines.
- Coordinate activities with multiple contractors, engineers and property owners.
- Inspect assigned areas for a wide variety of maintenance, repair, and risk management issues.
- Respond to complaints or inquiries from citizens, staff, and outside organizations.
- Prepare clear and concise technical reports and maintain accurate and complete records.
- Read and interpret maps, plans, and legal descriptions.
- Make accurate mathematical and statistical computations.
- Make sound, independent decisions within established policy and procedural guidelines.
- Organize and prioritize a variety of projects and multiple tasks in an effective and timely manner; organize own work, set priorities, and meet critical time deadlines.
- Operate modern office equipment including computer equipment and specialized software applications programs.
- Use English effectively to communicate in person, over the telephone, and in writing.
- Use tact, initiative, prudence, and independent judgment within general policy, procedural, and legal guidelines.
- Establish, maintain, and foster positive and harmonious working relationships with those contacted in the course of work.

Education and Experience:

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

- Equivalent to Associate's degree from an accredited college or university with major coursework in construction management, engineering, contract administration, or inspection, and five (5) years of public works infrastructure construction, public agency inspection, engineering, or related experience. A Bachelor's degree in one of the above fields is desirable.

Licenses and Certifications:

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

**PHYSICAL DEMANDS/ENVIRONMENTAL
ELEMENTS/WORKING CONDITIONS:**

PHYSICAL DEMANDS

Must possess mobility to work in the field and in a standard office setting and use standard office equipment, including a computer, to operate a motor vehicle, drive on surface streets, and make inspections; strength, stamina, and mobility to perform light physical work; vision to read printed materials and a computer screen; and hearing and speech to communicate in person and over the telephone or radio. The job involves fieldwork requiring frequent walking uneven terrain and landscapes when performing inspections. Finger dexterity is needed to access, enter, and retrieve data using a computer keyboard or calculator and to operate above-mentioned tools and equipment. Positions in this classification bend, stoop, kneel, reach and climb to perform work and inspect work sites. Employees must possess the ability to lift, carry, push and pull materials and objects weighing up to 50 pounds.

ENVIRONMENTAL ELEMENTS

Employees partly work in the office and partly in the field and are occasionally exposed to loud noise levels, cold and hot temperatures, inclement weather conditions, road hazards, mechanical and/or electrical hazards, and hazardous physical substances and fumes. Employees may interact with upset staff and/or public and private representatives, and contractors in interpreting and enforcing departmental policies and procedures.



STAFF REPORT
8/25/2021

TO: Honorable Mayor and City Council Members

FROM: Nathan Statham, Finance Director

SUBJECT: Reimbursement Agreement between City of Coachella and Paul Pavao for procurement of city consultants for the proposed annexation and development of 38.68 acres (APN 603-090-008).

STAFF RECOMMENDATION:

Staff recommends that the City Council authorize the City Manager to execute the attached Reimbursement Agreement with Paul Pavao subject to final minor modifications by the City Attorney.

BACKGROUND:

The applicant proposes an owner-initiated annexation of 38.68 acres of vacant land currently in the City of Indio to the City of Coachella. The project includes the subdivision of 38.68 acres of vacant land into 25 industrial lots ranging in size from .077 acres to 4.60 acres with all the off-site improvements.

DISCUSSION/ANALYSIS:

Attached to this staff report is a Reimbursement Agreement that would allow the City to begin procuring consultants to assist with annexation and development of the 38.68 acre property currently in the City of Indio to the City of Coachella. This will be the beginning of land use entitlement process that will include, but not be limited to:

- General Plan Amendment
- Pre-Annexation Zone Change
- Development Agreement
- Conditional Use Permits
- Tentative Subdivisions

The Draft Reimbursement Agreement is an “at-cost” reimbursement and is an estimate of probable consultant costs. The agreement may be amended to include additional services through mutual written consent of the parties. The City and Applicant will work together to finalize cost recovery items from the beginning stages until project completion.

FISCAL IMPACT:

The use of a reimbursement agreement for the proposed project is intended to capture cost recovery for use of city consultants. The City will not incur any unreimbursed costs as a result of this agreement. As a result of this action Council appropriates expenditures as outlined under the term of the agreement and corresponding revenues in the City 's General Fund. This agreement is subject to an initial \$22,000 deposit to be replenished at the request of the City to reasonably maintain minimal liability balances for the City.

Attachments: Draft Reimbursement Agreement with Paul Pavao

REIMBURSEMENT AGREEMENT

Between

CITY OF COACHELLA
a California municipal corporation

and

Paul Pavao, Applicant

REIMBURSEMENT AGREEMENT

This Reimbursement Agreement ("Agreement") is made this 25TH day of August 2021, by and between the City of Coachella, a California municipal corporation (the "City"), and Paul Pavao (the "Applicant").

RECITALS

This Agreement is made with respect to the following facts.

A. The Applicant is the owner of that certain real property ("Property") located within the City of Indio (proposed for annexation into the City of Coachella), County of Riverside, California. The Property is more particularly described in the legal description attached hereto as Exhibit "A".

B. The Applicant is contemplating the development of the Property as an owner-initiated Annexation of 38.68 acres of vacant land currently in the City of Indio to the City of Coachella, in order to subdivide the land into 25 industrial lots ranging in size from .077 acres to 4.60 acres with all the off-site improvements. The Applicant will pursue applications for various pre-incorporation legislative and discretionary land use approvals for development of the Property including, without limitation, General Plan Amendment (IL/UEC), Pre-Annexation Zone Change (CG-PD/MSIP), Development Agreement, Conditional Use Permits, Tentative Subdivision Maps (Industrial Park Overlay Zone amendment and zoning map amendment for cannabis uses, Hotel, Work Force Development, Substation), Architectural Reviews, and the related Mitigated Negative Declaration with technical documents pursuant to the California Environmental Quality Act ("CEQA") as outlined as part of Pre-Application Review No. 17-06. All of the above shall be referred to collectively as the "Project."

C. To provide the City with the planning, environmental and legal services, and other expertise and information necessary to the City's review process concerning the development of the Property, it is necessary for the City to access the services of planning / environmental peer review consultant Ron Goldman, LAFCO Consultant Kathleen Rollings-McDonald, TKE Engineering traffic consultant, NRO Engineering land surveyor/plan checker, and City Attorney for the Project ("Consultants").

D. As a condition to the City's completion of the review process, the Applicant has agreed to reimburse the City for the Consultants' costs and expenses related to the City's review process in the manner and amounts set forth in this Agreement. The Applicant's reimbursement of City under this Agreement will ensure that the City has the necessary resources to diligently and efficiently process the Applicant's Project.

AGREEMENT

NOW, THEREFORE, in consideration of the following mutual promises and agreements, City and Applicant agree as follows:

1. Incorporation of Recitals. The parties agree that the Recitals constitute the factual basis upon which the City and the Applicant have entered into this Agreement. The City and the Applicant each acknowledge the accuracy of the Recitals and agree that the Recitals are incorporated into this Agreement as though fully set forth at length.

2. City to Retain Consultants. As a necessary and indispensable part of its fact finding process relating to the review and processing of the Applicant's proposed Project, the City shall retain the services of Consultants as set forth in Section 4 of this Agreement to provide advice as the City may deem necessary in its reasonable and sole discretion. The scope of work of each Consultant for the Project is attached hereto as Exhibit "B". The City reserves the right, in its reasonable and sole discretion, to amend the scope of work as it deems necessary and appropriate where such amendments are reasonably necessary and related to the City's proper review and consideration of the Applicant's Project.

The Applicant agrees that, notwithstanding the Applicant's reimbursement obligations under this Agreement, Consultants shall be the contractors exclusively of the City and not of the Applicant. Except for those disclosures required by law including, without limitation, the California Public Records Act, all conversations, notes, memoranda, correspondence and other forms of communication by and between the City and its Consultants shall be, to the extent permissible by law, privileged and confidential and not subject to disclosure to the Applicant. The Applicant agrees that it shall have no claim to, nor shall it assert any right in any reports, correspondence, plans, maps, drawings, news releases or any and all other documents or work product produced by the Consultants.

3. Applicant to Cooperate with Consultants. The Applicant agrees to cooperate in good faith with the Consultants. The Applicant agrees that it will instruct its agents, employees, consultants, contractors and attorneys to reasonably cooperate with the Consultants and to provide all necessary documents or information reasonably requested of them by the City and/or the Consultants; provided, however, that the foregoing shall not require the disclosure of any documents or information of the Applicant which by law is privileged, proprietary, confidential, and exempt from disclosure under the Public Records Act.

4. City's Selection of Consultants. The City intends to retain the following as Consultants pursuant to this Agreement:

- (i) **Planning / Environmental Peer Review Consultant**
- (ii) **LAFCO Consultant – Kathleen Rollings-McDonald**
- (iii) **Traffic Consultant – TKE Engineering**
- (iv) **Land Surveyor/Plan Checker – NRO Engineering**
- (v) **Legal Counsel – Best Best & Krieger LLP**

5. Applicant's Reimbursement of Costs and Expenditures. The Applicant shall reimburse the City for one hundred percent (100%) only of the actual costs and expenditures incurred by the City for identified Consultant costs ("Costs".) The City has preliminarily reviewed the scope of work required and has estimated the Costs to be approximately Twelve Thousand Dollars (\$12,000.00) for planning / environmental consultant work, Three Thousand Five Hundred Dollars (\$3,500) for LAFCO Consultant services, Five Thousand Five Hundred Dollars (\$5,500) for Traffic Consultant services, Three Thousand Five Hundred (\$3,500) for Land Surveyor/Plan Checker services, in addition to legal counsel's fees based on attached scope and hourly fees ("Estimated Costs"). before the City enters into any contractual obligation with or retains the services of any identified consultants, the Applicant shall submit the initial deposit in the amount of Twenty-Two Thousand Two Hundred dollars (\$22,200.00) to cover 50% of the planning/environmental consultant, LAFCO consultant, traffic consultant, land surveyor/plan checker costs, plus \$10,000 as an initial deposit for legal counsel (summary invoices only) costs. The City shall provide copies of monthly invoices prepared by consultants and legal counsel, and the applicant shall make additional deposits when requested by the City with the deposit balance to remain consistent with the initial deposit amount or remaining consultant contract/agreement balances whichever is less to adequately cover the anticipated consultant costs. The City will only enter into contractual obligations under this section once the City of Indio has approved or given a clear indication of approval of the project related annexation. In the event that the services specified in this section are necessary to determine the City of Indio's intent regarding the annexation, the City will consult the applicant before entering into any agreements under this section.

City shall not exceed the Estimated Consultants Costs without Applicant's prior written approval. The City may incur aggregate Costs up to the Estimated Costs, subject to the reasonable approval of the Applicant. The City shall use reasonable good faith efforts to consult with the Applicant prior to amending the scope of services to be provided by the Consultants and incurring Costs that exceed the Estimated Costs ("Excess Costs"). The Applicant's obligation to reimburse the City for Excess Costs which exceed the Estimated Costs shall be contingent upon, the City's providing the Applicant with written notice of the amendment of the scope of work to be performed by Consultants and the estimated Excess Costs prior to the commencement of work. The City shall not incur Excess Costs without the prior written approval of the Applicant.

For purposes of this Section, the City shall be deemed to have consulted with the Applicant when the City has provided written notice to the Applicant that the City reasonably anticipates that it will incur, or has incurred, Excess Costs. If, after consultation, the Applicant disagrees with the City's incurring of Excess Costs, then the Applicant's sole and exclusive remedy will be to terminate this Agreement pursuant to Section 9 of this Agreement, subject to the Applicant's obligation to reimburse the City for all Costs incurred by the City prior to the date of termination, whether or not yet paid by the City to the Consultants.

6. Evidence of Payment of Consultant Costs Immediately following the City's disbursement of funds to Consultant pursuant to an approved Professional Services Agreement or similar retainer agreement with the Consultant(s), the City shall provide the Applicant with such

reasonable documentation as the Applicant may request to substantiate any demands for payment by Consultant(s).

7. Applicant understands and agrees that City reserves complete discretion and authority regarding the (a) outcome of the Project, (b) contents, scope, analysis and conclusions of the Consultant(s) and Consultant documents, including plans, staff reports, ordinances, resolutions, maps, conditions, mitigation measures, and environmental review documents and findings, (c) and City determinations and decisions on the Project Nothing in this Agreement shall in any way commit or obligate City to approve any particular development project application or to support the development of the project site or any part of it.

8. Term. The term of this Agreement shall commence on the date that this Agreement is approved by the City Council and the City of Indio's approval of the resolution to allow the deannexation of project from the City of Indio and annexation to the City of Coachella fully executed by the parties and shall terminate when all work required has been completed to the City's reasonable satisfaction and the Applicant has satisfied all of its obligations under this Agreement including, without limitation, the obligation to reimburse the City for Estimated Costs and Excess Costs, whether or not paid by the City to Consultant(s) prior to the date of termination. The Applicant's obligation to reimburse the City as provided in this Agreement shall survive the termination of this Agreement pursuant to Section 9.

9. Early Termination. The City may terminate this Agreement prior to the term set forth in Section 8 above, without cost or liability to the City, upon thirty (30) days prior written notice to the Applicant. The Applicant may in its reasonable and sole discretion terminate this Agreement prior to the end of the term set forth in Section 8 above upon thirty (30) days' prior written notice to the City; provided, however, that the Applicant has satisfied all of its obligations under this Agreement to the date of termination regarding reimbursement to the City of both Estimated Costs and Excess Costs and, furthermore, that the Applicant has given City written notice withdrawing its application(s) for the Project.

Within two (2) City working days following either the City's decision to terminate this Agreement or the City's receipt of written notice indicating the Applicant's decision to terminate this Agreement, the City shall notify the Consultant(s) and instruct them to cease work. Consultant(s) shall be instructed to bill the City for any work completed prior to the date of termination.

10. Assignability. This Agreement may not be assigned by either party without the prior and express written consent of the other party, which consent shall not be unreasonably withheld. In determining whether to approve a request by the Applicant to assign this Agreement, the City may consider, among other things, the proposed assignee's financial status and commitment to the Project. Any attempted assignment of this Agreement not in compliance with the terms of this Agreement shall be null and void and shall confer no rights or benefits upon the assignee.

11. No Oral Modifications. This Agreement represents the entire understanding of the City and the Applicant and supersedes all other prior or contemporaneous written or oral agreements pertaining to the subject matter of this Agreement. This Agreement may be modified, only by a writing signed by both the authorized representatives of both the City and the Applicant. All modifications to this Agreement must be approved by the City Council of the City of Coachella.

12. Binding Upon Successors. This Agreement and each of its terms shall be binding upon the City, the Applicant and their respective officers, elected officials, employees, agents, contractors, and permitted successors and assigns.

13. Legal Challenges. Nothing herein shall be construed to require City to defend any third party claims and suits challenging any action taken by the City with regard to any procedural or substantive aspect of the City's approval of development of the Property, the environmental process, or the proposed uses of the Property. The Applicant may, however, in its sole and absolute discretion appear as real party in interest in any such third party action or proceeding, and in such event, it and the City shall defend such action or proceeding and the Applicant shall be responsible and reimburse the City for whatever legal fees and costs, in their entirety, including actual attorneys' fees, which may be incurred by the City in defense of such action or proceeding. This City shall have the absolute right to retain such legal counsel as the City deems necessary and appropriate and the Applicant shall reimburse the City for any and all attorneys' fees and costs incurred by the City as a result of such third party action or proceeding; provided, however, Applicant may, at any time, notify City in writing of its decision to terminate such reimbursement obligation and, thereafter, in the event that the City decides to continue the defense of such third party action or proceeding, Applicant shall have no further obligation to reimburse City for its attorney fees and costs.

14. Attorneys' Fees. In the event that any action or proceeding, including arbitration, is commenced by either the City or the Applicant against the other to establish the validity of this Agreement or to enforce any one or more of its terms, the prevailing party in any such action or proceeding shall be entitled to recover from the other, in addition to all other legal and equitable remedies available to it, its actual attorneys' fees and costs of litigation, including, without limitation, filing fees, service fees, deposition costs, arbitration costs and expert witness fees, including actual costs and attorneys' fees on appeal.

15. Jurisdiction and Venue. This Agreement is executed and is to be performed in the City of Coachella, Riverside County, California, and any action or proceeding brought relative to this Agreement shall be heard in the appropriate court in the County of Riverside, California. The City and the Applicant each consent to the personal jurisdiction of the court in any such action or proceeding.

16. Severability. If any term or provision of this Agreement is found to be invalid or unenforceable, the City and the Applicant both agree that they would have executed this Agreement notwithstanding the invalidity of such term or provision. The invalid term or provision may be severed from the Agreement and the remainder of the Agreement may be enforced in its entirety.

17. Headings. The headings of each Section of this Agreement are for the purposes of convenience only and shall not be construed to either expand or limit the express terms and language of each Section.

18. Representations of Authority. Each party signing this Agreement on behalf of a party which is not a natural person hereby represents and warrants to the other party that all necessary legal prerequisites to that party's execution of this Agreement have been satisfied and that he or she has been authorized to sign this Agreement and bind the party on whose behalf he or she signs.

19. Notices. Notices required under this Agreement shall be sent to the following:

If to the City: Development Services Director
City of Coachella
53-990 Enterprise Way
Coachella, CA 92236

If to the Applicant: Paul Pavao
84-851 Avenue 48
Coachella, CA 92236

Notices given pursuant to this Agreement shall be deemed received as follows:

- (1) If sent by United States Mail - five (5) calendar days after deposit into the United States Mail, first class postage prepaid.
- (2) If by facsimile - upon transmission and actual receipt by the receiving party.
- (3) If by express courier service or hand delivery - on the date of receipt by the receiving party.

The addresses for notices set forth in this Section 19 may be changed upon written notice of such change to either the City or the Applicant, as appropriate.

[SIGNATURES ON FOLLOWING PAGE

Dated: _____

CITY OF COACHELLA
a California municipal corporation

By: _____
Gabriel Martin, City Manager

ATTEST:

By: _____
Angela M. Zepeda, City Clerk

APPROVED AS TO FORM:

By: _____
Carlos Campos, City Attorney

Dated: _____

APPLICANT

By:

Name: Paul Pavao

Title: Owner

Exhibit "A"

Legal Description of the Property

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE ¼ SE ¼) OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 8 EAST, IN THE CITY OF INDIO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA .

ASSESSOR PARCEL NUMBER: 603-090-008

Exhibit "B"
Scope of Services

Best Best & Krieger LLP – Legal Counsel

Best Best & Krieger LLP (“BBK”) proposes to provide legal review services to the City of Coachella to assist the City in reviewing and processing the application by Paul Pavao to annex territory into the City of Coachella and procure entitlements and a Development Agreement to develop a 38-acre industrial park on the Property with up to 25 lots and a variety of commercial and industrial buildings, roadways, and related infrastructure. All legal review services shall be billed at BBK’s current standard private client rates, minus ten percent (10%).

The attorneys anticipated to provide legal review services are as follows:

Amanda Daams	\$365/hour less 10 percent (10%)
Carlos Campos	\$465/hour less 10 percent (10%)
Charity Schiller	\$530/hour less 10 percent (10%)

Other attorneys may also be used, provided their billing rates are less than those identified above.

Exhibit "B-1"
Scope of Services

Contract Planner Services (Hourly Rate - \$150/hr)

The Services to be provided include the following:

1. Assist City of Coachella staff in a lead project management capacity with review, processing, and formulation of recommendations for applications for Pre-Annexation Zoning, General Plan Amendment, subdivision maps, and other related land use entitlements for the "Emerald Park" commercial/industrial project, located at the northwest corner of Avenue 48 and Harrison Street in the City of Coachella, California.
2. Attendance at project meetings with the project proponents and City staff as needed. Attendance at Planning Commission and City Council public hearings, and other meetings as directed by the City Manager or designee.
3. Completion of written reports and inter-departmental communications, as needed, to carry out the tasks of "project manager" for the Project. This includes but is not limited to, preparation of written memorandums, staff reports, public notices, notice of city actions, City Council resolutions and ordinances, for completion by City staff.
4. Assist city staff with proof-reading and editing of draft documents including the Emerald Park Design Guidelines and Draft CEQA documents.

Exhibit "B-2"
Scope of Services

TKE Engineering – Traffic Consultant

The Services to be provided include the following:

- 1) Scoping review of traffic impact analysis to be procured by the City's CEQA consultant on the project.
- 2) Peer review of the traffic impact analysis in the draft CEQA documents and preparation of written recommendations to the City of Coachella.

Exhibit "B-3"
Scope of Services

Kathleen Rollings-McDonald – LAFCO Consultant (Hourly Rate \$125)

The Services to be provided include the following:

- 1) Assist with the City of Indio De-Annexation, concurrent Amendment to City of Indio / City of Coachella Sphere of Influence plans, and review of LAFCO Annexation documents and related resolutions and staff reports.



STAFF REPORT
8/25/2021

TO: Honorable Mayor and City Council Members

FROM: Nathan Statham, Finance Director

SUBJECT: Investment Report – April 2021

STAFF RECOMMENDATION:

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

EXECUTIVE SUMMARY:

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

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

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

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

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

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

There was no unusual investment activity to report.

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

FISCAL IMPACT:

None, this report is receive and file only.

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

Item 13.

As of April 30, 2021

Fiscal Year 2020-2021

DESCRIPTION	CURRENT YIELD	BALANCE AS OF 3/31/2021	NET: DEPOSITS/ (WITHDRAWALS)	INTEREST EARNED / CHANGE IN VALUE	PAYMENT OF INTEREST	PAYMENT OF PRINCIPAL	BALANCE AS OF 4/30/2021
CASH ON HAND							
Wells Fargo-General Checking	N/A	14,428,042.35	(936,944.97)	-	-	-	13,491,097.38 ①
Wells Fargo-Road Maintenance SB1	N/A	1,686,857.06	74,175.04	-	-	-	1,761,032.10 ②
Mechanics Bank - Payroll Acct	N/A	302,879.93	(235,931.34)	0.80	0.80	-	66,950.19 ③
Mechanics Bank - AG Summit Acct	N/A	13,562.96	(13,562.96)	-	-	-	- ④
Mechanics Bank - Special Gas Tax Acct	N/A	387,094.80	(125,557.24)	-	-	-	261,537.56 ⑤
Petty Cash	N/A	3,500.00	-	-	-	-	3,500.00 ⑥
Total Cash on Hand		16,821,937.10	(1,237,821.47)	0.80	0.80	-	15,584,117.23
INVESTMENTS							
State of California - LAIF	0.34%	4,785,812.70	-	5,228.45	-	-	4,791,041.15 ⑦
Investment Management Acct	1.49%	20,437,701.45	-	49,560.64	-	-	20,487,262.09 ⑧
Savings Account	0.00%	5,080.09	-	-	-	-	5,080.09 ⑨
County of Riverside-Investment Pool	0.34%	165,863.10	-	-	8.58	-	165,871.68 ⑩
Total Investments		25,394,457.34	-	54,789.09	-	-	25,449,255.01
CASH WITH FISCAL AGENT							
Union Bank of California	varies	263,933.27	-	1.98	(68,487.51)	(170,000.00)	25,447.74 ⑪
Wells Fargo Bank, N.A.	5.83%	2.46	-	-	-	-	2.46 ⑫
Wilmington Trust, N. A.	0.03%	4,797.99	-	0.13	-	-	4,798.12 ⑬
Total Cash with Fiscal Agent		268,733.72	-	2.11	(68,487.51)	(170,000.00)	30,248.32 ⑭
Grand Total		42,485,128.16	(1,237,821.47)	54,792.00	(68,486.71)	(170,000.00)	41,063,620.56

Completed By:

Carmin Torres

Reviewed By:

Nathan Statham-Finance Director

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

Item 13.

As of April 30, 2021

Fiscal Year 2020-2021

DESCRIPTION	CURRENT YIELD	BALANCE AS OF 3/31/2021	NET: DEPOSITS/ (WITHDRAWALS)	INTEREST EARNED / CHANGE IN VALUE	PAYMENT OF INTEREST	PAYMENT OF PRINCIPAL	BALANCE AS OF 4/30/2021
INVESTMENTS							
<u>STATE OF CALIFORNIA LOCAL AGENCY INVESTMENT FUND (LAIF)</u>							
Successor Agency (#004) 65-33-004	0.34%	2,493.60		2.72	-	-	2,496.32
City General Account (#171) 98-33-171	0.34%	2,889,014.52		3,156.22	-	-	2,892,170.74
Coachella Sanitary District 70-33-001	0.34%	1,894,179.94		2,069.37	-	-	1,896,249.31
Redevelopment Bonds 11-33-001	0.34%	124.64		0.14	-	-	124.78
TOTAL LAIF ACCOUNTS		4,785,812.70	-	5,228.45	-	-	4,791,041.15 ⑦
<u>INVESTMENT MANAGEMENT ACC</u>							
PFM Funds	1.49%	20,437,701.45	-	49,560.64	-	-	20,487,262.09
TOTAL INVESTMENT MANAGEMENT ACCT		20,437,701.45	-	49,560.64	-	-	20,487,262.09 ⑧
<u>SAVINGS ACCOUNT</u>							
Police Evidence Acct - Wells Fargo	0.0%	5,080.09	-	-	-	-	5,080.09
TOTAL SAVINGS ACCOUNT		5,080.09	-	-	-	-	5,080.09 ⑨
<u>COUNTY INVESTMENT POOL</u>							
County Of Riverside - Fire	0.29%	165,855.58	-	-	8.58	-	165,864.16
County Of Riverside - Sanitary	0.29%	7.52	-	-	-	-	7.52
TOTAL COUNTY INVESTMENT POOL		165,863.10	-	-	8.58	-	165,871.68 ⑩
TOTAL INVESTMENTS		25,394,457.34	-	54,789.09	8.58	-	25,449,255.01

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

Item 13.

As of April 30, 2021

Fiscal Year 2020-2021

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CASH WITH FISCAL AGENT							
UNION BANK OF CALIFORNIA							
COACHELLA WATER AUTHORITY							
CITY OF COACHELLA WATER: WATER REFUNDING BONDS 2012 SERIES							
A/C #: 6712016201 Bond Fund	0.00%	1.50	-	-	-	-	1.50
A/C #: 6712016202 Interest Account	0.00%	-	-	-	-	-	-
A/C #: 6712016203 Principal Account	0.00%	-	-	-	-	-	-
A/C #: 6712016204 Reserve Fund	0.00%	1.00	-	-	-	-	1.00
COACHELLA FINANCING AUTHORITY							
Successor Agency to the Coachella Redevelopments Agency 2014 Series							
A/C #: 6712104701 Debt Service Fund	0.00%	1.66	-	-	-	-	1.66
A/C #: 6712104702 Interest Account	0.00%	-	-	-	-	-	-
A/C #: 6712104703 Principal Account	0.00%	-	-	-	-	-	-
A/C #: 6712104704 Reserve Account	0.00%	1.00	-	-	-	-	1.00
COACHELLA SANITARY DISTRICT							
WASTEWATER SERIES 2015A							
A/C #: 6712148601 Bond Fund	0.00%	1.00	-	1.36	-	-	2.36
A/C #: 6712148602 Interest Account	0.00%	68,487.51	-	-	(68,487.51)	-	-
A/C #: 6712148603 Principal Account	0.00%	170,000.00	-	-	-	(170,000.00)	-
A/C #: 6712148604 Reserve Account	0.00%	1.00	-	-	-	-	1.00
A/C #: 6712148605 Redemption Fund	0.00%	-	-	-	-	-	-
COACHELLA SANITARY DISTRICT: PROJECT FUND 2011							
A/C #: 6711963500 Project Fund 2011	0.03%	25,268.25	-	0.62	-	-	25,268.87

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

Item 13.

As of April 30, 2021
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COACHELLA SUCCESSOR AGENCY							
<u>MERGED PROJECT AREAS BONDS 98 & 99: BONDS 2013</u>							
A/C #: 6712071401 Interest Account	0.00%	1.24	-	-	-	-	1.24
A/C #: 6712071402 Interest Account	0.00%	-	-	-	-	-	-
A/C #: 6712071403 Principal Account	0.00%	-	-	-	-	-	-
A/C #: 6712071404 Reserve Account	0.00%	1.00	-	-	-	-	1.00
<u>SA TO COACHELLA RDA REFUNDING BONDS SERIES 2016A & 2016B</u>							
A/C #: 6712160601 Debt Service	0.00%	2.62	-	-	-	-	2.62
A/C #: 6712160602 Interest Account	0.00%	-	-	-	-	-	-
A/C #: 6712160604 Principal Account	0.00%	-	-	-	-	-	-
A/C #: 6712160604 Reserve Account	0.00%	1.00	-	-	-	-	1.00
<u>COACHELLA LEASE BONDS 2016</u>							
A/C #: 6712179801 Interest Account	0.00%	3.08	-	-	-	-	3.08
A/C #: 6712179802 Interest Account	0.00%	-	-	-	-	-	-
A/C #: 6712179803 Principal Account	0.00%	-	-	-	-	-	-
A/C #: 6712179804 Reserve Account	0.00%	1.00	-	-	-	-	1.00
A/C #: 6712179805 Project Fund	0.04%	160.41	-	-	-	-	160.41
TOTAL UNION BANK OF CALIFORNIA		263,933.27	-	1.98	(68,487.51)	(170,000.00)	25,447.74
WELLS FARGO BANK, N.A.							
<u>GAS TAX BONDS SERIES 2019</u>							
A/C #: 83925300 Debt Service Fund	0.00%	2.18	-	-	-	-	2.18
A/C #: 83925301 Interest Account	0.00%	0.02	-	-	-	-	0.02
A/C #: 83925302 Principal Account	0.00%	0.26	-	-	-	-	0.26
A/C #: 83925304 Reserve Fund	0.00%	-	-	-	-	-	-
A/C #: 83925305 Cost of Issuance Fund	0.00%	-	-	-	-	-	-
TOTAL WELLS FARGO BANK, N.A.		2.46	-	-	-	-	2.46

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

Item 13.

As of April 30, 2021

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DESCRIPTION	CURRENT YIELD	BALANCE AS OF 3/31/2021	NET: DEPOSITS/ (WITHDRAWALS)	INTEREST EARNED / CHANGE IN VALUE	PAYMENT OF INTEREST	PAYMENT OF PRINCIPAL	BALANCE AS OF 4/30/2021
WILMINGTON TRUST, N. A.							
<u>CITY OF COACHELLA TAXABLE PENSION OBLIGATION BONDS</u>							
A/C #: 144613-001 Interest Account	0.00%	-	-	-	-	-	-
A/C #: 144613-002 Principal Account	0.00%	-	-	-	-	-	-
A/C #: 144613-003 Cost of Issuance	0.03%	4,797.99	-	0.13	-	-	4,798.12
A/C #: 144613-004 Unfunded Liability	0.00%	-	-	-	-	-	-
TOTAL WILMINGTON TRUST BANK, N.A.		4,797.99	-	0.13	-	-	4,798.12
TOTAL CASH WITH FISCAL AGENT		268,733.72	-	2.11	(68,487.51)	(170,000.00)	30,248.32

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Managed Account Detail of Securities Held

For the Month Ending April 30, 2021

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

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY NOTES DTD 02/01/2016 1.750% 01/31/2023	912828P38	25,000.00	AA+	Aaa	10/02/18	10/04/18	23,806.64	2.93	108.77	24,516.61	25,695.31
US TREASURY NOTES DTD 02/29/2016 1.500% 02/28/2023	912828P79	520,000.00	AA+	Aaa	07/02/18	07/05/18	491,968.75	2.74	1,314.13	508,978.88	532,756.22
US TREASURY NOTES DTD 03/31/2016 1.500% 03/31/2023	912828Q29	185,000.00	AA+	Aaa	02/08/19	02/12/19	178,185.35	2.44	235.04	181,841.22	189,711.73
US TREASURY NOTES DTD 08/01/2016 1.250% 07/31/2023	912828S92	140,000.00	AA+	Aaa	04/02/19	04/04/19	134,071.88	2.28	435.08	136,917.68	143,259.37
US TREASURY NOTES DTD 11/15/2013 2.750% 11/15/2023	912828WE6	355,000.00	AA+	Aaa	03/06/19	03/08/19	358,591.60	2.52	4,503.69	356,945.71	377,409.38
US TREASURY NOTES DTD 11/30/2016 2.125% 11/30/2023	912828U57	460,000.00	AA+	Aaa	01/07/19	01/09/19	451,770.31	2.52	4,081.87	455,654.76	482,137.50
US TREASURY NOTES DTD 12/31/2018 2.625% 12/31/2023	912828U00	70,000.00	AA+	Aaa	01/30/19	01/31/19	70,207.81	2.56	614.19	70,112.76	74,364.07
US TREASURY NOTES DTD 05/01/2017 2.000% 04/30/2024	912828X70	655,000.00	AA+	Aaa	06/03/19	06/05/19	657,967.97	1.90	35.60	656,814.59	687,340.63
US TREASURY NOTES DTD 07/31/2017 2.125% 07/31/2024	912828N9	125,000.00	AA+	Aaa	08/01/19	08/05/19	126,933.59	1.80	660.39	126,259.70	131,953.13
US TREASURY NOTES DTD 08/31/2017 1.875% 08/31/2024	912828U3	450,000.00	AA+	Aaa	09/03/19	09/05/19	461,724.61	1.33	1,421.54	457,837.86	471,515.63
US TREASURY NOTES DTD 10/02/2017 2.125% 09/30/2024	912828Y5	295,000.00	AA+	Aaa	10/01/19	10/03/19	303,815.43	1.50	530.96	301,031.61	311,778.13
US TREASURY NOTES DTD 10/31/2019 1.500% 10/31/2024	912828YM6	250,000.00	AA+	Aaa	01/11/21	01/12/21	261,064.45	0.33	10.19	260,195.56	258,906.25
US TREASURY NOTES DTD 11/30/2017 2.125% 11/30/2024	912828J7	425,000.00	AA+	Aaa	01/03/20	01/07/20	434,844.73	1.63	3,771.29	432,203.33	449,703.13
US TREASURY NOTES DTD 11/30/2017 2.125% 11/30/2024	912828J7	580,000.00	AA+	Aaa	12/02/19	12/04/19	591,917.19	1.69	5,146.70	588,557.10	613,712.50

Managed Account Detail of Securities Held

For the Month Ending April 30, 2021

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

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY NOTES DTD 02/17/2015 2.000% 02/15/2025	912828J27	130,000.00	AA+	Aaa	03/02/20	03/04/20	137,205.86	0.85	538.67	135,520.91	137,150.00
US TREASURY NOTES DTD 12/31/2020 0.375% 12/31/2025	91282CBC4	190,000.00	AA+	Aaa	04/05/21	04/07/21	185,494.92	0.89	238.15	185,557.45	186,496.87
US TREASURY NOTES DTD 12/31/2020 0.375% 12/31/2025	91282CBC4	350,000.00	AA+	Aaa	01/11/21	01/12/21	347,867.19	0.50	438.71	347,995.35	343,546.88
US TREASURY NOTES DTD 01/31/2019 2.625% 01/31/2026	9128286A3	255,000.00	AA+	Aaa	02/04/21	02/08/21	282,063.87	0.47	1,664.19	280,843.17	276,834.38
US TREASURY NOTES DTD 01/31/2021 0.375% 01/31/2026	91282CBH3	270,000.00	AA+	Aaa	02/26/21	02/26/21	264,410.16	0.80	251.73	264,608.91	264,600.00
US TREASURY NOTES DTD 02/28/2021 0.500% 02/28/2026	91282CBO3	310,000.00	AA+	Aaa	03/05/21	03/09/21	305,676.95	0.79	261.14	305,803.05	305,350.00
Security Type Sub-Total		6,040,000.00					6,069,589.26	1.63	26,262.03	6,078,196.21	6,264,221.11
Supra-National Agency Bond / Note											
INTL BK RECON & DEVELOP CORPORATE NOTES DTD 11/24/2020 0.250% 11/24/2023	459058JM6	150,000.00	AAA	Aaa	11/17/20	11/24/20	149,677.50	0.32	163.54	149,724.03	149,716.50
Security Type Sub-Total		150,000.00					149,677.50	0.32	163.54	149,724.03	149,716.50
Municipal Bond / Note											
CA ST TXBL GO BONDS DTD 10/24/2019 2.400% 10/01/2023	13063DRJ9	190,000.00	AA-	Aa2	10/16/19	10/24/19	193,801.90	1.87	380.00	192,334.55	200,130.80
MS ST TXBL GO BONDS DTD 08/06/2020 0.565% 11/01/2024	605581MZ7	200,000.00	AA	Aa2	07/24/20	08/06/20	200,000.00	0.57	565.00	200,000.00	200,242.00
OR ST DEPT TRANS TXBL REV BONDS DTD 09/17/2020 0.566% 11/15/2024	68607DVA0	135,000.00	AAA	Aa1	09/11/20	09/17/20	135,000.00	0.57	352.34	135,000.00	134,835.30
FL ST BOARD OF ADMIN TXBL REV BONDS DTD 09/16/2020 1.258% 07/01/2025	341271AD6	40,000.00	AA	Aa3	09/03/20	09/16/20	40,282.80	1.11	167.73	40,246.10	40,424.00

Managed Account Detail of Securities Held

For the Month Ending April 30, 2021

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

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Municipal Bond / Note											
FL ST BOARD OF ADMIN TXBL REV BONDS DTD 09/16/2020 1.258% 07/01/2025	341271AD6	110,000.00	AA	Aa3	09/03/20	09/16/20	110,000.00	1.26	461.27	110,000.00	111,166.00
LOS ANGELES CCD, CA TXBL GO BONDS DTD 11/10/2020 0.773% 08/01/2025	54438CYK2	80,000.00	AA+	Aaa	10/30/20	11/10/20	80,000.00	0.77	154.60	80,000.00	79,363.20
NJ TURNPIKE AUTHORITY TXBL REV BONDS DTD 02/04/2021 1.047% 01/01/2026	646140DP5	40,000.00	A+	A2	01/22/21	02/04/21	40,000.00	1.05	101.21	40,000.00	39,849.60
Security Type Sub-Total		795,000.00					799,084.70	1.06	2,182.15	797,580.65	806,010.90
Federal Agency Collateralized Mortgage Obligation											
FNA 2018-M5 A2 DTD 04/01/2018 3.560% 09/01/2021	3136B1XP4	8,427.25	AA+	Aaa	04/11/18	04/30/18	8,594.88	2.93	25.00	8,444.15	8,427.25
FHLMC MULTIFAMILY STRUCTURED P DTD 05/01/2015 2.791% 01/01/2022	3137BHXY8	167,929.06	AA+	Aaa	05/16/19	05/21/19	168,978.62	2.54	390.58	168,198.04	169,831.72
FHLMC MULTIFAMILY STRUCTURED P DTD 11/01/2015 2.716% 06/01/2022	3137BLUR7	100,000.00	AA+	Aaa	04/02/19	04/05/19	100,250.00	2.63	226.33	100,085.86	101,701.47
FHLMC SERIES K721 A2 DTD 12/01/2015 3.090% 08/01/2022	3137BM6P6	99,265.13	AA+	Aaa	04/04/18	04/09/18	100,110.43	2.88	255.61	99,510.40	101,712.05
FHLMC MULTIFAMILY STRUCTURED P DTD 12/01/2012 2.307% 08/01/2022	3137AWOH1	100,000.00	AA+	Aaa	09/04/19	09/09/19	101,476.56	1.78	192.25	100,638.40	101,850.84
FANNIEMAE-ACES DTD 04/01/2014 3.346% 03/01/2024	3136AJB54	119,055.69	AA+	Aaa	12/13/19	12/18/19	124,841.05	2.14	331.97	122,956.57	127,458.93
FHMS K043 A2 DTD 03/01/2015 3.062% 12/01/2024	3137BGK24	110,000.00	AA+	Aaa	03/19/20	03/25/20	115,448.44	1.95	280.68	114,169.07	118,464.94
Security Type Sub-Total		704,677.13					719,699.98	2.33	1,702.42	714,002.49	729,447.20
Federal Agency Bond / Note											
FANNIE MAE NOTES DTD 04/10/2017 1.875% 04/05/2022	3135G0T45	465,000.00	AA+	Aaa	06/27/17	06/29/17	464,930.25	1.88	629.69	464,986.42	472,731.56

Managed Account Detail of Securities Held

For the Month Ending April 30, 2021

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

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Federal Agency Bond / Note											
FREDDIE MAC NOTES (CALLABLE) DTD 08/06/2020 0.300% 02/06/2023	3134GWLD6	465,000.00	AA+	Aaa	08/03/20	08/06/20	465,000.00	0.30	329.38	465,000.00	465,279.00
FANNIE MAE NOTES DTD 05/22/2020 0.250% 05/22/2023	3135G04Q3	305,000.00	AA+	Aaa	05/20/20	05/22/20	304,081.95	0.35	336.77	304,370.36	305,285.48
FREDDIE MAC NOTES DTD 06/11/2018 2.750% 06/19/2023	3137EAEN5	500,000.00	AA+	Aaa	01/07/19	01/09/19	503,510.00	2.58	5,041.67	501,685.75	526,900.50
FREDDIE MAC NOTES DTD 06/26/2020 0.250% 06/26/2023	3137EAES4	175,000.00	AA+	Aaa	06/24/20	06/26/20	174,489.00	0.35	151.91	174,633.20	175,133.70
FANNIE MAE NOTES DTD 07/10/2020 0.250% 07/10/2023	3135G05G4	280,000.00	AA+	Aaa	07/08/20	07/10/20	279,398.00	0.32	215.83	279,560.18	280,168.56
FREDDIE MAC NOTES DTD 08/21/2020 0.250% 08/24/2023	3137EAEV7	185,000.00	AA+	Aaa	08/19/20	08/21/20	184,811.30	0.28	86.08	184,854.78	185,074.93
FANNIE MAE NOTES DTD 09/14/2018 2.875% 09/12/2023	3135G0U43	330,000.00	AA+	Aaa	12/03/18	12/06/18	329,333.40	2.92	1,291.35	329,669.19	350,416.77
FEDERAL FARM CREDIT BANK (CALLABLE) DTD 09/21/2020 0.250% 09/21/2023	3133EMAM4	250,000.00	AA+	Aaa	10/07/20	10/09/20	249,575.00	0.31	69.44	249,655.50	249,811.00
FREDDIE MAC NOTES DTD 12/04/2020 0.250% 12/04/2023	3137EAFA2	65,000.00	AA+	Aaa	12/02/20	12/04/20	64,935.65	0.28	66.35	64,944.11	64,979.27
FEDERAL HOME LOAN BANKS NOTES DTD 12/09/2013 3.375% 12/08/2023	3130A0F70	190,000.00	AA+	Aaa	01/30/19	01/31/19	195,600.04	2.72	2,547.19	193,005.44	205,245.79
FEDERAL HOME LOAN BANK NOTES DTD 04/16/2020 0.500% 04/14/2025	3130AJHU6	200,000.00	AA+	Aaa	04/15/20	04/16/20	199,008.00	0.60	47.22	199,214.67	199,124.60
FANNIE MAE NOTES DTD 04/24/2020 0.625% 04/22/2025	3135G03U5	260,000.00	AA+	Aaa	04/22/20	04/24/20	259,464.40	0.67	40.63	259,573.63	260,026.52
FANNIE MAE NOTES DTD 04/24/2020 0.625% 04/22/2025	3135G03U5	360,000.00	AA+	Aaa	06/03/20	06/05/20	361,843.20	0.52	56.25	361,501.87	360,036.72
FREDDIE MAC NOTES (CALLABLE) DTD 05/29/2020 0.750% 05/28/2025	3134GVB31	200,000.00	AA+	Aaa	06/05/20	06/09/20	199,400.00	0.81	637.50	199,507.83	199,534.00

Managed Account Detail of Securities Held

For the Month Ending April 30, 2021

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

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Federal Agency Bond / Note											
FANNIE MAE NOTES DTD 06/19/2020 0.500% 06/17/2025	3135G04Z3	175,000.00	AA+	Aaa	07/02/20	07/07/20	175,201.25	0.48	325.69	175,168.04	173,916.93
FANNIE MAE NOTES DTD 06/19/2020 0.500% 06/17/2025	3135G04Z3	225,000.00	AA+	Aaa	10/01/20	10/05/20	226,055.25	0.40	418.75	225,927.34	223,607.47
FANNIE MAE NOTES DTD 06/19/2020 0.500% 06/17/2025	3135G04Z3	305,000.00	AA+	Aaa	06/17/20	06/19/20	304,368.65	0.54	567.64	304,478.03	303,112.36
FREDDIE MAC NOTES DTD 07/23/2020 0.375% 07/21/2025	3137EAEU9	185,000.00	AA+	Aaa	07/21/20	07/23/20	184,078.70	0.48	192.71	184,221.14	182,459.58
FANNIE MAE NOTES DTD 08/27/2020 0.375% 08/25/2025	3135G05X7	195,000.00	AA+	Aaa	08/25/20	08/27/20	194,087.40	0.47	134.06	194,210.98	192,181.08
FANNIE MAE NOTES DTD 08/27/2020 0.375% 08/25/2025	3135G05X7	420,000.00	AA+	Aaa	10/21/20	10/22/20	417,727.80	0.49	288.75	417,973.27	413,928.48
FREDDIE MAC NOTES DTD 09/25/2020 0.375% 09/23/2025	3137EAEX3	285,000.00	AA+	Aaa	09/23/20	09/25/20	284,142.15	0.44	112.81	284,244.68	280,807.08
FANNIE MAE NOTES DTD 11/12/2020 0.500% 11/07/2025	3135G06G3	185,000.00	AA+	Aaa	11/09/20	11/12/20	184,337.70	0.57	434.24	184,399.53	182,984.06
Security Type Sub-Total		6,205,000.00					6,205,379.09	0.95	14,021.91	6,202,785.94	6,252,745.44
Corporate Note											
IBM CORP BONDS DTD 01/27/2017 2.500% 01/27/2022	459200JO5	400,000.00	A	A2	02/01/17	02/03/17	400,840.00	2.45	2,611.11	400,125.15	406,735.20
APPLE INC CORP NOTES DTD 02/09/2017 2.500% 02/09/2022	037833CM0	440,000.00	AA+	Aa1	01/07/19	01/09/19	433,470.40	3.01	2,505.56	438,354.56	447,025.48
BB&T CORP (CALLABLE) NOTES DTD 03/21/2017 2.750% 04/01/2022	05531FAX1	185,000.00	A-	A3	04/03/18	04/05/18	181,564.55	3.25	423.96	184,210.11	188,941.61
UNITED PARCEL SERVICE CORP NOTES DTD 09/27/2012 2.450% 10/01/2022	911312AO9	275,000.00	A-	A2	03/01/18	03/05/18	268,545.75	3.00	561.46	272,999.22	283,467.80
ADOBE INC CORP NOTE DTD 02/03/2020 1.700% 02/01/2023	00724PAA7	100,000.00	A	A2	01/22/20	02/03/20	99,863.00	1.75	425.00	99,919.73	102,457.60

Managed Account Detail of Securities Held

For the Month Ending April 30, 2021

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

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
PFIZER INC CORP NOTES DTD 03/11/2019 2.950% 03/15/2024	717081ES8	260,000.00	A+	A2	04/02/19	04/04/19	263,146.00	2.69	980.06	261,804.79	278,650.58
MORGAN STANLEY CORP NOTES (CALLABLE) DTD 04/22/2021 0.731% 04/05/2024	61772BAA1	25,000.00	BBB+	A1	04/19/21	04/22/21	25,000.00	0.73	4.57	25,000.00	25,026.43
MORGAN STANLEY CORP NOTES (CALLABLE) DTD 04/22/2021 0.731% 04/05/2024	61772BAA1	75,000.00	BBB+	A1	04/20/21	04/22/21	75,094.50	0.69	13.71	75,093.31	75,079.27
WALMART INC CORPORATE NOTES DTD 04/23/2019 2.850% 07/08/2024	931142EL3	360,000.00	AA	Aa2	07/10/19	07/12/19	371,235.60	2.19	3,220.50	365,842.84	386,311.68
JPMORGAN CHASE & CO CORPORATE NOTES DTD 09/16/2020 0.653% 09/16/2024	46647PBS4	115,000.00	A-	A2	09/09/20	09/16/20	115,000.00	0.65	93.87	115,000.00	114,872.58
BANK OF AMERICA CORP (CALLABLE) CORPORAT DTD 10/21/2020 0.810% 10/24/2024	06051GJH3	150,000.00	A-	A2	10/16/20	10/21/20	150,000.00	0.81	23.63	150,000.00	149,997.45
MICROSOFT CORP (CALLABLE) NOTES DTD 02/12/2015 2.700% 02/12/2025	594918BB9	190,000.00	AAA	Aaa	03/15/21	03/17/21	202,921.90	0.92	1,125.75	202,486.66	203,921.68
TOYOTA MOTOR CREDIT CORP CORP NOTES DTD 02/13/2020 1.800% 02/13/2025	89236TGT6	60,000.00	A+	A1	05/20/20	05/26/20	60,586.20	1.58	234.00	60,470.59	62,113.26
TOYOTA MOTOR CREDIT CORP CORP NOTES DTD 02/13/2020 1.800% 02/13/2025	89236TGT6	90,000.00	A+	A1	05/20/20	05/26/20	90,879.30	1.58	351.00	90,705.89	93,169.89
NOVARTIS CAPITAL CORP DTD 02/14/2020 1.750% 02/14/2025	66989HAP3	295,000.00	AA-	A1	05/06/20	05/08/20	305,504.95	0.98	1,104.20	303,308.24	304,887.52
CITIGROUP INC CORPORATE NOTES DTD 05/04/2021 0.981% 05/01/2025	172967MX6	50,000.00	BBB+	NR	04/27/21	05/04/21	50,000.00	0.98	0.00	50,000.00	50,130.25
CITIGROUP INC CORPORATE NOTES DTD 05/04/2021 0.981% 05/01/2025	172967MX6	55,000.00	BBB+	NR	04/28/21	05/04/21	55,145.75	0.91	0.00	55,145.75	55,143.28

Managed Account Detail of Securities Held

For the Month Ending April 30, 2021

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

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
GOLDMAN SACHS GROUP INC CORPORATE NOTES DTD 05/22/2015 3.750% 05/22/2025	38148LAE6	135,000.00	BBB+	A2	02/12/21	02/17/21	150,819.30	0.94	2,235.94	150,031.57	148,012.38
BRISTOL-MYERS SQUIBB CO CORPORATE NOTES DTD 07/15/2020 3.875% 08/15/2025	110122DC9	64,000.00	A+	A2	10/01/20	10/05/20	73,070.08	0.89	523.56	71,949.12	71,234.62
Security Type Sub-Total		3,324,000.00					3,372,687.28	2.00	16,437.88	3,372,447.53	3,447,178.56
Certificate of Deposit											
SOCIETE GENERALE NY CERT DEPOS DTD 02/19/2020 1.800% 02/14/2022	83369XDL9	190,000.00	A-1	P-1	02/14/20	02/19/20	190,000.00	1.80	731.50	190,000.00	192,086.20
SUMITOMO MITSUI BANK NY CERT DEPOS DTD 07/14/2020 0.700% 07/08/2022	86565CKU2	155,000.00	A	A1	07/10/20	07/14/20	155,000.00	0.70	340.57	155,000.00	155,790.04
NORDEA BANK ABP NEW YORK CERT DEPOS DTD 08/29/2019 1.850% 08/26/2022	65558TLL7	280,000.00	AA-	Aa3	08/27/19	08/29/19	280,000.00	1.84	920.89	280,000.00	286,108.48
SKANDINAV ENSKILDA BANK LT CD DTD 09/03/2019 1.860% 08/26/2022	83050PDR7	295,000.00	A+	Aa2	08/29/19	09/03/19	295,000.00	1.85	975.47	295,000.00	301,474.66
DNB BANK ASA/NY LT CD DTD 12/06/2019 2.040% 12/02/2022	23341VZT1	145,000.00	AA-	Aa2	12/05/19	12/06/19	145,000.00	2.03	1,232.50	145,000.00	149,150.77
CREDIT SUISSE NEW YORK CERT DEPOS DTD 03/23/2021 0.590% 03/17/2023	22552G3C2	155,000.00	A+	Aa3	03/19/21	03/23/21	155,000.00	0.59	99.07	155,000.00	154,976.13
Security Type Sub-Total		1,220,000.00					1,220,000.00	1.56	4,300.00	1,220,000.00	1,239,586.28
Asset-Backed Security											
HAROT 2019-1 A3 DTD 02/27/2019 2.830% 03/20/2023	43814WAC9	66,507.49	AAA	NR	02/19/19	02/27/19	66,505.71	2.83	67.97	66,506.66	67,337.77
HYUNDAI AUTO RECEIVABLES TRUST DTD 04/10/2019 2.660% 06/15/2023	44932NAD2	54,285.15	AAA	NR	04/03/19	04/10/19	54,278.00	2.66	64.18	54,281.52	54,892.42

Managed Account Detail of Securities Held

For the Month Ending April 30, 2021

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

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Asset-Backed Security											
HAROT 2019-2 A3 DTD 05/29/2019 2.520% 06/21/2023	43815MAC0	82,676.26	NR	Aaa	05/21/19	05/29/19	82,673.18	2.52	57.87	82,674.64	83,867.12
TAOT 2019-A A3 DTD 02/13/2019 2.910% 07/15/2023	89239AAD5	101,586.67	AAA	Aaa	02/05/19	02/13/19	101,568.16	2.91	131.39	101,577.43	103,171.54
ALLYA 2019-1 A3 DTD 02/13/2019 2.910% 09/15/2023	02004WAC5	39,004.24	NR	Aaa	02/05/19	02/13/19	38,999.53	2.91	50.45	39,001.80	39,549.68
NAROT 2019-A A3 DTD 02/13/2019 2.900% 10/15/2023	65479KAD2	82,881.29	NR	Aaa	02/05/19	02/13/19	82,868.73	2.90	106.82	82,874.68	84,066.86
COPAR 2019-1 A3 DTD 05/30/2019 2.510% 11/15/2023	14042WAC4	76,819.08	AAA	Aaa	05/21/19	05/30/19	76,803.52	2.51	85.70	76,810.22	77,775.75
NAROT 2019-B A3 DTD 05/28/2019 2.500% 11/15/2023	65479HAC1	89,515.53	NR	Aaa	05/21/19	05/28/19	89,495.29	2.51	99.46	89,504.02	90,819.35
HAROT 2020-1 A3 DTD 02/26/2020 1.610% 04/22/2024	43813RAC1	105,000.00	NR	Aaa	02/19/20	02/26/20	104,979.42	1.61	46.96	104,985.25	106,670.48
TAOT 2020-A A3 DTD 02/12/2020 1.660% 05/15/2024	89232HAC9	140,000.00	AAA	Aaa	02/04/20	02/12/20	139,989.89	1.66	103.29	139,992.78	142,246.27
CARMX 2020-1 A3 DTD 01/22/2020 1.890% 12/16/2024	14315XAC2	100,000.00	AAA	NR	01/14/20	01/22/20	99,980.38	1.89	84.00	99,985.48	102,298.51
HAROT 2021-1 A3 DTD 02/24/2021 0.270% 04/21/2025	43813GAC5	55,000.00	NR	Aaa	02/17/21	02/24/21	54,998.99	0.27	4.13	54,999.03	54,840.73
HART 2021-A A3 DTD 04/28/2021 0.380% 09/15/2025	44933LAC7	45,000.00	AAA	NR	04/20/21	04/28/21	44,995.27	0.38	1.43	44,995.28	44,984.94
CARMX 2021-1 A3 DTD 01/27/2021 0.340% 12/15/2025	14316NAC3	30,000.00	AAA	NR	01/20/21	01/27/21	29,994.07	0.34	4.53	29,994.38	29,931.08
CARMX 2021-2 A3 DTD 04/21/2021 0.520% 02/17/2026	14314OAC8	65,000.00	AAA	NR	04/13/21	04/21/21	64,985.99	0.52	9.39	64,986.07	65,023.97
Security Type Sub-Total		1,133,275.71					1,133,116.13	2.01	917.57	1,133,169.24	1,147,476.47

Managed Account Detail of Securities Held

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

CITY OF COACHELLA - OPERATING PORTFOLIO - 995343 - (14201484)											
Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Managed Account Sub-Total		19,571,952.84					19,669,233.94	1.49	65,987.50	19,667,906.09	20,036,382.46
Money Market Mutual Fund											
PFM Funds - Govt Select, Instl Cl		450,879.63	AAAm	NR			450,879.63		0.00	450,879.63	450,879.63
Money Market Sub-Total		450,879.63					450,879.63		0.00	450,879.63	450,879.63
Securities Sub-Total		\$20,022,832.47					\$20,120,113.57	1.49%	\$65,987.50	\$20,118,785.72	\$20,487,262.09
Accrued Interest											\$65,987.50
Total Investments											\$20,553,249.59

Bolded items are forward settling trades.

Managed Account Security Transactions & Interest

For the Month Ending April 30, 2021

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

Transaction Type	Trade	Settle	Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
BUY											
	04/05/21	04/07/21	US TREASURY NOTES DTD 12/31/2020 0.375% 12/31/2025	91282CBC4	190,000.00	(185,494.92)	(190.92)	(185,685.84)			
	04/13/21	04/21/21	CARMX 2021-2 A3 DTD 04/21/2021 0.520% 02/17/2026	14314OAC8	65,000.00	(64,985.99)	0.00	(64,985.99)			
	04/19/21	04/22/21	MORGAN STANLEY CORP NOTES (CALLABLE) DTD 04/22/2021 0.731% 04/05/2024	61772BAA1	25,000.00	(25,000.00)	0.00	(25,000.00)			
	04/20/21	04/22/21	MORGAN STANLEY CORP NOTES (CALLABLE) DTD 04/22/2021 0.731% 04/05/2024	61772BAA1	75,000.00	(75,094.50)	0.00	(75,094.50)			
	04/20/21	04/28/21	HART 2021-A A3 DTD 04/28/2021 0.380% 09/15/2025	44933LAC7	45,000.00	(44,995.27)	0.00	(44,995.27)			
	04/27/21	05/04/21	CITIGROUP INC CORPORATE NOTES DTD 05/04/2021 0.981% 05/01/2025	172967MX6	50,000.00	(50,000.00)	0.00	(50,000.00)			
	04/28/21	05/04/21	CITIGROUP INC CORPORATE NOTES DTD 05/04/2021 0.981% 05/01/2025	172967MX6	55,000.00	(55,145.75)	0.00	(55,145.75)			
Transaction Type Sub-Total					505,000.00	(500,716.43)	(190.92)	(500,907.35)			

INTEREST											
	04/01/21	04/01/21	CA ST TXBL GO BONDS DTD 10/24/2019 2.400% 10/01/2023	13063DRJ9	190,000.00	0.00	2,280.00	2,280.00			
	04/01/21	04/01/21	SOCIETE GENERALE NY CERT DEPOS DTD 02/19/2020 1.800% 02/14/2022	83369XDL9	0.00	0.00	1,710.00	1,710.00			
	04/01/21	04/01/21	UNITED PARCEL SERVICE CORP NOTES DTD 09/27/2012 2.450% 10/01/2022	911312AQ9	275,000.00	0.00	3,368.75	3,368.75			
	04/01/21	04/01/21	BB&T CORP (CALLABLE) NOTES DTD 03/21/2017 2.750% 04/01/2022	05531FAX1	185,000.00	0.00	2,543.75	2,543.75			
	04/01/21	04/01/21	SOCIETE GENERALE NY CERT DEPOS DTD 02/19/2020 1.800% 02/14/2022	83369XDL9	0.00	0.00	(1,729.00)	(1,729.00)			

Managed Account Security Transactions & Interest

For the Month Ending April 30, 2021

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

Transaction Type	Trade	Settle	Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
INTEREST											
	04/01/21	04/25/21	FHLMC SERIES K721 A2 DTD 12/01/2015 3.090% 08/01/2022	3137BM6P6	99,423.70	0.00	256.02	256.02			
	04/01/21	04/25/21	FHMS K043 A2 DTD 03/01/2015 3.062% 12/01/2024	3137BGK24	110,000.00	0.00	280.68	280.68			
	04/01/21	04/25/21	FNA 2018-M5 A2 DTD 04/01/2018 3.560% 09/01/2021	3136B1XP4	15,909.19	0.00	47.20	47.20			
	04/01/21	04/25/21	FHLMC MULTIFAMILY STRUCTURED P DTD 11/01/2015 2.716% 06/01/2022	3137BLUR7	100,000.00	0.00	226.33	226.33			
	04/01/21	04/25/21	FANNIEMAE-ACES DTD 04/01/2014 3.346% 03/01/2024	3136AJB54	119,875.66	0.00	349.76	349.76			
	04/01/21	04/25/21	FHLMC MULTIFAMILY STRUCTURED P DTD 05/01/2015 2.791% 01/01/2022	3137BHXY8	168,217.62	0.00	391.25	391.25			
	04/01/21	04/25/21	FHLMC MULTIFAMILY STRUCTURED P DTD 12/01/2012 2.307% 08/01/2022	3137AWOH1	100,000.00	0.00	192.25	192.25			
	04/05/21	04/05/21	FANNIE MAE NOTES DTD 04/10/2017 1.875% 04/05/2022	3135G0T45	465,000.00	0.00	4,359.38	4,359.38			
	04/14/21	04/14/21	FEDERAL HOME LOAN BANK NOTES DTD 04/16/2020 0.500% 04/14/2025	3130AJHU6	200,000.00	0.00	500.00	500.00			
	04/15/21	04/15/21	CARMX 2020-1 A3 DTD 01/22/2020 1.890% 12/16/2024	14315XAC2	100,000.00	0.00	157.50	157.50			
	04/15/21	04/15/21	HYUNDAI AUTO RECEIVABLES TRUST DTD 04/10/2019 2.660% 06/15/2023	44932NAD2	60,362.32	0.00	133.80	133.80			
	04/15/21	04/15/21	COPAR 2019-1 A3 DTD 05/30/2019 2.510% 11/15/2023	14042WAC4	84,331.15	0.00	176.39	176.39			
	04/15/21	04/15/21	ALLYA 2019-1 A3 DTD 02/13/2019 2.910% 09/15/2023	02004WAC5	43,138.31	0.00	104.61	104.61			
	04/15/21	04/15/21	CARMX 2021-1 A3 DTD 01/27/2021 0.340% 12/15/2025	14316NAC3	30,000.00	0.00	8.50	8.50			
	04/15/21	04/15/21	TAOT 2020-A A3 DTD 02/12/2020 1.660% 05/15/2024	89232HAC9	140,000.00	0.00	193.67	193.67			
	04/15/21	04/15/21	NAROT 2019-B A3 DTD 05/28/2019 2.500% 11/15/2023	65479HAC1	97,123.47	0.00	202.34	202.34			
	04/15/21	04/15/21	TAOT 2019-A A3 DTD 02/13/2019 2.910% 07/15/2023	89239AAD5	111,810.85	0.00	271.14	271.14			

Managed Account Security Transactions & Interest

For the Month Ending April 30, 2021

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

Transaction Type	Trade	Settle	Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
INTEREST											
	04/15/21	04/15/21	NAROT 2019-A A3 DTD 02/13/2019 2.900% 10/15/2023	65479KAD2	90,891.26	0.00	219.65	219.65			
	04/18/21	04/18/21	HAROT 2019-1 A3 DTD 02/27/2019 2.830% 03/20/2023	43814WAC9	73,910.36	0.00	174.31	174.31			
	04/21/21	04/21/21	HAROT 2019-2 A3 DTD 05/29/2019 2.520% 06/21/2023	43815MAC0	90,323.66	0.00	189.68	189.68			
	04/21/21	04/21/21	HAROT 2021-1 A3 DTD 02/24/2021 0.270% 04/21/2025	43813GAC5	55,000.00	0.00	12.38	12.38			
	04/21/21	04/21/21	HAROT 2020-1 A3 DTD 02/26/2020 1.610% 04/22/2024	43813RAC1	105,000.00	0.00	140.88	140.88			
	04/22/21	04/22/21	FANNIE MAE NOTES DTD 04/24/2020 0.625% 04/22/2025	3135G03U5	620,000.00	0.00	1,937.50	1,937.50			
	04/24/21	04/24/21	BANK OF AMERICA CORP (CALLABLE) CORPORAT DTD 10/21/2020 0.810% 10/24/2024	06051GJH3	150,000.00	0.00	617.63	617.63			
	04/30/21	04/30/21	US TREASURY NOTES DTD 05/01/2017 2.000% 04/30/2024	912828X70	655,000.00	0.00	6,550.00	6,550.00			
	04/30/21	04/30/21	US TREASURY NOTES DTD 10/31/2019 1.500% 10/31/2024	912828YM6	250,000.00	0.00	1,875.00	1,875.00			
Transaction Type Sub-Total					4,785,317.55	0.00	27,741.35	27,741.35			
MATURITY											
	04/02/21	04/02/21	CREDIT AGRICOLE CIB NY CERT DEPOS DTD 04/04/2019 2.830% 04/02/2021	22535CDU2	250,000.00	250,000.00	7,094.65	257,094.65	0.00	0.00	
	04/19/21	04/19/21	BANK OF AMERICA CORP NOTE DTD 04/19/2016 2.625% 04/19/2021	06051GFW4	30,000.00	30,000.00	393.75	30,393.75	(224.70)	0.00	
Transaction Type Sub-Total					280,000.00	280,000.00	7,488.40	287,488.40	(224.70)	0.00	
PAYDOWNS											
	04/01/21	04/25/21	FHLMC MULTIFAMILY STRUCTURED P DTD 05/01/2015 2.791% 01/01/2022	3137BHXY8	288.56	288.56	0.00	288.56	(1.80)	0.00	
	04/01/21	04/25/21	FHLMC SERIES K721 A2 DTD 12/01/2015 3.090% 08/01/2022	3137BM6P6	158.57	158.57	0.00	158.57	(1.35)	0.00	

Managed Account Security Transactions & Interest

For the Month Ending April 30, 2021

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

Transaction Type	Trade	Settle	Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
PAYDOWNS											
	04/01/21	04/25/21	FNA 2018-M5 A2 DTD 04/01/2018 3.560% 09/01/2021	3136B1XP4	7,481.94	7,481.94	0.00	7,481.94	(148.82)	0.00	
	04/01/21	04/25/21	FANNIEMAE-ACES DTD 04/01/2014 3.346% 03/01/2024	3136AJB54	819.97	819.97	0.00	819.97	(39.85)	0.00	
	04/15/21	04/15/21	ALLYA 2019-1 A3 DTD 02/13/2019 2.910% 09/15/2023	02004WAC5	4,134.07	4,134.07	0.00	4,134.07	0.50	0.00	
	04/15/21	04/15/21	HYUNDAI AUTO RECEIVABLES TRUST DTD 04/10/2019 2.660% 06/15/2023	44932NAD2	6,077.17	6,077.17	0.00	6,077.17	0.80	0.00	
	04/15/21	04/15/21	COPAR 2019-1 A3 DTD 05/30/2019 2.510% 11/15/2023	14042WAC4	7,512.07	7,512.07	0.00	7,512.07	1.52	0.00	
	04/15/21	04/15/21	NAROT 2019-A A3 DTD 02/13/2019 2.900% 10/15/2023	65479KAD2	8,009.97	8,009.97	0.00	8,009.97	1.21	0.00	
	04/15/21	04/15/21	NAROT 2019-B A3 DTD 05/28/2019 2.500% 11/15/2023	65479HAC1	7,607.94	7,607.94	0.00	7,607.94	1.72	0.00	
	04/15/21	04/15/21	TAOT 2019-A A3 DTD 02/13/2019 2.910% 07/15/2023	89239AAD5	10,224.18	10,224.18	0.00	10,224.18	1.86	0.00	
	04/18/21	04/18/21	HAROT 2019-1 A3 DTD 02/27/2019 2.830% 03/20/2023	43814WAC9	7,402.87	7,402.87	0.00	7,402.87	0.20	0.00	
	04/21/21	04/21/21	HAROT 2019-2 A3 DTD 05/29/2019 2.520% 06/21/2023	43815MAC0	7,647.40	7,647.40	0.00	7,647.40	0.29	0.00	
Transaction Type Sub-Total					67,364.71	67,364.71	0.00	67,364.71	(183.72)	0.00	
SELL											
	04/05/21	04/07/21	CITIGROUP INC CORP (CALLABLE) NOTE DTD 12/08/2016 2.900% 12/08/2021	172967LC3	180,000.00	182,793.60	1,725.50	184,519.10	1,564.20	2,610.93	FIFO
	04/19/21	04/21/21	FANNIE MAE NOTES DTD 07/10/2020 0.250% 07/10/2023	3135G05G4	65,000.00	65,050.05	45.59	65,095.64	189.80	153.43	FIFO
	04/20/21	04/22/21	FREDDIE MAC NOTES DTD 06/26/2020 0.250% 06/26/2023	3137EAES4	100,000.00	100,128.00	80.56	100,208.56	420.00	340.00	FIFO
	04/21/21	04/28/21	FANNIE MAE NOTES DTD 07/10/2020 0.250% 07/10/2023	3135G05G4	45,000.00	45,041.85	33.75	45,075.60	138.60	112.80	FIFO

Managed Account Security Transactions & Interest

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

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

Transaction Type		Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
Trade	Settle									
SELL										
04/27/21	05/03/21	FREDDIE MAC NOTES DTD 12/04/2020 0.250% 12/04/2023	3137EAFA2	50,000.00	49,949.50	51.74	50,001.24	(1.00)	(7.78)	FIFO
04/28/21	05/04/21	FREDDIE MAC NOTES DTD 12/04/2020 0.250% 12/04/2023	3137EAFA2	55,000.00	54,952.15	57.29	55,009.44	6.60	(0.91)	FIFO
Transaction Type Sub-Total				495,000.00	497,915.15	1,994.43	499,909.58	2,318.20	3,208.47	
Managed Account Sub-Total					344,563.43	37,033.26	381,596.69	1,909.78	3,208.47	
Total Security Transactions					\$344,563.43	\$37,033.26	\$381,596.69	\$1,909.78	\$3,208.47	

Bolded items are forward settling trades.

Business Licensee Rreport

Name Cesar Lucrecio **Date Submitted** 4/21/2021
Department Business License
Period 4/1/2021 - 6/30/2021

Revenue Account	Description of Revenue	2021Total Budget	4Q 2021 Revenue	Last Quarter Totals	Year-to-date 2021 Revenues	(Over)/Under Budget
101-11-110-10-315-000	Annual Registration Tax	\$ 24,000.00	\$ 2,400.00	\$ 12,780.00	\$ 21,880.00	\$ 2,120.00
101-11-110-10-316-000	Business Licensee Fee	570,000.00	22,177.10	434,434.16	538,988.21	31,011.79
101-11-110-10-319-000	Penalties Revenue	3,500.00	377.68	2,942.71	4,327.10	(827.10)
240-12-110-40-342-000	Uniform Fire Code Fee	100,000.00	8,091.27	32,743.00	40,834.27	59,165.73
101-11-110-10-325-000	SB-1186- State Tax	5,000.00	480.00	2,612.00	4,432.00	568.00
101-11-110-10-322-000	Transient Occupancy Tax	204,000.00	173,689.84	99,495.11	456,900.20	(252,900.20)
101-11-110-10-332-000	Cannabis - Cultivation	360,000.00	364,958.23	630,023.84	1,061,414.78	(701,414.78)
101-11-110-10-333-000	Cannabis - Manufacturing	80,000.00	3,966.12	28,008.60	31,974.72	48,025.28
101-11-110-10-334-000	Cannabis - Lab Testing	-	-	-	-	-
101-11-110-10-335-000	Cannabis - Retail	420,000.00	164,315.75	157,315.75	533,224.76	(113,224.76)
101-11-110-10-336-000	Cannabis - Distribution	-	74.80	-	74.80	(74.80)
	Total Budget	\$ 1,766,500.00	\$ 740,530.79	\$ 1,400,355.17	\$ 2,694,050.84	\$ (927,550.84)



**CITY OF COACHELLA
53-990 ENTERPRISE WAY
COACHELLA CA 92236**

CODE ENFORCEMENT QUARTERLY REPORT

Apr. 1, 2021 to Jun. 31, 2021

**Prepared by:
Rene Rosales**

Code Enforcement Summary Report

Report Criteria:

Status	Assigned To	Census Tract	Violation	Initiation	Open Date Range	Follow up Date Range	Close Date Range
All	All		All	All	From 04/01/2021 To 06/30/2021	From To	From To

CE Totals

	Total	Closed Cases	Open Cases
Totals	99	67	32

CE Cases by Violation

Violation	Total Violations	Closed Violations	Open Violations
	3	2	1
10.08.060 - Working on parked vehicles	0	0	0
10.20.010(18)Abandoned/Inoperable/Dismantled vehicle(s).	13	11	2
12.12.050 - Duty to maintain sidewalks.	0	0	0
12.16.030 - Permit required/CURB CUTS AND DRIVEWAYS	0	0	0
12.42.030 - Unlawful camping.	4	3	1
12.42.040 - Storage of personal property on public property.	2	2	0
13.03.044 Wasting water prohibited.	1	1	0
13.03.208 - Access to water meter.	0	0	0
13.03.306 Expiration or Extension of Permit	0	0	0
15.04.020 (A) Concrete Flat Work, Shades & Storage Containers	7	0	7
15.44.010 Building Numbering/Required	1	0	1
15.60.010 Building Permit Required	8	2	6
15.60.050 - Substandard buildings and housing.	0	0	0
15.66.010 Seismic Hazard Mitigation	0	0	0
17.16.020 - Permitted uses.	0	0	0
17.16.030(C)(5)-Property development standards. Walls/Fences	0	0	0
17.48.020 Display of merchandised out of doors.	0	0	0
17.54.010 (N)(2) Parking and Storage in Residential Zones.	14	11	3
17.54.010.(N)(3)	0	0	0
17.54.020 - Permitting of certain garage conversions to residential living space ("garage conversions").	3	2	1
17.56.010(J)(2)(B) - Signs	0	0	0
17.58.010 - Home occupations	4	3	1
17.60.010 (F)(4) Accessory structures	0	0	0
17.60.010 (G) - Trailers Outside Camps	3	3	0
17.60.010 - Property development standards. (Fence)	0	0	0

17.60.010 Property Development Standards 9D)(3)(a) Yards	0	0	0
17.60.010(3)(e) Development Standards	0	0	0
17.74.010 (D)(3) Conditional Uses	0	0	0
17.84 Medical Cannabis Dispensaries.	0	0	0
17.84 Medical Cannabis Dispensaries. 17.84.030 - Prohibited activities.	0	0	0
17.84 Medical Cannabis Dispensaries. 17.84.040 - Prohibited activities declared a public nuisance.	0	0	0
17.84 Medical Cannabis Dispensaries. 17.84.050 Penalties for Violations	0	0	0
2.08.060 (A) - Political sign regulations.	0	0	0
2.08.060 (B) - Political sign regulations	0	0	0
2.08.060 (C) - Political sign regulations	0	0	0
2.08.060 (D) - Political sign regulations	0	0	0
2.08.060 (E) - Political sign regulations	0	0	0
3.10.010 (D) (16) Visibility Hazard	8	8	0
3.10.010 (D) (27) Public Burning	0	0	0
3.10.010 (D)(10) Termites, Insects, Vermin or Rodents.	0	0	0
3.10.010 (D)(12) Abandon or Vacated Building/Structure	0	0	0
3.10.010 (D)(13) Offensive Odors	6	5	1
3.10.010 (D)(15) Hazardous Substances and Waste	3	3	0
3.10.010 (D)(18)	0	0	0
3.10.010 (D)(19)	0	0	0
3.10.010 (D)(20) Swmng Pools, Ponds and Other Bodies of Wtr.	0	0	0
3.10.010 (D)(23)Public Nuisances/Safety Hazard	14	13	1
3.10.010 (D)(24) Disruptive Activities	1	0	1
3.10.010 (D)(25) Land Use Entitlements.	0	0	0
3.10.010 (D)(3) Weeds	1	1	0
3.10.010 (D)(31) Animal Manure	0	0	0
3.10.010 (D)(36) Signs	0	0	0
3.10.010 (D)(38) - Maintenance and abatement of nuisances.	2	1	1
3.10.010 (D)(4) - Trees and Shrubs	8	5	3
3.10.010 (D)(44)Public Nuisances/Rubbish, Refuse and Dirt	5	1	4
3.10.010 (D)(8) -Maintenance of Private Driveways	0	0	0
3.10.010(35) Water Disp[osal	0	0	0
3.10.010(D)(11)-Sewage.	0	0	0
3.10.010(D)(15)-Hazardous Substances and Waste.	3	3	0
3.10.010(D)(16)-Visibility Hazard.	1	1	0
3.10.010(D)(19)-Visual Blight	12	11	1
3.10.010(D)(20)-Swmng Pools, Ponds and Other Bodies of Wtr.	0	0	0
3.10.010(D)(21)-Public Toilets.	0	0	0

3.10.010(D)(22)-Privies.	0	0	0
3.10.010(D)(25)-Land Use Entitlements.	0	0	0
3.10.010(D)(27)-Public Burning.	0	0	0
3.10.010(D)(28)-Air Pollution.	0	0	0
3.10.010(D)(29) Mosquito Breeding Places.	0	0	0
3.10.010(D)(30)Discharge of Sewage	0	0	0
3.10.010(D)(31)-Animal Manure	0	0	0
3.10.010(D)(32)-Hauling of Offensive Substances	0	0	0
3.10.010(D)(33)-Clothes Lines.	0	0	0
3.10.010(D)(34)Stormwater Drainage	0	0	0
3.10.010(D)(35)-Water Disposal.	1	1	0
3.10.010(D)(36)-Signs.	0	0	0
3.10.010(D)(37)-Encroachment.	0	0	0
3.10.010(D)(38)-Municipal Code Violations.	0	0	0
3.10.010(D)(39)-California Civil Code.	0	0	0
3.10.010(D)(40)-California Red Light Abatement Act.	0	0	0
3.10.010(D)(41)-California Drug Abatement Act.	0	0	0
3.10.010(D)(42)-State Housing Law.	0	0	0
3.10.010(D)(43)-Weed Abatement.	0	0	0
3.10.010(D)(6)Parking on Yard Off Driveway	1	0	1
3.10.010(D)(7) Occupied Vehicles	3	3	0
3.16.090 - Failure to comply with notice of violation.	10	7	3
5.80.100 - Operational requirements and performance standards established. (Short Term Rentals)	1	1	0
7.04.040 - Prohibited noise generally.	1	0	1
8.20.040(C)Dust Control requirements	1	1	0
8.44.010 - Collection by city or agent only.	0	0	0
8.44.070 Commercial Garbage Collection and Disposal	0	0	0
8.48.030 (B)Graffiti Prohibited	0	0	0
8.60 - REGISTRATION AND MAINTENANCE OF ABANDONED PROPERTIES	0	0	0
8.60.040 Registration of Abandoned Property	0	0	0
8.60.050 - Abandoned Property Maintenance requirements.	0	0	0
8.64.050 - Vacant Property Maintenance Requirements	1	1	0
Abandoned/Inoperable/Dismantled vehicle(s)	0	0	0
Business License Required	2	1	1
Business Subject to Miscellaneous Tax Rates/Transportation, Trucking and Towing	0	0	0
Display of merchandise out of Door	0	0	0
Garbage Containers	10	10	0
Illegal Dumping	3	3	0

Illegal, Nonconform. Building or Structure(s)	6	1	5
Manner of Parking /Parallel Parking	0	0	0
Manner of Parking/Angle Parking	1	1	0
Manner of Parking/Commercial Vehicles Prohibited from Parking on Private Property and Public Rights-of-Ways	0	0	0
NEC 380-9 Electrical, (e) Outlet faceplates/covers in place	0	0	0
NFPA 13-4-2.5.1 Automatic Fire Sprinklers Systems,(c) 18" clearance below heads	0	0	0
Parking on yard/off driveway	10	9	1
Parking Requirements/General Provisions	0	0	0
Parking Requirements/Surface of Parking Area	1	1	0
Permit for Outdoor Advertising Signs	0	0	0
Prkg. Lot Striping/Handicap Markings	0	0	0
Prohibited Stopping, Standing or Parking/On a Crosswalk	0	0	0
Prohibited Stopping, Standing or Parking/Within an Intersection	0	0	0
Property Development Standards/Maintenance	0	0	0
Public Nuisances / Animals	5	3	2
Public Nuisances / Attractive Nuisances	9	7	2
Public Nuisances / Fire Hazard	0	0	0
Public Nuisances / Landscaping	4	1	3
Public Nuisances / Trees and Shrubs	2	2	0
Service Stations/Intent and Purpose	0	0	0
Service Stations/Landscaping	1	1	0
Service Stations/Parking	0	0	0
Set up Temporary Sales Location	0	0	0
Signs-All signs and sign programs shall be subject to review and approval	0	0	0
Special Event/Sales Permit Required	0	0	0
Special Event/Sales Signs	0	0	0
Stopping, Standing and Parking/Public or Private Driveway	0	0	0
Stopping, Standing or Parking/Sidewalk	2	1	1
Termites, Insects, Vermin or Rodents	0	0	0
Termites, Insects, Vermin or Rodents	0	0	0
Title 19, Subchapter 5-Hood and Duct Systems,(a)Serviced within 6 months	0	0	0
Trimming palm trees--Required	3	1	2
UBC 3304(c)-"This Door To Remain Unlocked During Business Hours"	0	0	0
UBC 3313(b)-(f) Emergency lighting operable	0	0	0
UBC 3314(c)-(b) Illuminated EXIT sign operable	0	0	0
UBC 3315(b)-(c) 44' clear access aisle width to exits	0	0	0
UFC 10.206(a)-(b) Obstruction	0	0	0
UFC 10.206(b)-Hydrant,(c) Red curb-15' each side	0	0	0

UFC 10.207(1)-Fire Apparatus Access Roads,(a) Red curb on signs	0	0	0
UFC 10.207-Fire Apparatus Access Roads.(b) Obstruction	0	0	0
UFC 10.208(a)-Premises Identification,	0	0	0
UFC 10.301(a)-Fire Extinguishers,(a) Minimum 2A10BC	0	0	0
UFC 10.301(a)-Fire Extinguishers,(e) Commercial kitchen 40BC.	0	0	0
UFC 10.302(a)-Fire Extinguishers,(b) Servicing due	0	0	0
UFC 10.313(b)-Hood and Duct Systems,(b) Proper nozzle position, caps, coverage	0	0	0
UFC 10.313(c)-Hood and Duct Systems,(c) Automatic gas/electric shut off	0	0	0
UFC 10.313(e)	0	0	0
UFC 10.313(e)-Hood and Duct Systems,(d) Fuseable links, cables, conduits	0	0	0
UFC 10.401	0	0	0
UFC 10.401-Walls and Ceilings,(a) Holes sealed	0	0	0
UFC 10.402(a)-Exits,(e) Maintain fire rated doors, windows, dampers, and hardware	0	0	0
UFC 11.201(b)-General Housekeeping,(a) Rubbish/trash buildup	2	2	0
UFC 11.203(b)-General Housekeeping,(d) Storage not within 24" of ceiling	0	0	0
UFC 11.203(c)-General Housekeeping,(g) Storage in boiler, mech., elect. panel rooms prohibited	0	0	0
UFC 11.205(a)-General Housekeeping,(h) Candles used in approved manner	0	0	0
UFC 12.103(a)-Exits,(d) Exit obstruction	0	0	0
UFC 12.106(c)-General Housekeeping,(e) Storage under stairs prohibited	0	0	0
UFC 12.203(a)-Occupant Limit/Sign,(a) Occupant load sign(s) posted	0	0	0
UFC 12.207-General Housekeeping,Storage in attic space prohibited	0	0	0
UFC 13.103-Occupant Limit/Sign,(b) Required NO SMOKING signs	0	0	0
UFC 74.107(a)	0	0	0
UFC 79-201(e)-Flammable Liquids -(a) Approved safety cans under 10 gal.	0	0	0
UFC 79.107-Flammable Liquids,(c) Legible labeling	0	0	0
UFC 79.201(e)-Flammable Liquids,(b) Approved cabinet exceeding 10 gal.	0	0	0
UFC 85.104 (c)-Electrical,(c) Abatement of electrical hazards	1	1	0
UFC 85.104 (f)-Electrical,(f) Cover open space in circuit breaker panel	0	0	0
UFC 85.106-Electrical,(d) Exten. cords not allowed as permanent wiring	0	0	0
UFC 85.107-Electrical,(a) Zip cords/cube adapters not allowed	0	0	0
UFC 85.108-Electrical,(b) Min. 30" clear access to circuit breaker	0	0	0
UFC Stand. No. 10-1-6.9-Fire Extinguishers,(c) Mounted 3-5 feet from floor	0	0	0
UFC Standard No. 10-1-6.5-Fire Extinguishers,(d) Obstruction	0	0	0
UMC 504(a)-General Housekeeping,(c) 36" clearance around water heater	0	0	0
Weed Abatement	2	0	2
Totals	210	151	59

Abandoned Vehicles AVA Summary Report

Report Criteria:

Open Date Range

From 04/01/2021 To 06/30/2021

AVA Totals

Cases Closed Vehicles Abated

Totals	101	101
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Vehicles Abated

<i>Disposition</i>	<i>Vehicles</i>
Agency Abated	17
Other	1
Unfounded	1
Voluntary Compliance	82
Totals	101

**Code Enforcement:
Graffiti Department Quarterly Report
April 1, 2021 to June 30, 2021**

	Totals
Gallons Used	265 Gal.
5 Gallon buckets Purchased	24
Cover up/ stops	422
Pressure Washing Sq. ft.	4,430 sq. ft.
Murals Sealed	11





Field Services Impound Statistics	Jun-21	QTR 4/1/2021 - 6/30/2021)
Total Canines Impounded	20	46
Owner Turn-Ins	3	9
Stray	14	30
Dead on Arrival	3	7
Total Felines Impounded	48	76
Owner Turn-Ins	0	0
Stray	43	57
Dead on Arrival	5	19
Total Other Animals Impounded	1	2
Owner Turn-Ins	0	0
Stray	0	1
Dead on Arrival	1	1

Field Services Activities	Jun-21	QTR 4/1/2021 - 6/30/2021)
Number of Requests for Service	60	177
Number of Animal Bite Calls	2	13
Number of sick/injured animal calls	7	17
Vicious Animal (imminent danger)	8	21
Cruelty/Neglect Calls	3	17
Total Citations	4	15
Total Licenses	79	278
Number of Nuisance animal Complaints	3	5

COACHELLA CITY FIRE DEPARTMENT

QUARTERLY REPORT

APRIL - JUNE 2021



INSIDE THIS ISSUE

1. Personnel Assignments
2. Response Reports
3. Administration Reports

ADMINISTRATION
 1377 SIXTH STREET
 COACHELLA, CA 92236
 (760) 398-8895

1. Battalion Chief – Bonifacio De La Cruz
2. Administrative Assistant – Marisa Duran

STATION 79
 1377 SIXTH STREET
 COACHELLA, CA 92236
 (760) 398-8895

Engine Company 79

1. Fire Captain – Johnny Garcia
2. Fire Captain – Rodrigo Vega
3. Fire Captain – Juan Arroyo
4. Fire Apparatus Engineer – Tommy Lemus
5. Firefighter Apparatus Engineer/Paramedic – Vacant
6. Firefighter II/Paramedic – Michael Gonzales
7. Firefighter II/Paramedic – Joshua Brann
8. Firefighter II/Paramedic – Daniel Lucido

TRUCK 86
 46-990 JACKSON ST.
 INDIO, CA 92201
 (760) 347-0726

Truck Company

1. Fire Captain – Darrel Anderson
2. Fire Captain – Luis Alvarez
3. Fire Captain – Mark Greenway
4. Fire Apparatus Engineer – Noah Dimuccio
5. Fire Apparatus Engineer – Bryan Rowe
6. Fire Apparatus Engineer – Alfonso Moreno
7. Firefighter II – Beau Clevenger
8. Firefighter II – Tyler Mentges
9. Firefighter II – Jesus Ortega
10. Firefighter II/PM – Kyle Wilmore
11. Firefighter II/PM – Andrew Barbosa
12. Firefighter II/PM – Sean Mc Chesney

YEAR END RESPONSE REPORT

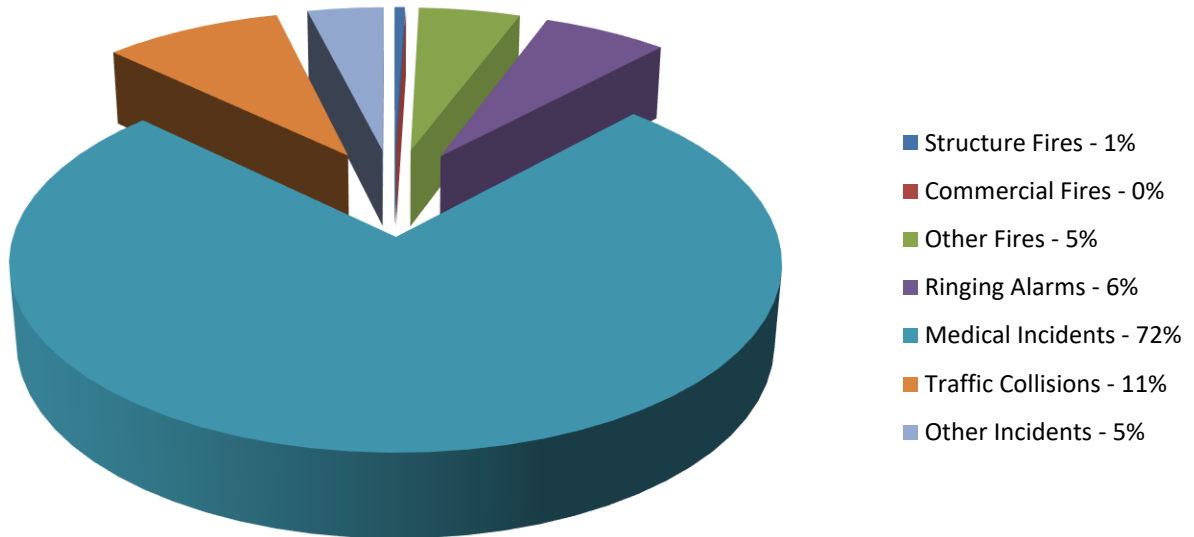
APRIL 1, 2021 – JUNE 30, 2021

	APRIL	MAY	JUNE	YTD (CITY OF COACHELLA)
STRUCTURE FIRES	1	2	1	9
COMMERCIAL FIRES	0	0	0	2
OTHER FIRES	16	15	9	83
RINGING/FALSE ALARMS	14	13	22	105
MEDICAL INCIDENTS	160	224	199	1,176
TRAFFIC COLLISIONS	18	30	22	151
OTHER INCIDENTS	11	8	11	57
TOTAL	220	292	264	1,583

RESPONSE TIMES

	APRIL	MAY	JUNE	YTD (CITY OF COACHELLA)
AVERAGE RESPONSE TIMES (MINUTES)	4.3	5.4	4.5	4.5
% OF CALLS ON SCENE IN 5 MINUTES OR LESS	70%	69%	69%	71%

**Coachella Fire Department Response Totals
April - June 2021
Total of 776**



SIGNIFICANT EVENT

4/30/21 – Fire units from Indio, La Quinta, Thermal, and Mecca responded to a reported structure fire in the area of Avenue 54 at the cross of Grapefruit Blvd. The first arriving Engine Company reported several large refuse piles approximately 30'x30' wide by 15' tall, well involved with fire. Along with an additional 100 pallets of baking products. The fire was located at the Imperial Western Products processing plant located at 86-600 Ave 54 in the City of Coachella. The property manager allowed firefighters to utilize skip loaders found on site that assisted with the breakdown of the burning piles and helped to clear a path between the unburned piles. Total Lost: \$150,000.00 Total Saved: \$375,000.00

5/13/21 – Firefighters responded to a reported traffic collision Southbound of Highway 86 Expressway at the cross of Avenue 50. The first arriving Battalion Chief reported a two-vehicle traffic collision with extrication involving a passenger vehicle and a semi-truck that rolled over. The occupants of the semi-truck were self-extricated with minor to moderate injuries and transported by an American Medical Response ground ambulance to Desert Regional Medical Center. The two occupants of the passenger vehicle unfortunately perished on scene. All units remained committed to the incident to assist the Coroner with extrication. Imperial Irrigation

District technicians arrived on scene to assist with damaged power poles. Both lanes of Southbound Highway 86 Expressway would remain closed between Avenue 50 and Avenue 52 for a duration of 2-3 hours while the Riverside County Sheriff's Department conducted their investigation.

6/6/21 – Fire units from Coachella, Indio, La Quinta, Thermal, Bermuda Dunes, and Thousand Palms responded to reports of multiple trash trucks on fire at the Burrtec Waste and Recycling Maintenance yard. Upon arrival it was reported that multiple natural gas-powered trash trucks were on fire. The trucks were parked close together causing the fire to spread and explode the natural gas tanks. Fire was threatening the nearby office and repair shop. An aggressive coordinated fire attack contained the fire to six trash trucks. No civilian or firefighter injuries were reported. Cause of the fire is under investigation. (see photo below)
Total Lost: \$3000,000.00 Total Saved: \$4,000,000.00



6/8/21 – Fire crews from Coachella, Indio, La Quinta, and Thermal were dispatched to a residential structure fire in the area of Guitron Street at the cross of Frederick Street in the City of Coachella. Firefighters arrived on scene and found a shed on fire to the rear of 84-631 Romero Street. The fire was being pushed by a 10-15 mph winds threatening four homes. Quick action by firefighters minimized damages, however, the fire did cause minor damage to two residence (1) 84-631 Romero Street and (2) 84-638 Guitron Street: both homes will remain habitable. No injuries were reported. Total Lost: \$25,000.00 Total Saved: \$1,500,000.00

COMMUNITY

6/9/21 – The crew at Fire Station #79 received a special delivery from some very caring Girl Scouts. Thank you for keeping our first responders in your thoughts! (See photo below)



ADMINISTRATION

Administration continues to keep busy scheduling business inspections/re-inspections as well as station tours and fire prevention presentations at various local schools/businesses. Clerical administration duties continue to audit and reconcile the station's Data/Response Records as well as overhaul files and recordkeeping systems. Clerical administrative duties have continued to look for ways to improve office efficiency and customer service and looks forward to attending upcoming training sponsored by the County of Riverside.

FIRE PREVENTION

The Coachella Fire Department continues to assist the public with code inquiries; conducts hazard reduction inspections and assists Code Enforcement with issues within the city. In closing, our Engine Company personnel continue to conduct multiple inspections and re-inspections helping keep local businesses up to code.



Public Works Department 2021 4th Quarter Report

TO: Honorable Mayor and Council

FROM: Maritza Martinez, Public Works Director

DATE: July 19, 2021

SUBJECT: Quarterly Report

Departmental Mission:

In a balanced effort to maintain cost effective operations and provide maintenance and emergency response services in a reasonable and efficient manner, it is the mission of the Public Works Department to provide quality maintenance and repair of facilities and infrastructure for the City of Coachella community and its city departments.

Executive Summary:

The Public Works Department is responsible for the operations of our: facilities, fleet, landscape, lighting and maintenance districts, parks, and streets. The Department is also the home to our Emergency Services Division and Recreation Division. As reflected below the Public Works Department staff responded to a myriad of requests as reflected below between April 2021 to June 2021.

	Acres	Feet/Sq Feet	Miles/Sq Miles	Quantity
<u>Streets Division</u>				
Illegal Dumping				43 removals 206 tires removed 1 homeless camps removed
Weed/brush Abatement				15 jobs
Disaster Council /Quarterly OAPC/ COVID Meetings				15 meetings
Potholes/Street Repairs				3200 Potholes 8 water line street cut repairs
Sidewalk Repairs				4

Street Sign Main.				Replaced 113; Repaired 60
Street Light Repair				112 repaired
Storm Drain Main				5 storm drains
Traffic Control				12 assignments
	Acres	Feet/Sq Feet	Miles/Sq Miles	Quantity
<u>Parks/LLMD</u>				
Citations Issued				0
Facility Use Permits				17 permits
Overseeding /Fertilization	35 acres			
Park Lighting Holiday Lighting Removed				13 Fixture Repairs 0
Sprinkler/Irrigation Repairs				83 Heads; 3 valves; 1 Main Lines; 57 drip line;
Tree/Plant Replacement				3 trees / 157 plants
<u>Building Maintenance</u>				
HVAC Systems Serviced / Repaired				7 repairs/services
Building Repairs				22
Floor Maintenance		35,500 sq ft		

ENGINEERING:

Capital Improvement Projects
April 2021-June 2021

ST-67 Ave 50/I-10 Interchange

100% complete plans were reviewed by CalTrans. The City’s consultant made the required revisions and is working with the appropriate utility companies to complete the engineering work. Offer letters have been provided to property owners on the north and south side of Interstate 10. Project meetings continue with CalTrans Management to review the Interchange Grading and finalize plans for construction.

ST-69 Ave 50 Bridge over Whitewater Channel / ST-81 New Interchange @ Avenue 50 and 86 South Expressway

Environmental document was approved and finalized in February 2019. Final authorization for reimbursement for design phase of the project has been approved by CVAG and City Council. Project meeting with CalTrans to review technical studies on the project continues. Request for Authorization has been submitted to Caltrans HBP.



ST-93 Avenue 50 Widening Project (Calhoun to Harrison)

Professional agreement with KOA Corporation has been approved by City Council on 10/9/2019 for Final Construction PS&E. City Staff coordinating with KOA to complete design PS&E. KOA has submitted 60% design PS&E for review.



ST-98 Avenue 50 Extension PS&E (All American Canal to I-10 Interchange)

Engineering Staff is awaiting responses to acquisition offers; Right-of-way acquisitions under negotiations with five property owners located west of the All-American Canal. City Council approved two purchase agreements for 2 of the 5 parcels. Bureau of Reclamation (BOR) has approved the environmental document for the work within the canal area. Hydrologic and hydraulics models are being reconciled with Coachella Valley Water District and Riverside County Flood Control District engineers.

ST-109 Dillon Road Bridge Interstate I-10 Interchange & SR 86 Interchange

CalTrans bridge inspections on behalf of FHWA, weight limit restrictions were implemented on the existing bridge. Due to the scour critical condition of the bridge, a Plan of Action was filed with FHWA. An application for the current round of the federal Build Grant funding has been submitted.



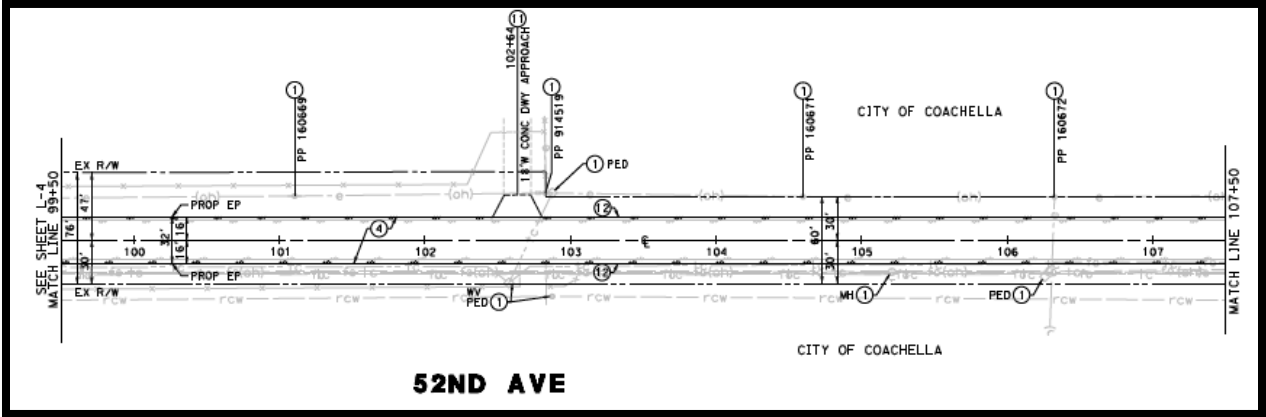
ST-123 Grapefruit Blvd. Urban Greening Project

A construction contract was awarded to C.S. Legacy Construction as the lowest, responsive bidder on December 17, 2020. Construction started on January 11, 2021 and is scheduled to be completed by July 2021. Grading for sidewalk, bike path, driveways and ADA ramps continues on west and east side of Grapefruit. Bioswales and landscaping continue to be constructed. Shade shelters and site furniture have started to be installed.



ST-129 Avenue 52 and Calhoun

City Staff is coordinating with the County of Riverside and City of Indio on Plans, Specifications and Engineer’s Estimate (PS&E) package. PS&E package is currently 100% complete and is currently out to bid. Project will resurface Avenue 52 from Calhoun to Van Buren within city limits.



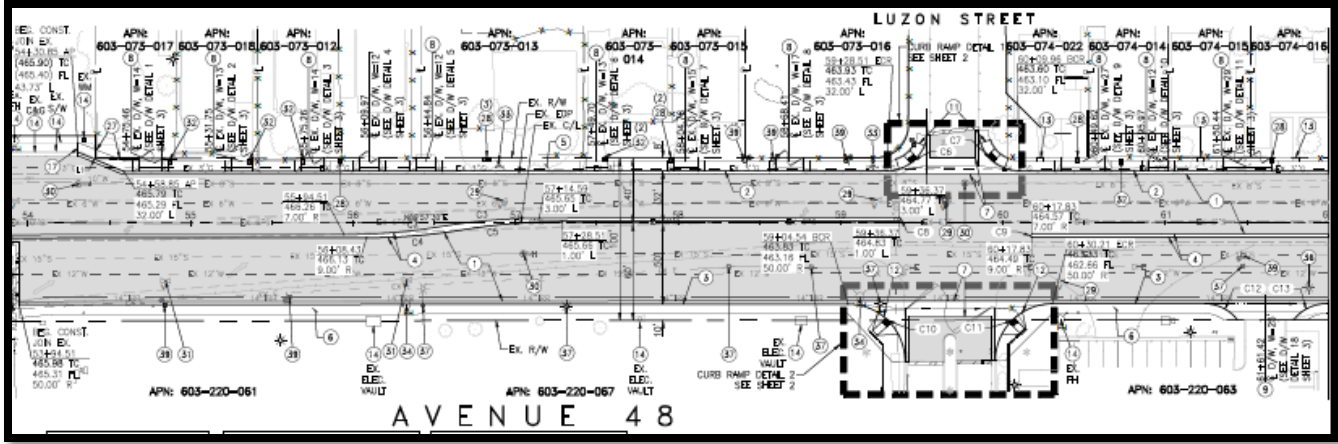
ST-130 Pueblo Viejo Sustainable Transportation Project

A Request for Proposals (RFP) to design Plans, Specifications and Engineer’s Estimate (PS&E) package for the Pueblo Viejo Sustainable Transportation Project were submitted January 13, 2021. Egan Civil was selected as the consultant and awarded a Professional Service Agreement to complete the PS&E package. The project will add over two miles of class II bikeways, pedestrian and landscaping improvements in the Pueblo Viejo downtown area.



ST-131 Avenue 48 Widening from Van Buren to Dillon Road

Environmental documents have been completed and final design for Plans, Specifications and Engineer’s Estimates are being made. The project will add two lanes east bound and one lane west bound with bicycle and pedestrian facilities as well. Riverside County is lead agency on this project. Construction is expected to begin Summer 2021.



Private Development Projects

49751 Oates Ln. Luxor RV Parking & Storage:

Storm drain and fire private systems have been installed. Project has been connected to City water system. V- Gutter, half of Parking Lot and two driveways have been completed. Contractor continues grading the rest of parking lot. Temporary COO has been issued. City Staff continues to inspect.



Red Moon Development at the Villas at the Vineyards:

Project is currently on hold.

Escondida Pointe D.R. Horton:

Construction continues as scheduled on Phases 26-28. Phases 1-25 are complete and finals for sewer, water and Engineering have been granted. Staff continues to inspect.



Valencia:

City Staff issued Encroachment Permit for Hydrant, Water services and Meter boxes replacements. Grading Plans and all submittals have been approved. PM10 sign has been installed. Model homes have been completed. Phase 1, 2 and 3 have been completed. Phase 4 and 5 are under construction. Model homes are now open. Staff continues to inspect.



Palm View Elementary School Rehabilitation:

Site Grading continues inside the project. Water and Sewer permits have been issued. New Water Services has been connected to City Water main lane & new fire hydrant has been installed. A contractor has installed three sewer MH and have been connected to city sewer lines. Irrigation has been connected to main line with backflow for landscape medians. Street lightings and Landscape have been completed. City staff continues to inspect.



Kismet:

Applicant was granted a Sewer line installation permit. Civil improvement Project continues on hold.

54101 Enterprise Way Armando Bravo

PM10 and Utilities Plan have been approved. Construction of Water and Sewer have been hold until SWPPP gets approved and register with State. Grading permit has been paid.



84650 Ave. 49 Mosque

Grading permit has been issued. On-site grading has started and Storm Drain System has been completed. Pre-construction meeting for Sewer Improvements on 12/08/2020. Contractor completed installing Sewer main line at 49th avenue and Las Cruces Street. Sewer laterals have been installed and pressure test has passed inspection. City staff continues to inspect.



84851 Ave. 48th Del Grow:

Project has been granted various certificates of occupancies on multiple suites. Master project construction continues.

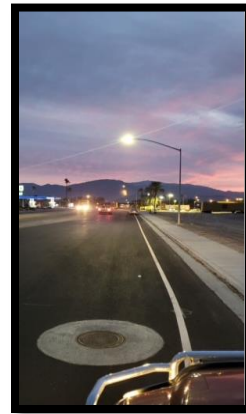
49869 Calhoun Street. Borrego Health Medical Facility:

Engineering & Building Departments along with Contractor have been held a pre-construction meeting on 4/22/20. Grading plans have been approved & permits have been paid. Aggregates Materials, Concrete design & Traffic Control Plans have been submitted. Storm Drain lines, Headwalls have been completed. Water Improvements have been pressure tested, and Chlorination test has been completed. Contractor completed curb and gutter and Lights footings on Parking lot area. Parking lot base course paving has been completed. City staff continues to inspect.



45761 Dillon Rd. Loves Truck Stop

Parking lot has been completed per approved Grading Plans. Water and Sewer have been completed and connected to our system. Dillon Rd street improvement have been completed including street lights. Project has been completed.



1279 6th Street Pueblo Viejo Villas Apts.

Engineering Department and Contractor held a pre-construction meeting on 11/03/20. Grading plans have been approved & permits have been paid. Erosion Control Plan and PM10 have been set up. Storm Drain Lines and Retention Chambers for Pueblo Viejo Apts. and Mario Lazcano Court have been completed. Sewer line has been completed and connected to existing sewer system. Contractor has completed water line connection on Cesar Chavez, completed curbs in parking lot and portion of C & G and Mario Lazcano and Storm drain apron. Asphalt base course have been completed on Parking lot area and Mario Lazcano Court. City Staff continues to inspect.



1694 9th Street Pueblo Viejo Plaza.

Engineering Department and Contractor held a pre-construction meeting on 02/04/21. Grading plans have been approved & permits have been paid. Erosion Control Plan and PM10 have been set up. Contractor has started the over excavation. City Staff continues to inspect



Spotlight 29 Casino Temporary Parking lot

Temporary Parking lot for 410 parking spaces with an asphalt Driveway has been approved and constructed. Pm 10 plans have been installed and permit has been paid. SWPPP has been submitted and approved. Code enforcement case has been opened for violations.



84805 48th Avenue Nursery Incubator Park.

Engineering Department and Contractor held a meeting. On-site Water Improvements plans have been approved & permits have been paid. Contractor installed Fire line and has water has been connected to City system. City Staff continues to inspect.



Engineering Permits	Development Service Reviews	Building Permit Reviews
48	22	43



Utilities Department Memorandum

TO: Dr. Gabriel Martin, City Manager

FROM: Cástulo R. Estrada, Utilities Manager

DATE: July 21, 2021

SUBJECT: Quarterly Activity Report (March 2021 to June 2021)

The City of Coachella Utilities Department is submitting the Quarterly Activity report for March through June 2021. The following report summarizes activities and significant achievements for the Coachella Sanitary District and Coachella Water Authority divisions of the Utilities department.

Coachella Sanitary District:

The Utilities Department, Sanitary Division, provides for all the collection, treatment, and disposal of residential, commercial, and industrial wastewater for the more than 8,000 service connections within the City and more than 400,000 lineal feet of sewer collection system, four (2) sewage pump stations, and over 1,580 manholes.

For the Fourth Quarter of April, May, & June 2021, almost 242.554 MG of wastewater was received at the wastewater plant or average daily flow of 2.665 MGD. The plant treated a total of 201.593 MG. A total of 263 samples were collected at the plant for monitoring.

Water Reclamation Facility – 87075 Avenue 54	
<i>Description</i>	<i>Value</i>
Total Influent per month (MG)	80.853
Influent Ave. Daily Flow (MGD)	2.665
Total Effluent per month (MG)	67.197
Effluent Ave. Daily Flow (MGD)	2.214
Plant Permitted Capacity (MGD)	4.5
Operational Upsets	None
Permit Violations	None
Hypochlorite consumption (Gallon)	9,600
Sodium Bisulfite consumption (Gallon)	10,900
Odor complaints	0
Samples collected this quarter (Plant)-	263
State Report completed/submitted	Yes

Collection System & Pump Stations Highlights	
<u>Description</u>	<u>Value</u>
Underground Service Alert	101
Collection System Cleaning (feet)	22,905
Manhole Inspection/Cleaning	78
Collection System Spills	None
Collection System Blockages	0
Stand-By Calls	3
Collection System CCTV Inspection (feet)	451
Samples Collected (Field)	None
Pump Station Alarms	2
Wet Well Cleaning	2
Wet Well Inspections	40

Coachella Water Authority:

The Utilities Department Water Authority Division provides water pumping, treatment, and distribution services to more than 8,058 service connections citywide that include residential, commercial, and industrial users. The City has three (3) Storage Reservoirs of more than 10 million gallons of capacity with six (6) operating wells that provides more than 8,000 acre-feet of annual water production. This division is responsible for a variety of tasks including meter reading, repairs, pumping, production, treatment, main and distribution repairs, water quality complaints, service connections/disconnections, and capital improvements along with other assigned duties.

Coachella Water Authority Production and Distribution Highlights	
<u>Description</u>	<u>Value</u>
Total -Water Production (Oct. to Dec.) (Million Gallons)	706.2
Chlorine Consumption (Gallons)	2,940
Water Quality complaints	0
Monthly Samples Collected	172
Valves Exercised	40
Valves Repaired/Replaced	0
Underground Service Alerts	31
Hydrants Flushed/Service	15
Standby Service Calls	12
Water Service Leaks	15
Main Leaks	1
Customer Service Calls	
Office work orders	367
Non-Reads	6597
Meter Replacements	250
Meter Repairs	15
Turn-Off	N/A
Turn-On	N/A
Delinquency Turn Off	0
State DDW Monthly Report Submitted	Yes
Well Depths Monitored	
Well No. 10 Depth (feet,)	33.9 ft.
Well No. 11 Depth (feet,)	127 ft.
Well No. 12 Depth (feet,)	83.2 ft.
Well No. 16 Depth (feet,)	-

Well No. 17 Depth (feet,)	102.4 ft.
Well No. 18 Depth (feet, bgs)	93.4 ft.
Well No. 19 Depth (feet, bgs)	148 ft.
Annual Production	
2020 Annual (MG)	2351.86
2019 Annual (MG)	2221.26

Environmental/Regulatory Division:

The Environmental/Regulatory Division of the Utilities Department is responsible for areas relating directly to water, wastewater, stormwater, and air quality protection. Initial focus is aimed at the National Pollutant Discharge Elimination System (NPDES) Industrial Wastewater Pretreatment program – known as Source Control. This program provides for the auditing and or permitting, monitoring, and enforcement of our local City Ordinance. The following quarterly report will detail activities for the previous quarter. The following list of activities and or tasks assigned:

Coachella Water Tasks

- Turf Program- Sent out news release for Prop 1 Grant for conservation program – turf and conservation rebates available– revised application and website have been updated;
- **Rebates Completed since relaunch:**
 - 16 turf projects
 - 2 toilets
 - 1 smart controller
- Updated the outreach materials for rebate programs and
- Attended via WebEx, the CVRWGMG Business Meeting– discussions included status updates for Coachella Valley IRWM Program; specifically Stormwater Resource Plan and Prop 1 Stormwater Grant
- Continued review of CV Water Counts campaign; online and print ads for both English and Spanish language outlets;
- 2020 CCR is online <https://www.conservecoachella.com/2020-ccr/> and hard copies are available upon request.
- Attended various DWR webinars for water conservation.
- Completed CWA’s America’s Water Infrastructure Act (AWIA) Assessment–certification needed to complete the report
- Attended via teleconference the Coachella Valley SWRP Implementation meeting to get updates for Plan;

Coachella Sanitary Tasks

- Continuing data entry from survey(s) and site inspections information into Source Control database
- Review and comments for various RAC from Planning Dept.;
- Attended the Kickoff Meeting: Coachella Valley SNMP Development Workplan
- Environmental Compliance has postponed all onsite inspection until further notice but will respond to all urgent compliance issues; windshield inspection will be scheduled as needed; onsite sampling also suspended;

Public Works Tasks

- Attended monthly Desert Task MS4 NPDES meetings in Via Zoom meeting – discussions included Regional Board’s permit renewal updates and new regulation that may be implemented in the WWR NPDES permit
- Reviewed/commented various WQMP for construction projects;
- Drafting the Annual Report FY 20-21 for WWR NPDES – coordinating with Engineering and Streets for data
- Attended monthly Coachella Valley Environmental Justice Enforcement Task Force Meetings;

Intern Program:

The Utilities Department Intern Program was established on December 2012. The program assigns responsibility to provide expertise and guidance to the incumbent and technical assistance to the various divisions within the Department and the public. Incumbent is assigned tasks accordingly to promote career growth and is under the general supervision of the Utilities Manager.

- Program is currently suspended

City of Coachella Development Status Report July, 2021



Prepared By:
Development Services Department
Gabriel Perez, Development Services Director
Rosa Montoya, Planning Technician
Yesenia Becerril, Planning Commission Secretary
Jocelyn Kane, Cannabis Liaison

Coachella Permit Center
53-990 Enterprise Way
Coachella, CA 92236
(760) 398-3102 Fax (760) 398-5421
www.coachella.org

*Cannabis-related businesses/developments are identified in green text.

City of Coachella Development Status Report

Item 14.

July, 2021

	<i>Case</i>	<i>No.</i>	<i>Name / Description</i>	<i>Location</i>	<i>Contact Person</i>	<i>Approval Date & Status</i>
	AR EA	14-02 14-03	<u>Double Date Packing Facility</u> Construct new 35,500 sq. ft. date packing facility	86301 Industrial Way APN 763-131-061	Steven Gilfenbain 9777 Wilshire Blvd., #900 Beverly Hills, CA. 90212 (310) 651-2591	PC approved 12/17/14 1 st Phase Complete
	AR	16-04	<u>Truck Storage</u> To develop a vehicle storage yard in the M-S Zone on 3.10 acres.	49-640 Oates Lane	Julia Molinar P.O. Box 3091 Indio, CA. 92201 (760) 578-2108	PC Approved 4/20/16 1 st Phase Complete (Off-site improvements pending)
	AR TPM CZ EA CUP DA	16-19 37209 16-03 16-06 290	<u>Date Palm Business Park</u> To subdivide 80 acres into a multi-tenant industrial park.	East of Harrison Street, North and South of Avenue 49	Wesley Ahlgren Sundate/Anthony Vineyards P O Box 9578 Bakersfield CA 93389-9578 (760)406-4060	PC Approved 10/18/17 CC Approved 12/13/17 PC Approved (DA) 12/20/18 CC Approved (DA) 1/17/18 CC - 1 st Final Map 9/14/20
	AR DA	17-07	<u>Glenroy Resort - Project A</u> To construct a 76-unit Bungalow-Style Hotel with 160,656 sq. ft. on 24.43 acres in the CG zone.	SE Corner of Avenue 48 and Van Buren Street	Glenroy Coachella, LLC 1801 S. La Cienega Blvd. Los Angeles CA 90035 (310) 207-6990	PC Approved 6/7/17 CC Approved (DA) 10/11/17 Construction Stalled
	AR CZ VAR	17-12 17-02 17-06	<u>Coachella Village</u> To construct a new 242-unit multifamily residential project on 9.69 acres	South side of Ave 48, west of Van Buren St	David Schuman Coachella Village Partners, LLC 1014 S. Westlake Bl Ste 14 Westlake Village CA 91361 (213)321-9689	PC Approved 11/15/17 CC Approved 1/17/18 Plans Approved
	AR	18-05	<u>Coachella Village - Phase #2</u> To construct a new 110-unit multifamily residential gated community on 4.51 acres of vacant land.	South side of Ave 48, west of Van Buren St	David Schuman Coachella Village Partners, LLC 1014 S. Westlake Bl Ste 14 Westlake Village CA 91361 (213)321-9689	PC Approved 10/17/18 Plans Approved
	AR	18-10	<u>Golden State Energy Services</u>	NE Corner Polk St. and	Golden State Energy Services	Plans Approved

City of Coachella Development Status Report

Item 14.

July, 2021

		(Admin)	Construct new electrical substation	Industrial Way	3421 Gato Ct. Riverside CA 92507 (951) 906-9865	
	AR	18-11	<u>Pueblo Viejo Plaza</u> Construct new 6,900 sq. ft. commercial center with two restaurants and retail suite.	Northwest corner of 9 th St. and Grapefruit Blvd.	Pedro Padilla 49305 Grapefruit Blvd Coachella, CA. 92236 (760) 972-2441	PC Approved 4/17/19 Under Construction
	AR	19-01	<u>Oraway Engineering</u> To construct a new 825 sq. ft. office and contractor yard on 2.89 acres.	54-101 Enterprise Way	Armando Bravo 83-850 Corte Solis Coachella, CA. 92236 (760) 791-4383	PC Approved 4/17/19 Under Construction
	AR	19-02	<u>Guardado Commercial Center</u> To construct a new 22,300 sq. ft. multi-tenant retail/office complex on 1 acre	Southeast Corner of Valley Rd. and Cesar Chavez Street	Jual Carlos Guardado 82204 Hwy 111 Ste A Indio, CA. 92201 (760) 578-3669	PC Approved 8/7/19 In Plan Check
	AR	19-03 (Admin)	<u>Vista Escondida – Phase 3</u> Review of 3 production home models ranging in size from 1,378 sq. ft. to 1,874 sq. ft.	North side of Avenue 54 east of Cesar Chavez Street (Tract 32264)	Mario Alberto Ornelas 2280 Wardlow Circle Ste 100 Corona CA 92880	Approved 8/27/19 Under Construction
	AR CZ	19-06 19-01	<u>Villa Verde Apartments</u> To construct 152 multifamily apartments on 9.25 acres of vacant land.	84-824 Calle Verde (SW Corner of Calle Techa & Calle Verde)	Villa Verde I., LP 1149 S. Hill St Suite 700 Los Angeles CA 90015 (213) 255-2815	Director Approved 2/20/20
	AR	19-08	<u>Pueblo Viejo Villas</u> To construct of new 3-story mixed use building with 105 dwelling units and 3,000 sq. ft. of commercial and Transit	NE Corner of Cesar Chavez Street, and 6 th St	Dave Davis Chelsea Investment Corp 6339 Paseo Del Lago Carlsbad CA 92011 (619)987-7780	PC Approved 1/15/20 Under Construction

City of Coachella Development Status Report

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			Hub			
	AR TPM	19-10 37833	<u>CV Apartments</u> To demolish 50 dwellings and construct 110 new multifamily apartments with community building, in two phases with a lot split subdivision.	84-900 Bagdad Avenue	Vincent Nicholas Community Housing Opportunities 5030 Business Center Drive Suite Fairfield CA 94534 (707)759-6043 ext. 112	PC Approved 2/5/20 CC Approved 3/11/20 Final Map Recorded
	AR	19-11 (Admin)	<u>Valencia by Pulte Homes</u> Review of 3 production home models ranging in size from 1,959 sq. ft. to 2,824 sq. ft.	East side of Van Buren Street south of Avenue 50 (Tract 31698)	Cole Theel Pulte Homes 27-401 Los Altos Mission Viejo CA 92691	Director Approved 2/14/20 Under Construction
	AR	20-05 (Admin)	<u>New SFR Home</u> Construct new 1,775 sq. ft. 4 bedroom, 2 bath homes with attached garage	52878 Calle Camacho	Juan Carlos Lopez 52443 Calle Avila Coachella CA 92236 (760)619-8680	Director Approved 8/13/20
	AR	20-10 (Admin)	<u>Meza Storage Shed</u> Construct new 6,000 sq. ft. storage shed on the site of a wholesale palm tree nursery.	Southeast Corner of Vista Del Sur and Tyler Street	Nicolas Meza 50580 Calle Mendoza Coachella CA 92236 (760)541-9034	Director Approved 2/10/21
	AR	21-01 (Admin)	<u>Nova Homes DBA Inland Builders</u> Review of three (3) production homes for final phase of Rancho Mariposa	NW Corner of Ave. 50 and Frederick Street	Nicolas Meza 50580 Calle Mendoza Coachella CA 92236 (760)541-9034	Pending
	AR	21-02 (Admin)	<u>Cathron Residence</u> Construct new 1,659 sq. ft. single family residence with	84-499 Calle Cathron	Gabriel Gonzalez 43-738 Commanche St Indio CA 92201	Pending

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			attached garage.		(760)574-0601	
	AR	21-04	<u>Ocean Mist</u> Proposed 3.99 acre outdoor box storage	86709 and 86790 Ave 52	Christopher Drew 52300 Enterprise Way Coachella, CA 92236	Pending
	AR	21-06	<u>29 Palms Band of Mission Indians Temporary Event</u> Parking Proposed event parking on 26 acres.	Portion of Planning Area 1 of the Shadow View Specific Plan (APN 603-102-021, 603-110-016, 603-102-029, 603-102-037, 603-102-003, 603-102-002)	Twenty Nine Palms Band of Mission Indians 46-200 Harrison Place Coachella, CA 92236	Pending Application deemed incomplete
	CZ EA	20-07 20-04	<u>B-4 Ranch Change of Zone</u> City-Initiated Change of Zone for 5 th Cycle Housing Element	North side of Ave. 52, east and west of Education Way	City of Coachella 53-990 Enterprise Way Coachella, CA 92236 (760) 398-3502	PC Recommended Approval 05-05-21 CC approved 6/9/21
	CUP AR	254 (Mod) 12-07	<u>Gateway AM/PM Project</u> Construct carwash, drive-thru restaurant modification	Southwest corner of Ave. 48 and Grapefruit Blvd.	The Chandi Group USA P.O. Box 2817 Indio, CA. 92202 (760) 396-9260	PC approved 10/21/15 Complete
	CUP EA DA	265 15-07	<u>Cultivation Technologies</u> To develop a 111,000 sq. ft. multi-tenant medical cannabis cultivation facility.	84-811 Avenue 48	Michael Meade Desert Rock Development 72100 Magnesia Falls Rancho Mirage CA 92270 (760)837-1880	PC Approved 7/6/16 CC Approved (DA) 7-27-16 PC Approved Mod.-12/19/19 <u>Project Re-Entitled as:</u> Desert Research Park #4
	CUP AR TTM TPM EA	266 16-03 37040 37083 16-01	<u>Coachella Vineyards Luxury RV Park</u> To develop a 185-Lot RV Park and subdivision on 29.41 acres of vacant land	NE Corner of Tyler Street and Vista Del Norte	Patty Nugent Coachella Vineyards Luxury RV Park, LLC 45-920 Meritage Lane Coachella, CA. 92236	PC Approved 7/18/18 CC Approved 9/26/18 PM Approved 4/10/19 Reso-2019-23

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					(760) 289-5279	
	CUP CUP AR TTM EA	267 268 16-05 37088 16-02	<u>Ravella - To develop 20 acres</u> Planned Development with a service station on 5 acres of Neighborhood Commercial center, and 115 residences on 15 acres.	NW Corner of Avenue 50 & Calhoun Street	Tower Energy Group 1983 W. 190 th St., Ste. 100 Torrance, CA. 90504 (310) 535-8000	P.C. Approved 6/15/16 CC Approved 7/13/16 Phase 2 Under Construction
	CUP	268 (Mod.)	<u>Borrego Health</u> To modify the Ravella/Tower Energy Planned Development to allow a new 40,919 sq. ft., 2-story, medical clinic with 294 parking spaces on approx. 4 acres in Tract 37088-1	NW Corner of Avenue 50 & Calhoun Street	Tower Energy Group 1983 W. 190 th St., Ste. 100 Torrance, CA. 90504 (310) 535-8000	P.C. Approved 4/17/19 Under Construction
	CUP AR	275 16-14	<u>Mosque & Assembly Hall</u> To construct a new 20,260 square foot mosque to be built in two phases.	84-650 Avenue 49	<u>Shakil Patel</u> 25982 Hinkle St Loma Linda CA 92354 (909)796-0300	PC Approved 12-21-16 Grading Permit Issued
	CUP AR EA	276 16-18 16-05	<u>Coachella Warehouses</u> To construct a 255,800 sq. ft. multi-tenant medical cannabis cultivation facility	84-851 Avenue 48	<u>Kevin Stumm</u> PCC Industrial/Commercial 760 Garden View Court, Suite 200 Encinitas, CA 92024 (760)452-8075	PC Approved 12/21/16 CC Approved 02/08/17 Phase 1 Complete
	CUP AR VAR	278 17-02 17-03	<u>Kismet Organic</u> To construct a phased 77,400 sq. ft. medical cannabis cultivation facility.	48-050 Harrison Street	Ed Sapigao 5151 California Ave Ste 100 Irvine CA 92617 (949)280-4782	PC Approved 7/19/17 CC (Appeal) Approved 9/27/17 Under Construction
	CUP CUP	284 285	<u>Mobilitie Mono-Pole</u> To install 3 new wireless communications poles in the	SEC of Ave 52 & Tyler	Robert Lewis Mobilitie, LLC 2955 Red Hill Ave Ste 200	PC Approved 12/21/17 CUP 284 Withdrawn

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	CUP	286	street right-of-way	SWC Ave 50 & Harrison NWC Westerfield & Harrison	Costa Mesa CA 92626 (951) 212-5825	
	CZ CUP AR EA	17-01 279 17-03 17-01	<u>Coachella Green LLC</u> To construct a phased 833,829 sq. ft. medical cannabis industrial park.	86-601 Industrial Way	<u>Barry Walker</u> 1933 S. Broadway No. 806 Los Angeles CA 90007 (323) 997-9914	PC Approved 11/15/17 CC Approved 11/29/17 PC Approved 24 month retroactivetime extension 11/18/20 – Expires 11/29/21 Project under new Ownership
	CUP AR	289 17-11	<u>Coachella Brands</u> To construct a new 91,948 sf cannabis cultivation facility in the MW zone.	84-805 Ave. 48	<u>Richard O'Connor</u> 2 Curie Ct Rancho Mirage CA 92270 (760)409-6464	AR Approved 8/30/17 CUP Approved 11/1/17 Interim Use In Operation
	CUP AR TPM EA	280 17-04 37266 17-02	<u>Coachella Research Park #2</u> To develop an 833,829 sq. ft. multi-tenant medical cannabis cultivation facility, with industrial condo lots, on 20 acres in the MW zone.	48-451 Harrison Street	<u>Michael Meade</u> Desert Rock Development 72-100 Magnesia Falls Dr. Ste 2 Rancho Mirage CA 92270 (760)837-1880	PC Approved 10/4/17 CC Approved 10/25/17 In Plan Check
	CUP AR DA VAR	280 (Mod) 17-04 (Mod) 18-05	<u>Coachella RP #2 (Modified)</u> To allow two 3-story industrial buildings (98,520 sf) and four greenhouses (404,308 sf) for cannabis cultivation uses.	48-451 Harrison Street	<u>Michael Meade</u> Desert Rock Development 72-100 Magnesia Falls Dr. Ste 2 Rancho Mirage CA 92270 (760)837-1880	PC Approved 11/28/18 CC Approved 2/13/19 In Plan Check
	CUP	281	<u>Coachella Research Park #1</u>	NE Corner of Ave. 48	<u>Michael Meade</u>	PC Approved 10/4/17

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	AR TPM EA	17-05 37265 17-03	To develop an 311,250 sq. ft. multi-tenant medical cannabis cultivation facility, with industrial condo lots on 11.28 acres in the MW zone.	and Harrison Street	Desert Rock Development 72-100 Magnesia Falls Dr. Ste 2 Rancho Mirage CA 92270 (760)837-1880	CC Approved 10/25/17 Grading commenced
	CUP TPM EA	282 37333 17-04	<u>REI / Ponte Hotel Project</u> To develop a 5.45 acre site with 2 hotels, drive-thru pad, and restaurant.	NE Corner of Vista Del Norte and Dillon Road	Claudio Ponte 726 W. Ventura Blvd Ste F Camarillo CA 93010 (805)383-0367	PC Approved 7/19/17 CC Approved 8/9/17 Final Map Recorded
	CUP CUP CZ	299 300 18-03	<u>HOTN/Sinsemilla Dispensary & Pub Project</u> Proposed 1,839 sq. ft. retail cannabis dispensary and 1,432 sq. ft. bar/pub	1694 6 th Street	Pedro Ordoñez 6 th Street Tap Room 45631 Capistrano St Indio CA 92201 (760)409-6169	PC Approved 3/20/19 CC Approved 5/8/19 Under Construction
	CUP	292	<u>Verizon Wireless</u> To install a new wireless communications pole at Bagdouma Park	Northeast corner of Frederick St and Ave 52	Bryce Novak 7711 Normal Ave La Mesa CA 91941	PC Approved 1/31/18 Complete
	CUP AR	293 17-14	<u>Coachella Herb Plantation</u> To construct a new 67,240 sf medical cannabis cultivation facility on 3.2 acres in the MW zone.	84-801 Ave 48	Marcelo Morales 84-801 Ave. 48 Coachella CA 92236 (760)699-1332	PC Approved 11/28/17 <i>Time Extension to 11/28/19</i> <i>Time Extension to 11/28/20</i> Interim Use Under Construction
	CUP	294	<u>Chelsea Mixed Use Project</u> To establish “PD” land use regulations and development standards for TOD project	East side of Cesar Chavez Street, north of 6 th Street	Walter Heiberg Chelsea Investment Corp 6339 Paseo Del Lago Carlsbad CA 92011	PC Approved 12/21/17 CC Approved 11/29/18 Modification Approved 1/30/19

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			(105 Apartments w/ 3,000 sf commercial and Transit Hub)		(760)456-6000	Under Construction
	CUP AR VAR	297 18-01 18-01	<u>CoachellaGro Corp.</u> To construct a new 257,051 sf cannabis cultivation facility on 10.99 acres of vacant land in the M-W zone.	East side of Harrison Street, South of Ave. 48	CoachellaGro Corp. 3060 Saturn St #250 Brea CA 92821 (760)940-0100	PC Approved 6/6/18 <i>Time Extension to 6/6/20</i>
	CZ CUP AR VAR	18-09 307 18-07 18-04	<u>Polk Cannabis Redevelopment Project</u> To construct a new 174,500 sf cannabis cultivation facility on 10 acres of land.	53-800 Polk St.	Peter Solomon 53-800 Polk St Coachella CA 92236 (760)895-2621	PC Approved 11/7/18 CC Approved 12/12/18 <i>Time Extension to March 18, 2021 related to litigation</i> Interim Use in Plan Check
	CUP	301	<u>AT & T Wireless Antenna</u> To install a new wireless communications mono-palm at 50 ft high	Jackson Square SE Corner of Jackson St. and Ave. 48	AT & T c/o Melissa Francisco 19519 Jacob Ave. Cerritos CA 90703 (562)972-5161	PC Approved 9/19/18 Under Construction
	CUP	302	<u>AT & T Wireless Antenna</u> To install a new wireless communications mono-palm at 50 ft high	Bagdouma Park 51-711 Douma St.	AT & T c/o Melissa Francisco 19519 Jacob Ave. Cerritos CA 90703 (562)972-5161	PC Approved 9/19/18
	CUP AR EA TPM	313 18-13 18-06 37670	<u>Luxor Luxury RV Storage</u> To develop an indoor 123,940 sq. ft. indoor RV storage facility with repair and washing service, and caretaker unit	49-751 Oates Lane	Luxtor Limited, LLC 450 Kansas Street #104 Redlands CA 92373 (909)556-5848	PC Approved 3/6/19 CC Approved 7/10/19 Under Construction
	CUP AR EA	308 18-08 18-03	<u>Red Moon RV Park</u> To develop a 78.3-acre RV Resort with 46 long-term	44-790 Dillon Rd.	Jim Komick Red Moon Dev. & Construction 4320 Priceless View Dr.	PC Approved 3/06/19 Under Construction

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			rental spaces and 390 short-term rental spaces		Gold Canyon AZ 85118 (480)947-9253	
	CUP AR EA VAR	318 (Mod) 19-09 19-01 19-03	<u>NB Coachella Cannabis Cultivation Facility</u> To construct a new industrial greenhouse park for commercial cannabis cultivation uses on 49.97 acres of vacant land in the MS-IP Zone.	86-601 Industrial Way	NB Coachella Properties, Inc. 1650 Black Road Santa Maria CA 93458 c/o CV Engineers (760)360-4200	Pending Application On Hold
	CUP	319	<u>Botanero Mexicali- Alcohol Sales.</u> To allow beer and wine sales with 1121 sq. ft. snack bar.	51-704 Cesar Chavez St. Unit #3	Maria Carrera 51-704 Cesar Chavez St Unit #3 Coachella CA 92236 (760)574-5543	Application Withdrawn (Not Needed due to grandfathered ABC license)
	CUP VAR	320 20-01	<u>K.C. Vargas Tattoo Parlor</u> To allow an 800 sq. ft. tattoo parlor in the CG zone.	48-975 Grapefruit Boulevard, Suite #4	Kenny Coronel Vargas 31-180 Desert Palm Dr. Thousand Palms CA 92276 (442)400-1562	PC Approved 5/20/20 Business Open
	CUP CUP AR TPM	321 322 20-03 37940	<u>7-Eleven Service Station/ Retail Center.</u> To allow a 10,588 sq. ft. retail center with service station, drive-thru coffee /office buildings on 3 acres in the CG zone.	NE Corner of 1 st St. and Cesar Chavez St.	Mr. Francis Chu Coachella Retail Realty, LP 1401 Quail St. Suite #100 Newport Beach CA 92660 (949)752-2515	PC Approved 7/15/20 CC Approved 9/23/20
	CUP	323	<u>The Foundation Delivery</u> To allow a 650 sq. ft. non-storefront retail cannabis	51-544 Cesar Chavez St., Suite #J1	CHAD Enterprises, LLC 43-100 Palm Royale Dr. #1627 La Quinta, CA 92253	PC Approved 9/2/20 Now operating

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			(delivery only) microbusiness in the CG zone.		(760)799-3636	
	EA CUP CUP CUP CZ AR TTM GPA	20-01 324 325 326 20-01 20-04 37921 20-01	<u>Coachella Airport Business Park.</u> To construct a 628,825 sq. ft. industrial center w/ Cannabis Cultivation, mini-storage, and service station on 42.69 acres in the MS-IP zone.	NW Corner of Airport Blvd and CA-86 Expressway	Empire Airport, LLC (Haagen Co.) 12302 Exposition Blvd. Los Angeles CA 90064 (310)820-1200	Pending
	CUP EA AR	327 20-02 20-06	<u>Bejarano Project</u> To construct a new 172,61 sq. ft. cannabis cultivation facility on 9.98 acres in the MW zone.	48-100 Harrison Street	David E. Argudo 15835 E. Main St. La Puente CA 91744 (415)640-4420	PC Approved 11/18/20
	CUP CZ AR	328 20-02 20-08	<u>Cairo Casitas Project</u> To construct new 8-unit apartments project and remodel existing commercial building on 0.498 acres in the CG zone.	51-704 Cesar Chavez St.	Tomer Tzadok 23679 Calabasas Rd. #280 Calabasas CA 91302 (310) 751-4125	PC Approved 9/2/20
	CUP CUP	334 293 (Mod.)	<u>Coachella Greenery</u> To allow a 1,100 sq. ft. retail cannabis business in an existing industrial building on 3.2 acres in the M-W zone.	84-801 Avenue 48	Diana Palacios 83614 Eagle Avenue Coachella CA 92236 (760)50-14878	PC Approved ending
	CUP	335	<u>Kismet Organic Non-Storefront Retail Cannabis</u> To allow a 225 sq. ft. non-	48-050 Harrison St. #2	Mr. Kyle Friend 9 Cushing Irvine CA 92617	PC Approved 11/18/20

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			storefront retail cannabis business in the MW zone.			
	CUP CZ	336 20-08	<u>Pueblo Cannabis</u> To allow a 1,500 sq. ft. retail cannabis dispensary in an existing building on 0.30 acres of land in the CG-RC zone.	85-591 Grapefruit Blvd	Armando Lerma 83-983 Fiesta Road Coachella, CA 92236	PC Approved 8/4/21 CC Approved 5/26/21 - CUP CC Approved 6/9/21 - CZ
	CUP CZ VAR	337 21-01 21-01	<u>Coachella Releaf Dispensary</u> Proposed 3,800 sq. ft. retail cannabis microbusiness in the MS-IP zone.	86-705 Avenue 54 Ste H	Adriana Gonzalez 84-095 Tera Vista Coachella CA 92236	PC Approved 4/7/21 CC Consideration Pending
	CUP VAR	338 21-02	<u>Coachella Paradise Convenience Store</u> New 2,500 sq. ft. convenience store with off-sale general liquor sales.	50-233 Cesar Chavez St.	Mr. Nestrin Steih 6988 Cantera Way Fontana, CA 92336 (909)728-0379	PC Denied 6/16/21 CC Denied Appeal 7/14/21
	CUP VAR	340 21-03	<u>Best Friends Farms</u> Proposed 1,200 sq. fdt. Non-Storefront Retail Cannabis	84-705 Ave 50, Suite #4	Craig Guggolz 69-822 Via del Sur Cathedral City, CA 92234	PC Approved 6/16/21 (Res. 21-13)
	TTM EA CUP CZ GPA	32263 05-11 207 05-04 07-04	322 SF Units Subdivision 64.64 acres See AR 05-21 Nickel creek	Ave 44, West of Dillon	Coachella-Nickel Creek LLC 5744 Canyon Road Amarillo, TX. 79109	PC approved 9/5/07 CC approved 9/12/07 SB1185 Ext to 9/12/10 AB333 Ext to 9/12/12 AB208 Ext to 9/12/14 AB116 Ext. to 9/12/16 1 Yr. Ext. to 9/12/17

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						<i>1 Yr. Ext. to 9/12/18 Statutory Ext. to 9/12/21 AB 1561 Ext. to 3/12/23</i>
	TTM AR EA CUP CZ GPA Annex	35523 07-13 07-16 231 07-08 07-05 60	<u>Villa Palmeras</u> 111 Single Family attached & detached residential 11.58 acres	South side of Ave 50 between Jackson St & Calhoun St	DSE Turco, L.P. Attn: Scott Carino 8910 University Center Ln Suite 690 San Diego CA 92122 (858) 458-3432 (858) 458-3412 FAX	PC approved 1/16/08 CC approved 5/28/08 <i>TTM Expired 5/28/19</i>
	SP GPA CZ EA TPM	14-01 14-01 14-01 14-04 36872	<u>Vista del Agua Specific Plan</u> 280-acre subdivision with single-family residential, multi-family residential and commercial development.	S of Vista del Sur N of Ave. 48, E of Tyler St., W of Polk Street	James Kozak Strategic Land Partners, LP 12671 High Bluff Dr., Suite 150 San Diego, Ca. 92130 (858) 699-7440	PC Workshop 3/20/19 PC Approved 6/19/19 CC Approved 5/13/20
	TPM VAR	37758 21-05	<u>Cervantes Lot Split</u> Subdivision of 10 acres into 2 lots	50800 Van Buren St	Greg Cervantes 82265 Padova Dr. Indio, CA 92203	PC Approved 7-21-21 CC Review Pending
	TTM AR VAR EA	38084 21-03 21-04 21-01	<u>Pulte Coachella Subdivision</u> Subdivide 26.8 acres of vacant land into 107 SFR lots.	Northside of Ave 51, 500 East of Van Buren St. (APN 768-050-002)	Daniel Wozniak Pulte Homes Company LLC 27401 Los Altos St 400 Mission Viejo, CA 92691	PC Approved 5/19/21 CC Approved 6/23/21
	VAR	18-02	<u>Desert Research Park #1</u> To exceed height limit for 3 new industrial buildings.	NE Corner of Ave. 48 and Harrison St.	Michael Meade Desert Rock Development 72-100 Magnesia Falls Rancho Mirage CA 92270 (760)837-1880	PC Approved 4/18/18 Plans Approved

City of Coachella
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PC = Planning Commission
CC = City Council

Types = RS Single Family Residential, RM Multifamily Residential, CG Commercial General, NC Neighborhood Commercial
MH Manufacturing Heavy, MS Manufacturing Service, MW Wrecking Yard, RE Residential Estate

Status of Projects = Under Construction, Approved, Pending Approval

Status of Maps = Constructed, Under Construction, Recorded, Approved Tentative, Pending Approval

AR Architectural Review

CUP Conditional Use Permit

CZ Change of Zone

DA Development Agreement

EIS (EA) Environmental Initial Study (Environmental Assessment)

GPA General Plan Amendment

PD Planned Development

TTM Tentative Tract Map or Tentative Subdivision Map

TPM Tentative Parcel Map

VAR Variance

Tentative Maps (Tract and Parcel) are approved for 2 years and may be extended an additional year three times upon approval of their request and payment of application fees.

Assembly Bill 1561 (AB1561) automatically grants an 18-month extension to any Tentative Tract or Tentative Parcel Map that was valid between March 4, 2020 and 18 months after passage of the Bill.

Senate Bill (SB 1185) automatically grants a 12 month extension to any Tentative Tract or Tentative Parcel Map that was valid as of July 15, 2008 and will normally expire before January 1, 2011.

Assembly Bill 333 (AB333) automatically grants a 24 month extension to any Tentative Tract or Tentative Parcel Map that was valid as of July 15, 2009 and will normally expire before January 2, 2012.

Assembly Bill 208 (AB208) automatically grants a 24 month extension to any Tentative Tract or Tentative Parcel Map that was valid as of July 15, 2011 and will normally expire before January 1, 2014.



STAFF REPORT
8/25/2021

TO: Honorable Mayor and City Council Members

FROM: Gabriel Perez, Development Services Director

SUBJECT: Ordinance No. 1178 approving Change of Zone No. 20-04 to add the R-C (Retail Cannabis) Overlay Zone to the existing C-G (General Commercial) Zone on property located at 46-156 Dillon Road. Coachella Can, LLC (Armen Paronyan), Applicant. (*2nd Reading*).

STAFF RECOMMENDATION:

Due to the registered concerns, staff recommends that the City Council invite additional public testimony, and consider adoption of Ordinance No. 1178 approving Change of Zone No. 20-04 to add the RC (Retail Cannabis) Overlay Zone to the existing C-G (General Commercial) zone on property located at 46-156 Dillon Road.

BACKGROUND:

On May 26, 2021 the City Council continued the second reading of Ordinance No. 1178 due to correspondence received from the 29 Palms Band of Mission Indians tribal government (Tribe), attached to this staff report. Staff and the applicant have reached out to the Tribe in order to get a better understanding of the reasons for their concerns with respect to allowing the R-C (Retail Cannabis) zoning on the subject property. The Tribe did not oppose Conditional Use Permit No.'s 330 and 331 which entitled the cannabis dispensary and a take-out restaurant on the subject site. However, the zone change is a necessary entitlement for the retail cannabis business. The City Council continued the second reading of Ordinance No. 1178 from the June 23, 2021 and requested that staff obtain feedback from the Tribe regarding outstanding concerns about the proposed use.

DISCUSSION/ANALYSIS:

Staff was aware of one electronic mail correspondence submitted by the Tribe on May 11, 2021 to the City Clerk, but directed towards "Councilmember Galarza" as shown below.

From: Anthony Madrigal <amadrigal@29palmsbandmi-nan.gov>
Sent: Tuesday, May 11, 2021 6:36 PM
To: City Clerk <cityclerk@coachella.org>
Cc: BDC <BDC@29palmsbandmi-nan.gov>
Subject: Agenda Item #11 Opposition to City of Coachella Ordinance No. 1178

Good evening Councilman Galarza,

The Twenty-Nine Palms Band of Mission Indians would like to express its opposition to Ordinance No. 1178 approving Change of Zone No. 20-04 to add the R-C (Retail Cannabis) Overlay Zone to the existing C-G (General Commercial) Zone on property located at 46-156 Dillon Road. The Tribe believes that the Dillon Corridor is the gateway to the City and should not have establishments that offer cannabis products to the public in this area. Approving Ordinance No. 1178 will have an adverse impact on the Coachella Crossroads Youth Multi-Sport Event Center that the Tribe hosts nearby (less than 1,000 feet away).

Respectfully,



Anthony Madrigal | Tribal Administrator

Twenty-Nine Palms Band of Mission Indians
46-200 Harrison Place, Coachella, CA 92236
Phone: 760-775-3259 | Mobile: 760-825-7872

NOTICE: All information in and attached to this and or the e-mails below may be proprietary, confidential, privileged and otherwise protected from improper or erroneous disclosure. If you are not the sender's intended recipient, you are not authorized to intercept, read, print, retain, copy, forward, or disseminate this message. If you have erroneously received this communication, please notify the sender immediately by phone (760-775-5566) or by e-mail and destroy all copies of this message electronic, paper, or otherwise.

The above e-mail registers a concern regarding the land use compatibility of the proposed retail cannabis business because it is in close proximity to the Coachella Crossroads Youth Multisport Event Center within 1,000 feet. There is no City of Coachella Municipal Code regulation requiring

any minimum distance between a commercial entertainment complex (i.e, spectator sports center, concert venue) to a retail cannabis business or take-out restaurant (the proposed businesses). Subsequently, a letter by Darrell Mike, Tribal Chairman of the Twenty-Nine Palms Band of Mission Indians, was submitted to the City on August 2, 2021 expressing opposition to Ordinance No. 1178 and opposing the proposed business in the gateway to the City of Coachella and 29 Palms Reservation. Chairman Mike further contends that the Ordinance would have an adverse impact on the Coachella Cross Youth Multi-Sports Event Center.

The proposed dispensary would be located in Sub-Zone #3, which is one of three sub-zones that the City limits where the Retail Cannabis Overlay Zone can be applied to allow the storefront cannabis retailers. The location also complies with the distance restrictions the City has established for cannabis businesses which may not be located within 250 feet of public or private schools, day care centers or youth centers. The proposed dispensary will be located in the rear portion of the existing building, and will have a front-facing take-out restaurant with specialty chicken sandwiches and trimmings. The landlord has further indicated that if the dispensary is successful, he intends to build a freestanding commercial building to bring a specialty taco shop from the San Diego area to this location. As such, the appearance of the commercial property as viewed from the street, will be in keeping with the other uses in the immediate vicinity (i.e., Popeye's Chicken, Del Taco, etc.) and does not raise an incompatibility issue with the Tribal entertainment/sports complex.

The Tribe has not submitted any new information whether acceptable mitigation measures that would allow them to co-exist with a commercial cannabis business in their neighborhood. Denial of the retail cannabis business zoning would be to the detriment of a bona-fide business venture that has been expected by the applicant/investors and one that is based on good-faith efforts to bring new businesses to the City of Coachella. While the CUP is a discretionary action, the Tribe did not previously register any opposition to the CUP for the dispensary.

The City Council approved the Coachella Canna Club cannabis dispensary and indoor cannabis consumption lounge project on April 28, 2021. The applicant intends to license the existing one-story commercial building tenant space for a retail cannabis business to include a 7,170 square foot retail cannabis business and consumption lounge and a commercial kitchen with take-out restaurant (Chick Next Door) along with indoor and outdoor seating.

Applicant Correspondence:

Attached to this staff report is a letter received from the applicant on June 3, 2021 outlining his counter arguments to the concerns registered by the Tribe, and the letter expresses concern over delays and a perceived lack of business-friendly demeanor by the City. There is an attachment to the letter consisting of the mailing list of all property owners within 300 feet that were notified about the public hearings for this project.

ALTERNATIVES:

- 1) Adopt Ordinance No. 1178 approving Change of Zone No. 20-04.
- 2) Deny Ordinance No. 1178 with findings.

3) Continue this matter and provide staff with direction.

FISCAL IMPACT:

There are no fiscal impacts associated with this action in that it merely creates the proper zoning to allow the operation of a retail cannabis dispensary on the subject site, subject to the conditions of approval previously imposed on the business through Conditional Use Permit No. 330.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1 above.

Attachments: Ordinance No. 1178 - 2nd Reading
Applicant's Letter of June 3, 2021
300-ft Radius Property Owner Mailing Labels
29 Palms Band of Mission Indians Letter – August 2, 2021

ORDINANCE NO. 1178

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA APPROVING CHANGE OF ZONE 20-04 TO ADD THE R-C (RETAIL CANNABIS OVERLAY) ZONE TO THE EXISTING C-G (GENERAL COMMERCIAL) ZONE ON PROPERTY LOCATED AT 46-156 DILLON ROAD, COACHELLA CAN LLC (ARMEN PARONYAN), APPLICANT.

WHEREAS, Armen Paronyan (on behalf of Coachella Can LLC) filed an application for Change of Zone 20-04 on property located at 46-156 Dillon Road, and attendant applications Conditional Use Permit 330 and 331 (Property known as Assessor's Parcel No.603-102-024) ("Project"); and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing on Change of Zone 20-04 and CUP 330 and CUP 331 on March 3, 2021 at the Coachella Permit Center, 53-990 Enterprise Way, Coachella, California and recommended that the City Council approve Change of Zone 20-04 and CUP 330 and CUP 331; and,

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

WHEREAS, the Project is permitted pursuant to Chapter 17.47 of the Coachella Municipal Code, and the attendant application 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 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 City Council conducted a duly noticed public hearing on Change of Zone 20-04 and CUP 330 and CUP 331 on April 28, 2021 at the Coachella City Hall, 1515 6th Street, Coachella, California and the applicant and the public were afforded an opportunity to testify regarding the Project; 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 ORDAIN AS FOLLOWS:

Section 1. That the City of Coachella Official Zoning Map be amended as shown on the attached Change of Zone 20-04 map marked “Exhibit A” from C-G (General Commercial) to CG-RC (General Commercial-Retail Cannabis Overlay Zone) on property located at 46-156 Dillon Road, with the findings listed below:

Findings for Change of Zone 20-08:

1. The Project is consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has a Regional Retail District land use designation that allows for the proposed development. The proposed change of zone is in keeping with the policies of the Regional Retail District 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 retail cannabis business, consumption lounge, commercial kitchen and take out window including indoor and outdoor seating areas. 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 with a consumption lounge and a fast food restaurant with an indoor and outside seating areas that are permitted in the C-G (General Commercial) zone pursuant approved Conditional Use Permits. Surrounding properties to the project site include commercial and vacant 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 interior and exterior of the structure.

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

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

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

PASSED, APPROVED and ADOPTED this 25th day of August 2021.

Steven A. Hernandez
Mayor

ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

Carlos Campos
City Attorney

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

I HEREBY CERTIFY that the foregoing Amendment to Ordinance No. 1178 was duly and regularly introduced at a meeting of the City Council on the 14th day of April 2021, and that thereafter the said ordinance amendment was duly passed and adopted on the 25th day of August 2021.

AYES:

NOES:

ABSENT:

ABSTAIN:

Andrea J. Carranza, MMC
Deputy City Clerk

Exhibit A
Change of Zone 20-04



Thursday, June 3, 2021

Armen Paronyan
18757 Burbank Blvd.,
Suite 104
Tarzana, CA 91356

City of Coachella Council
53990 Enterprise Way
Coachella, CA 92236
understand the Tribe to

Dear Coachella Councilmembers,

I am writing to help clarify a few issues of concern that were brought up at the last council meeting of May 26, 2021.

Councilmember Galarza expressed concern with regards to the letter of opposition from the Twenty-Nine Band of Mission Indians. The Tribe claims to be opposed due to concerns about the distance to their multi-sport youth center, which by their admission is 1,000 feet away from our project site. The City requires 600 feet from any school, park or youth center. The State of California also requires 600 feet from any school, park or youth center. The odd thing about their opposition is that they would bring any youth related activity near a casino and a sexually oriented business but now have a sudden concern for legal cannabis related business. Our intention is not to impose a threat to neighboring businesses by maintaining a safe and welcoming environment.

The other issue that came up during the last council meeting was the concern for properly notifying neighboring property owners. The instructions set by the City and County of Riverside require that we notify all property owners within 300 feet of the project. All property owners within that range were notified. We provided a certified list of property owners with 3 sets of mailing labels as requested. We understand the Twenty-Nine Band of Mission Indians to the north of Dillon Road has purchased land to the south of Dillon Road and were also notified. The Certification was provided by Lawyers Title Company on August 19, 2020. Please see attached copy of Property Owner Certification as evidence of proper notification. The Twenty-Nine Band of Mission Indians had plenty of time during which to make their opposition known.

An issue that has not been discussed and that the council has failed to take into consideration is how difficult council has been to work with. Our goal was not only to bring an exemplary cannabis business to the city, but to bring additional non-cannabis related businesses to the city. Our enterprises provide well-paying jobs for locals and tax revenue for the city. Unfortunately, the city has been inconsistent in their cannabis processing, undecisive with their goals, constant delays, which makes for bad business. Essentially the City has given the impression that they do not want to work with new developers. Either way, we feel we have been unfavorably treated. We followed all the rules and guidelines set by the City and still we are delayed. We see no reason to further delay this project. Please reconsider your concerns and pass the second reading.

We would like to have a healthy long working relationship with the city moving forward.

Sincerely,



Armen Paronyan
CannaClub



Farm PACKAGE



300' 46156 DILLON RD
Sales Rep - Mary Hernandez



Customer Service Rep: Wes Brown
Ph: 951.248.0699
Email: wbrown@ltic.com

Lawyers Title Company Property Owner Certification

I **Wes Brown**, certify that on **8/19/2020** the attached property owners list was prepared by Lawyers Title Company pursuant to application requirements furnished by the **Riverside** County Planning Department. Said list is a complete and true compilation of owners of the properties within **300** feet of the referenced property in the application and is based on the last equalized assessment rolls.

I further certify that the information filed is true and correct to the best of my knowledge. All information is given to us, per the county assessor records. I understand that any incorrect or erroneous information may be grounds for rejection or denial of the application.

Reference: 603-102-024

Title Registration: Lawyers Title Company

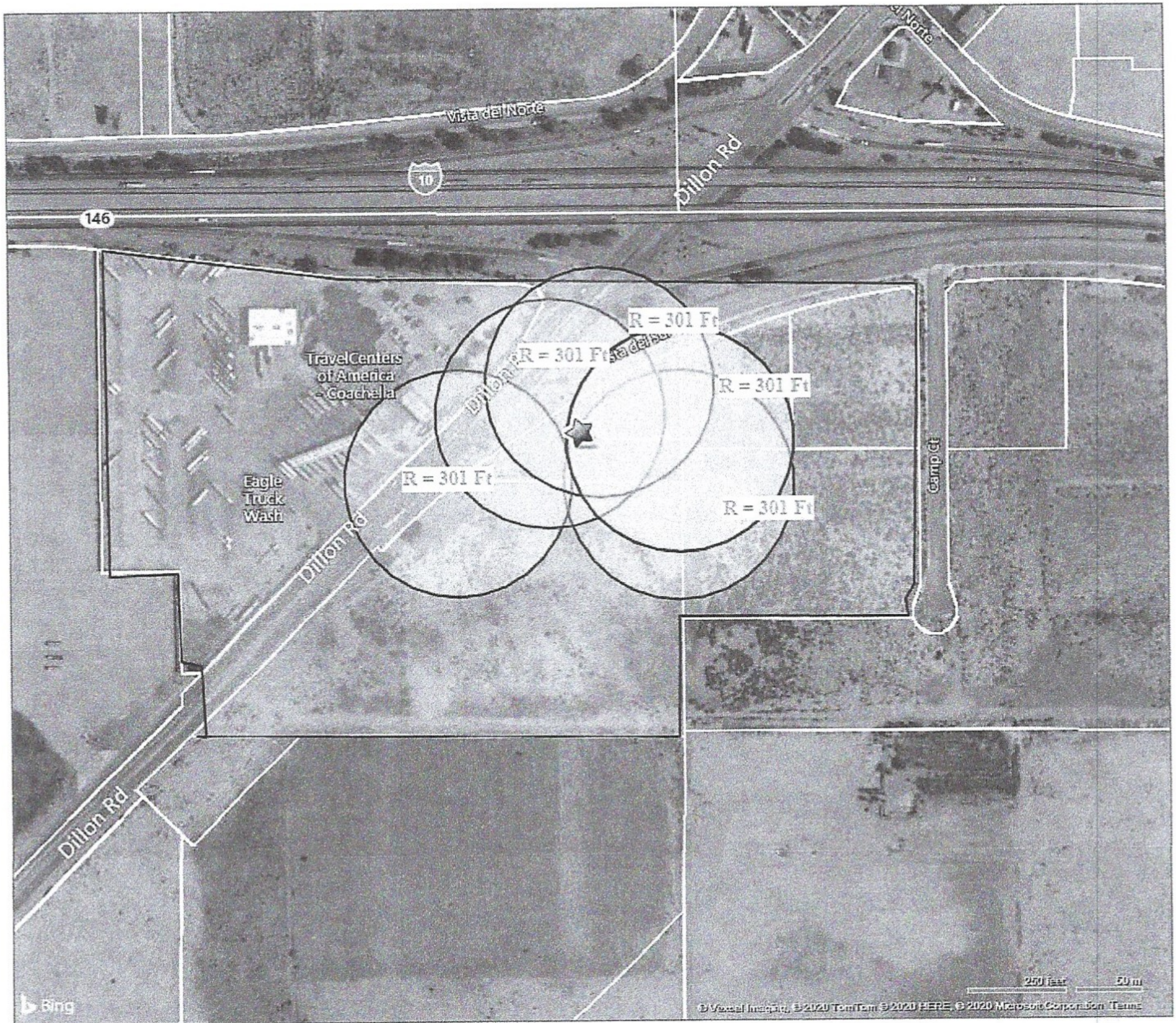
Address: 3480 Vine St #300

Phone: 951-248-0699

Signature: Wes Brown

Date: 8/19/20





Prepared for:

Phone:

Fax:

E-mail:

Prepared by:

Reference:

Account Rep:

Phone:

Fax:

Email:

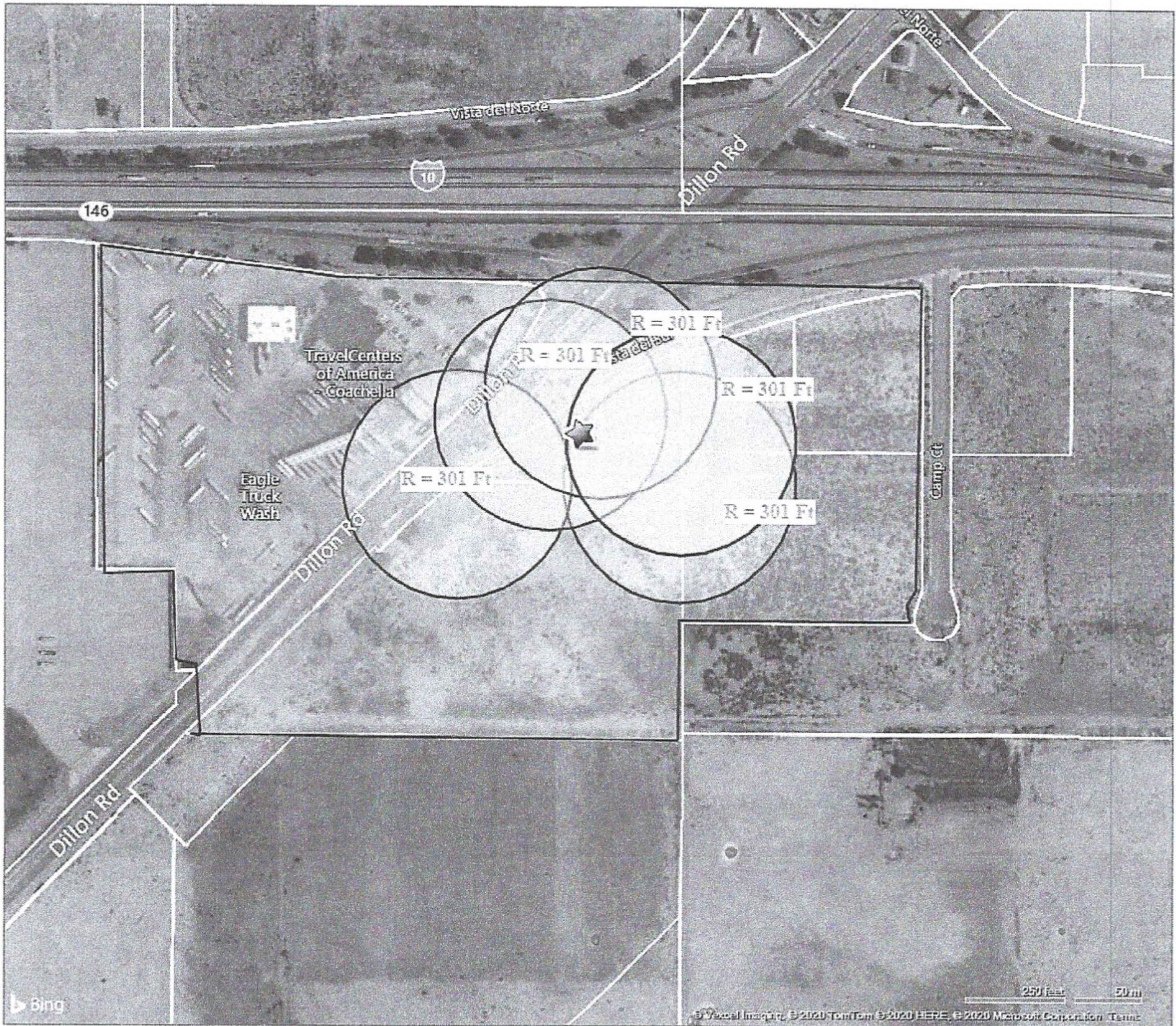
---Search Criteria ---

State/County:



Output: All Records (7 of 7 Records)

Total Count: 7



1 Parcel 603-101-018 Site 46155 DILLON RD , COACHELLA, CA 92236-2029
 Owner HPT TA PROP TRUST Mail 24601 CENTER RIDGE RD STE 200, WESTLAKE, OH 44145-567
 Use Commercial (General) Zone Sale Amt \$ 0 Sale Date 08/09/2013
 Yr Blt Sqft 0 Assd \$ 9,256,746 Tract Impr \$ 4,666,348 Units 0
 Rms 0 Beds 0 Bths 0.00 PBaths Lt Sz 764,477SF/17.55AC Lot
 Page & Grid 5471-C1 Tax Amount \$ 136,005.88 Tax Rate Area 12-020 Xmpt None Tax Delinquent N

2 Parcel 603-102-002 Site , COACHELLA, CA 92236-
 Owner C & J DESERT PROPERTIES LLC Mail 178 LAKE TAHOE BLVD # B, ZEPHYR COVE, NV 89448-
 Use Commercial-Vacant Land Zone CG Sale Amt \$ 15,000,000 Sale Date 07/15/2020
 Yr Blt Sqft 0 Assd \$ 1,415,000 Tract Impr \$ 0 Units 0
 Rms 0 Beds 0 Bths 0.00 PBaths Lt Sz 566,280SF/13.00AC Lot
 Page & Grid - Tax Amount \$ 17,174.68 Tax Rate Area 12-020 Xmpt None Tax Delinquent N

3 Parcel 603-102-023 Site , COACHELLA, CA 92236-
 Owner RIVERDALE PARTNERS Mail 8753 KING RANCH RD , RANCHO CUCAMONGA, CA 91701-14
 Use Commercial-Vacant Land Zone Sale Amt \$ 0 Sale Date 10/17/2008
 Yr Blt Sqft 0 Assd \$ 371,461 Tract Impr \$ 0 Units 0
 Rms 0 Beds 0 Bths 0.00 PBaths Lt Sz 37,026SF/0.85AC Lot 1
 Page & Grid - Tax Amount \$ 4,509.88 Tax Rate Area 12-020 Xmpt None Tax Delinquent N

4 Parcel 603-102-024 Site 46156 DILLON RD , COACHELLA, CA 92236-2028
 Owner WILLIAM GRIVAS Mail 503 PACIFIC AVE , SOLANA BEACH, CA 92075-1121
 Use Commercial (General) Zone CG Sale Amt \$ 2,500,000 Sale Date 10/12/2012
 Yr Blt Sqft 0 Assd \$ 2,759,759 Tract Impr \$ 1,987,028 Units 1
 Rms 0 Beds 0 Bths 0.00 PBaths Lt Sz 82,764SF/1.90AC Lot 2
 Page & Grid 5471-C1 Tax Amount \$ 33,557.56 Tax Rate Area 12-020 Xmpt None Tax Delinquent N

5 Parcel 603-102-033 Site , COACHELLA, CA 92236-
 Owner COURT CAMP Mail 530 11TH ST , MODESTO, CA 95354-3518
 Use Commercial-Vacant Land Zone Sale Amt \$ 0 Sale Date 10/15/2004
 Yr Blt Sqft 0 Assd \$ 499,818 Tract Impr \$ 0 Units 0
 Rms 0 Beds 0 Bths 0.00 PBaths Lt Sz 87,991SF/2.02AC Lot 1
 Page & Grid - Tax Amount \$ 6,067.68 Tax Rate Area 12-020 Xmpt None Tax Delinquent N

6 Parcel 603-102-034 Site , COACHELLA, CA 92236-
 Owner COURT CAMP Mail 530 11TH ST , MODESTO, CA 95354-3518
 Use Commercial-Vacant Land Zone Sale Amt \$ 0 Sale Date 10/15/2004
 Yr Blt Sqft 0 Assd \$ 780,972 Tract Impr \$ 0 Units 0
 Rms 0 Beds 0 Bths 0.00 PBaths Lt Sz 135,907SF/3.12AC Lot 2
 Page & Grid - Tax Amount \$ 9,479.86 Tax Rate Area 12-020 Xmpt None Tax Delinquent N

7 Parcel 603-102-036 Site , COACHELLA, CA 92236-
 Owner COURT CAMP Mail 530 11TH ST , MODESTO, CA 95354-3518
 Use Commercial-Vacant Land Zone Sale Amt \$ 0 Sale Date 10/15/2004
 Yr Blt Sqft 0 Assd \$ 1,605,691 Tract Impr \$ 0 Units 0
 Rms 0 Beds 0 Bths 0.00 PBaths Lt Sz 280,090SF/6.43AC Lot 4
 Page & Grid - Tax Amount \$ 19,488.98 Tax Rate Area 12-020 Xmpt None Tax Delinquent N

603-101-018
Hpt Ta Prop Trust
Or Current Resident
24601 Center Ridge Rd Ste 200
Westlake OH 44145

603-102-002
C & J Desert Properties Llc
Or Current Resident
178 Lake Tahoe Blvd # B
Zephyr Cove NV 89448

603-102-023
Riverdale Partners
Or Current Resident
8753 King Ranch Rd
Rancho Cucamonga CA 91701

603-102-024
William Grivas
Or Current Resident
503 Pacific Ave
Solana Beach CA 92075

603-102-033
Court Camp
Or Current Resident
530 11Th St
Modesto CA 95354

603-102-034
Court Camp
Or Current Resident
530 11Th St
Modesto CA 95354

603-102-036
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Or Current Resident
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Modesto CA 95354

Armen Ahmad
18757 Burbank Blvd, Ste 104
Tarzana, CA 91356

Steve Lubell
2029 Verdugo Blvd, #146
Montrose, CA 91020

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49435 Narciso Ln
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TWENTY-NINE PALMS BAND OF MISSION INDIANS

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

August 2, 2021

City of Coachella
Attn: City Council
53990 Enterprise Way
Coachella, CA 92236

Re: Opposition to Ordinance No. 1178 approving Change of Zone No. 20-04 to add the R-C (Retail Cannabis) Overlay Zone

Dear Mayor Steve Hernandez:

The Twenty-Nine Palms Band of Mission Indians would like to express its opposition to Ordinance No. 1178 approving Change of Zone No. 20-04 to add the R-C (Retail Cannabis) Overlay Zone to the existing C-G (General Commercial) Zone on property located at 46-156 Dillon Road. The Tribe believes that this proposed business should not be allowed within the Dillon Corridor South of I-10 and North of Hwy 86, which is considered the gateway to the City of Coachella and 29 Palms Reservation. Approving Ordinance No. 1178 will have an adverse impact on the Coachella Crossroads Youth Multi-Sport Event Center that the Tribe hosts nearby (less than 1,000 feet away). Please contact George Nicholas, Tribal Chief Administrative Officer at 760-863-2444 if you have any questions.

Sincerely,

Darrell Mike, Tribal Chairman
Twenty-Nine Palms Band of Mission Indians



STAFF REPORT
8/25/2021

TO: Honorable Mayor and City Council Members

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

SUBJECT: Ordinance No. 1185 Regarding Labor Peace Agreement Requirements for Cannabis Businesses

RECOMMENDATION (BY COUNCIL MEMBERS DELGADO AND BEAMAN JACINTO)

Introduce by title and waive first reading of an ordinance entitled “An Ordinance of the City Council of the City of Coachella, California Adding Coachella Municipal Code Sections 5.68.040 and 5.69.030 to Require Cannabis Businesses with Five or More Employees to Enter into Labor Peace Agreements as a Condition of Cannabis Business Regulatory Permit Issuance or Renewal.

BACKGROUND

A Labor Peace Agreement, as defined by California cannabis law, is defined as an agreement between a cannabis licensee and any bona fide labor organization that, at a minimum, prohibits labor organizations and members from engaging in picketing, work stoppages, boycotts, and any other economic interference with the applicant’s business. (Bus. & Prof. Code, § 26001(x).) This agreement must include a provision that the cannabis business has agreed not to disrupt efforts by the bona fide labor organization to communicate with, and attempt to organize and represent, the business’ employees. The agreement must also provide a bona fide labor organization access at reasonable times to areas in which the business’ employees work, for the purpose of meeting with employees to discuss their right to representation, employment rights under state law, and terms and conditions of employment. Finally, under state law, the agreement need not mandate any particular method of election or certification of the bona fide labor organization.

DISCUSSION

California’s Assembly Bill 1291, which went into effect on January 1, 2020, mandates that all cannabis license applicants employing more than 20 employees must enter into a “labor peace agreement,” as defined by Business and Professions Code Section 26001(x), that prohibits a union from engaging in strikes, work stoppages and other economic interferences. Employers without a qualifying labor peace agreement do not qualify for a state cannabis license.

The four key elements of a Labor Peace Agreement (Bus. & Prof. Code, § 26001(x)) are as follows:

- prohibits labor organizations and members from engaging in picketing, work stoppages, boycotts, and any other economic interference with the cannabis business' operations;
- the cannabis business agrees not to disrupt efforts by the bona fide labor organization to communicate with, and attempt to organize and represent, the business' employees;
- a bona fide labor organization must have access at reasonable times to areas in which the business' employees work, for the purpose of meeting with employees to discuss their right to representation, employment rights under state law, and terms and conditions of employment; and
- the Labor Peace Agreement need not mandate any particular method of election or certification of the bona fide labor organization.

Some cities have adopted ordinances that reduce the minimum number of employees of cannabis businesses from twenty (20) employees to a lower number. For instance, Cathedral City adopted an ordinance that requires cannabis operators with ten (10) or more employees to enter into a Labor Peace Agreement. Likewise, Pomona and Palm Springs have adopted ordinances that requires cannabis permittees with five (5) or more employees to enter into, and abide by, a labor peace agreement. The City of Corona requires cannabis businesses to enter into Labor Peace Agreements, regardless of the number of employees.

In addition to the number of employees, different cities apply the labor peace agreement requirement to different categories of employees. For instance, Cathedral City's ordinance only applies when ten (10) "full-time equivalent non-supervisory employees" are employed. Pomona's ordinance applies when five (5) or more employees, regardless of category, are employed. Corona's ordinance similarly does not require the employees to be of any particular category.

The proposed Ordinance would amend Coachella Municipal Code Sections 5.68.040 and 5.69.030 to add a requirement for all cannabis business applicants/permittees seeking renewal with 5 or more employees to provide proof, satisfactory to the City Manager, that the applicant or permittee has entered into and will abide by the terms of a labor peace agreement. For applicants/permittees who have not yet entered into a labor peace agreement, the applicant/permittee would be required to provide a notarized statement indicating the applicant/permittee will enter into and abide by the terms of a labor peace agreement as soon as reasonably practicable after issuance or renewal of the regulatory permit, but in no event later than one hundred eighty (180) days following the issuance or renewal. Once the applicant has entered into the labor peace agreement, the applicant must provide the City Manager with a copy of the page of the labor peace agreement that contains the signatures of the union representative and the applicant.

Labor Peace Agreements have withstood legal challenges when the public agency imposing them is doing so to protect a proprietary, as opposed to a regulatory interest. At the state level, the State of California is asserting a proprietary interest in the significant sums of tax revenue that are expected to be received from the cannabis industry. Again, as the application of Labor Peace

Agreements moves away from the City's proprietary interests and towards its regulatory interests, the legal issues become less clear.

Therefore, the City Council is being asked to consider conducting a first reading/introduction of the proposed ordinance, requiring Labor Peace Agreements by cannabis businesses with five (5) or more employees. Should the City Council conduct this first reading/introduction, the ordinance would need to come back for a second reading. After the second reading, the ordinance would become effective in 30 days.

FISCAL IMPACT

It is expected that expanding the requirement of Labor Peace Agreements will have a positive fiscal impact to the City, in that such agreements prohibit labor organizations and members from engaging in picketing, work stoppages, boycotts, and any other economic interference with the cannabis businesses. Those activities have a negative impact on the cannabis industry within the City. As such, by reducing those negative impacts on cannabis business' activities, the City would be expected to realize additional tax revenue from those cannabis businesses.

ATTACHMENT

Ordinance 1185

ORDINANCE 1185

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, AMENDING COACHELLA MUNICIPAL CODE SECTIONS 5.68.040 AND 5.69.030 REGARDING CANNABIS BUSINESS LABOR PEACE AGREEMENTS

WHEREAS, California Business and Professions Code section 26051.5 requires every cannabis business with 20 or more employees seeking a license to operate from the State to enter into a labor peace agreement; and

WHEREAS, because of the significant tax revenue derived from cannabis businesses, the City has a proprietary interest in prohibiting labor organizations and members from engaging in picketing, work stoppages, boycotts, and any other economic interference with cannabis business' operations; and

WHEREAS, the City Council desires to make a labor peace agreement a requirement of obtaining a City cannabis regulatory permit or renewal permit for all cannabis businesses with five (5) or more employees.

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

SECTION 1. Recitals. The City Council hereby finds and determines that the recitals set forth above are true and correct and are hereby incorporated and adopted as findings and determinations by the City Council as if fully set forth herein.

SECTION 2. Amendment to Coachella Municipal Code. Coachella Municipal Code Section 5.68.040 *Regulatory permit application* of Chapter 5.68 *Commercial Cannabis Activity Regulatory Permit* is hereby amended as follows:

“R. For applicants or permittees that have five (5) or more employees, the applicant for a new regulatory permit, or for a renewal, shall provide proof, satisfactory to the City Manager, that the applicant or permittee has entered into and will abide by the terms of a labor peace agreement. Such proof shall be a condition to the issuance by the City of any new permit or for the renewal of any such permit. For applicants/permittees who have not yet entered into a labor peace agreement, the applicant/permittee shall provide a notarized statement indicating the applicant/permittee will enter into and abide by the terms of a labor peace agreement as soon as reasonably practicable after issuance or renewal of the regulatory permit, but in no event later than one hundred eighty (180) days following the issuance or renewal. Once the applicant has entered into the labor peace agreement, the applicant shall provide the City Manager with a copy of the page of the labor peace agreement that contains the signatures of the union representative and the applicant.

R. S. Authorization for the city manager to seek verification of the information contained within the application.

§. T. A statement in writing by the applicant that he or she certifies under penalty of perjury that all the information contained in the application is true and correct.

¶. U. A full and complete copy of the applicant's most current application submitted to and approved by the applicable state licensing authority.

⊔. V. Any such additional and further information as is deemed necessary by the city manager to administer this chapter.”

SECTION 3. Amendment to Coachella Municipal Code. Coachella Municipal Code Section 5.69.030 *Regulatory permit application* of Chapter 5.69 *Cannabis Retailer and Retail Microbusiness Regulatory Permit* is hereby amended as follows:

“Q. For applicants or permittees that have five (5) or more employees, the applicant for a new regulatory permit, or for a renewal, shall provide proof, satisfactory to the City Manager, that the applicant or permittee has entered into and will abide by the terms of a labor peace agreement. Such proof shall be a condition to the issuance by the City of any new permit or for the renewal of any such permit. For applicants/permittees who have not yet entered into a labor peace agreement, the applicant/permittee shall provide a notarized statement indicating the applicant/permittee will enter into and abide by the terms of a labor peace agreement as soon as reasonably practicable after issuance or renewal of the regulatory permit, but in no event later than one hundred eighty (180) days following the issuance or renewal. Once the applicant has entered into the labor peace agreement, the applicant shall provide the City Manager with a copy of the page of the labor peace agreement that contains the signatures of the union representative and the applicant.

⊕. R. Authorization for the city manager to seek verification of the information contained within the application.

℞. S. A statement in writing by the applicant that he or she certifies under penalty of perjury that all the information contained in the application is true and correct.

§. T. A full and complete copy of the applicant’s most current application submitted to and approved by the applicable State licensing authority.

¶. U. Any such additional and further information as is deemed necessary by the city manager to administer this chapter.

SECTION 4. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance, or any part thereof, is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase be declared unconstitutional. If for any reason any portion of this Ordinance is found to be invalid by a court of competent jurisdiction, the balance of this Ordinance shall not be affected.

SECTION 5. Certification and Publication. The City Clerk of the City of Coachella shall certify to the adoption of this Ordinance and cause publication to occur in a newspaper of general circulation and published and circulated in the City in a manner permitted under California Government Code Section 36933.

SECTION 6. CEQA. The City Council finds that adoption of this Ordinance is not a “project,” as defined in the California Environmental Quality Act because it does not have a potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment and concerns general policy and procedure making.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the City Council of the City of Coachella on the _____ day of _____, 2021, by the following vote.

AYES:

NOES:

ABSTAIN:

ABSENT:

Steven Hernandez, Mayor

ATTEST:

Angela M. Zepeda, City Clerk

APPROVED AS TO FORM:

Carlos Campos, City Attorney



STAFF REPORT
8/25/2021

TO: Honorable Mayor and City Council Members

FROM: Andrea J. Carranza, Deputy City Clerk

SUBJECT: Designation of Voting Delegate and Alternates to the League of California Cities Annual Conference & Expo.

STAFF RECOMMENDATION:

It is recommended that the City Council designate a voting member and two alternates to attend the Friday, September 24, 2021, League of California Cities Annual Business Meeting. The voting delegate is required to register and attend the League Conference.

BACKGROUND:

The League of California Cities is one of the primary lobbying organizations for municipalities at the State level. A number of key policy decisions are made in order to support cities and represent municipal interests to the Assembly and the Governor. In order to ensure that the views of the City of Coachella are represented to the League in formulating their policies, we must designate a delegate to represent us at the League Conference and the Annual Business Meeting.

DISCUSSION/ANALYSIS:

The League's 2021 Annual Conference & Expo is scheduled for September 22-24, 2021, in Sacramento. An important part of the Annual Conference is the Annual Business Meeting (during General Assembly). The General Assembly will be held on Friday, September 24. At this meeting, the League membership considers and takes action on resolutions that establish League policy.

The City of Coachella must designate a voting delegate to represent the City at the Annual Business Meeting. We are also asked to appoint up to two alternate voting delegates. One of these delegates may represent the City in the event that the designated voting delegate is unable to attend the conference.

The designation of a voting delegate and alternates must be done by City Council action and a copy of the Council action reflecting the Council's selection must be forwarded to the League no later than September 15, 2021. The voting delegate and alternates must be registered to attend the conference. They need not register for the entire conference; they may register for Friday only.

ALTERNATIVES:

The only alternative action is for the Council to choose not to designate a representative for the City at the Annual Conference and Business Meeting of the League of California Cities.

FISCAL IMPACT:

The voting delegate is required to register and attend the League Conference. The City will incur any expenses necessary for this registration for the delegate to attend the conference during this period.

Attachment: Annual Conference Voting Procedures
2021 Schedule



ANNUAL
Conference
and Expo

Register now!
Sept. 22-24, 2021

SAFE Credit Union Convention
Center, Sacramento

Annual Conference and Expo

September 22 — 24, 2021
SAFE Credit Union Convention Center
1400 J Street, Sacramento, CA



Cal Cities is thrilled to announce that registration is now open for our 2021 Annual Conference and Expo! We can't wait to see our city officials in person after 18 months of virtual meetings and events. The programming for this year's annual conference will feature a variety of exciting speakers and timely presentations on key topics for local leaders, plus numerous networking opportunities. The always popular Expo floor will be back this year, filled with new and familiar faces, and brimming with opportunities to engage with companies and organizations that provide services to cities.

As we all know too well, the pandemic is not over. Our number one priority will continue to be the health and safety of participants. We are working closely with the convention center to ensure that important protocols and cleaning procedures continue, and if necessary, are strengthened. A special webpage outlining these procedures and other important health and safety information for attendees will be available in plenty of time to prepare for the conference.

Schedule ↓

Program at a Glance

As of June 14, 2021 (subject to change)

Wednesday, Sept. 22

8:00 a.m.-6:00 p.m.	Registration Open/Voting Delegates Booth Open
8:30 a.m.-1:00 p.m.	City Clerks Workshop (additional registration required)
10:00 a.m.-12:00 p.m.	AB 1234 Ethics Training
11:30 a.m.-1:15 p.m.	Regional Division Lunches*
12:45-1:15 p.m.	First Time Attendee Orientation
1:30-3:30 p.m.	Opening General Session
3:45-5:00 p.m.	Concurrent Sessions
5:00-7:00 p.m.	Grand Opening Expo Hall & Host City Reception (exhibitor exclusive; no competing events)
7:00-10:00 p.m.	CitiPAC Leadership Reception

Thursday, Sept. 23

7:00 a.m.-4:00 p.m.	Registration Open/Voting Delegates Booth Open
8:30-9:45 a.m.	Concurrent Sessions
9:00 a.m.-3:00 p.m.	Expo Open
10:00 a.m.-12:00 p.m.	General Session
11:45 a.m.-1:15 p.m.	Attendee Lunch in Expo Hall
1:00-2:15 p.m.	General Resolutions Committee
1:00-5:30 p.m.	Concurrent Sessions
Evening	Regional Division* and Caucus Events

Friday, Sept. 24

7:30 a.m.-12:00 p.m.	Registration Open
7:30-9:00 a.m.	Regional Division Breakfasts*
8:00 a.m.-12:15 p.m.	Concurrent Sessions
8:45-10:45 a.m.	AB 1661 Sexual Harassment Prevention Training
12:30-2:30 p.m.	Closing Luncheon & General Assembly

***Check with your Regional Public Affairs Manager for specific day/time**

Registration →

Full Registration Includes:

- Admission to Expo and education sessions (unless otherwise indicated)
- Wednesday host city reception; Thursday grab-and-go breakfast; Thursday lunch with exhibitors; Friday closing luncheon
- Admission to CitiPAC and Diversity Caucus Receptions
- Electronic access to all program materials

Online Registration (credit card) - **Register Now** (<https://www.eventsquid.com/register/13599>)

Mail-in Registration (pay by check) - contact **Megan Dunn** (<mailto:mdunn@calcities.org>) to request a registration form.

NOTE: Conference Registration is required to attend all conference activities including Department and Division meetings and the General Assembly. Sharing of registration is prohibited.

Full Conference Registration Fees

	Early bird (through July 16)	After July 16 and onsite
City Delegate		
Member City	\$ 550	\$ 600
Nonmember City	\$ 1550	\$ 1600
Public Official		
State/County/Public Official	\$ 625	\$ 675
Partner/Exhibitor		
Company Representative	\$ 625	\$ 675
All Others	\$ 825	\$ 875

Council Action Advised by August 31, 2021

June 16, 2021

TO: City Managers and City Clerks

**RE: DESIGNATION OF VOTING DELEGATES AND ALTERNATES
League of California Cities Annual Conference & Expo – September 22-24, 2021**

Cal Cities 2021 Annual Conference & Expo is scheduled for September 22-24, 2021 in Sacramento. An important part of the Annual Conference is the Annual Business Meeting (during General Assembly) on Friday, September 24. At this meeting, Cal Cities membership considers and acts on resolutions that establish Cal Cities policy.

In order to vote at the Annual Business Meeting, your city council must designate a voting delegate. Your city may also appoint up to two alternate voting delegates, one of whom may vote if the designated voting delegate is unable to serve in that capacity.

Please complete the attached Voting Delegate form and return it to Cal Cities office no later than Wednesday, September 15. This will allow us time to establish voting delegate/alternate records prior to the conference.

Please note: Our number one priority will continue to be the health and safety of participants. We are working closely with the Sacramento Convention Center to ensure that important protocols and cleaning procedures continue, and if necessary, are strengthened. Attendees can anticipate updates as the conference approaches.

- **Action by Council Required.** Consistent with Cal Cities bylaws, a city's voting delegate and up to two alternates must be designated by the city council. When completing the attached Voting Delegate form, please attach either a copy of the council resolution that reflects the council action taken, or have your city clerk or mayor sign the form affirming that the names provided are those selected by the city council. Please note that designating the voting delegate and alternates **must** be done by city council action and cannot be accomplished by individual action of the mayor or city manager alone.
- **Conference Registration Required.** The voting delegate and alternates must be registered to attend the conference. They need not register for the entire conference; they may register for Friday only. Conference registration will open mid-June at www.cacities.org. In order to cast a vote, at least one voter must be present at the Business Meeting and in possession of the voting delegate card. Voting delegates and alternates need to pick up their conference badges before signing in and picking up the voting delegate card at the Voting Delegate Desk. This will enable them to receive the special sticker on their name badges that will admit them into the voting area during the Business Meeting.
- **Transferring Voting Card to Non-Designated Individuals Not Allowed.** The voting delegate card may be transferred freely between the voting delegate and alternates, but

only between the voting delegate and alternates. If the voting delegate and alternates find themselves unable to attend the Business Meeting, they may *not* transfer the voting card to another city official.

- **Seating Protocol during General Assembly.** At the Business Meeting, individuals with the voting card will sit in a separate area. Admission to this area will be limited to those individuals with a special sticker on their name badge identifying them as a voting delegate or alternate. If the voting delegate and alternates wish to sit together, they must sign in at the Voting Delegate Desk and obtain the special sticker on their badges.

The Voting Delegate Desk, located in the conference registration area of the Sacramento Convention Center, will be open at the following times: Wednesday, September 22, 8:00 a.m. – 6:00 p.m.; Thursday, September 23, 7:00 a.m. – 4:00 p.m.; and Friday, September 24, 7:30 a.m.– 11:30 a.m. The Voting Delegate Desk will also be open at the Business Meeting on Friday, but will be closed during roll calls and voting.

The voting procedures that will be used at the conference are attached to this memo. Please share these procedures and this memo with your council and especially with the individuals that your council designates as your city's voting delegate and alternates.

Once again, thank you for completing the voting delegate and alternate form and returning it to the League's office by Wednesday, September 15. If you have questions, please call Darla Yacub at (916) 658-8254.

Attachments:

- Annual Conference Voting Procedures
- Voting Delegate/Alternate Form

**2021 ANNUAL CONFERENCE
VOTING DELEGATE/ALTERNATE FORM**

Please complete this form and return it to Cal Cities office by Wednesday, September 15, 2021. Forms not sent by this deadline may be submitted to the Voting Delegate Desk located in the Annual Conference Registration Area. Your city council may designate one voting delegate and up to two alternates.

To vote at the Annual Business Meeting (General Assembly), voting delegates and alternates must be designated by your city council. Please attach the council resolution as proof of designation. As an alternative, the Mayor or City Clerk may sign this form, affirming that the designation reflects the action taken by the council.

Please note: Voting delegates and alternates will be seated in a separate area at the Annual Business Meeting. Admission to this designated area will be limited to individuals (voting delegates and alternates) who are identified with a special sticker on their conference badge. This sticker can be obtained only at the Voting Delegate Desk.

1. VOTING DELEGATE

Name: _____

Title: _____

2. VOTING DELEGATE - ALTERNATE

Name: _____

Title: _____

3. VOTING DELEGATE - ALTERNATE

Name: _____

Title: _____

PLEASE ATTACH COUNCIL RESOLUTION DESIGNATING VOTING DELEGATE AND ALTERNATES OR

ATTEST: I affirm that the information provided reflects action by the city council to designate the voting delegate and alternate(s).

Name: _____

Email: _____

Mayor or City Clerk _____
(circle one) (signature)

Date _____ Phone _____

Please complete and return by Wednesday, September 15, 2021 to:

Darla Yacub, Assistant to the Administrative Services Director

E-mail: dyacub@cacities.org

Phone: (916) 658-8254



Annual Conference Voting Procedures

1. **One City One Vote.** Each member city has a right to cast one vote on matters pertaining to Cal Cities policy.
2. **Designating a City Voting Representative.** Prior to the Annual Conference, each city council may designate a voting delegate and up to two alternates; these individuals are identified on the Voting Delegate Form provided to the Cal Cities Credentials Committee.
3. **Registering with the Credentials Committee.** The voting delegate, or alternates, may pick up the city's voting card at the Voting Delegate Desk in the conference registration area. Voting delegates and alternates must sign in at the Voting Delegate Desk. Here they will receive a special sticker on their name badge and thus be admitted to the voting area at the Business Meeting.
4. **Signing Initiated Resolution Petitions.** Only those individuals who are voting delegates (or alternates), and who have picked up their city's voting card by providing a signature to the Credentials Committee at the Voting Delegate Desk, may sign petitions to initiate a resolution.
5. **Voting.** To cast the city's vote, a city official must have in their possession the city's voting card and be registered with the Credentials Committee. The voting card may be transferred freely between the voting delegate and alternates, but may not be transferred to another city official who is neither a voting delegate or alternate.
6. **Voting Area at Business Meeting.** At the Business Meeting, individuals with a voting card will sit in a designated area. Admission will be limited to those individuals with a special sticker on their name badge identifying them as a voting delegate or alternate.
7. **Resolving Disputes.** In case of dispute, the Credentials Committee will determine the validity of signatures on petitioned resolutions and the right of a city official to vote at the Business Meeting.



STAFF REPORT
8/25/2021

TO: Honorable Mayor and City Council Members

FROM: Maritza Martinez, Public Works Director

SUBJECT: Approve execution of lease between City of Coachella and Desert Community College District for property located at 1538 Seventh Street; authorize non-substantive changes as authorized by City Attorney.

STAFF RECOMMENDATION:

Approve execution of lease between City of Coachella and Desert Community College District for property located at 1538 Seventh Street; authorize non-substantive changes as authorized by City Attorney.

EXECUTIVE SUMMARY:

The City of Coachella owns a vacant property at 1538 Seventh Street, Coachella. This property was previously the location of the city's library. The Desert Community College District (COD) has approached the city and advised it is interested in using this property to provide college courses and other educational programs.

COD has identified improvements would be needed and is committed to making building improvements totaling up to \$80,000 to address the following: installation of acoustical sound panels, installation of a public address system, installation of new flooring, and general aesthetic upgrades of the facility restroom. As COD will be making an investment of up to \$80,000 to complete said improvements the recommended rent for the proposed lease is \$1.00 per year.

The facility at 1538 Seventh Street is approximately 3,000 square feet. Based upon the identified investment amount to be made by the lessee, the per month, per square foot lease investment is \$1.90 (based upon the term of the lease). As requested by COD, the term of the agreement is fourteen months from September 1, 2021 through October 31, 2022. Overall, the proposed lease identifies the below lease terms:

- Term = fourteen months; September 1, 2021 – October 31, 2022.
- Utilities = to be paid by Lessee for said property
- Maintenance/Janitorial = to be completed by Lessee for said property.
- Insurance = coverage to be provided by Lessee for said property.
- Rent = \$1.00 per year.
- Building Improvements = \$80,000 to be completed by Lessee.

FISCAL IMPACT:

The recommended action would have a positive fiscal impact overall as the lessee will be making needed improvements to the city owned property at 1538 Seventh Street.

Attachment:

Proposed Lease

CITY OF COACHELLA

LEASE AGREEMENT

THIS LEASE AGREEMENT (the "Lease") is made as of September 1, 2021 by and between THE CITY OF COACHELLA, a California municipal corporation (the "Lessor"), and DESERT COMMUNITY COLLEGE DISTRICT, a California public education institution (the "Lessee"), with reference to the following facts:

RECITALS

A. Lessor is the owner of certain real property located at 1538 Seventh Street, in the City of Coachella, County of Riverside, described in more detail in attached Exhibit "A" incorporated herein by this reference (the "Property"); and

B. Lessee desires to lease from Lessor the Property referenced in more detail in the attached Exhibit "A" for purposes of operating general education courses and programs to the community; and

C. Lessee's lease of the Premises will provide educational services in Coachella; and

D. Pursuant to the terms set forth herein, Lessor will not be liable or responsible for any damage or injury occurring on the Premises.

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

AGREEMENT

1. Recitals. Lessor and Lessee acknowledge the Recitals set forth above which are incorporated herein by this reference together with the Exhibits attached hereto.

2. Leasehold. Lessor hereby leases to Lessee, and Lessee hereby leases from Lessor, the Premises, for the term, at the rent and upon the conditions set forth herein. Lessee accepts the Premises, including the appurtenant improvements, structures, and facilities, if any, in "AS IS" condition.

3. Premises. The Premises described in Exhibit "A" amounts to an area of approximately 3,000 square feet. Upon execution of this Lease, Lessor grants to Lessee the right to survey the Premises (the "Survey") and such Survey, if performed, shall replace Exhibit "A" as the description of the Premises and shall be attached and incorporated herein as Exhibit "B." If performed, the Survey attached as Exhibit "B" shall control the description of the Premises thereafter.

4. Term of Lease.

4.1 Term. The original term of the Lease shall be for fourteen (14) months commencing on September 1, 2021 and terminating on October 31, 2022 (the "Term"). During the Term, Lessee agrees to make the following tenant improvements to the Premises totaling an investment of eighty thousand dollars (\$80,000.00) (the "Improvement Costs"): installation of acoustical sound panels, installation of public address system, installation of new flooring, and general aesthetic upgrades of facility restroom (the "Required Improvements"). All Required Improvements shall be approved by Lessor pursuant to Section 11 and issued a City Building Permit (as needed).

5. Rent.

5.1 Rent. Lessee shall pay to the Lessor as rent the sum of One Dollar and Zero Cents (\$1.00) per year, this rental rate will allow for the Lessee to recover the agreed upon tenant improvement to the Property.

5.2 Where to Pay Rent. All rent shall be paid to Lessor at the address specified below in Section 21.

6. Utilities, Maintenance and Insurance.

6.1 Utilities. Lessee shall make all arrangements for and shall pay for all utilities and services furnished to the Premises or used by Lessee on the Premises, including, without limitation: cable, electricity, telephone, internet, water, sewer and trash removal services as described in Exhibit "C", and Lessee shall pay for any and all charges for establishment or connection of utility services to the Premises.

6.2 Maintenance. Lessee shall provide all maintenance and repairs, at Lessee's sole cost and expense, to keep the Premises in good order and condition, including, without limitation, all maintenance of the Premises building, including any improvements installed or constructed by Lessee during the term of this Lease. Lessor shall be responsible for the maintenance of the area outside of the Premises building, including fencing, gates, and landscaping.

6.3 Insurance. The insurance requirements set forth under this section may be satisfied by a self- insurance program approved by the Lessee's Governing Board of Education. As of the execution of this Agreement, Lessee is self-insured. Lessee shall carry and maintain, during the entire term hereof, at Lessee's sole cost and expense, the following types of insurance in the amounts specified and in the form provided for in this section:

a. Public Liability and Property Damage. Broad-form comprehensive public liability insurance with limits of not less than One Million Dollars (\$1,000,000) per person and One Million Dollars (\$1,000,000) each occurrence, insuring against any and all liability of Lessee with respect to the Premises or arising out of the maintenance, use or occupancy thereof, and property damage liability insurance with a limit of not less than One Million Dollars (\$1,000,000) each accident, or One Million Dollars (\$1,000,000) combined single limit.

b. Property Insurance. Lessee shall obtain and maintain in force a policy or policies of insurance in the name of Lessee, with any loss payable to Lessee, and any lender of Lessor insuring against loss or damage to the improvements on the Premises, including, without limitation, any improvements installed or constructed by Lessee. The amount of such insurance shall be equal to the full insurable replacement cost of such improvements, as the same shall exist from time to time, or the amount required by any lender of Lessor, but in no event more than the commercially reasonable

and available insurance value thereof. If the coverage is available and commercially appropriate, such policy or policies shall insure against all risk of direct loss or physical damage (except the perils of flood and earthquake unless required by a lender of Lessor). If such insurance coverage has a deductible clause, the deductible amount shall not exceed the amount permitted by a lender of Lessor. In the event any casualty results in damage to the improvements on the Premises which are the property of Lessor (and not constructed or installed by Lessee in accordance with the provisions hereof), Lessee shall either (i) use the proceeds of insurance to cause the restoration of such property of Lessor or (ii) pay or cause payment to Lessor or any lender of Lessor in an amount of the proportionate share of insurance proceeds attributable to damage to such property of Lessor.

c. Delivery of Certificate of Insurance. Lessee shall deliver to Lessor certificates of insurance evidencing the insurance procured by Lessee, which certificates shall name Lessor as an additional insured together with any lender of Lessor. The Certificates of Insurance shall be delivered by Lessee to Lessor at the time of the execution of the Lease and shall be monitored regularly.

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

7. Janitorial Services. The Lessee agrees to provide at its sole cost and expense janitorial services for the leased Premises.

8. Security Alarm Monitoring Services. The Lessor agrees to provide and maintain at its sole cost and expense security alarm monitoring services for the leased Premises.

9. Use. Lessee shall use and occupy the Premises for purposes of operating Desert Community College District educational courses and programming. Lessee shall not use the Premises for the purposes of storing, manufacturing or selling any inherently dangerous substance, chemical, thing, or device.

10. Hazardous Substances and Hazardous Materials.

10.1 Defined. For purposes of this Lease, the term "Hazardous Substances" shall be as defined in the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. §§ 9601 et seq., and any regulations promulgated pursuant thereto, and as used to define "Hazardous Wastes" in the Resource Conservation and Recovery Act, 42 U.S.C. §§ 6901 et seq., and any regulations promulgated thereto, or as may be identified or defined by any federal, state or local law or regulation.

10.2 Prohibition and Indemnity. Lessee shall not (either with or without negligence) cause or permit the use, storage, generation, escape, disposal or release of any Hazardous Substances or Hazardous Wastes in any manner not sanctioned by law. In all events, Lessee shall indemnify and hold Lessor harmless from any and all claims, damages, fines, judgments, penalties, costs, liabilities or losses (including, without limitation, any and all sums paid for settlement of claims, attorneys' fees,

and consultants' and experts' fees) (collectively "Claims") from the presence or release of any Hazardous Substances or Hazardous Wastes on the Premises if caused by Lessee or persons acting under Lessee. In the event of such contributory negligence or other fault of the indemnified party, then the indemnified party shall not be indemnified hereunder in the proportion that the indemnified party's negligence or other fault caused any such Claims. Lessee shall execute such affidavits, representations or other documents from time to time as Lessor may reasonably request concerning Lessee's best knowledge and belief as to the presence of Hazardous Substances or Hazardous Wastes on the Premises. This paragraph shall survive the termination of this Lease.

11. Improvements.

11.1 Consent of Lessor. With respect to the Required Improvements, as defined in Section 4.1 above, Lessee shall submit a description of the specific Required Improvements to be installed by Lessee during the Lease Term as described in Section 4.1 above for Lessor's prior written approval, which shall not be unreasonably delayed or denied. If Lessor has any questions about the planned Required Improvements, the Parties shall meet in good faith to address such questions. In no event shall Lessee be required to incur costs above the Improvement Cost as set forth in Section 4.1 above, to complete the Required Improvements. The Lessee, at its sole discretion, may hire outside parties to construct and complete the Required Improvements. For any other improvements contemplated by Lessee beyond the Required Improvements, Lessee shall not construct or make any installations, additions, improvements or alterations in or to the Premises, without the prior written consent of Lessor.

11.2 Lessee to Pay Improvement Cost. All installations, additions, improvements, or alterations constructed or made to the Premises, with the consent of Lessor, shall be made at the sole cost and expense of Lessee.

11.3 Removal of Improvements. All installations, additions, improvements, or alterations constructed or made to the Premises by Lessee shall be deemed improvements to Lessor's Premises and may not be removed from the Premises by Lessee upon termination of this Lease. Notwithstanding the foregoing, upon termination of this Lease, Lessor may require Lessee to remove some or all of Lessee's installations, additions, improvements and alterations, at Lessee's sole cost and expense. Further, upon termination of this Lease and following removal of Lessee's property, the Premises shall be restored to substantially the same condition as the Premises was provided to Lessee at the commencement of the Lease, normal wear excepted, along with any improvements made by Lessee pursuant to this provision. Any of Lessee's property, as aforesaid, not removed from the Premises upon termination of this Lease shall become the property of Lessor.

11.4 Mechanic's Liens. Lessee agrees to pay promptly for all labor or materials furnished for any work of construction, improvements, alterations, additions, repairs or maintenance performed by Lessee in connection with the Premises, and to keep and to hold the Premises free, clear, and harmless of and from all liens that could arise by reason of any such work.

12. Termination. Within ninety (90) days prior to expiration of the Term, either Lessor or Lessee may terminate this Lease, without cause, by serving the other party with thirty (30) days' prior written notice of such termination (a "Notice of Termination"). Upon termination of this Lease, Lessee shall return the Premises in good condition in substantially the same condition as the Premises was provided to Lessee at the commencement of the Lease, normal wear excepted, along with any improvements made by Lessee pursuant to this provision.

13. Signs. Lessee shall not install any signs on the Premises without the prior written consent of Lessor.

14. Lessor's Consent Required. Lessee shall not assign, mortgage, or hypothecate this Lease in whole or in part, nor sublet all or any part of the Premises, without the prior written consent of Lessor in each instance, which consent may be granted or denied in Lessor's sole discretion.

15. Assignment and Subleasing. Lessee shall not assign, mortgage, or hypothecate this Lease in whole or in part, nor sublet all or any part of the Premises, without the prior written consent of Lessor in each instance, which consent may be granted or denied in Lessor's sole discretion. This prohibition against assigning or subletting shall be construed to include a prohibition against any assignment or subletting by operation of law. In the event that Lessor's written consent is granted, Lessee shall pay all expenses in connection with such assignment and Lessee shall remain primarily obligated to Lessor for performance of all provisions of this Lease.

16. Use of Premises by another Party. The Premises may not be used by any person or party other than the Lessee, its officers, employees, guests, and agents.

17. Entry and Inspection. Lessee shall permit Lessor or Lessor's agents to enter upon the Premises at reasonable times and upon reasonable notice, for the purpose of inspecting the same.

18. Indemnification. To the extent permitted by law, Lessor shall not be liable for any damage or injury to Lessee, or any other person, or to any property, occurring on the Premises or any part thereof in connection with this Lease, unless caused by the acts or omissions of Lessor. Lessee agrees to indemnify and hold Lessor harmless from any claims for damages which arise in connection with any such occurrence. Lessor agrees to indemnify and hold Lessee harmless from any claims for damages which arise from the acts or omissions of Lessor in connection with the Premises or this Lease. Said indemnifications shall include indemnity from any reasonable costs or fees which the indemnified party may incur in defending any such claim. The provisions of this Section shall survive termination of this Lease.

19. Lessor's Remedies on Default. If Lessee defaults in the payment of rent or defaults in the performance of any of the other covenants or conditions hereof, Lessor may give Lessee notice of such default and if Lessee does not cure any such default within thirty (30) days after the giving of such notice (or if the default is of a nature that it cannot be completely cured within such period, if Lessee does not commence such cure within such thirty (30) days and thereafter proceed with reasonable diligence and in good faith to cure such default), then Lessor may terminate this Lease on not less than thirty (30) days' notice to Lessee. On the date specified in such notice, the term of this Lease shall terminate and Lessee shall then quit and surrender the Premises to Lessor, without extinguishing Lessee's liability. If this Lease shall have been so terminated by Lessor, Lessor may at any time thereafter resume possession of the Premises by any lawful means and remove Lessee or other occupants and their effects.

20. Waiver. No failure of Lessor to enforce any term hereof shall be deemed to be a waiver.

21. Notices. Any notice, request, demand, or other communication which either party may or is required to give, shall be in writing and shall be delivered in person or sent to the address set forth herein below by registered or certified mail, return receipt requested with postage prepaid,

by commercial overnight courier, with written verification of receipt, or by telecopy. A notice shall be deemed given: (a) when delivered by personal delivery (as evidenced by the receipt); (b) three (3) days after deposit in the mail if sent by registered or certified mail or (c) one (1) business day after having been sent by commercial overnight courier as evidenced by the written verification of receipt. Either party may change its address for receiving notice by written notice given to the other in accordance with the provisions of this Notices section.

To Lessee: College of the Desert
43-500 Monterey Ave.
Palm Desert, CA 92260
Attn: John White,

To Lessor: City of Coachella
53-990 Enterprise Way
Coachella, CA 92236
Attn: City Manager

22. No Agency/Employment. In performing the terms of this Lease, the Lessor and Lessee each remain an autonomous and separate entity, solely responsible for its own actions and those of its officers, employees, agents and volunteers. No relationship of employment, agency, partnership or Joint venture is to be created by or implied from this Lease.

23. Time of Essence. Time is of the essence of this Lease.

24. Entire Agreement. This instrument constitutes the entire agreement between the parties and may be modified only by a writing signed by both parties.

25. Governing Law. This Lease shall be governed by and construed in accordance with the laws of the State of California.

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

LESSEE:
DESERT COMMUNITY COLLEGE DISTRICT
California Public Educational Institution

By: _____

LESSOR:
THE CITY OF COACHELLA
California Municipal Corporation

By: _____
Dr. Gabriel D. Martin., City Manager

Attest:
By: _____
Angela M. Zepeda
City Clerk - City of Coachella

Approved as to Form:
By: _____
Best, Best & Krieger LLP
City Attorney

EXHIBIT "A"

**DESCRIPTION OF
PREMISES**

The City of Coachella (Lessor) owns real property located at 1538 Seventh Street, in the City of Coachella, County of Riverside, State of California. The total area of the three parcels is approximately 0.48 acres.

EXHIBIT "B"

SURVEY OF LEASED PREMISES

No survey was completed by the Lessee.

EXHIBIT "C"

Lessor's real property is located at 1538 Seventh Street. The property is approximately 0.48 acres.

Lessee shall establish utility accounts for the property under Lessee's name for all utilities. Lessee will maintain current all utility billing for the property.



STAFF REPORT
8/25/2021

TO: Honorable Mayor and City Council Members

FROM: Maritza Martinez, Public Works Director

SUBJECT: Sponsorship of Run With Los Muertos Event:

1. Sponsorship request from Eventscape International, Inc. for \$25,000.00 for the 2021 Run With Los Muertos Event; and
2. Approval for operation of a beer garden by Raices Culturas on November 6, 2021 in Downton Sixth Street from 5pm to midnight; and
3. Authorize appropriation of Run With Los Muertos event budget of \$40,000.00 from Undesignated City General Fund Reserves.

STAFF RECOMMENDATION:

Sponsorship of Run With Los Muertos Event:

- 1) Sponsorship request from Eventscape International, Inc. for \$25,000.00 for the 2021 Run With Los Muertos Event,
- 2) Approval for operation of a beer garden by Raices Culturas on November 6, 2021 in Downton Sixth Street from 5pm to midnight and
- 3) Authorization for appropriation of Run With Los Muertos event budget of \$40,000.00 from Undesignated City General Fund Reserves.

EXECUTIVE SUMMARY:

On July 20, 2021, staff received the attached \$25,000.00 sponsorship request by Eventscape International, Inc., (Eventscape) for the 2021 Run With Los Muertos Event. This year's event has been submitted to occur on Saturday, November 6th. Eventscape has identified the event will include a beer garden, which is proposed to operate in Downtown Sixth Street from 5pm to midnight by Raices Culturas. This event has been a City co-sponsored event since 2013. Annually, this event has been provided city in-kind services for traffic control, public safety and funded the actual costs of all traffic control and lighting rental expenses; these hard costs total \$15,000.

Due to COVID restrictions, the last year this event took place was in 2019. In 2019, Eventscape International Inc. requested a sponsorship from the City, in the amount of \$25,000 and Council approved the sponsorship request. If City Council approves the requested sponsorship for a 2021 event, the event budget that will need to be appropriated is \$40,000 (\$15,000 city's hard costs plus \$25,000 sponsorship request).

FISCAL IMPACT:

If Council approves the request as submitted, an appropriation of \$40,000 from Undesignated General Fund Reserves will be required to allow for: 1) sponsorship award in the requested amount of \$25,000 and 2) the city's hard costs to deliver the event of \$15,000. If approved the appropriation will be made to the event expenditure account 101-11-160-90-801-013.

Attachment: Sponsorship Request



Honorable Mayor and City Council,

It is with great excitement and hopefulness that the RWLM Team will present the **8th Annual Run with Los Muertos 5k and Block Party** to be held in **Downtown Coachella on Saturday, November 6th**.

As an organization whose mission it is to promote the arts, culture, health and wellness, the pandemic provided obstacles to the community building programming we work so hard to produce. At a time when health and wellness was front and center and without the ability to host large gatherings, we still found ways to bring runners together in a safe manner to encourage a culture of fitness.

Now that restrictions have been lifted, we look forward to once again bringing a unique and popular event to the streets of Old Town Coachella.

As an organization, we take pride in creating an inclusive environment that welcomes a diverse audience from throughout the US, Canada, and Mexico.

Our field of runners has gotten more accomplished every year, and the team component has stirred friendly and competitive rivalries.

We create space for local artists and musicians to share their talents before thousands of spectators.

Along with our event partner **Raices Cultura**, as part of **CV Days of Los Muertos**, and through a community centered approach, we have been able to cultivate and sustain strong partnerships and collaborations throughout the Coachella Valley.

With the help of volunteers and local contributors, we are able to produce an event with an approximate value of \$200,000.

For so many, Run with Los Muertos has become an honored tradition. In typically beautiful fall weather, families and friends come to Coachella to celebrate and remember those that have passed.

None of this would be possible without the continued support of the City of Coachella. With the pandemic hitting events and event companies particularly hard we are grateful to be able to bring this event back to Coachella.

While production costs have risen across the board, we are hopeful this City's contribution can remain at the level it was in 2019. That support was \$25,000 cash plus in-kind services on street closures, sanitation services, as well as Sheriff and staff time.

With this level of support, we are confident in being able to produce the most exciting event yet. The value of your contribution will be multiplied in the marketing, promotion, and visitors we bring to 6th street.

Should you have any questions, suggestions, or need any additional information please do not hesitate to reach out to us at your convenience.

Who will you run for?

Sincerely,

A handwritten signature in black ink, appearing to read 'Tizoc DeAztlan', with a stylized flourish at the end.

Tizoc DeAztlan, Race Director
Run with Los Muertos



STAFF REPORT
8/25/2021

TO: Honorable Mayor and City Council Members

FROM: Gabriel Perez, Community Development Director

SUBJECT: Receive and file, Cannabis Social Equity Assessment

STAFF RECOMMENDATION:

Receive and file the Cannabis Social Equity Assessment prepared by BOTEC Analysis for the City of Coachella.

Executive Summary:

On March 27, 2019 City Council approved Resolution 2019-15 adopting a Cannabis Social Equity Program in the City of Coachella. The program is dedicated to aiding individuals and businesses that were negatively or disproportionately impacted by cannabis criminalization within the City with a stated program goal to allow participants to gain entry and successfully operate in the State of California's regulated cannabis marketplace and economy. In an effort to improve the program and increase funding opportunities, City staff has taken steps to prepare a Cannabis Social Equity Assessment (the "Study").

On March 9, 2020, the City of Coachella submitted an application to the Governor's Office of Business and Economic Development (also known as GO-Biz) and proposed to commission the study under a Go-Biz Cannabis Equity Grants Program for Local Jurisdictions. The purpose of the study is to determine if and which demographic groups have been arrested at a disproportionate rate to their population within the City of Coachella. The study will help determine what the various barriers to entry to begin a cannabis business are, these barriers could include access to capital, access to real estate, regulatory fees and banking among others.

GO-Biz awarded the City a grant and on April 22, 2020, the City Council authorized the City Manager to execute a Grant Agreement with the GO-Biz in the amount of \$94,784 with a stated purpose of doing a cannabis social equity assessment.

On January 28, 2021, the City released a Request for Proposals (RFP) to complete the Study for the purposes of revising and augmenting its existing Cannabis Social Equity Program. The purpose of the RFP is to produce a report analyzing available data related to disparities in the cannabis industry, and provide recommendations regarding policy options to foster equitable access to participation in the industry, mitigate the adverse effects of drug enforcement policies that have

disproportionately affected those communities, and prioritize individuals who have been previously arrested or convicted for marijuana-related offenses.

Based on the outcomes of this Study City staff intends to recommend revisions and updates to the City's existing Cannabis Social Equity Program to support those impacted by cannabis enforcement.

Financial Impact:

This action will have not financial impact.

ALTERNATIVES:

1. Receive and file the Cannabis Social Equity Assessment as presented.
2. Receive and file the Cannabis Social Equity Assessment as presented with direction to staff to obtain additional analysis.
3. Provide alternative recommendation.

Attachments:

Cannabis Social Equity Assessment



Cannabis Social Equity Assessment for the City of Coachella

Clarissa Iliff
Jessica Neuwirth
Sam Hampsher
Lowry Heussler

PREPARED BY BOTEC ANALYSIS FOR THE CITY OF COACHELLA, JULY 2021

Acknowledgements

The completion of this report could not have been possible without the support from the staff at the City of Coachella and community stakeholders that provided valuable insights.

City of Coachella

Mayor Steven Hernandez
Mayor Pro Tem Josie Gonzalez
Council Member Megan Beaman Jacinto
Council Member Denise Delgado
Council Member Neftali Galarza
Gabriel Martin, City Manager
Jacob Alvarez, Assistant to the City Manager
Nathan Statham, Finance Director
Jocelyn Kane, Cannabis Liaison
Celina Jimenez, Grants Manager
Gabriel Perez, Assistant Community Development Director
Luis Lopez, Development Services Director

Stakeholders

The 1st Cohort of Cannabis Social Equity Program Grant Recipients
Lieutenant Andres Martinez, Riverside County Sheriff's Department
Christopher Martinez, CannaBiz Consulting Group
Joe Wallace, Coachella Valley Economic Partnership
Coachella Valley Cannabis Alliance Network

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Introduction

Legalization of adult-use cannabis in California has brought about numerous benefits. Business opportunities are generally abundant, although capital requirements and a cumbersome regulatory environment limit opportunity, particularly for people of color and disadvantaged minorities. Inadequate infrastructure, unequal access to banking, and exclusionary policies toward those with prior drug-related felonies further limit the ability of individuals to enter the growing cannabis market in California. While arrest rates related to cannabis have decreased, racial disparities still exist, and in some areas, are growing. As a result of these historic disparities, the State of California, and many of its counties and cities have recognized the importance of providing for a high-quality social equity program to aid individuals who have faced these disparities in becoming involved in the cannabis market.

The City of Coachella first approved adult-use cannabis business operations in 2019. Shortly thereafter, the city launched its Cannabis Social Equity Program (CSEP) to “assist individuals who have been negatively impacted by the disproportionate enforcement of cannabis-related crimes by providing them assistance and opportunity to participate in the cannabis industry.” The program is also meant to revitalize neighborhoods with new business development through the reinvestment of funds. To date, successful applicants to the CSEP are in varying stages of the process to launch their cannabis business.

The purpose of this study is to analyze available data related to disparities in the cannabis industry and provide recommendations regarding policy options that could (A) foster equitable access to participation in the industry, including promotion of ownership and stable employment opportunities in the industry, (B) invest City tax revenues in economic infrastructure for communities that have historically been disenfranchised, (C) mitigate the adverse effects of drug enforcement policies that have disproportionately impacted those communities, and (D) prioritize individuals who have been previously arrested or convicted for cannabis-related offenses. Through our analysis, we have identified multiple barriers to entry and have provided corresponding recommendations meant to augment the City’s Cannabis Social Equity Program and the outcomes of those individuals that participate in it.

Cannabis Social Equity Analysis

The following section examines the change in cannabis policy at the federal, state, and local level over time. We then describe the arrest rates for drug-related offenses in Coachella. Using census data, we identify low-income areas in the City of Coachella and then overlay historic cannabis arrests with the identified low-income areas. Finally, we identify the areas of the city that contain both a high number of low-income households and cannabis-related arrests. Also included in this section is a discussion of the two community engagement events that took place and the findings derived from those events.

United States Cannabis Policy

Cannabis policy in this country has been more closely aligned with politics than medicine from the beginning. Cannabis was not mentioned in the first federal prohibition on recreational drug use; the Opium Exclusion Act (1909), which prohibited non-medical use of opium and its derivatives. Before then, opium and cocaine had been traded and used in the United States with few restrictions.

Five years later, the Harrison Narcotics Act (1914) tightened restrictions on medical use of opiates and cocaine, leading to the imprisonment of doctors who prescribed these drugs to habitual users. Ultimately, the arrest of physicians and closure of state and city clinics prescribing cocaine and opiates drove the creation of an illicit drug market. At the same time, the U.S. was moving into Prohibition (1920 – 1933) and it was during this period that cannabis use gained popularity, perhaps due to decreasing availability of alcohol, cocaine, and opiates.

At the tail end of the prohibition era, federal enforcement of the alcohol ban moved into the Department of Justice, while narcotics went to the newly established (1930) Federal Bureau of Narcotics (FBN). The first commissioner of the FBN was Henry Anslinger, who remained in that position through the Kennedy administration. Anslinger is generally understood to have originated the hyperbolic anti-drug propaganda that was so inconsistent with reality that an entire generation of American youth developed an amused disdain for public health efforts regarding recreational drug use. Anslinger relentlessly campaigned for legislation that would criminalize cannabis production and use, using racism so overt as to shock the conscience.¹

Budget considerations in the FBN during the 1930s limited the number of employed narcotics agents, relegating the agency's role to public information campaigns rather than actual enforcement efforts. Issuing warnings regarding the dangers of cannabis and narcotics became a common tactic of the FBN. In 1932, Congress adopted the Uniform State Narcotics Act, which mandated States to adopt Federal narcotics laws and promoted collaboration between the Federal government and States around narcotics control. Efforts to curb drug use, particularly cannabis, continued. In testimony before Congress, Anslinger

¹ David E. Newton (2017). *Marijuana: A Reference Handbook, 2nd Edition (Contemporary World Issues) 2nd Edition*. ABC-CLIO. p. 183. [ISBN 978-1440850516](https://doi.org/10.1080/10804029.2017.1348501).

claimed to know that cannabis use brought about insanity and criminal violence, despite sharp dissent from the AMA. Ultimately, Congress passed the Marihuana Tax Act of 1937, making it illegal to sell cannabis without an expensive tax stamp. The law effectively banned cannabis. Shortly thereafter, states began criminalizing possession of cannabis.

In 1951, Congress passed the Boggs Act, which established mandatory prison sentences for named drug offenses. Three years later, President Eisenhower appointed an interdepartmental committee representing the Departments of State, Treasury, Defense, Justice, and Health, Education & Welfare to survey the extent of narcotic addiction and review local, state, and national narcotics programs. In 1956, the Narcotic Control Act increased penalties for drug offenses and established the death penalty as punishment for selling heroin to youth. In the same year, a report from the Interdepartmental Committee on Narcotics indicated that cannabis use was particularly harmful to youth and to American communities generally, without much scientific evaluation of these claims.

Cannabis became a lightning rod during the 1960s, when its use by the surging counterculture movement, produced evidence that contradicted claims linking it to crime and mental illness. President Kennedy's 1963 Advisory Committee on Narcotic and Drug Abuse found that "drugs were not grouped together legally based on the risk of addiction or level of health effects," but the Johnson administration took no action on the committee's findings.

Battle lines between liberal and conservative views on cannabis were firmly drawn when Nixon came to power. In an address to Congress in 1969, Nixon declared cannabis a national threat, and soon implemented Operation Intercept, which effectively shut down the border crossings between Mexico and the United States to stop the flow of cannabis into the country. At the same time, the Supreme Court voided the Marihuana Tax Act, leaving a vacuum at the federal level regarding cannabis policy. Against a rising tide of opposition, the Controlled Substances Act of 1970 replaced all federal drug laws with the current schedule of controlled substances, placing cannabis in in Schedule 1,² which virtually eliminated the ability of scientists to conduct cannabis research.

Nixon's war on drugs is now understood to have been a way to target anti-war activists and African Americans.³ Nixon's final act in his war on drugs was to lend his support to the Reorganization Plan 2 of 1973, establishing the Drug Enforcement Agency under the auspices of the Department of Justice. President Ford continued the tough rhetoric from the previous administration, though he was a stronger proponent of treatment and prevention efforts.

² Reserved for drugs with no currently accepted medical use and a high potential for abuse.

³ "The Nixon campaign in 1968, and the Nixon White House after that, had two enemies: the antiwar left and black people. You understand what I'm saying? We knew we couldn't make it illegal to be either against the war or blacks, but by getting the public to associate the hippies with marijuana and blacks with heroin, and then criminalizing both heavily, we could disrupt those communities. We could arrest their leaders, raid their homes, break up their meetings, and vilify them night after night on the evening news. Did we know we were lying about the drugs? Of course we did."

Carter's Drug Abuse Message to the Congress in 1977 indicated his interest in research efforts and expanding federal funding for treatment and prevention programs. Unfortunately, Carter's visions never came to fruition. His stance on cannabis policy was much softer than his predecessors, though political will was not in his favor. As a result, most of the policies put forward under Nixon's war on drugs remained in place. Internationally, Carter supported cannabis eradication programs in Mexico.

President Reagan picked up where Nixon left, creating the Drug Abuse Policy Office by executive action. New federal laws increased the criminal punishments for drug-related offenses.⁴ One such law, the Anti-Drug Abuse Act of 1988, increased funding for education and other drug-related programs, though limited evidence exists suggesting this funding had any success in reducing cannabis or drug use among youth. Regan, who famously insisted that government should stay out of people's lives, ushered in the era of workplace drug testing. Upon the election of President H.W. Bush, the Office of the National Drug Control Policy replaced the Drug Abuse Policy Office.⁵

The Clinton administration continued to enhance criminal sanctions related to drug use and distribution. The most notable legislation to this end was the Violent Crime Control and Law Enforcement Act of 1994, which introduced the "three strikes" provision and increased funding for prisons and local law enforcement. Arrests for cannabis possession and distribution increased drastically in the 90s, though favorable public opinion regarding cannabis also surged during this time. During this time, several states legalized cannabis for medical use, pitting federal enforcement priorities against states' rights.

Although President George W. Bush campaigned on a slate supporting states' rights, particularly in the area of cannabis policy, his policies as implemented more closely aligned with Nixon, Reagan, and H.W. Bush. During his term, medical cannabis dispensaries, including those authorized under state laws, were frequently raided by federal law enforcement. This practice quickly changed under the Obama administration though, when Attorney General Holder issued a memo to the United States Attorneys, indicating an end to raids on cannabis distributors whose actions were "in clear and unambiguous compliance with existing state laws providing for the medical use of marijuana." Holder, however, opposed adult-use cannabis, and voiced his opposition to the California ballot initiative in 2010 that would have legalized adult-use cannabis. In 2013, following cannabis legalization in Colorado and Washington, US Attorney General Cole issued a memorandum (known as the Cole Memo) further deprioritizing the use of federal law enforcement resources to enforce cannabis prohibition. Since then, cannabis has been legalized for adult-use in 17 states and the District of Columbia.

Today, polls indicate some two-thirds of adults favor legalizing cannabis for medical and adult-use.⁶ Federal action is hard to predict. The Biden administration has signaled its

⁴ Comprehensive Crime Control Act of 1984, Anti-Drug Abuse Act of 1986, Anti-Drug Abuse Act of 1988.

⁵ The Director of this office is informally known as the "Drug Czar."

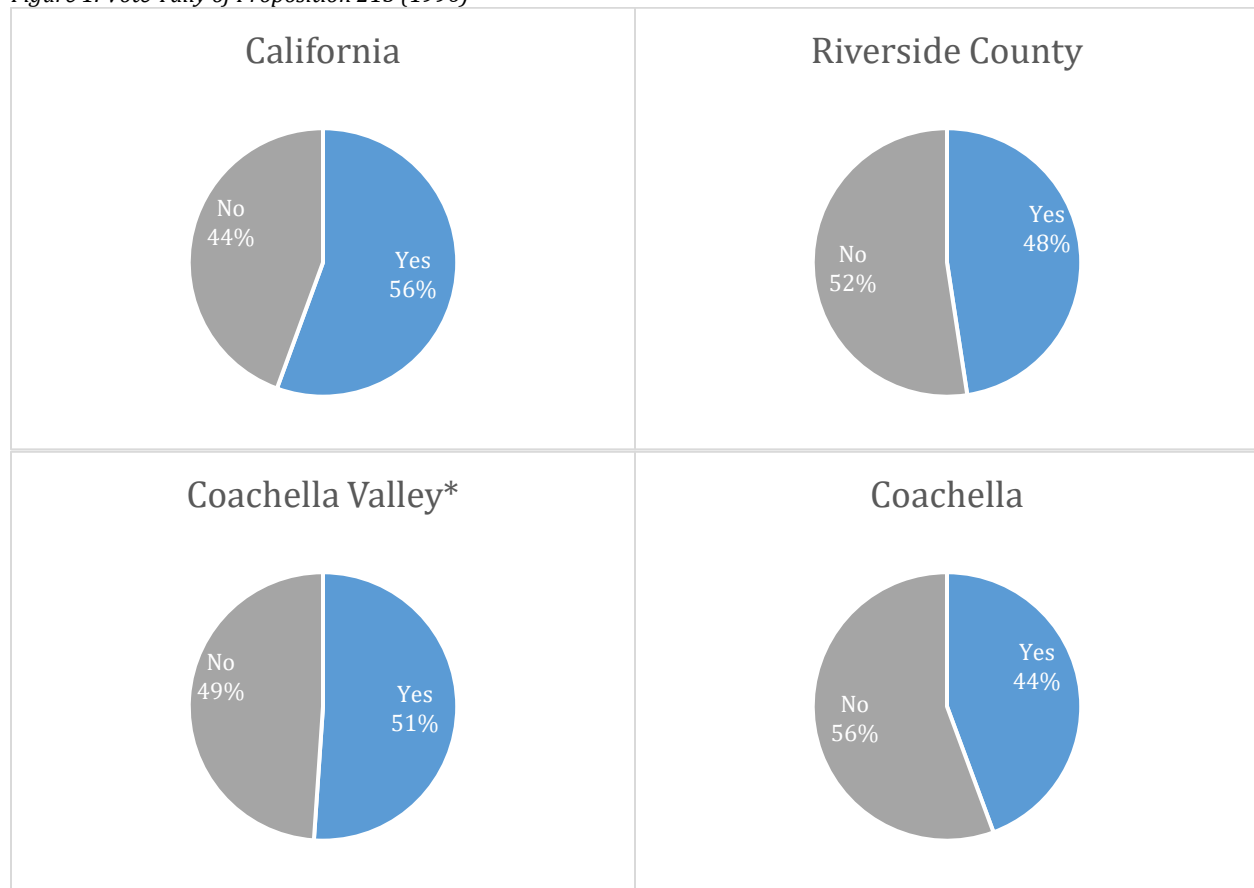
⁶ <https://www.pewresearch.org/fact-tank/2021/04/16/americans-overwhelmingly-say-marijuana-should-be-legal-for-recreational-or-medical-use/>

willingness to decriminalize cannabis use, though it has not committed to full-scale legalization of cannabis or a de-scheduling of the substance.

California Cannabis Policy

California has been an early mover in cannabis legislation, first criminalized the drug in 1913, by amending the Poison and Pharmacy Act of 1907, to include it in the list of prohibited drugs, and then legalizing it for medical use by referendum in 1996. Notably, while statewide the Proposition passed by a large margin, voters in Riverside County and the City of Coachella predominantly voted against it. Valley-wide, the proposition passed by a narrow margin.

Figure 1: Vote Tally of Proposition 215 (1996)⁷



Proposition 215 did not provide a regulatory structure for the medical cannabis market causing many cities and counties to struggle with regulating an expanding market. To remedy this, the legislature passed Senate Bill 420 in 2003, creating an identification card program for qualified patients. This program was not without its faults though. The requirements to become a qualified patient to use medical cannabis were lax, allowing for

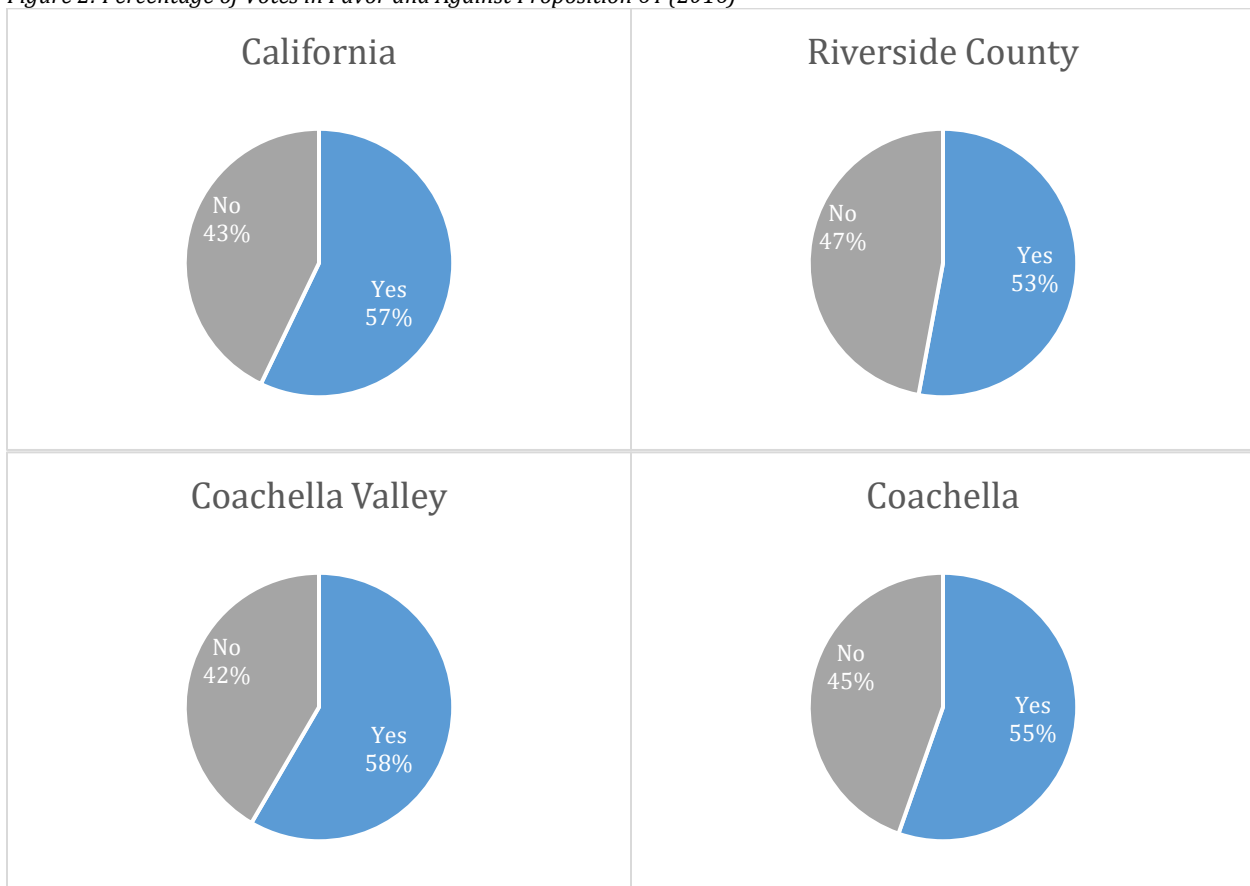
⁷ The Coachella Valley comprises Cathedral City, Coachella, Desert Hot Springs, Indian Wells, Indio, La Quinta, Palm Desert, Palm Springs, and Rancho Mirage

just about anyone to receive a qualified patient designation. As a result, access to cannabis increased.

California’s efforts to regulate cannabis use and perhaps decrease the severity of punishments associated with drug use and possession progressed in fits and starts. In 1999, the legislature allowed a law that mandated driver’s license revocation for any individual found guilty of possession of drugs to expire. In 2000, California passed the Substance Abuse and Crime Prevention Act, meant to allow individuals convicted of drug use or possession to enter treatment in lieu of prison or jail time. Ten years later, Senate Bill 1449 was passed, making the possession of one ounce or less of cannabis a civil infraction, rather than a misdemeanor.

In 2010, California residents voted down Proposition 19, which would have legalized cannabis-related activities, including allowing for local regulation of adult-use cannabis markets. The margin was narrow, with 53.6% of voters voting against it, and in 2016, the voters passed Proposition 64, legalizing the adult-use cannabis market.

Figure 2: Percentage of Votes in Favor and Against Proposition 64 (2016)⁸



⁸ The Coachella Valley comprises Cathedral City, Coachella, Desert Hot Springs, Indian Wells, Indio, La Quinta, Palm Desert, Palm Springs, and Rancho Mirage

Coachella Cannabis Policy

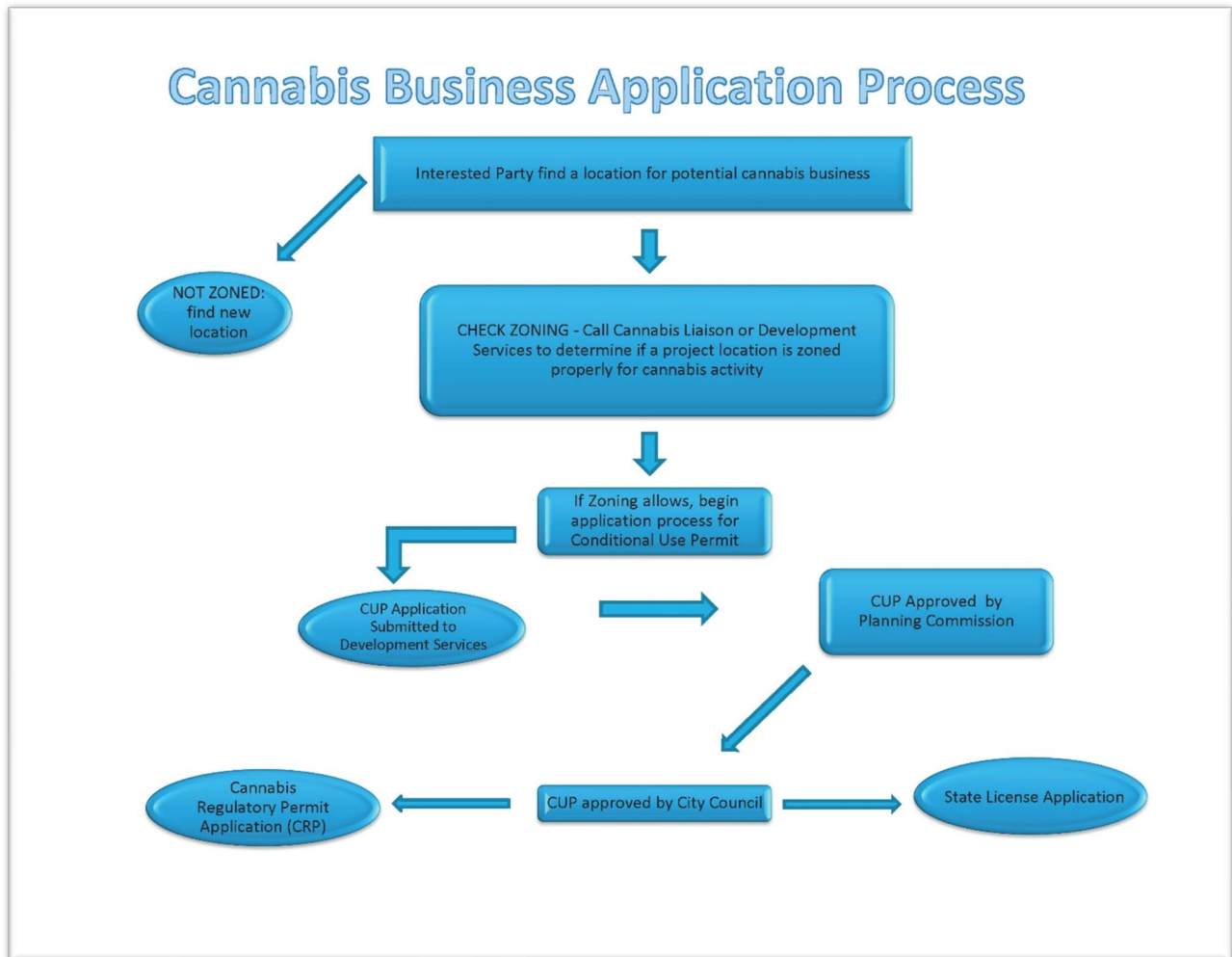
The City of Coachella, incorporated in 1946, is located on the eastern edge of the Coachella Valley and is home to nearly 50,000 residents. Over 90% of the city's residents are Hispanic. Its growth in population has been fueled primarily by Mexican immigrants and their descendants, though a significant number of Japanese, Portuguese, and Turkish immigrants have also contributed to its growth. These individuals make up a significant portion of the work force not only in the city, but also across the Coachella Valley. Being in one of the of the largest crop-growing regions in California, the City of Coachella contains a significant portion of farmland. In recent years though, the city has experienced significant growth in commercial and industrial development. What follows is a brief description of the history of cannabis policies in the city.

Although medical cannabis was legalized in California in 1996, the City of Coachella did not allow for medical cannabis businesses to operate until 2016. In 2007, City Council adopted a temporary moratorium on medical cannabis businesses, which was extended twice more. By 2009, Ordinance 1008 was passed, prohibiting the establishment of medical cannabis dispensaries. Seven years later, Ordinance 1083 permitted cannabis business activities, including cultivation, manufacturing, distribution, transportation, and testing, although it maintained the ban on establishing medical dispensaries and delivering medical cannabis directly to patients. This ordinance also established zoning regulations such that medical cannabis businesses would be permitted to operate in the M-W zone of the city.

Following legalization of adult-use cannabis in California, the City Council passed Ordinance 1108 in 2017, providing for the regulation of medical and adult-use cannabis businesses and expanding the zones in which commercial cannabis activity could take place. Today, cannabis businesses other than retail outlets are permitted in three areas of the city: the Wrecking Yard Area, the Coachella Industrial Park, and Peter Rabbit Farms.⁹ Ordinance 1109, adopted in 2017, updated the pre-existing regulatory permit scheme. The current business application process is pictured in Figure 3.

⁹ See Appendix A for a copy of the current zoning maps.

Figure 3: Coachella Cannabis Business Application Process



Today, two storefront retail dispensaries are in operation, with several more planned. Authorized cannabis businesses in the city include indoor cultivation, outdoor cultivation, manufacturing, distribution, testing, microbusiness, non-storefront delivery, retail, temporary cannabis events, and onsite consumption (with a retail license). Notably, some of these business opportunities are less capital-intensive than others and may be of interest to individuals just starting out in the cannabis industry. The city is well-situated to support various cannabis businesses and can encourage the growth of this emerging market through thoughtful policies designed to improve the well-being of its residents and provide new opportunities for economic development.

Social Equity Analysis in the City of Coachella Coachella’s Program

The Cannabis Social Equity Program in Coachella, launched in 2019 is a two-year pilot program meant to “assist individuals who have been negatively impacted by the disproportionate enforcement of cannabis-related crimes by providing them assistance and opportunity to participate in the cannabis industry.” The program also seeks to revitalize neighborhoods with new business development through the reinvestment of funds. To date,

successful applicants to the CSEP are in varying stages of the process to launch their cannabis business. Three applicants to the program were approved and received funding from the city to support cannabis-business related activities.

Eligibility for the program was separated into four classification categories, as follows:

- **Classification 1.** A current or former resident of the City of Coachella who previously resided or currently resides in a low-income household and was either: a) arrested or convicted for a cannabis related crime in the City of Coachella between the years of 1980 and 2011; or is b) an immediate family member of an individual in subsection a of Classification 1 or Classification 2.
- **Classification 2.** A current or former resident of the City of Coachella who has lived in a low-income household for at least five (5) years, between the years of 1908 and 2018. Annual family income must be at or below 80 percent of the Area Median Income (AMI) and net worth below \$250,000.
- **Classification 3.** A cannabis business with not less than 51% ownership by individuals meeting Classification 1 or 2 criteria that their business resides within the City of Coachella. If no such individual exists, individuals meeting Classification 1 or 2 criteria from other applicable areas may be utilized.
- **Classification 4.** A Cannabis Incubator Business or a Cannabis Social Enterprise with not less than 51% ownership by individuals meeting Classification 1 or 2 criteria.

Although the criteria for eligibility are relatively straightforward, applicants may have struggled to provide appropriate documentation establishing their eligibility. In particular, records of arrest that did not lead to conviction are very hard to obtain, as are older records of prosecution. Similarly, individuals with inconsistent or undocumented income sources may have had a difficult time pulling together necessary and appropriate financial records, particularly for a period of five years. Nevertheless, the eligibility requirements are reasonably broad to capture a large portion of individuals who may have been previously harmed by the war on drugs.

Community Outreach Events

In order to better understand the community perspective of the current CSEP and how it may be improved, two community outreach events took place in May of 2021. Due to COVID-19 gathering restrictions, these events were in a digital format. The first was a community wide survey, with results discussed below. The second was a virtual cannabis business event hosted by the Development Services Department from the City of Coachella. Findings from the event are discussed below.

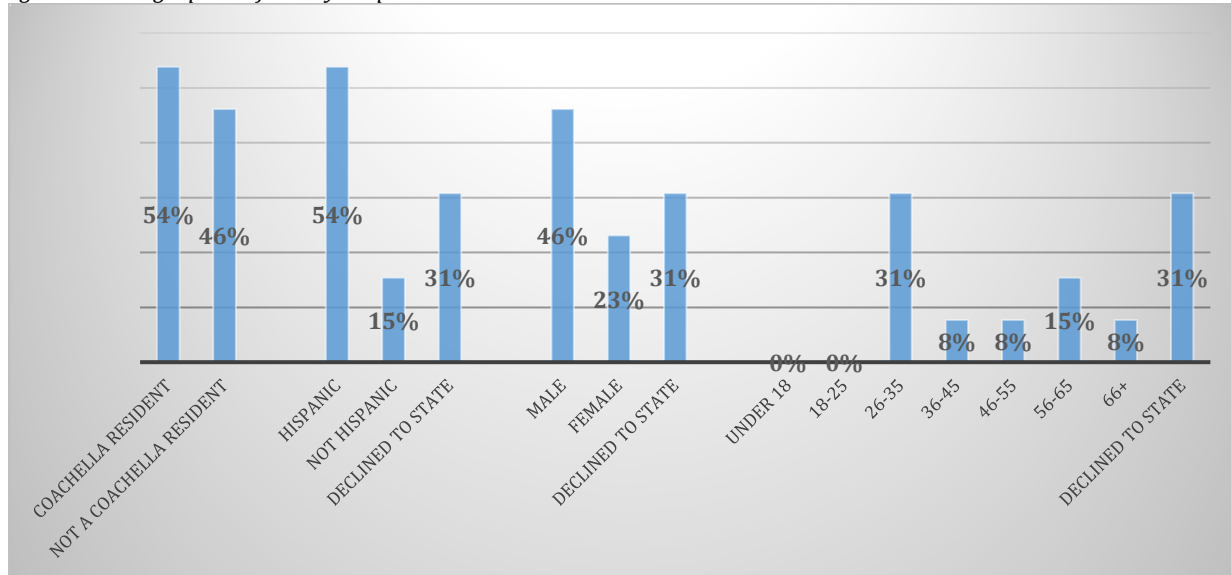
Results of the Community-Wide Survey

On May 6, 2021, the community survey regarding the Cannabis Social Equity Program in Coachella was launched.¹⁰ Outreach efforts to promote the survey included distributing flyers regarding the survey to local businesses in Coachella. In addition to these in-person

¹⁰ See Appendix B for a copy of the survey in English and in Spanish.

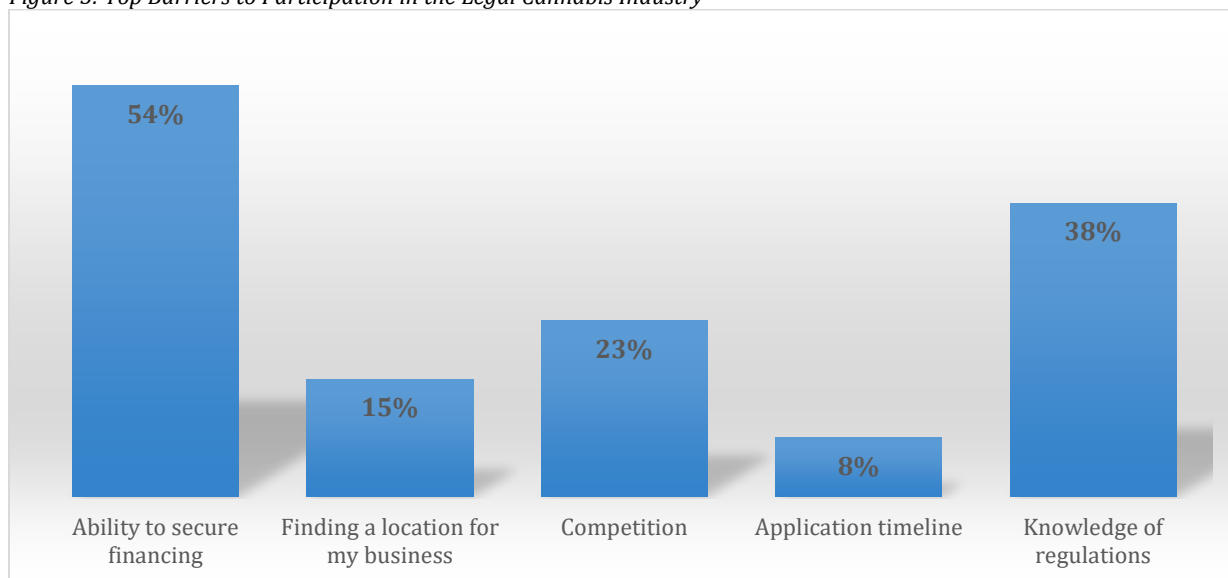
efforts, outreach to the College of the Desert to promote the survey and subsequent targeted meeting that occurred. Ultimately, 13 individuals responded to the survey. Their demographics are listed in the figure below.

Figure 4: Demographics of Survey Respondents



When asked to identify the top barriers to participation in the legal cannabis industry, over half of the individuals surveyed (54%) indicated ability to secure financing, and nearly 40% cited knowledge of the regulations. Only 23% suggested that competition was a top barrier, 15% cited finding a location, and 8% suggested the application timeline as the chief hurdle.

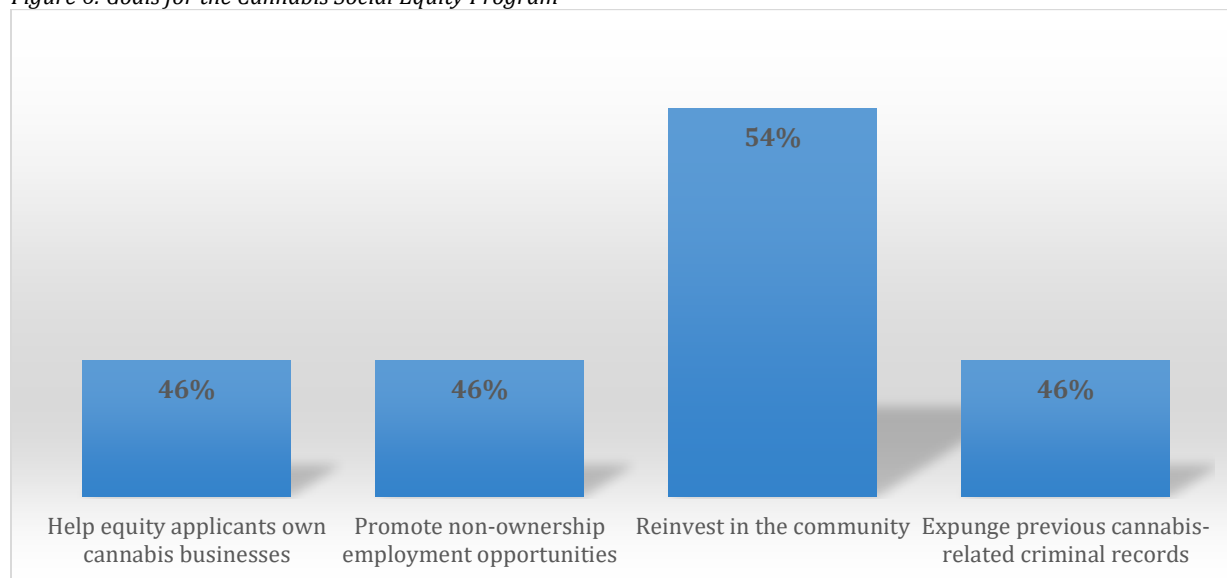
Figure 5: Top Barriers to Participation in the Legal Cannabis Industry



When asked to suggest the appropriate goals for a cannabis social equity program, nearly half of the respondents identified helping equity applicants own cannabis businesses,

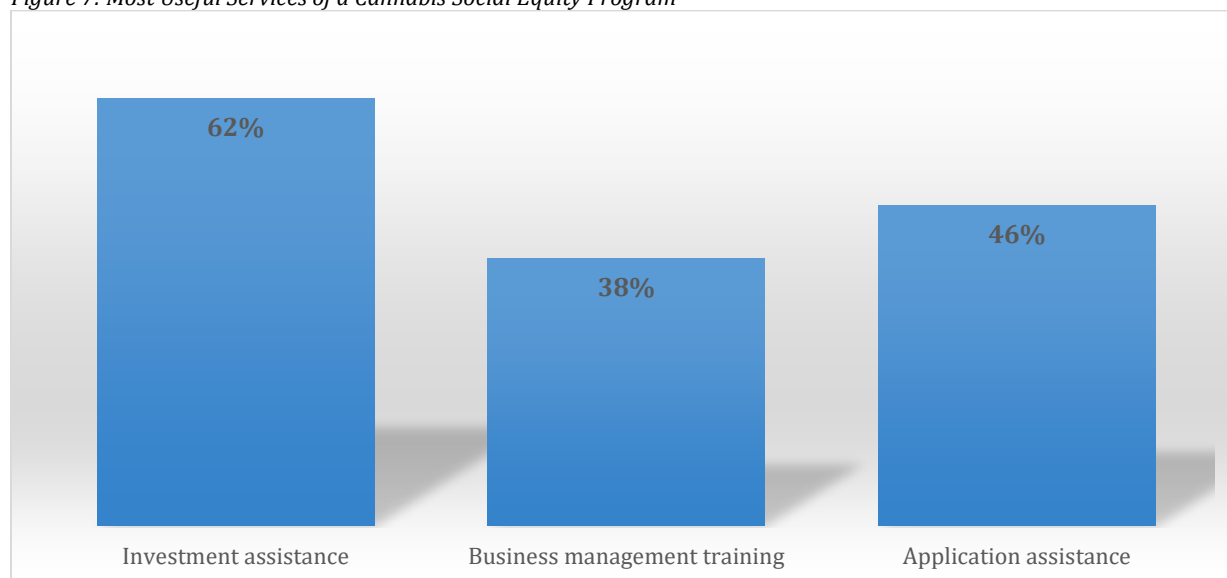
promoting non-ownership employment opportunities, reinvesting in the community, and expunging previous cannabis-related criminal records.

Figure 6: Goals for the Cannabis Social Equity Program



Respondents were also asked what services they believe would be most useful to them from a Cannabis Social Equity program. Most people indicated investment assistance would be useful, though respondents also indicated assistance with their applications and business management training would be useful.

Figure 7: Most Useful Services of a Cannabis Social Equity Program



Coachella Cannabis Business Virtual Event

On May 20, 2021, we held the Cannabis Business Virtual Event, during which attendees heard from city representatives regarding the cannabis business opportunities in Coachella and the Social Equity Program. This event provided attendees with an opportunity

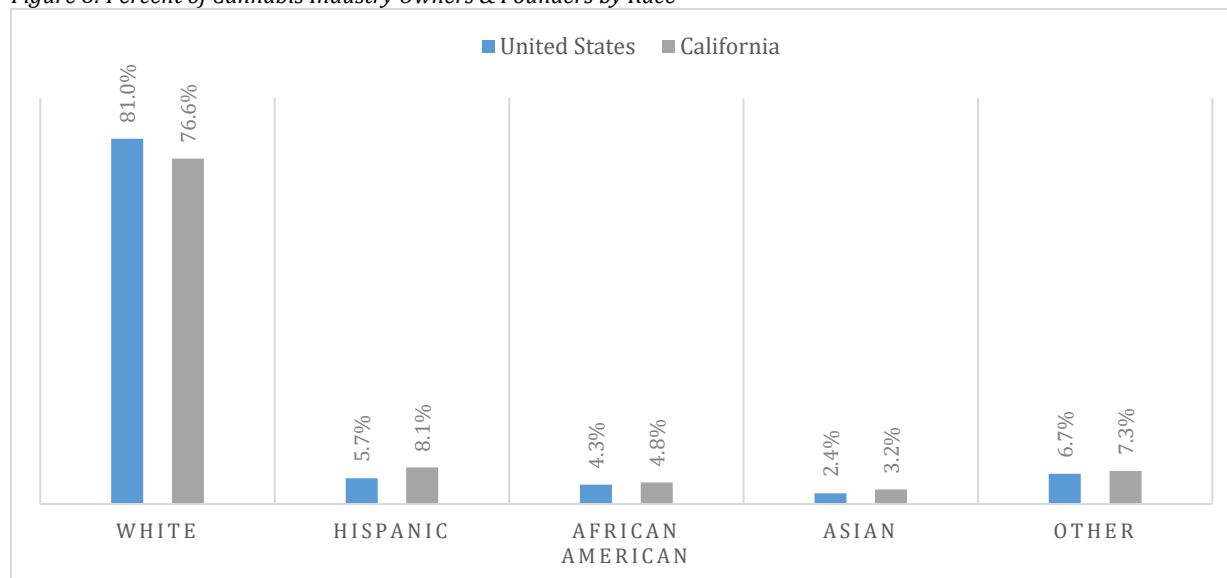
to ask questions of city representatives as well, and the engagement suggested community residents are interested in learning more about and engaging with the cannabis business industry in Coachella.

At the event, city representatives unveiled the newly developed Coachella Cannabis website (coachellacannabis.org) where individuals can go to find more about cannabis businesses and business opportunities in the City of Coachella.

Participation in the Cannabis Industry

In 2017, Marijuana Business Daily conducted an online poll of 567 self-identified cannabis business owners to determine the racial composition of owners across the country. Perhaps not surprising, the survey shows that Hispanics, African Americans, and Asians are underrepresented. Across the United States and in California, cannabis business owners are predominantly white. Collectively, non-white cannabis business owners make up about 20% of the total cannabis business owners across the United States and about 25% in California.

Figure 8: Percent of Cannabis Industry Owners & Founders by Race¹¹



Identifying Disadvantaged Communities

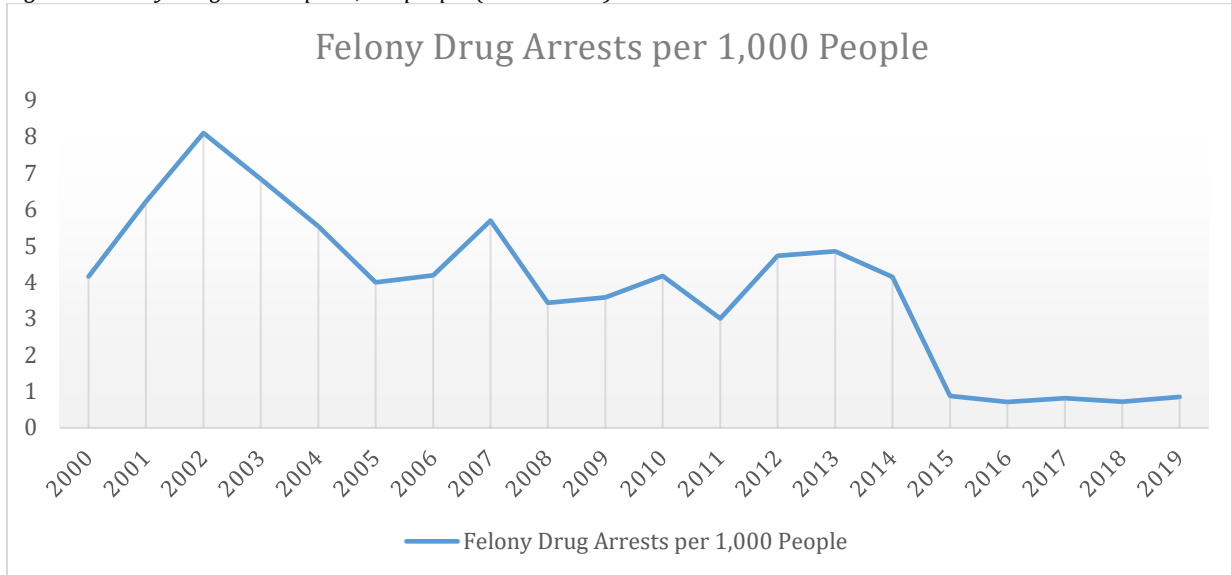
The community outreach events provided valuable insight from members of the community regarding the current Cannabis Social Equity Program and what services would be most useful to them as the program grows. Nevertheless, a key component of many social equity programs has been to address the criminalization of cannabis use. The following section explores the drug arrest rate of individuals in Coachella and seeks to identify communities within the city that have historically high drug arrest rates and a high percentage of low-income households.

¹¹ Source: Marijuana Business Daily, August 2017 Reader Survey

Historical Arrest Rates

Data provided by the Riverside County Sheriff’s Office of arrests in the Coachella Valley from 2000 through 2019 are used to demonstrate historical trends in drug arrests.¹² Figure 8, below, depicts the felony drug arrest rate per 1,000 people in Coachella. In Figure 9, felony and misdemeanor drug-related arrest rates per 1,000 people are shown, primarily to demonstrate that the decrease in felony drug-related arrests observed in 2015 was due to the effects of Proposition 47, which reclassified many property and drug crimes from felonies to misdemeanors.

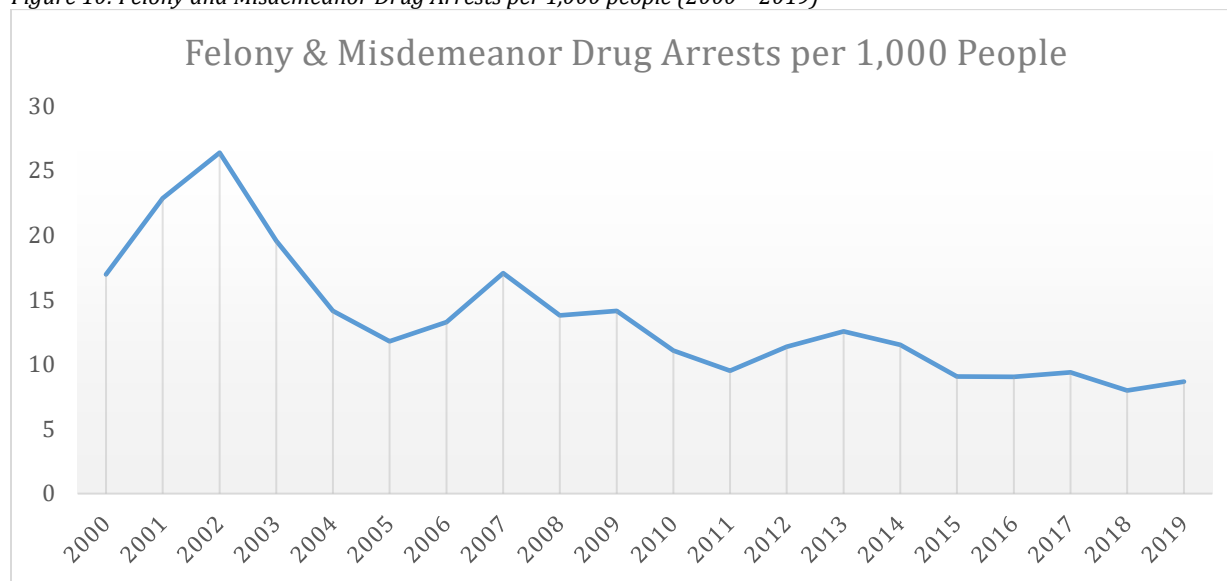
Figure 9: Felony Drug Arrests per 1,000 people (2000 - 2019)¹³



¹² The arrests shown here encompasses drug-related charges, not necessarily only those related to cannabis possession, use, cultivation, or distribution.

¹³ Although felony drug arrests appear to decrease significantly in 2015, this is due to a change in state-level policy rather than an actual significant decrease in felony drug arrests. Due to the passage of Proposition 47, numerous drug and property crimes were re-classified from felonies to misdemeanors. Figure 9 demonstrates that although there was a slight decline in drug-related arrests between 2014 and 2015, the significant decline in felony arrests is most likely related to the reclassification of charges than actual declines in arrests.

Figure 10: Felony and Misdemeanor Drug Arrests per 1,000 people (2000 – 2019)



Evaluating Historical Arrests Rates and Median Household Income

According to the California Department of Housing and Community Development, the Area Median Income (AMI) of Riverside County in 2020 was \$75,300. Table 1, below, indicates the income thresholds for Riverside County by number of persons in the household.¹⁴ However, the median household income in Coachella is \$34,224, far lower than in Riverside County. For the purposes of this analysis, a low-income household is any household with a total income less than \$35,000, roughly the median income of the city.

Table 1: 2020 Riverside County Income Thresholds by Number of Persons in Household¹⁵

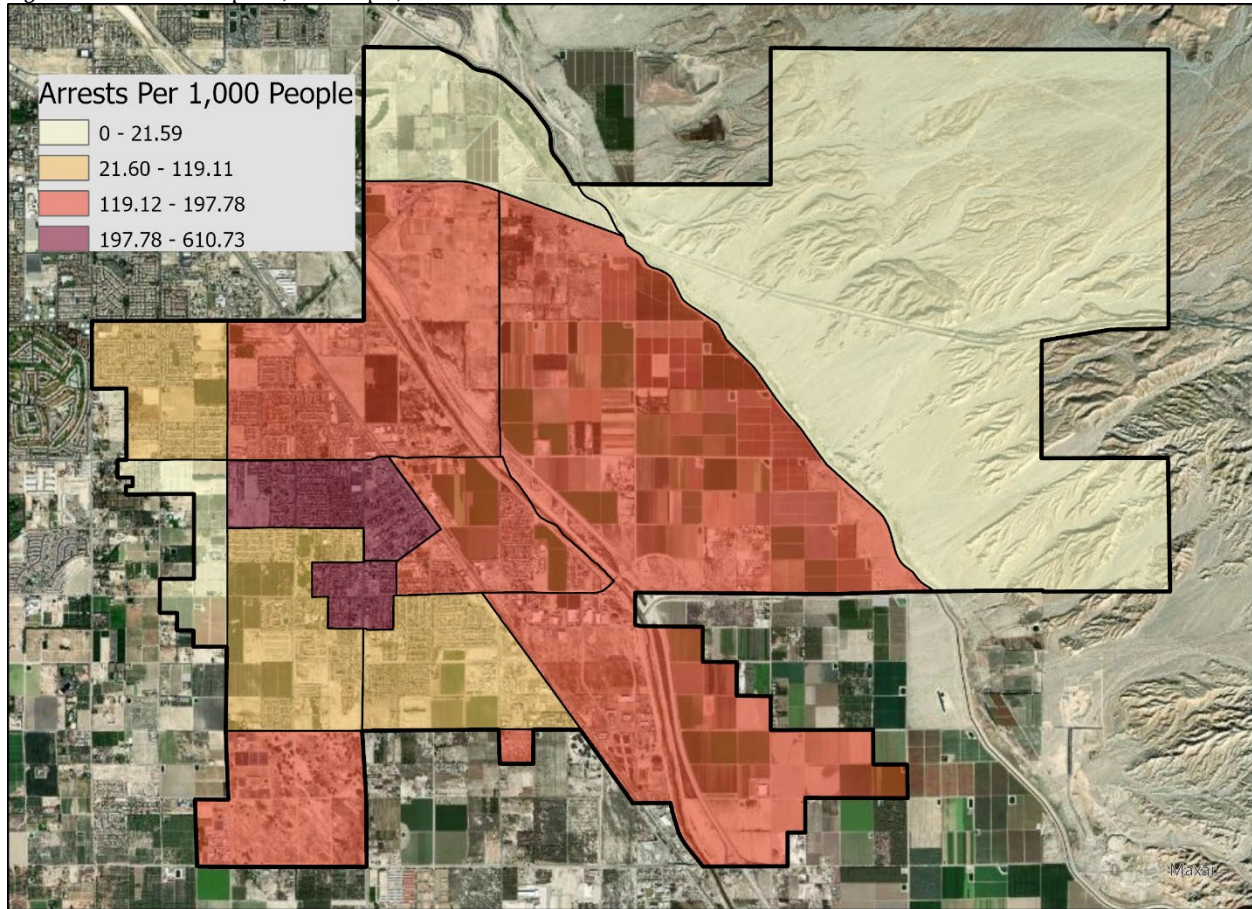
	1	2	3	4	5	6	7	8
EXTREMELY LOW INCOME	\$15,850	\$18,100	\$21,720	\$26,200	\$30,680	\$35,160	\$39,640	\$44,120
VERY LOW INCOME	\$26,400	\$30,150	\$33,900	\$37,650	\$40,700	\$43,700	\$46,700	\$49,700
LOW INCOME	\$42,200	\$48,200	\$54,250	\$60,250	\$65,100	\$69,900	\$74,750	\$79,550

¹⁴ From the California Department of Housing and Community Development: “State Income Limits apply to designated programs, are used to determine applicant eligibility (based on the level of household income) and may be used to calculate affordable housing costs for applicable housing assistance programs. Use of State Income Limits are subject to a particular program’s definition of income, family, family size, effective dates, and other factors. In addition, definitions applicable to income categories, criteria, and geographic areas sometimes differ depending on the funding source and program, resulting in some programs using other income limits.”

¹⁵ Source: <https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/income-limits-2020.pdf>

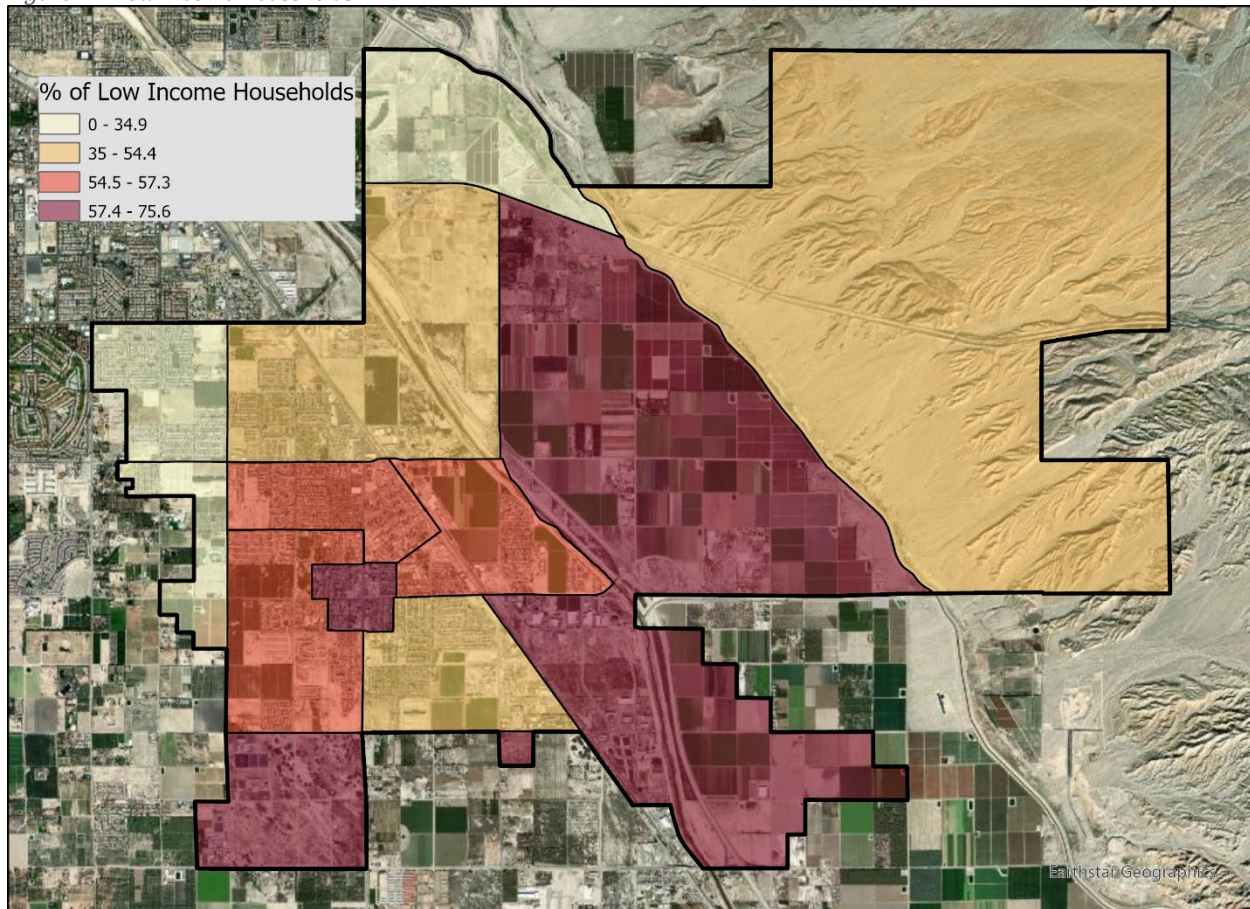
Figure 10 (below) shows the arrest rate per 1,000 people within each census tract in the city. Census tracts within the city with the highest arrest rates are outlined in red. The city center has the highest arrest rate per 1,000 people.

Figure 11: Arrest Rate per 1,000 People, 1999 - 2019



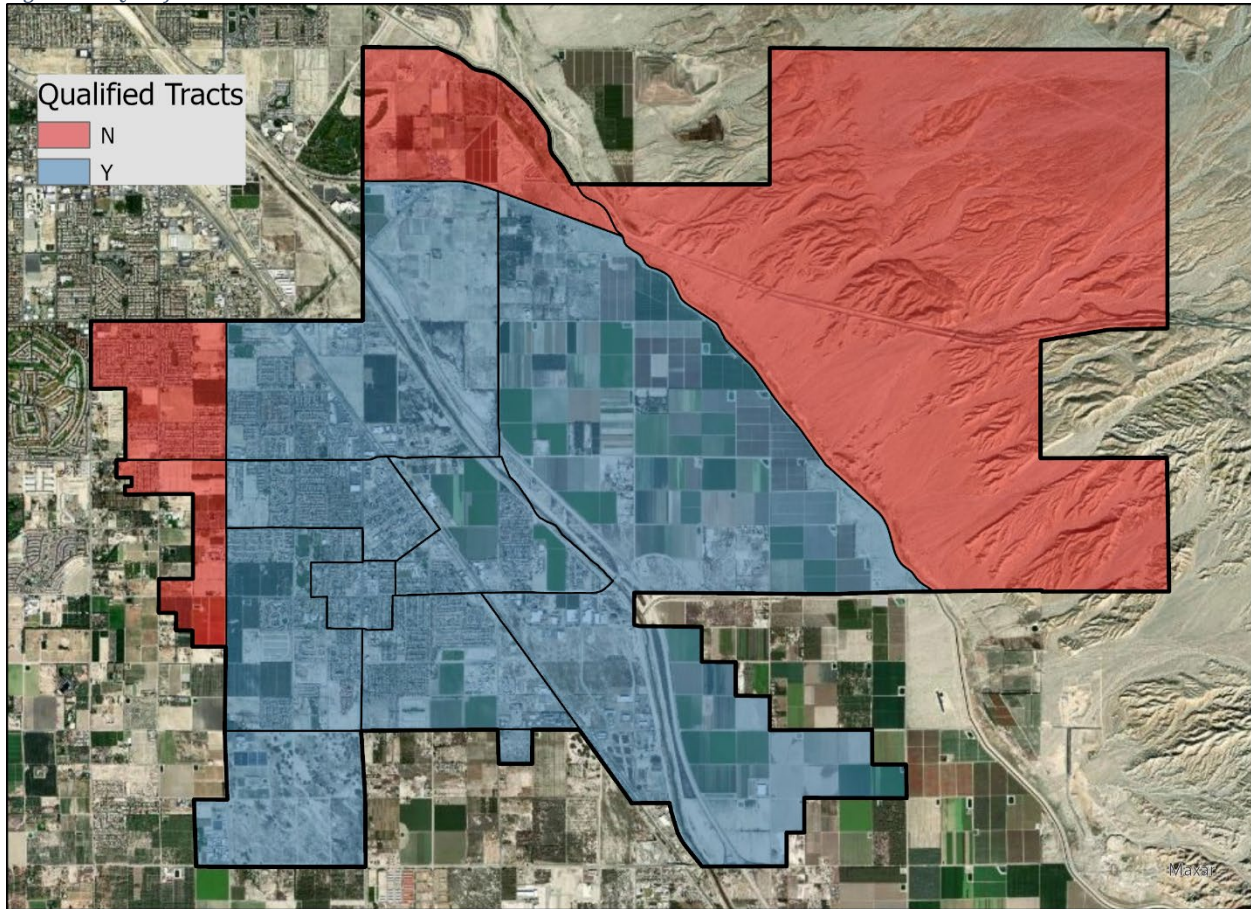
The following figure shows the current areas of the City of Coachella with the highest percentage of low-income populations by census tract according to the American Community Survey 5-year estimates from 2019. Again, the city center contains the highest percentage of households whose total income was less than \$35,000.

Figure 12: Low Income Households



To identify communities within the city with disproportionately high rates of drug-related arrests *and* low-income households, Figure 12 highlights those tracts where 30% or more households have income less than \$35,000 and a significant number of cannabis arrests. Of the 11 possible census tracts, five met both criteria and are represented in blue in Figure 12, below.

Figure 13: Qualified Tracts



Cannabis Market Analysis

The goal of both public and private revenue generation has been an undeniable driver of cannabis legalization initiatives. Advocates of legalization contend cannabis revenues can be used to fund various social programs to redress some of the structural drivers of inequality that contribute to disparities associated with the failed war on drugs. For example, half of Alaska's cannabis revenues are spent on programs to reduce recidivism. Colorado's revenues are ear-marked for education and California spends its excess cannabis revenues to fund programs related to drug-use education, academic studies, and economic empowerment.

However, the trade-offs between maximizing revenue generation on the one hand, and public health and social equity considerations on the other should be considered. A smaller number of large producers capable of moving large volumes of product at low cost, with cannabis sales taxed at the point of sale on an ad valorem basis, is likely to be the easiest model to license and regulate. But lower product prices will likely exacerbate problem consumption and may incentivize out-of-state trafficking, which continues to carry the risk of prosecution. While easier to license and regulate, a smaller number of large producers necessarily reduces opportunities for market participation except for all but the best-capitalized entrepreneurs. Less well-capitalized applicants may struggle to enter the market and realize any profit. Unfortunately, it is most likely that well-capitalized entrepreneurs will not frequently come from communities that have been historically disadvantaged by the former prohibition and the related disparities in enforcement. Regulators therefore need to balance the goals of revenue generation against considerations for social equity and public health.

Achieving that balance would be easier if there were concrete forecasts for demand and supply of cannabis within a given jurisdiction. However, history has demonstrated that modeling supply and demand and the resulting product prices is easier said than done. Many complex analyses conducted to date have proven wildly inaccurate. In that uncertain environment the best advice to regulators today is the same as it was at the start of cannabis legalization: do not spend revenues before they have been collected and retain within the regulatory infrastructure sufficient dynamism that regulations might respond to inevitable market shocks.

The following paragraphs provide an overview of the historic and emerging trends in cannabis supply and demand, accounting for local, regional, and national influences.

Comparative Tax Analysis

As adult-use cannabis markets continue to emerge in states, various taxation models have been introduced. California charges an excise tax of 15%, as well as a sales tax of 7.25%. Cities and counties also can impose local sales tax, and indeed many jurisdictions that permit cannabis businesses have opted to do so. Table 2 details the adult-use cannabis retail excise and sales taxes imposed by State. Washington has one of the highest excise tax rates, though at the outset of its market, a 25% tax was levied at three points (sales to processors, retailers, and customers). New York will levy taxes based on THC content, rather than price or weight of the product.

Table 2: State Adult-use Cannabis Retail Taxes

Jurisdiction	Specific Excise	State Sales Tax	Local Tax Options
Alaska	N/A, excise tax is paid by cultivator/processor.	No state tax	Local excise tax and local sales taxes may apply.
Arizona	16%	5.6%	
California	15%	7.25%	Local excise tax and local sales taxes may apply.
Colorado	15%		Local excise tax and local sales taxes may apply.
Illinois	10% on flower 20% on cannabis-infused products of up to 35% potency 25% for cannabis-infused products above 35% potency.	6.25%	Local taxes up to 3% may apply.
Maine	10%	5.5%	
Massachusetts	10.75%	6.25%	Local excise tax of up to 3% may apply.
Michigan	10%	6.0%	
Montana (projected to start 2022)	20%	0.0%	
Nevada	10%	4.6%	Retail sales tax applies to purchases of cannabis at the local rate: 6.850% – 8.10% Wholesale excise tax of 15%
New Jersey (Projected from late 2021)	None	6.625%	Local municipalities will be permitted to add an additional 2% sales tax.
New York	9%		
Oregon	17%	0.0%	Local excise tax up to 3%.
South Dakota (Pending litigation)	15% (If implemented)	4.5%	
Vermont	14%	6.0%	
Virginia (Projected from 2024)	21%	5.3%	An extra 3% tax may be added by the local municipality.
Washington	37.5%	6.5%	Local sales taxes apply (0.5-3.1%).

California City and County Adult-use Cannabis Business Taxes

In addition to the 15% excise tax California collects at the point of sale, cities and counties may apply sales taxes, typically ranging between 7% and 10%, varying by location. These are calculated inclusive of excise taxes. A product’s cost is therefore calculated as follows:

$$\begin{aligned} \text{Retail Price} + 15\% \text{ Excise Tax} &= \text{Subtotal} \\ \text{Subtotal} + \text{Sales Tax} &= \text{Cost} \end{aligned}$$

In addition to the taxes imposed on retail sales and delivery, cities and counties impose taxes on other cannabis businesses, including manufacturing, cultivation, distribution, and testing. The figures that follow show the cultivation, manufacture, and retail tax rates imposed by the five cities across the Coachella Valley that permit cannabis businesses to operate. Most notable, there is a significant range in the types and levels of taxes imposed. While Palm Springs charges less per square foot for cultivation space than the City of Coachella, their retail tax rate on gross receipts is nearly double that of Coachella. Also notable, the City of Coachella is the only jurisdiction that levies taxes on distribution and testing (2% and 1%, respectively).

Figure 14: Adult-use Cannabis Business Taxes of Cities in the Coachella Valley

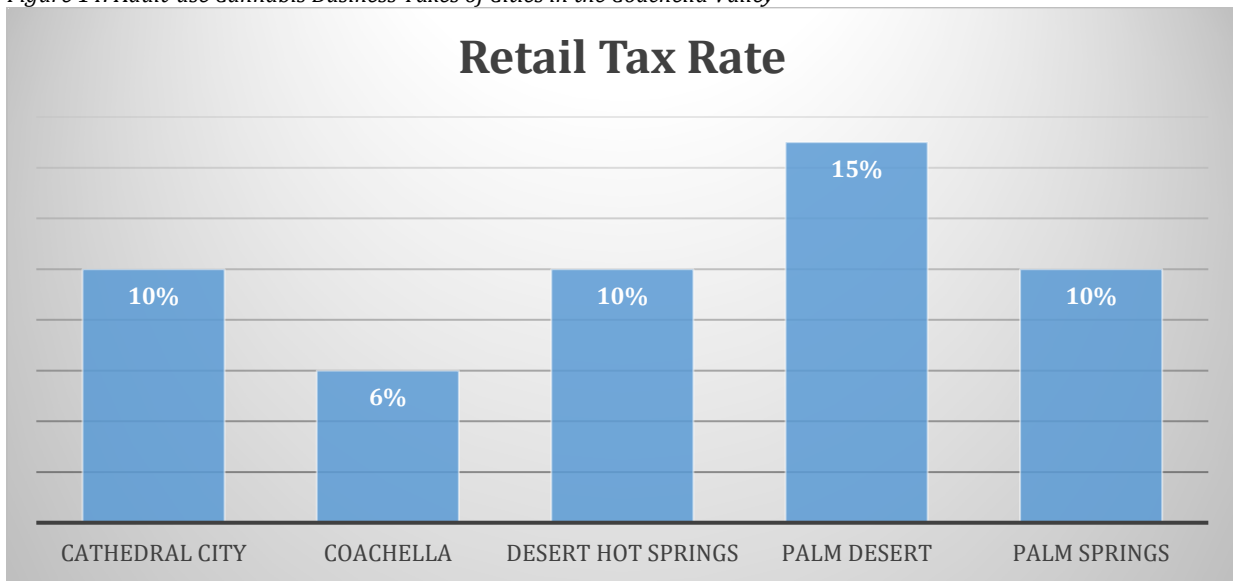
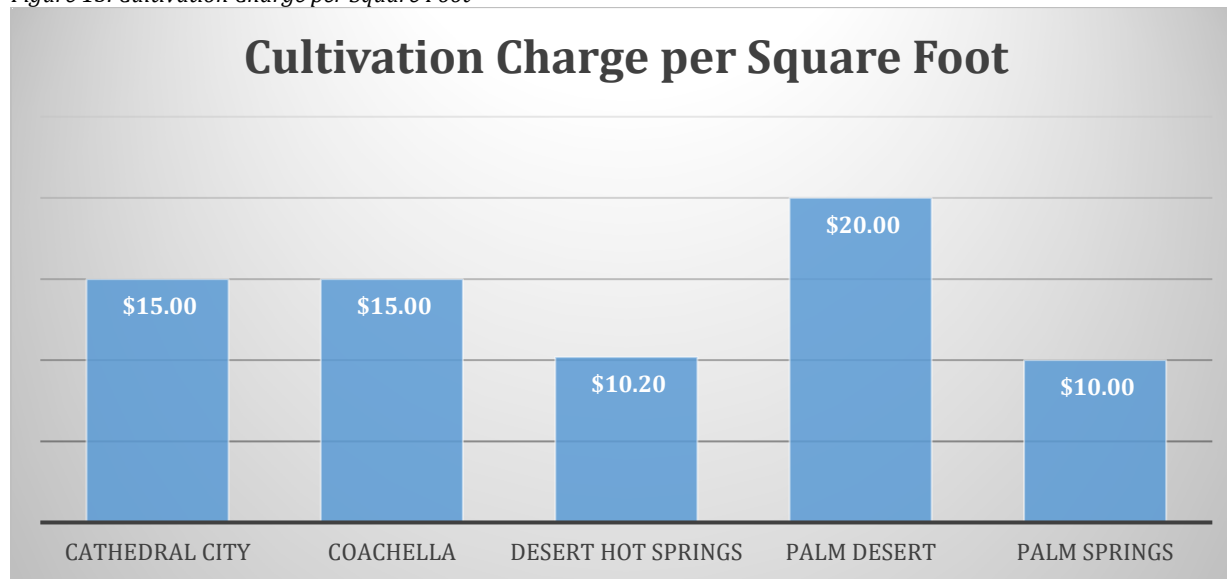


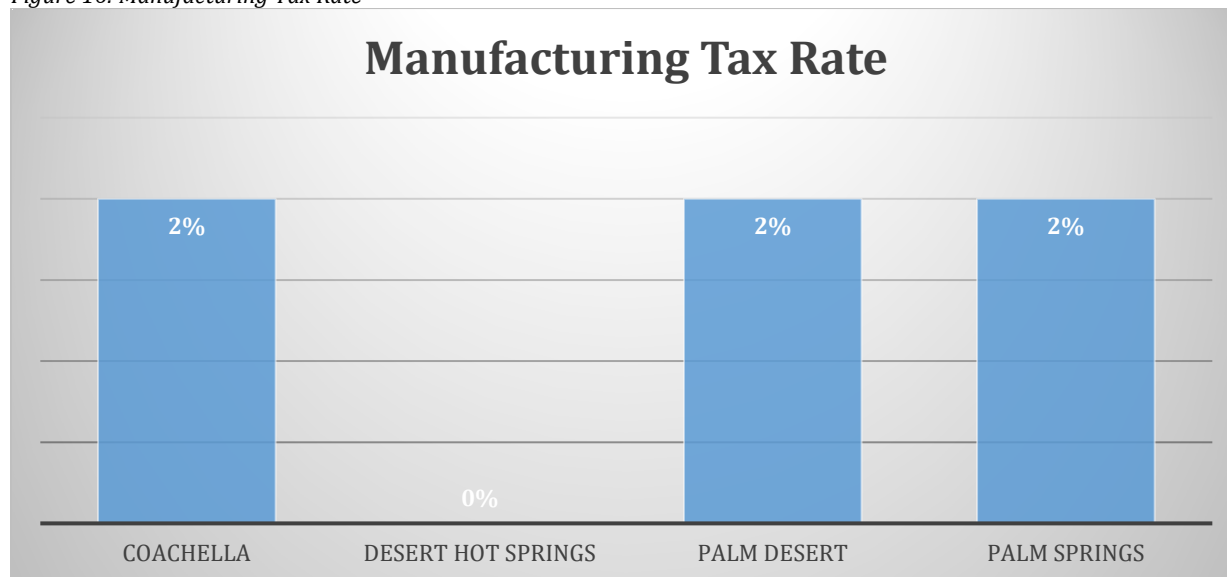
Figure 15: Cultivation Charge per Square Foot



*Coachella charges \$7.50 per sq. ft. after 20,000 sq. ft.

**Desert Hot Springs charges this rate bi-annually

Figure 16: Manufacturing Tax Rate



*Note: Cathedral City collects product-specific manufacturing taxes: \$0.40 of each cannabis product other than concentrate; \$0.05/g of crude concentrate; \$0.10/g of distillate; \$.40/g exotic/boutique concentrate; \$15/sq ft on cultivation space

It should be noted that significantly different tax rates across the Coachella Valley may be a key driver of the business decisions of individuals interested in entering the cannabis market. Tax rates in one city that are significantly lower than the others may drive business into that city in lieu of others. In the long term, cooperation across the five cities in the Coachella Valley that permit cannabis businesses may be necessary to avoid a situation in which the cities needlessly undercut one another in the design of their cannabis regulations, even at the expense of capturing funds necessary to efficiently run the regulatory authority and provide necessary community reinvestment. That being said, the tax rates in Coachella

Valley are not unlike the tax rates imposed by other cities and counties in California, as shown in Table 3, below.

Table 3: Adult-use Cannabis Business Taxes in Select California Cities and Counties

Los Angeles	10% city tax; 9.5% local sales tax
San Francisco	2.5% for up to \$1 million in gross receipts for retail 5% for gross receipts in excess of \$1 million for retail 1% for up to \$1 million in gross receipts for businesses other than retail 1.5% on gross receipts over \$1 million for business other than retail
Long Beach	8% of gross receipts of retail sales and delivery 1% of gross receipts for manufacturing, distribution, and testing \$13.20/sq ft of cultivation space
San Diego	8% of gross receipts
Adelanto	3% of gross receipts for retail and special events 1% of gross receipts for manufacturing, testing, and distribution \$0.415/ sq ft of cultivation space
Riverside County	0.25% plus 1% plus 0.5% local sales tax
Los Angeles County	10% on gross receipts for retail sales 1% on gross receipts for transportation and testing 2% on gross receipts for cultivation and all other activities
Imperial County	8% of gross receipts received by retailers 5% on gross receipts received by manufacturers \$3.50/sq ft of cultivation space
San Bernardino County	4% of retail gross receipts (including microbusinesses) 2% on distribution (including microbusinesses) 2.5% on manufacturing 1% on testing \$7/sq ft of canopy cultivation space

State Cannabis Business Taxes

In addition to the retail excise and sales taxes applied to cannabis retail and delivery businesses, some states impose additional taxes on other types of cannabis businesses. Table 4 details the types and rates of taxes imposed on cannabis cultivation and processing businesses.

Table 4: State Adult-use Cannabis Business Taxes

Jurisdiction	Cultivation	Processing
Alaska	\$50/oz for mature flowers \$25/oz for immature flowers \$15/oz for stems and leaves \$1/clone	Excise tax of \$50/ounce for flowers, \$15/ounce for stems and leaves, \$25/ounce for immature flowers/buds and \$1/clone.
Arizona	N/A	N/A
California	Cultivation Tax of \$9.65/oz for flowers, \$2.87/oz for trim; \$1.35/oz. for fresh plant	0%
Colorado	Cultivators and qualifying cannabis product manufacturers must pay a 15% excise tax on the first sale or transfer from a retail cannabis cultivation facility to a retail cannabis store, retail cannabis product manufacturing facility or to another retail cannabis cultivation facility.	
Illinois	7% sales tax applied to sale from cultivator	
Maine	Wholesale Excise tax of \$335/lb – flower, \$94/lb trim, \$1.50/seedling, \$0.35/seed.	
Massachusetts	N/A	N/A
Michigan	N/A	N/A
Montana (projected to start 2022)		
Nevada	Wholesale Excise Tax 15% [Fair Market Value determined by DOT]	Wholesale Excise Tax 15% [Fair Market Value determined by DOT]
New Jersey (Projected from 2021)	33% of average retail price/oz for first nine months of legal sales Then, \$10/oz if average retail price/oz is above \$350 \$30/oz if average retail price/oz is between \$250 and \$350 \$40/oz if average retail price/oz is between \$200 and \$250 \$60/oz if average retail price/oz is below \$200	
New York	\$0.005/mg of THC in flower \$0.008/mg of THC in concentrates \$0.03/mg of THC in edibles	
Oregon	N/A	N/A
South Dakota (Pending litigation)	N/A	N/A
Vermont	N/A	N/A
Virginia (Projected from 2024)	N/A	N/A
Washington	N/A	N/A

Methods for forecasting cannabis tax revenue

Conceptually, estimating cannabis tax revenue from retail sales should be relatively simple. Revenues will be equal to the tax collected per unit sold in local markets times the projected sales volume in that market, plus taxes and fees assessed throughout the supply chain. Start with the number of cannabis consumers, including both resident and transitory. Multiply by the average rate of consumption. Then subtract the quantity provided by home-grown and illicit producers to calculate the total consumption. Multiply total consumption by the product price/unit. Finally multiply that by the rate of tax.

Uncertainties, both internal and external, obfuscate the ability to accurately predict the values at each intermediary point in this process. How will policy changes of neighboring counties and cities affect competition, and therefore local product prices? Will federal de-scheduling of cannabis create new out-of-state markets for California's licensees to capitalize on? Or will new-found competition from out-of-state producers suppress prices further? How will the continuing normalization of cannabis use, and changing demand for different cannabis products affect demand for wholesale cannabis?

The extant uncertainties can be categorized as structural, parametric and dynamic. Structural uncertainties include questions about the likelihood and impact of federal regulatory changes, and neighboring jurisdictions (both regional and national) implementing competing markets. The timeline, scale and conditions of those changes is unknowable. Parametric uncertainties include for example questions about how demand for products will change over time. Will competition between licensees suppress prices? Will demand shift towards edibles and other concentrates that might fetch a greater mark-up? How willing will local consumers be to source product from other markets legal or proximate legal markets. Finally, there are dynamic uncertainties: How will licensee productivity and demand for those products change over time? How will changes in supply interact with changes in demand? On the one hand, declining prices might reduce tax revenue per unit sold; on the other, increased total sales could expand the taxable sales base.

Understanding the dynamics of supply and demand, and being able to project these dynamics forward, is vital if regulators are to get this balance right. However, market dynamics depend largely on the decisions of local and regional regulators, as well as the conditions in other neighboring markets and the parallel illicit market. Further, under the right circumstances, regulatory changes at the national and even international level will also inform local market conditions. This means that models should be considered dynamic and should be revised regularly to accommodate for the rapidly changing details of the cannabis regulatory landscape.

Factors Affecting Demand

Growth has been one of the defining features of each state following Cannabis legalization. According to one study¹⁶ the US Cannabis market will generate \$85 billion in

¹⁶ Cowen. "[Themes 2020: Cannabis.](#)" Accessed May 21, 2021

sales by 2030. New frontier Data famously estimated that legal cannabis sales will reach \$41.5 billion by 2025.¹⁷

Optimistic predictions such as this point to the growing use of cannabis products as Cannabis products and use becomes increasingly normalized. For example, according to Pew Research, the portion of Americans who believes that Cannabis should be legal has doubled since 2000¹⁸, and is now 67%. The normalization of cannabis use is reflected in the demographics of consumers and growth is particularly marked among older consumers. For example, use of cannabis among individuals 50-64 years old has doubled since 2012, while use by adults over 65 has increased seven-fold.¹⁹

As a relative early-mover to embrace adult-use cannabis, and as the most populous US state it is perhaps unsurprising that California has reaped the greatest share of cannabis tax revenues of any state with more than \$2 billion in gross revenue by the end of 2020, despite other states such as Colorado and Washington having a multi-year head-start on legal sales. It is projected that medical cannabis will lose market share to the adult-use market, while illicit cannabis sales will continue to compete with the regulated market. Home to some of the highest Cannabis taxes in the nation it was widely assumed that California's adult use market would continue to lose out to the illicit market, however recent tax figures released by the state show revenues increasing, despite the pandemic. Regulatory fine-tuning and the resolution of supply-chain chokepoints appear to be resulting in greater convenience and falling product prices, both of which help make the regulated market competitive against the illicit one.

COVID-19

Despite Covid-19-related lockdowns in second quarter of 2020, cannabis sales appear to have weathered the pandemic well, and growth was sustained through the third quarter. A possible reason for this growth may be that consumption increased as consumers tried to deal with the boredom and isolation of the lockdown, and those gains may have off-set any reductions associated with social distancing restrictions. The designation of cannabis businesses by the state as 'essential businesses' helped reinforce the normalization of cannabis use in the state.

The availability of delivery may have played an important role in driving demand as well. The retail and delivery app Ease, which bills itself as "California's largest legal cannabis marketplace" analyzed over 400,000 customers who used their platform in 2020. Their data suggests that COVID drove more frequent and larger deliveries, including a 44% increase in first-time deliveries, and a 13% increase in total order value. Demand for social equity product also increased – especially in customers over the age of 30. Ease reports that 9.5% of all customers bought SE brands. The purchase of SE brands appears to be associated with

¹⁷ <https://newfrontierdata.com/product/cannabis-in-america-for-2021-and-beyond/>

¹⁸ Pew Research Center. "Two-Thirds of Americans Support Marijuana Legalization." Accessed May 21, 2021

¹⁹ New York University. "Marijuana Use Continues to Grow Among Baby Boomers." Accessed May 21, 2021

age and sex, with males and those over 31 being more likely to purchase SE brands. However, the fourth quarter of 2020 recorded the first quarterly decline in cannabis revenues. This may also be due to the pandemic-related effect on supply. It is also possible that consumers stockpiled products in Q3 in anticipation of a second lock-down and therefore purchased less product in the fourth quarter as they used up stockpiled supplies. It remains to be seen whether the Q1 2021 revenues bounced back but it is likely that the COVID-effect will be short-lived.

Product Trends

Flower once dominated the cannabis market and continues to hold a significant portion of market share. However, it appears that increasing interest in concentrates and edibles has followed legalization in multiple contexts. On the demand side, an increasing proportion of cannabis consumers are opting for oils and 'vaping' or 'dabbing' over smoking. This effect might be driven in part by the increasing hostility towards combustible tobacco, and the emergence of e-cigarettes as an alternative method of consuming nicotine. On the supply side, in areas where there has been a supply-demand imbalance, producers who are unable to sell their harvest have often opted to process flower into more durable concentrates. Eaze's 2020 State of Cannabis Report reported that Edibles accounted for 22% of overall sales and are the most popular method of consumption in large urban areas including San Francisco, Los Angeles, Oakland and San Diego. While vaping remains the most popular method of consumption among Gen-Zs, every other age group appears to prefer edibles. During the pandemic, within the edibles category, cannabis beverages have increased in popularity, perhaps replacing (if temporarily) the role of social drinking in restaurants, bars and clubs.

Increasing awareness of reported medical benefits, and increased acceptability of use will likely continue to drive growth. These dynamics may be compounded especially as more states legalize medical and adult-use cannabis. However, change at the federal level, including the possible legalization of medical cannabis by the Biden administration may bring about significant changes.

Factors Affecting Supply

Out-of-state competition

California will likely remain the largest cannabis market in the medium term (Illinois, Florida, and Michigan follow). New state-level markets will serve as a catalyst of normalization of regulated cannabis. However, those states will not contribute to the demand for California-produced cannabis due to the legal status of cannabis at the federal level. Until cannabis is de-scheduled, the transportation of product across state boundaries will remain a criminal act, meaning Californian producers must compete with others in their state to supply to residents and visitors to their state.

There are two important exceptions to this. The 2018 Farm Bill made the cultivation of hemp (with THC values equal or less than 0.3%) legal. Hemp can be used to make CBD products, the transportation of which across state boundaries is legal. This puts producers from different states in direct competition. However, since CBD products that do not contain THC are not broadly substitutes for THC products (even those that may contain CBD) the

cultivation of hemp for the purposes of isolating CBD does not put cultivators of high-THC cannabis at a competitive disadvantage.

The emergence of Delta-8 THC, psycho-active compound similar to the delta-9 tetrahydrocannabinol in medical and adult use cannabis, changes this dynamic. Delta-8 may be a substitute for conventional THC products. Further since it may be produced from hemp-derived CBD, delta-8 products are technically legal under federal law, though a pending ruling by the DEA might classify delta-8 as a Schedule 1 controlled substance. Twelve states have specific laws banning delta-8 but in the absence of state law, and until the DEA ruling is delivered, Delta-8 may present a legal competitor to traditional THC. In the absence of state and federal prohibitions, Delta-8 products might have a significant competitive advantage over traditional THC products in that the burden of regulatory compliance associated with their production would be significantly less. That might make them cheaper and, eventually, more ubiquitous than conventional THC.

Federal legalization

Federal legalization would affect the local cannabis market in a number of ways. By repealing the federal prohibition on cannabis production and distribution, cannabis businesses would no longer be subject to clause 280E of the federal tax code which prevents them from writing off their operating expenses. This would likely increase profitability, and/or drive prices down. Federal legalization would also halt government restrictions on Cannabis research which would make it easier to study the risks and benefits of use, and would likely normalize both adult and medical cannabis use, leading to some increase in demand. Those jurisdictions with pre-existing regulated supply chains would be well-positioned to take advantage of new markets on other states (assuming those states do not implement specific restrictions), and could legally transport products across state lines for the first time (again, assuming there are no novel restrictions on inter-state commerce).

However, along with these opportunities there is also risk. Federal legalization would put state markets in competition with each other. States with high taxes on producers and/or low production costs are likely to be at an advantage. Consider for example the discrepancy between California's minimum wage, which will be \$15/hr in 2023, and costs for electricity (20c/KWH in 2018) and water compared with those of states such as Mississippi which had no minimum wage other than the federally mandated \$7.25/hr), where energy costs are below 10c/KWH (9.28c/KWH in 2019²⁰).

Legalization in Mexico

Our experience suggests that legalization reduces product prices, since producers no longer need to compensate themselves for the risk of prosecution and can benefit from larger economies of scale. However, while cannabis legalization in Mexico may disrupt the illicit markets south of the border, the trafficking of product over the US/Mexico border would remain illegal until Federal legalization occurs. The dynamics of both illicit and legal cannabis markets in Mexico will likely have consequences for the US, particularly in states proximate to the international boarder. Given that production costs (labor, water and

²⁰ <https://www.eia.gov/electricity/state/mississippi/>

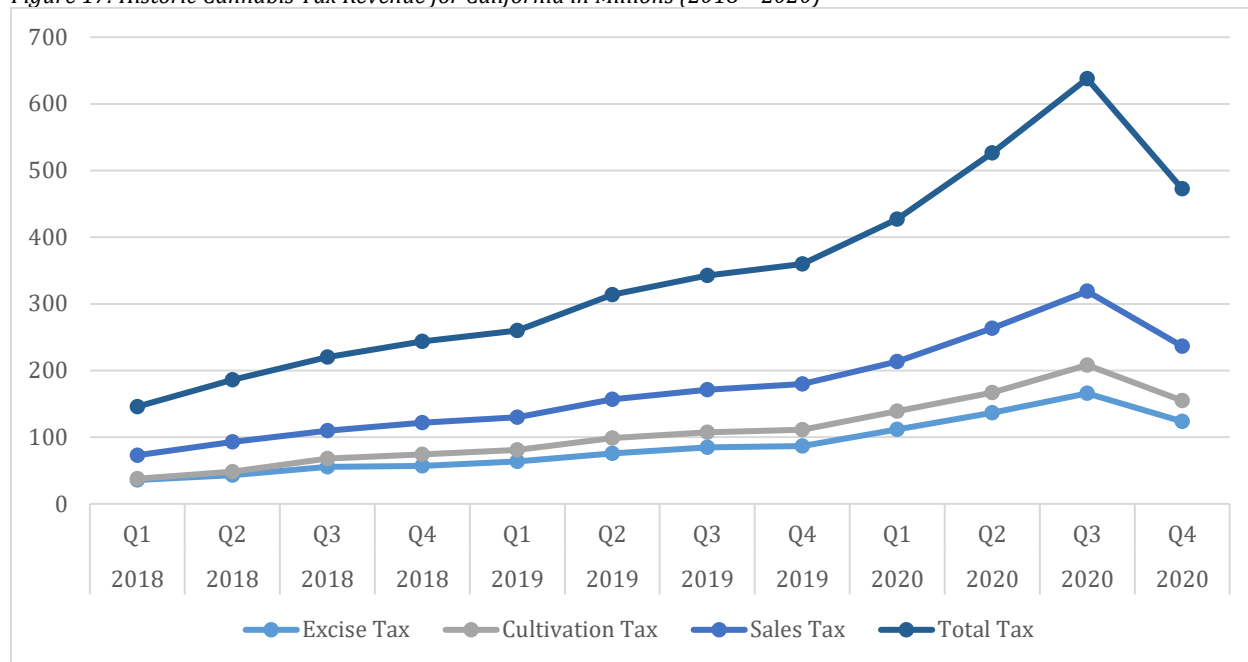
electricity) are likely less in Mexico than in the US, the production of cannabis is likely to be less expensive there. Our experience of legalization suggests that post-regulation excess supply further decreases product prices. If the differential between prices for regulated cannabis in Mexico and the prices for illicit cannabis in the US is significant that will incentivize cross boarder trafficking. The likely effect is that illicit prices on the US will drop. Any resulting gain in illicit market share would threaten local licensed production. Conversely if the regulated cannabis prices in Mexico are sufficiently low enough, they will likely gain market share from illicit producers and suppliers south of the boarder. That may incentivize those actors to traffic their product across the US border. Again, any increase in illicit market sales would undermine the local regulated market.

Cannabis Tax Revenues

Revenues by State

In recent years, California has seen significant growth in its tax revenue, as shown in the figure below. Notably, California saw significant growth in its tax revenue in quarter 3 of 2020, perhaps due to the ongoing COVID-19 pandemic driving both increased consumption among current users and encouraging new consumers to enter the market. The unprecedented revenues observed in quarter 3 did not carry over to the following quarter though.

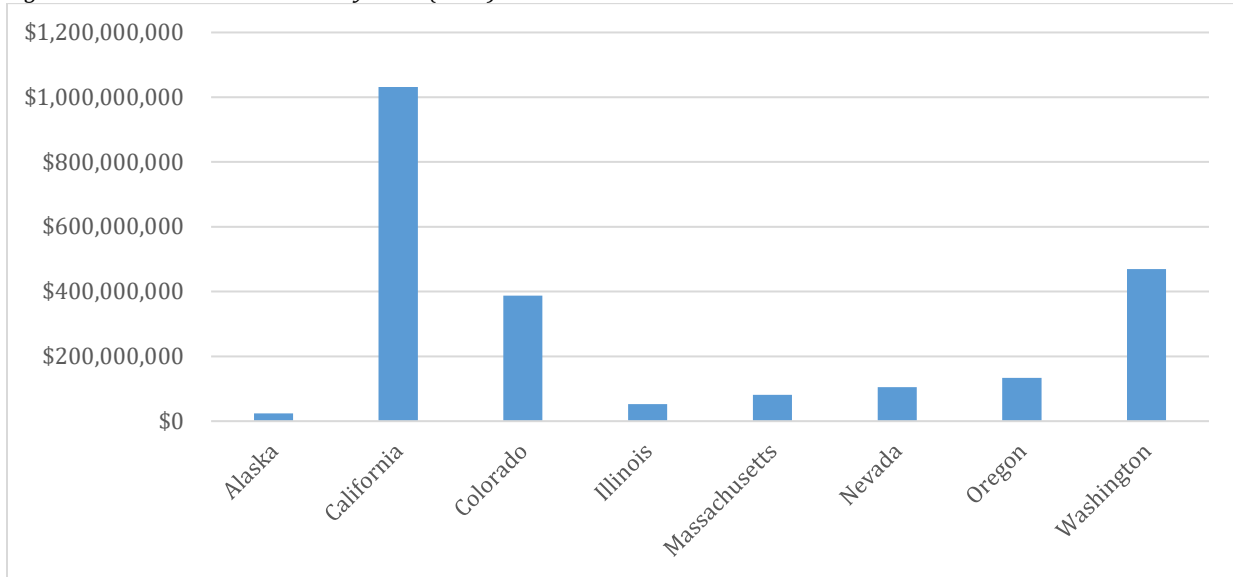
Figure 17: Historic Cannabis Tax Revenue for California in Millions (2018 – 2020)²¹



In 2020, California tax revenue from cannabis surpassed all other states.

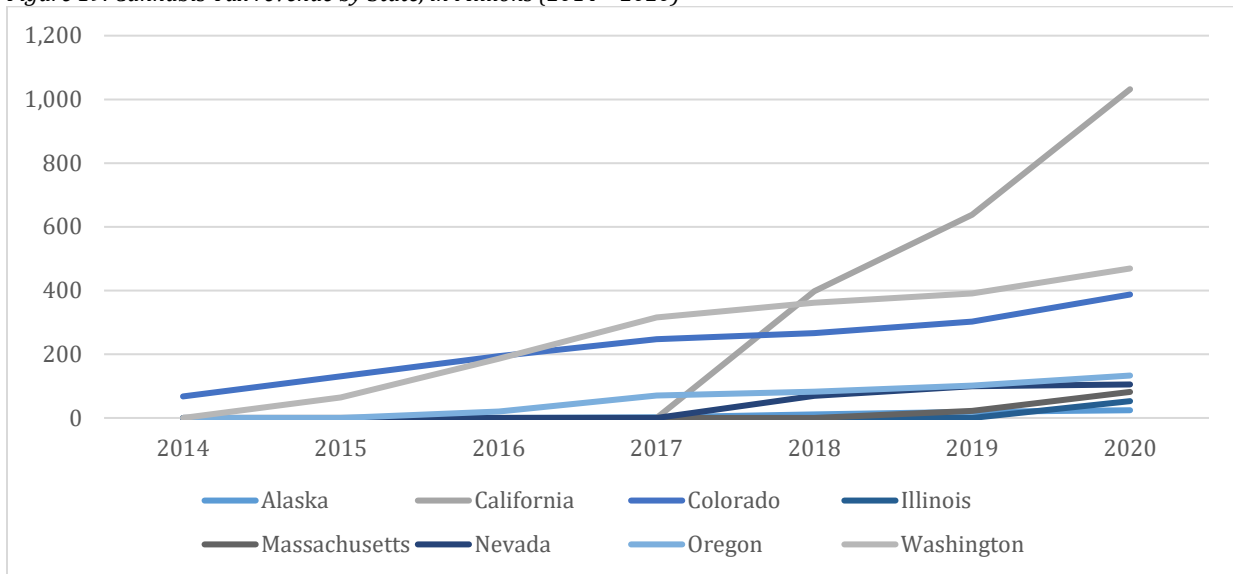
²¹ Source: California Department of Tax and Fee Administration (<https://www.cdtfa.ca.gov/dataportal/dataset.htm?url=CannabisTaxRevenues>)

Figure 18: Cannabis Tax Revenue by State (2020)²²



Since the launch of its cannabis market in 2018, California has seen enormous growth in its tax revenue, as demonstrated in Figure 19, below.

Figure 19: Cannabis Tax revenue by State, in Millions (2014 - 2020)



²² Source: Tax Foundation, 2021

Barriers to Entry & Recommendations

This section provides an overview of barriers to entry in Coachella’s adult-use cannabis market that Equity Applicants currently face. Nested within each barrier are key recommendations that could foster equitable access to Coachella’s legal cannabis industry, development of community reinvestment for communities that have historically been disenfranchised, and mitigate the adverse effects of cannabis criminalization and poverty that have disproportionately impacted those communities. The recommendations included are intended to inform decision makers concerning the continuation of a Coachella Social Equity Program (CSEP).

After careful consideration of community engagement data, stakeholder interviews, and key insights from data from the City of Coachella, we have identified the following key barriers to entry and recommend short- and long-term approaches to address these barriers:

Table 5: Barriers to Entry & Recommendations

Barriers to Entry & Recommendations	
Barrier	Recommendation
Eligibility	<ol style="list-style-type: none"> 1. Adapt current Business Classifications for program participation to reflect lower ownership percentages
Permit Process	<ol style="list-style-type: none"> 1. Evaluate permitting process to identify unnecessary roadblocks 2. Directly invest in infrastructure development or provide incentives for outside investors
Workforce Development	<ol style="list-style-type: none"> 1. Require Cannabis Businesses to Provide Equitable Employment 2. Expand Access to Workforce Services 3. Require Training or Similar Workforce Development Experience
Financial Assistance	<ol style="list-style-type: none"> 1. Provide Loans or Investment Matching Opportunities 2. Institute Fee Waivers for First Year of Operation 3. Assistance Securing Capital Investments through Banking Access
Technical Assistance	<ol style="list-style-type: none"> 1. Leverage Existing Resources 2. Hire Full-Time City Personnel with Industry Experience 3. Create a Simple Compliance Process
Coachella Valley Stakeholder Outreach	<ol style="list-style-type: none"> 1. Create Formal Relationships: Task Force Membership 2. Create & Support Informal Relationships

Public Awareness & Education	<ol style="list-style-type: none"> 1. De-stigmatize Cannabis Business Ownership 2. Launch Public Education Campaign
Community Reinvestment	<ol style="list-style-type: none"> 1. Community Benefit & Business Equity Plan 2. Seek funding from the Governor’s Office of Business and Economic Development community reinvestment grants program. 3. Creation of a Community Reinvestment Fund
Effectiveness & Accountability Measures	<ol style="list-style-type: none"> 1. Facilitate quarterly or annual meetings among CSEP Grant Recipients to gather baseline data 2. Require Report from CSEP Grant Recipients to gather baseline data 3. Create Strategic Data Plan to measure effectiveness of CSEP

Eligibility

Current eligibility criteria mirrors many California municipality criteria. Inclusion of applicant or immediate family member with a conviction history associated with cannabis related crimes, holding low-income status, is a current or previous resident of The City, and baseline ownership requirements are all common practices for a social equity program. The parity between The City and other localities’ eligibility criteria continues to ensure The City is a competitive location for social equity businesses. Only one recommendation is made in this report for adaptation to current eligibility criteria.

RECOMMENDATION: The City should consider lower ownership percentage thresholds. Ownership structures are common in California’s social equity programs and set a baseline to ensure applicants maintain decision making power and profit sharing. The City’s current percentage of ownership ensures that cannabis operators eligible for the social equity program benefit from operations, though the percentage requirement for 51% equity applicant ownership may have an unintended impact of shrinking the field of potential investors. With decreased interest from outside investors, the current ownership structure is creating a significant barrier to accessing appropriate capital. As an example, San Francisco recently lowered their equity applicant ownership stake from 51% to 40% ownership stake.

Permitting

Licensees face several hurdles in the permitting phase. While the City maintains a simple flow chart indicating how interested parties would go about securing the necessary permits to operate a cannabis business, the process itself is cumbersome. Potential licensees are required first to secure a Conditional Use Permit on a property that is zoned properly. Once the CUP is approved by the Planning Commission and City Council, a licensee must secure both a Cannabis Regulatory Permit and State License. Often, applications to launch a cannabis business fail at the land-use approval phase.

It is known that the City faces infrastructure problems impeding the ability of interested parties to operate a cannabis business, despite attempts to ameliorate these

issues. As a result, interested parties are often unable to obtain the necessary CUP to progress in the licensing process.

RECOMMENDATION: Evaluate the applicability of current requirements to obtain a Conditional use Permit as they pertain to cannabis businesses.

The requirement to acquire a CUP is necessary to protect the health, safety, and welfare of residents of the City of Coachella. Nevertheless, the process by which interested parties go about obtaining a CUP may be unnecessarily difficult and impede business development as a result. The City should conduct an evaluation of its current requirements to determine if the process produces unnecessary roadblocks that can be addressed.

RECOMMENDATION: Invest in infrastructure improvements through direct investments or via incentives provided to potential outside investors.

Workforce Development

A common barrier to success in Coachella's cannabis industry is a lack of training for high-quality, well-paying jobs within the cannabis industry and other similar industries. Recruitment, training, and retention of knowledgeable employees is an issue nationwide, and no less so in Coachella. In order for an Equity Applicant to grow their business, they need workforce ready employees that are skilled on specific techniques, best practices, and compliance efforts. Dedicated workforce development efforts are needed to provide current and future businesses with skilled and local employees.

RECOMMENDATION: Require Cannabis Businesses to Provide Equitable Employment

All cannabis operators should promote and/or be required to offer local, equitable employment opportunities. These opportunities should include hiring formerly-incarcerated individuals, hiring racial minorities, and paying living wages.

RECOMMENDATION: Expand Access to Workforce Services

The City should consider partnerships with current curriculum developers to support new workforce and entrepreneurship services for individuals seeking ownership or employment across industries. Examples include, but are not limited to:

- Creation of an "Accelerated Cannabis Training Program" or similar program for entry level workforce and/or entrepreneurs through the College of the Desert.
- Leverage existing cannabis training programs through Oaksterdam University, Cannabis Tech, Cannabis Industry Institute, Cannabis Training University or similar industry-specific training programs.

- Leverage existing training programs for entrepreneur and business skills which can also be applied in other industries, like California State University - San Bernadino Reentry Initiative in Indio or local community college business/financial/marketing certificates. While this example is not specific to creation of a cannabis business, supporting training programs for individuals disproportionately impacted by the War on Drugs aligns with The City's broader goals to promote equitable opportunities for its community.

RECOMMENDATION: Require Training or Similar Workforce Development Experience

The City should consider job skills training curriculum completion as a requirement of CSEP fund recipients, as included in the grant/loan award.

Financial Assistance

Lack of capital or financial assistance is an oft cited barrier to entry for many BIPOC individuals. Compounding this issue is the lack of banking available to cannabis industry, and with it a dearth of small business loans for otherwise eligible applicants. Indeed, the most common focus of any social equity program is to include financial assistance to applicants to ensure equitable access to cannabis business ownership. Creating fee, permit or other remuneration waivers can also significantly reduce barriers to business ownership.

RECOMMENDATION: Provide Loans or Investment Matching Opportunities

The City should consider creation of a fund to provide low- or no-interest loans to Equity Applicants. Alternatively, The City should consider creation of a program to match financial or in-kind private investments to Equity Applicants.

Multiple models exist to address financial barriers for BIPOC applicants.

1. Incubator Programs: This model grants cannabis permits to non-equity applicants in return for those applicants providing assistance to equity applicants. Options include, but are not limited to, facility lease assistance, partial ownership of existing firm, and business development mentorship.
2. Investment Assistance: This model increases the incentive for investors or supports equity applicant in attracting investors.
3. Direct Funding: This model uses funds drawn from non-equity permit fees, cannabis taxes, and State grant programs to directly loan or fund start-up costs to equity applicants.

Given the high financial and administrative cost of incubator models, the low certainty of success for a fledging industry in a rural city, and the lack of regional expertise for social equity applicants, we do not recommend an incubator model. Additionally, given the competing market in nearby Palm Springs with an abundance of regional investors and the low level of knowledge about investment

on the part of current equity applicants, we do not recommend an investment assistance model. With one exception: lowering the qualified applicant ownership stake in the firm, as referenced in the Eligibility section of this report.

After evaluating multiple studies on financial assistance models, we recommend creating a loan or investment matching opportunity through direct funding. Though the initial costs for this model are high, another application for State grant dollars can be sought to fund this model. This model is highly effective in achieving social equity as it directs funds into the hands of those that were directly affected by inequitable laws and enforcement. The City of Oakland offers a similar direct loan program, setting aside \$3,000,000 for zero-interest four-year loans to Equity Applicants.²³ Using a tiered structure, the loan size is dependent on the stage in which the business is operating, i.e. “Establish the Business”, “Get Compliant”, “Grow the Business.” According to the City of Seattle’s Cannabis Equity Survey and Analysis interview with Oakland operators, current loans are “based on a \$1,000 square foot estimate for necessary operating space.”

RECOMMENDATION: Institute Fee Waivers for First Year of Operation

The City should consider waiving application, permit, and related inspection fees for eligible Equity Applicants to lower financial barriers of entry. Many cities offer this benefit to Equity Applicants including nearby Palm Springs, Long Beach, and Los Angeles.

The City should consider maintaining funds to assist Equity Applicants in paying State regulatory fees.

RECOMMENDATION: Assistance Securing Capital Investments through financial facilities.

The City should consider leading regional efforts with the State Treasurer to provide more opportunities for applicants to access banking services through Coachella Valley credit unions so that they may serve as a resource to local operators.

Technical Assistance

Multiple barriers to cannabis business ownership or employment and entry into CSEP exist currently, including business planning, operations, and awareness of available resources.

RECOMMENDATION: Leverage Existing Resources

The learning curve to starting a new business is steep, no matter the venture. Though many locales offer business classes, personalized coaching, and contracting

²³ City of Oakland, Loan & Grant Program Elevate Impact Oakland, <https://www.oaklandca.gov/services/elevate-impact-oakland-loan-grant-progam#equity-loan-grant-programs>

specialized work, the target audience for CSEP likely cannot afford paying for these services and approach business ownership at a disadvantage.

Cannabis businesses have additional layers of technical expertise needed, including closely held industry practices, techniques, and networks of support. Additionally, compliance with local and state regulation is a complex process that requires specialized expertise.

Therefore, The City should consider creating a partnership with Coachella Valley Small Business Development Office and/or SBA Small Business Administration and steering Equity Program participants in need of business technical assistance and mentorship to services currently available. The City can decide to contract for services directly on as-needed basis available for all CSEP recipients or can include costs of any fees, course tuition, or coaching expenditures as allowable expenses for Equity Applicants.

Coachella Valley Small Business Development Office offers the following consultation services²⁴:

- **Marketing** including audience segmentation, pricing strategy development, digital marketing strategy development, branding development, and public relations.
- **Funding** including loan packaging assistance, bank plan preparation, and connection to a network of more than 100 funding institutions.
- **Management** including accounting, financial strategy development, creating operations benchmark goals, cash flow management, and technology optimization.
- **Business Planning** including lease negotiation, business plan development, business formation, and permit guidance.

RECOMMENDATION: Hire additional City personnel with industry experience

The need is clear for direct technical assistance, support navigating the city and state regulatory systems, and insight into cannabis industry in Coachella Valley. In response to that need, The City should consider creating a full-time position with cannabis business-related experience within the department to manage technical assistance, entrepreneurship and workforce services, community outreach, and stakeholder engagement.

RECOMMENDATION: Streamline the City's compliance process

Legal and regulatory compliance includes a myriad of requirements, many of which are specific to cannabis-related business. In emerging cannabis markets, such as California's, the complex and fluctuating systems of government create a significant barrier to Equity Applicants. As the cannabis regulatory structure in California

²⁴ Orange County Inland Empire SBDC Network, Coachella Valley SBDC
<https://ociesmallbusiness.org/coachella-valley/>

matures, requirements for operations, grow locations, environmental controls, monitoring product tracking, liability insurance, and cultivation and testing standards, among others, will fluctuate. These barriers are compounded for entrepreneurs and disadvantaged populations that may have not owned or operated businesses under highly regulated conditions involved in legal cannabis.

Therefore, as part of a long-term strategy The City should consider simplifying the compliance process for all applicants, so individuals are knowledgeable about expectations and are prepared to meet them. A simpler compliance process can include:

- Creation of a step-by-step toolkit or road map from initial application to a business opening its doors. A comprehensive and categorized process guide will help all cannabis business owners understand the sequence of steps to be taken, regulatory and legal requirements to expect, and resources needed to accomplish the applicant's goal.
- Create publicly available compliance check lists for specific cannabis businesses that include compliance requirements from both Coachella and California. This should include a calendar of compliance activities and associated fees (i.e. initial permitting officer checks, annual lab testing, 5-year employee certifications).
- Fast track the local permitting process that involves communication between land use development office, City Council, and business owner (as noted in the Permitting Recommendations in this report).

Coachella Valley Stakeholder Outreach

A significant barrier to transition from an illicit to a legal cannabis market lies in distrust in government to act in the community's best interest. The role of government is to serve, protect, and ensure healthy futures for its citizens. In order to do so, government must understand the current climate surrounding cannabis, legalization, and the role of equity in this work. The ambiguity surrounding cannabis business ownership and the lack of awareness of CSEP resources, particularly for those that have been victimized by those enforcing government laws, must be addressed through transparent engagement, communication, and targeted outreach.

To establish a thriving local and legal market, The City must consider the regional context in which it operates. The City of Coachella resides in an economically diverse valley, which includes rural agricultural lands, tourist centers, and resort communities, and low-income residential areas. While few cities in Coachella Valley have allowed legal cultivation and sales, the regional competition for retail sales is high- primarily in the Palm Springs saturated market. Coachella's unique offerings present viable a niche and specialized opportunities. Coachella itself has relatively low tourism rates compared to some of its neighboring cities, but the popularity of the annual Coachella music festival brings significant brand cache. Additionally, the availability of cultivation and processing land and facilities could foster a thriving growers market, if infrastructure issues are addressed. The City could

likely find great success pivoting to facilitation of a cultivation and processing hub in Coachella that feeds neighboring Palm Springs' and Desert Hot Springs' retail market. A regional coordination approach can ensure a mutually beneficial and thriving marketplace that supports local employment and increased tax revenue from land ownership and industry fees.

RECOMMENDATION: Create Formal Relationships: Task Force Membership

Establishing regional coordination can support The City's goal of creating a thriving market led by Equity Applicants and entrepreneurs. Therefore, The City should establish a Coachella Valley Task Force inclusive of representatives from regulatory, governmental, legal, industry, and social equity eligible participants to craft a regional plan for cannabis business and regulation. Coordination amongst these groups can reduce competition amongst municipalities through negotiation of similar tax rates, applicant requirements, and zoning for specialized business.

RECOMMENDATION: Create & Support Informal Relationships

Creating relationships built on trust between government and BIPOC communities remains essential. The additional strain of stigmatized cannabis use and lack of access to legal business ownership by those victimized by the War on Drugs creates an environment that can drive individuals to remain in the illicit market rather than the regulated market. To increase access to the legal marketplace, build awareness of CSEP, and demystify regulatory schemes, The City should consider prioritizing creation of informal relationships such as listening sessions or Town Hall meetings between The City and a stakeholder group that includes equity-eligible community members. Increased communication with stakeholders can build trust in government, strengthen policy that reflects consumer and business needs, and ensure effective regulation of a legal market.

Public Awareness & Education

Interviews with existing Cannabis Social Equity Program participants and data from the City of Coachella community survey revealed that the broader community, and potential applicants to the CSEP, were unaware of the existence of the program or the added value the program could provide. Indeed, many current CSEP participants could not recall how they learned about the program except, "through a friend", nor were they aware that additional resources were available to them through The City.

RECOMMENDATION: De-stigmatize Cannabis Business Ownership

The City should consider a public outreach and education campaign to de-stigmatize cannabis business ownership. After decades of the War on Drugs, cannabis remains stigmatized. Hispanic adults are less likely than their peers to engage in cannabis business ownership due to lack of access to reliable information about the health and legal impacts of cannabis consumption, decades of over-policing of minority communities, and lingering stigma about cannabis consumption or business ownership. As a result, Hispanics are less likely to engage in information seeking or

business licensure in this industry. A public education campaign to de-stigmatize cannabis business ownership targeted to Hispanic business owners and entrepreneurs is needed for CSEP to attract successful applicants.

RECOMMENDATION: Public Education Campaign

The City should consider a public outreach and education campaign to communicate the value of cannabis business and CSEP to the community at large. Cannabis business, and particularly businesses owned, operated, and staffed by Coachella residents and individuals disproportionately impacted by the War on Drugs could increase local employment rates, increase land ownership and subsequent tax revenue, increase generational wealth among lower income populations, and reduce cycles of poverty amongst families of formerly-incarcerated individuals. Currently, the residents of Coachella are unaware of the benefits of CSEP has the potential to bring to their families and communities.

If additional funding is secured to continue and expand CSEP, the array of available resources for cannabis entrepreneurs should be included in the campaign messaging.

Community Reinvestment

Communities that have been disproportionately impacted by the War on Drugs and over-policing bear long term impacts including neighborhood disorganization, low neighborhood attachment, decreased generational wealth, decreased lifetime earnings, discrimination in the workforce, and a number of other individual, family, and community impacts. Decades of these impacts result in a dearth of community and personal resources to support healthy environments and families. Community reinvestment programs from cannabis revenue provide targeted funding to address this disparity and support thriving communities.

RECOMMENDATION: Community Benefit & Business Equity Plan

The City should consider requiring or incentivizing inclusion of a Community Benefit Agreement for all cannabis business applicants to include an Equity Plan and strategy to benefit local community organizations. A Community Benefit Agreement can include:

- Noise and odor mitigation strategies to promote good relations with existing neighboring businesses.
- Environmental stewardship plans for indoor cultivation operations including water conservation, electricity conservation, and greenhouse gas emission mitigation procedures.
- Local neighborhood or community letter of support
- Equity Plan inclusive of local hire commitments, workforce development criteria, and partnerships with local community organizations that serve populations disproportionately impacted by the War on Drugs. Examples include:

- Commitment to hiring 50% of employees from Coachella, including formerly incarcerated individuals.
- Commitment to requiring annual workforce training for employees, to include Responsible Vendor Training, attending College of the Desert workshops, certifications from “Oaksterdam” or other cannabis training providers.
- Sponsoring local community events: Hidden Harvest food drives, Coachella Valley Boxing Club or Soccer League fundraisers, or local faith organization events.

RECOMMENDATION: Seek funding from the Governor’s Office of Business and Economic Development community reinvestment grants program.

RECOMMENDATION: Creation of a Community Reinvestment Fund for grants to Coachella community organizations that address priority social equity concerns. Illinois offers a similar community reinvestment approach, earmarking 20 percent of tax funds for mental health and substance abuse programs, and 25 percent to treatment and recovery programs. Examples of Coachella fund recipients could include, but are not limited to:

- Organizations that support re-entry programs for incarcerated individuals.
- Organizations that increase legal, medical, education, or financial access to low-income individuals.
- Organizations that support the families of agricultural workers, including those in the cannabis industry.
- Organizations that address root causes of systemic racism, poverty, and stigma.
- Organizations that increase positive community norms, neighborhood attachment, and school achievement success.
- Organizations that increase positive youth development or substance abuse disorder prevention.

Effectiveness & Accountability Measures

Effectiveness and accountability measures should be included in any City or State initiative to better understand the impact, success, and economic impact of the program as well as inform future development through the identification and management of barriers or constraints. Common measures include qualitative and quantitative data. Quantitative data often includes: number of equity applicants, number of equity awards, amount awarded, number of businesses successfully launched, number of new jobs created, application response times between submission and approval, economic impact of new industry to The City, and population growth due to local industry enticement. Qualitative data often includes: quality of technical assistance at various stages of business development, launch, and growth; quality of business plans presented to CSEP; business acumen of Coachella entrepreneurs; impact of community reinvestment and engagement; perception of access to city support services; and perception of navigability of compliance process. Many of these

measures take years to see progress, but baseline measures are essential to capture at the outset.

RECOMMENDATION: Facilitate quarterly or annual meetings among CSEP Grant Recipients to gather baseline data

The City should consider facilitating a meeting, no less than annually, of CSEP grant recipients to network, learn, engage, and provide meaningful feedback for CSEP to ensure program success. Meeting structures could range from small, private learning communities to support local business knowledge or a large, public summit with regional cannabis and business leaders.

RECOMMENDATION: Require Report from CSEP Grant Recipients to gather baseline data

The City should consider an annual financial and business report from CSEP grant recipients for three years from initial funds distribution to ensure good fund stewardship. The report should include:

- Ownership status of business (if applicable),
- Demographic data on program recipients, including staff (if applicable)
- Progress update on individual applicant goals, including license status (if applicable)
- Financial statement to include investor and/or matching funds (if applicable),
- Business plan projection,
- Indication of need for additional City or State support.

RECOMMENDATION: Create Strategic Data Plan to measure effectiveness of CSEP

In order to measure effectiveness and analyze the outcomes of CSEP, data must be gathered at regular intervals. We have included a number of sample measures which correspond with report recommendations to create a comprehensive picture of the impact of equitably owned cannabis business and CSEP effectiveness in Coachella.

The CSEP Measures section includes data specific to Coachella Social Equity Program which can be collected through engagement with Equity Applicants and internal data tracking. Measures one (1) through six (6) are accountability indicators of appropriate use of social equity funds. Measures seven (7) through seventeen (17) correspond to recommendations made in this report. As recommendations are adopted, the corresponding measurement should be as well.

The Industry Measures section includes data specific to cannabis-related business that are either required to be reported to the State or could be included in local business surveys. These measures indicate the relative health of the cannabis marketplace, with a focus on equity indicators including impact on local

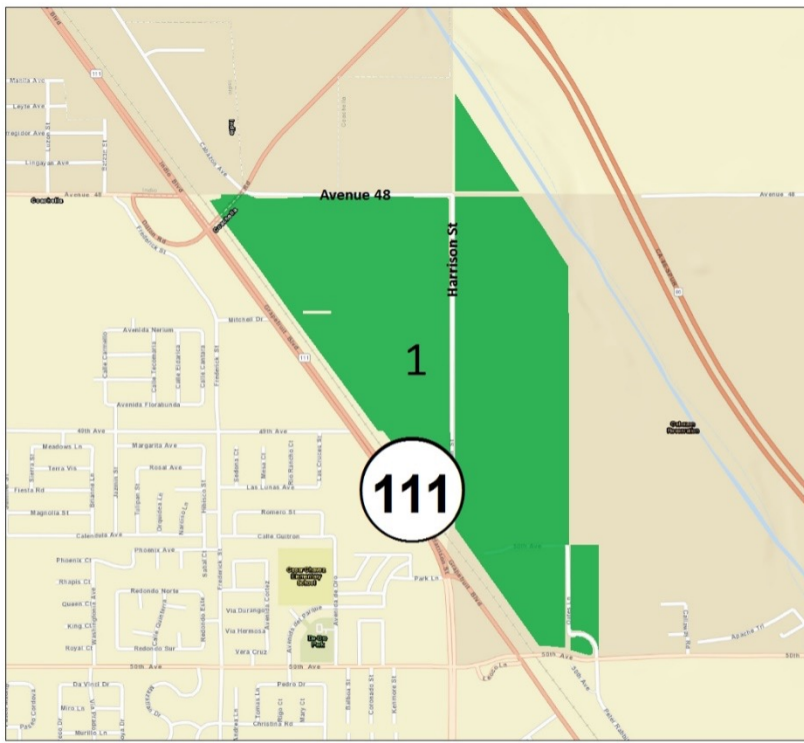
employment, adequate employee compensation, and additional outside investment brought to The City.

The Community Level Measures include a more sophisticated analysis of the broader social impact that cannabis business may have on Coachella. Measures include long term impacts on economic growth, employment, and associated harms ascribed to a mature cannabis market.

Table 6: Coachella Program Effectiveness & Accountability Sample Measures

Coachella Program Effectiveness & Accountability Sample Measures		
CSEP Measures		
1	Applicants, by Tier	Post-Award, Annually
2	Applicant Demographics, by Tier	Post-Award, Annually
3	Loan, Investment Matching, or Grant, by Number	Post-Award, Annually
4	Amount Awarded, by Range of Awards	Post-Award, Annually
5	Current Cannabis Business Licenses, Issued	Annually
6	Cannabis Business Licenses, Applied	Annually
7	License/Permit Application Wait Times	Monthly/Quarterly, Annually
8	Workforce Development Course(s) Completion	Annually
9	Technical Assistance Contact, by count	Quarterly
10	Technical Assistance Contact, by category of support	Quarterly
11	Equity Program Recipient Goal Progress	Annually
12	Equity Program Recipient Meetings Held & Attendance	Quarterly/Annually
13	Participation in Local & Regional Leadership Forums, by Count	Annually
14	Public Education Campaigns, by Funding Amount	Annually
15	Public Education Campaigns, by KPI	Monthly/Quarterly
16	Workforce Programs Launched/Partnerships Developed, by Count	Quarterly/Annually
17	Community Reinvestment Plan, by Funding Amount & Fund Recipient	Annually
Industry Measures		
1	Sales, by product type	Monthly, Annually
2	Investment capital raised	Annually
3	Employment demand, by business type	Annually
4	Salary rate, by position	Every Three - Five Years
Community Level Measures		
	Changes in value of real estate	Annually
	Employment, by Percentage of Population	Annually
	Families Living in Poverty, by Percentage of Population	Annually
	Crash Fatality Rate	Annually
	Cannabis-related Crime Rate	Annually
	Cannabis Use Rate, by Age	Annually

Appendix A – Cannabis Business Zoning Maps



City of Coachella

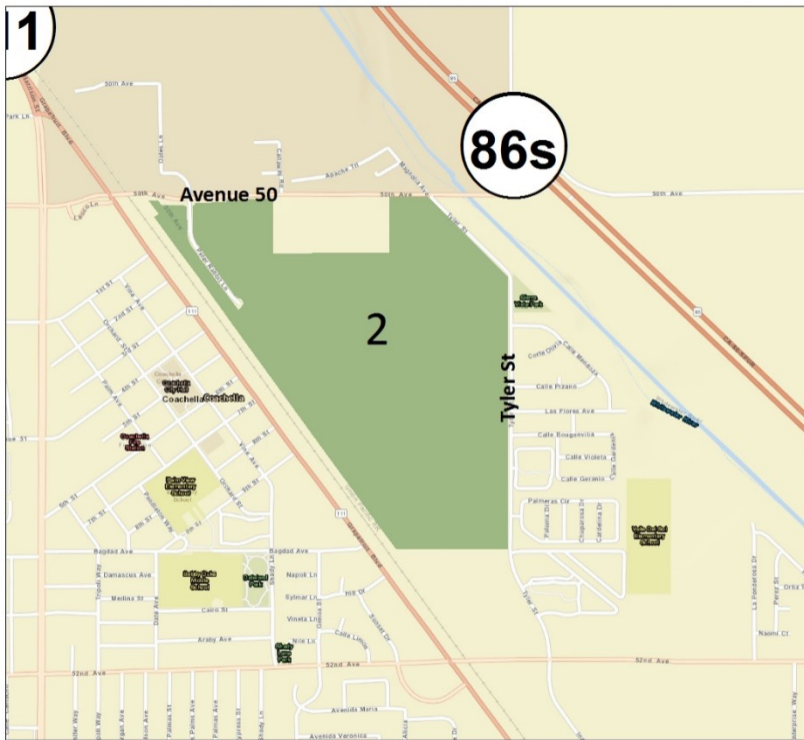
Cannabis Infrastructure Subareas

Legend

Sub-Areas

- 1. Wrecking Yard Area

Source: City of Coachella and Riverside County
Date: January 2014



City of Coachella

Cannabis Infrastructure Subareas

Legend

Sub-Areas

- 2. Peter Rabbit Farms

Source: City of Coachella and Riverside County
Date: January 2014





City of Coachella

Cannabis Infrastructure Subareas

Legend

Sub-Areas

- 3. Coachella Industrial Park

Source: City of Coachella and
Riverside County
Date: January 2014



Appendix B – Community-wide Survey

Survey Questions²⁵

1. Are you a resident of the City of Coachella?*

 - a. Yes
 - b. No

2. Did you attend the Coachella Cannabis Business Virtual Event on 5/20/2021?*

 - a. Yes
 - b. No

3. What are the top barriers you see for participating in the legal cannabis market?

 - a. Ability to secure financing.
 - b. Finding a location for my business.
 - c. Competition.
 - d. Application timeline.
 - e. Knowledge of regulations.
 - f. Other (please specify)

4. What goals do you believe a cannabis social equity program should have?

 - a. Help equity applicants own cannabis businesses.
 - b. Promote non-ownership employment opportunities.
 - c. Reinvest in the community.
 - d. Expunge previous cannabis-related criminal records.
 - e. Other (please specify)

5. What types of services would be most useful in a social equity program?

 - a. Investment assistance.
 - b. Business management training.
 - c. Application assistance.
 - d. Other (please specify)

6. Have you heard of the Cannabis Social Equity Program in Coachella?*

 - a. Yes
 - b. No

7. Do you believe you would qualify for the program?

 - a. Yes
 - b. No
 - c. I'm not sure.

8. Are you interested in learning more about the Cannabis Social Equity Program in Coachella?*

 - a. Yes
 - b. No

9. Is there any additional feedback about the Cannabis Social Equity Program you would like to provide?

²⁵ Questions marked with an * were required to be answered.

Demographic Questions (optional)

10. How old are you?
 - a. Under 18 years old
 - b. 18 – 25
 - c. 26 – 35
 - d. 36 – 45
 - e. 46 – 55
 - f. 56 – 65
 - g. 66 years or older
11. What gender do you identify as?
 - a. Male
 - b. Female
 - c. Other
12. Are you Hispanic?
 - a. Yes
 - b. No
13. How would you best describe yourself?
 - a. American Indian or Alaska Native
 - b. Asian
 - c. Black or African American
 - d. Native Hawaiian
 - e. Pacific Islander
 - f. White
 - g. Other (please specify)
14. What is your current employment status?
 - a. Employed
 - b. Self-employed
 - c. Out of work and currently looking.
 - d. Out of work and not currently looking.
 - e. A homemaker
 - f. A student
 - g. Military
 - h. Retired

Appendix C - Flyers for Cannabis Business Virtual Event

**FREE
VIRTUAL EVENT**

May 20th 6:30 PM
tinyurl.com/CoachellaCannabis

Scan QR Code to Register

**LOOKING TO
GET IN?**

**CANNABIS
BUSINESS
VIRTUAL
EVENT**

KEYNOTES
Jocelyn Kane
Luis Lopez
City of Coachella
Social Equity Program

tinyurl.com/CoachellaCannabis



COACHELLA CANNABIS BUSINESS VIRTUAL EVENT

CURIOS ABOUT JOINING THE CANNABIS INDUSTRY IN COACHELLA?
 JOIN THE FREE CANNABIS BUSINESS VIRTUAL EVENT
 HOSTED BY THE CITY OF COACHELLA
 6:30 PM
 THURSDAY MAY 20, 2021

KEYNOTES:
 JOCELYN KANE, Cannabis Liaison, City of Coachella
 LUIS LOPEZ, Development Services Director, City of Coachella



REGISTER NOW! tinyurl.com/CoachellaCannabis

- Coachella Cannabis Event
May 20th 6:30 PM
tinyurl.com/CoachellaCannabis
- Coachella Cannabis Event
May 20th 6:30 PM
tinyurl.com/CoachellaCannabis
- Coachella Cannabis Event
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2021
**EVENTO VIRTUAL
GRATIS**

20 DE MAYO 6:30 PM

tinyurl.com/CoachellaCannabis

Escanee el código QR
para registrarse



¿BUSCANDO
ENTRAR?
**EVENTO
VIRTUAL DE
NEGOCIOS
DE CANNABIS**

PRESENTADORES

Jocelyn Kane & Luis Lopez

Ciudad de Coachella Programa de Equidad Social

tinyurl.com/CoachellaCannabis



EVENTO VIRTUAL DE NEGOCIOS DE CANNABIS EN COACHELLA

¿TIENE USTED CURIOSIDAD POR UNIRSE A LA INDUSTRIA DE CANNABIS EN COACHELLA?

ÚNASE AL EVENTO VIRUTAL GRATUITO DEL NEGOCIO DE CANNABIS

Hospedado por la ciudad de Coachella
6:30 PM
Jueves, 20 de Mayo

PRESENTADORES:

JOCELYN KANE, Cannabis Liaison, City of Coachella
LUIS LOPEZ, Development Services Director, City of Coachella



REGISTRARSE AHORA: tinyurl.com/CoachellaCannabis

Evento Cannabis en Coachella
20 de Mayo 6:30 PM
tinyurl.com/CoachellaCannabis

Evento Cannabis en Coachella
20 de Mayo 6:30 PM
tinyurl.com/CoachellaCannabis

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20 de Mayo 6:30 PM
tinyurl.com/CoachellaCannabis



STAFF REPORT
8/25/2021

TO: Honorable Mayor and City Council Members

FROM: Gabriel Perez, Development Services Director

SUBJECT: **Tentative Parcel Map No. 37758 and Variance 21-05**, a request to allow the subdivision of an existing approximately 9 acre site into two parcels located on the northeast corner of Van Buren Street and 51st Avenue. (APN 768-050-001) (Applicant: Gregorio C. Cervantes)

STAFF RECOMMENDATION:

Staff recommends that the City Council adopt Resolution No. 2021-52 approving of Tentative Parcel Map 37758 and Variance 21-05 to subdivide approximately 9 acres into two parcels consisting of 5.2 acres for Parcel No. 1, and 3.7 acres for Parcel No. 2.

EXECUTIVE SUMMARY:

The applicant, Gregorio C. Cervantes, is requesting to subdivide an existing approximately 9-acre parcel located on the northeast corner Van Buren Street and 51st Avenue into two parcels consisting of 5.2 acres for Parcel No. 1, and 3.7 acres for Parcel No. 2. The affected property is located in the R-E (Residential Estate) and the A-T (Agricultural Transition) Zones and is further identified by Assessor's Parcel Number 768-050-001. Variance approval is required to allow a lot size of 3.7 acres in the A-T zone, which is a lot size less than the required minimum lot size of 5 acres. No grading or development is proposed as part of this application.

DISCUSSION/ANALYSIS:

Environmental Setting:

The subject site is an approximately 9-acre vacant parcel and it is located within the R-E (Residential Estate) and the A-T (Agricultural Transition) Zones. Surrounding land uses and zoning classifications include the following:

- North:** Single-family residential neighborhood (Valencia) / R-S (Residential Single Family) Zone
- South:** Single-family residential neighborhood (Aventine) across 51st Avenue / R-S (Residential Single Family) Zone
- East:** Vacant recently approved TTM 38084/ R-S (Residential Single Family) Zone

West: Vacant / R-S (Residential Single Family) Zone

ENVIRONMENTAL DETERMINATION

The City of Coachella has determined that the proposed project is exempt from environmental review under Section 15183 of the California Environmental Quality Act (CEQA) Guidelines. This exemption applies to projects which are consistent with the development density established by existing general plan policies for which an EIR was certified shall not require any additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. The project satisfies the above criteria and as such, no environmental review is required.

CONSISTENCY WITH THE GENERAL PLAN

The project site has a land use designation of Neighborhood Center according to the Land Use Element of the General Plan 2035, which is intended for neighborhood-serving retail and services, with residential uses on upper floors of mixed-use buildings and in multi-family buildings at the edge of the center where it transitions to the adjoining neighborhood.

The subject site is located within subarea 1- West Coachella Neighborhood of the General Plan. Subarea 11 includes policy guidance that encourages vacant and underutilized parcels with neighborhood patterns that support walkability, exemplify great urban neighborhoods as described by the General Plan designations.

CONSISTENCY WITH ZONING

The subject site is in the R-E (Residential Estate) and the A-T (Agricultural Transition) Zones, and the proposed parcel map is consistent with this designation, including minimum lot size, widths, depths, and sizes. Any future proposed development will be reviewed by Staff and presented to the Planning Commission for their review and approval with subsequent City Council review if required by the zoning code.

Minimum development standards for the R-E (Residential Estate) zone are as follows:

- Minimum Lot Size - Ten thousand (20,000) square feet.
- Minimum Lot Width - One hundred (100) feet.
- Minimum Lot Depth - One hundred (100) feet.

Minimum development standards for the A-T (Agricultural Transition) zone are as follows:

- Minimum Lot Size - 5 acres.
- Minimum Lot Width - Two hundred sixty (260) feet.
- Minimum Lot Depth - Two hundred sixty (260) feet.

The proposed lot size and configuration of the tentative parcel map meets these minimum development standards, except the “remainder” parcel of 3.7 acres, which is a lot size less than the required minimum lot size of 5 acres in the A-T Zone. Staff is supportive of the applicant’s variance request, as the existing site will be rezoned in a city-initiated General Plan/Zoning consistency effort to Neighborhood Commercial C-N, which allows for a minimum lot area of 5,000 square feet.

DESIGN CHARACTERISTICS

General Considerations:

Proposed Tentative Parcel Map 37758 involves the subdivision of an approximately 9-acre parcel on the northeast corner of Van Buren Street and 51st Avenue into two parcels. The proposed subdivision consisting of 5.2 acres for Parcel No. 1, and 3.7 acres for Parcel No. 2. There are 5 existing nonconforming residential buildings that would remain on the parcel identified as “Remainder Parcel” on Tentative Parcel Map No. 37758 (Attachment 2). All future development would be subject to approval by the Planning Commission through the Architectural Review process.

PLANNING COMMISSION REVIEW

The Planning Commission considered Tentative Parcel Map No. 37758 and Variance 21-05 at their regular meeting on July 21, 2021 and recommended approval with modification to conditions of approval by removing a Final Map condition to post securities to guarantee the installation of required improvements and a submission of a Subdivision Improvement Agreement to the City Engineer.

ALTERNATIVES:

1. Adopt Resolution No. 2021-52 recommending approving Tentative Parcel Map 37758, subject to the findings and conditions of the staff report.
2. Continue Tentative Parcel Map 37758 and provide staff and the applicant with direction.
3. Deny Tentative Parcel Map 37758 with findings.

RECOMMENDED ALTERNATIVE(S):

Staff recommends alternative #1.

Attachments:

1. Resolution No. 2021-52
Exhibit A - Tentative Parcel Map 37758
2. Vicinity Map
3. Applicant letter – Request for deferred off-site improvements

RESOLUTION NO. 2021-52

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA APPROVING TENTATIVE PARCEL MAP NO. 37758 AND VARIANCE NO. 21-05 TO SUBDIVIDE APPROXIMATELY 9 ACRES INTO TWO PARCELS FOR FUTURE DEVELOPMENT AND ALLOW A LOT SIZE LESS THAN 5 ACRES IN THE AGRICULTURAL TRANSITION (A-T) ZONE. THE SUBJECT PROPERTY IS LOCATED ON THE NORTHEAST CORNER OF VAN BUREN STREET AND 51ST AVENUE. APPLICANT: GREGORY C. CERVANTES.

WHEREAS, Gregory C. Cervantes filed Tentative Parcel Map No. 37758 and Variance 21-05 to subdivide approximately 9 acres (APN 768-050-001) into two (2) parcels, located on the northeast corner of Van Buren Street and 51st 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 July 7, 2021, the Planning Commission of the City of Coachella held a duly noticed and published public hearing, considered the Tentative Parcel Map as presented by the applicant, and recommended approval of Tentative Parcel Map 27758 and Variance No. 21-05 to the City Council.

WHEREAS, on August 25, 2021, the City Council of the City of Coachella held a duly noticed and published public hearing, considered the Tentative Parcel Map as presented by the applicant, and considered Tentative Parcel Map 27758 and Variance No. 21-05.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Coachella, California does hereby approve Tentative Parcel Map 37758 as set forth in Exhibit A and Variance No. 21-05 with the findings and conditions listed below.

Findings for Tentative Parcel Map 37758

1. The proposed map and design of improvements are consistent with the General Plan, the City of Coachella Official Zoning Map and any specific plan governing the site. The proposed subdivision is within a land use designation of Neighborhood Center according to the General Plan 2035 Land Use Element. The subdivision is consistent with the development intensity permitted by the Neighborhood Center Land Use category. Tentative Parcel Map (TPM) 37758 is generally in compliance with the standards of the Zoning Ordinance with respect to the R-E (Residential Estate) and the A-T (Agricultural Transition) Zones, including minimum lot size, lot depth and minimum lot width. TPM 37758 is inconsistent with the minimum lot size of 5 acres in the A-T (Agricultural Transition) Zone for the proposed 3.7 acre “Remainder” lot and is subject to approval of Variance 21-05.

2. The site is physically suitable for the future commercial and residential development and density. The proposed subdivision will provide adequate sized lots for future commercial and residential development. All proposed lots will have adequate dimensions, and ingress and egress to accommodate future development.
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. 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.
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 commercial and residential uses. 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 development with adequate street frontage, access, and utility connections required to all properties. There are no known easements that would conflict with the proposed subdivision.
6. The City of Coachella has determined that the proposed project is exempt from environmental review under Section 15183 of the California Environmental Quality Act (CEQA) Guidelines. This exemption applies to projects which are consistent with the development density established by existing general plan policies for which an EIR was certified shall not require any additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. The project satisfies the above criteria and as such, no environmental review is required.

Findings for Variance No. 2021-05

1. That the strict application of the provisions of this chapter would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the chapter as the subject site is an in-fill parcel surrounded by largely single-family residential uses and the applicant requests to subdivide the property into two parcels consistent the General Plan Update 2035.
2. That there are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings, that do not apply generally to other property in the same zone and vicinity. The portion of the subject site with A-T (Agricultural Transition) Zoning is occupied by existing residential units and is no longer used for

agricultural production. The subject site is surrounded by R-S (Residential Single Family) and R-M (Residential Multiple Family) Zoning which permits lot sizes as small as 7,200 sq. ft.

3. That such variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity, but which, because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question. The subject site is in a zone that is no longer envisioned in the General Plan Update 2035 and is envisioned for neighborhood center and residential multiple family uses that would be consistent with and support surrounding residential developments.
4. That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located. The variance would not be detrimental as it would support lot sizes that would remain larger than surrounding lots and the parcels created through the tentative parcel map would enable potential development consistent with the General Plan land use of Neighborhood Center.
5. That the granting of the variance will not adversely effect any element of the general plan. In fact, the proposed variance would allow a lot size supported by the General Plan 2035.

Conditions:

1. Tentative Parcel Map No. 37758 is approved for 24 months from the final date of City Council approval unless a one year time extension is requested by the applicant and approved by the Planning Commission. Exhibit A is approved herein by reference.

Environmental Compliance

2. (Advisory) Future development projects may be required to extend and connect to City public sewer and water system.

Final Map

3. The Final Map shall comply with the Subdivision Map Act and City of Coachella Subdivision Ordinance.
4. All public streets shall be dedicated to City of Coachella.
5. Prior to approval of the Final Map, the applicant shall resolve CVWD issues related to existing tile drains or irrigation mains located within the tract boundary or along the streets adjacent to the tract. If necessary, tile drains and irrigation lines shall be relocated and easement documents prepared for the new location of any such lines. The easement shall be shown on the final map. Plans for the tile drain or irrigation relocation shall be submitted to CVWD for approval and a copy of the plans shall be submitted to the City

for evaluation regarding possible conflict with City facilities. The applicant shall submit to the City approved copies of any such relocation plans.

Grading and Drainage

6. A preliminary geological and soils engineering investigation shall be conducted by a registered soils engineer, and a report submitted for review with the precise grading plan and shall include pavement recommendations. The report recommendations shall be incorporated into the precise grading plan design prior to plan approval. The soils engineer and/or the engineering geologist shall certify to the adequacy of the grading plan.
7. A precise grading/improvement plan, prepared by a California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
8. A Drainage Report, prepared by California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. The report shall contain a Hydrology Map showing on-site and off-site tributary drainage areas and shall be prepared in accordance with the requirements of the Riverside County Flood Control District. Adequate provisions shall be made to accept and conduct the existing tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. If the design of the project includes a retention basin, it shall be sized to contain the runoff resulting from a 10-year storm event and the runoff from a 100-year storm event shall be contained within basin with shallow ponding (3.5' max.). The basin shall be designed to evacuate a 10-year storm event within 72 hours. The size of the retention basin(s) shall be determined by the hydrology report and be approved by the City Engineer. Retention basin shall be provided with a minimum of 2.00 feet sandy soil if determined to contain silt or clay materials. Maximum allowable percolation rate for design shall be 10 gal./s.f./day unless otherwise approved by the City Engineer. A percolation test for this site is required to be submitted. A combination drywell vertical drain field shall be constructed at all points where runoff enters the retention basin. Drywell & vertical drain field design shall be based on soils borings made at the proposed drywell locations after the retention basins have been rough graded. Minimum depth shall be 45-feet. A log that includes sieve analysis for each strata of the borings shall be submitted to the City Engineer for confirmation of depth of the vertical drain fields. Underground retention under the proposed parking area will be considered as an alternative to surface retention subject to the approval of the City Engineer.
9. Site access improvements shall be in conformance with the requirements of Title 24 of the California Administrative Code. This shall include access ramps for off-site and on-site streets as required.
10. Applicant shall obtain approval of site access and circulation from Fire Marshall.

11. If applicant is planning to build a wall, separate permits shall be required for wall construction. The maximum height of any wall shall be limited to six (6) feet as measured from an average of the ground elevations on either side.

Street Improvements

12. Street improvement plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check prior to issuance of encroachment permits. All street improvements including street lights shall be designed and constructed in conformance with City Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 %.
13. Applicant shall construct all off-site and on-site improvements including street pavement, curb, gutter, sidewalk, street trees, perimeter walls, perimeter landscaping and irrigation, storm drain, street lights, and any other incidental works necessary to complete the improvements. Driveways shall conform to City of Coachella standards for commercial driveways with a minimum width of 24.00 feet and curbed radius entrances.
14. A focused Traffic Analysis (TA) shall be prepared for the project by an appropriately licensed professional engineer. Prior to the preparation of the TA, the engineer shall submit a scoping letter for the TA for the City Engineer's approval. The TA shall include but not limited to identification of trip generation, traffic distribution and impact on existing transportation facilities and at time of General Plan build-out, all relevant, ingress and egress movements, lines of sight, queuing analysis, and alignment studies (preliminary signing and striping plan). Applicant shall obtain approval of site access and circulation from the Fire Marshall.
15. Applicant shall construct and dedicate the following street improvements to conform to the General Plan and/or requirements of Traffic Study.
- 1) Van Buren Street- Public Roadway as shown on the RAC and per these comments shall include the following:
- a. Dedication of land along northbound lane within project limits is required. This street is classified as Primary Arterial with Bicycle lanes with 94 feet of right-of-way as per City of Coachella General Plan.
 - b. Street measured at Center line to easterly curb shall have a width of 37-foot
 - c. Applicant shall construct street along Tentative Parcel Map No. 37758 frontage on Van Buren Street to the Satisfaction of the City Engineer prior to the issuance of the first COO.
 - d. Applicant shall install all sidewalk and curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, street lights and all other appurtenances as required to the satisfaction of the City Engineer.

- e. Applicant shall construct all appurtenant roadway components within project limits such as, but not limited to: curb and gutter, sidewalk, ADA ramps, Traffic control striping, legends, Traffic control signs and street name signs to the satisfaction of the City Engineer.
 - f. Applicant shall underground all existing dry utilities at southbound lane within project limits such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities to the satisfaction of the City Engineer.
16. Applicant shall construct and dedicate the following streets and street improvements to conform to the General Plan and/or Traffic Study.
- 1) 51st Avenue- Public Roadway as shown on the RAC and per these comments shall include the following:
- a. Dedication of land along westbound lane within project limits is required. This street is classified as Collector with Bicycle lanes with 90 feet of right-of-way as per City of Coachella General Plan.
 - b. Street measured at Center line to northerly curb shall have a width of 35-foot
 - c. Applicant shall construct street along Tentative Parcel Map No. 37758 frontage on 51st Avenue to the Satisfaction of the City Engineer prior to the issuance of the first COO.
 - d. Applicant shall install all sidewalk and curb and gutter transitions to uniformly connect to existing adjacent improvements and coordinate installation and/or relocation of fire hydrants, water meters, storm drain, wells, street lights and all other appurtenances as required to the satisfaction of the City Engineer.
 - e. Applicant shall construct all appurtenant roadway components within project limits such as, but not limited to: curb and gutter, sidewalk, ADA ramps, Traffic control striping, legends, Traffic control signs and street name signs to the satisfaction of the City Engineer.
 - f. Applicant shall underground all existing dry utilities at southbound lane within project limits such as, but not limited to: power poles, telecommunication poles and all other existing dry utilities to the satisfaction of the City Engineer.
17. Applicant shall obtain an encroachment permit for any improvements constructed within public right-of-way including alleys.

Sewer, Water and Storm Drain Improvements

18. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.
19. Applicant shall construct all off-site and on-site water improvements and any other

incidental works necessary to complete the improvements. Size and location of sewer and water improvements shall be approved by the City Engineer.

General

20. Prior to issuance of any encroachment permits by the City of Coachella, the applicant shall resolve CVWD issues related to existing tile drains or irrigation mains located within the project boundary or along the streets adjacent to the property. If necessary tile drains and irrigation lines shall be relocated and easement documents prepared for the new location of any such lines. Plans for the tile drain or irrigation relocation shall be submitted to CVWD for approval and a copy of the plans shall be submitted to the City for evaluation regarding possible conflict with City facilities. The applicant shall submit to the City approved copies of any such relocation plans.
21. The developer shall submit a Fugitive Dust Control and Erosion Control plan in accordance with Guidelines set forth by CMC and SCAQMD to maintain wind and drainage erosion and dust control for all areas disturbed by grading. Exact method(s) of such control shall be subject to review and approval by the City Engineer. No sediment is to leave the site. Additional securities, in bond form, in amount of \$2,000.00 per acre of gross area, and a one time cash deposit of \$2,000.00 are required to insure compliance with this requirement. No work may be started on or off site unless the PM-10 plan has been approved, the original plans, and executed dust control agreement, are filed in the engineering department at the City of Coachella.
22. The applicant shall pay all necessary plan check, permit and inspection fees. Fees will be determined when plans are submitted to the City Engineering Department for plan check.
23. Applicant shall comply with the valley wide NPDES permit requirements including but not limited to submittal of a Preliminary WQMP for plan review accompanied by a \$3,000 plan check deposit and a Final WQMP for final approval including executed maintenance agreement. All unused plan check fees will be refunded to the applicant upon approval of the Final WQMP.

Completion

24. " As-built" plans shall be submitted to and approved by the City Engineer prior to acceptance of the improvements by the City. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City.
25. Prior to issuance to of certificate of occupancy, all public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be completed to the satisfaction of the City Engineer.

PASSED, APPROVED and ADOPTED this 25th day of August 2021.

Steven A. Hernandez
Mayor

ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

Carlos Campos
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. 2021-52 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 25th day of August 2021, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Andrea J. Carranza, MMC
Deputy City Clerk

IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP NO. 37758
BEING A DIVISION OF A PORTION OF THE SOUTH HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6 TOWNSHIP 6 SOUTH, RANGE 8 EAST, S.B.B.&M.

FEIRO ENGINEERING, INC.

JANUARY, 2021

UTILITIES:
ELECTRIC
GAS
TELEPHONE
WATER
SEWER
CABLE

IID (IMPERIAL IRRIGATION DISTRICT) 800-303-7756
SO. CA. GAS (THE GAS COMPANY) 800-427-2200
FRONTIER COMMUNICATIONS 855-370-0308
CYWD 760-398-2651
CYWD 760-398-2651
SPECTRUM 760-340-2225

OWNER/APPLICANT:
GREGORY C. CERVANTES 800-303-7756
BEATRICE A. CERVANTES 800-427-2200
82265 PADOVA DRIVE 855-370-0308
INDIO, CA 92203 760-398-2651
PHONE : (760) 989-1025 760-398-2651
EMAIL : cervantesucr@gmail.com 760-340-2225

ENGINEER:
FEIRO ENGINEERING, INC.
P. O. BOX 12980
PALM DESERT, CA. 92255
(760) 346-8015 PHONE

- TENTATIVE MAP APPLICATION CHECKLIST NOTES:**
1. NO STREETS ARE PROPOSED.
 2. NO DRIVEWAYS ARE PROPOSED.
 3. NO WATERCOURSE LOCATED ON SITE.
 4. NO PROPOSED PHASING.
 5. NO WATER IMPROVEMENTS ARE PROPOSED.
 6. NO SEWER IMPROVEMENTS ARE PROPOSED.
 7. NO GRADING IS PROPOSED.
 8. NO PADS WILL BE CONSTRUCTED.

APN:
768-050-001

SITE AREA:
391,396 sq. ft. OR 8.9852 ACRES

SCHOOL DISTRICT:
COACHELLA VALLEY UNIFIED SCHOOL DISTRICT

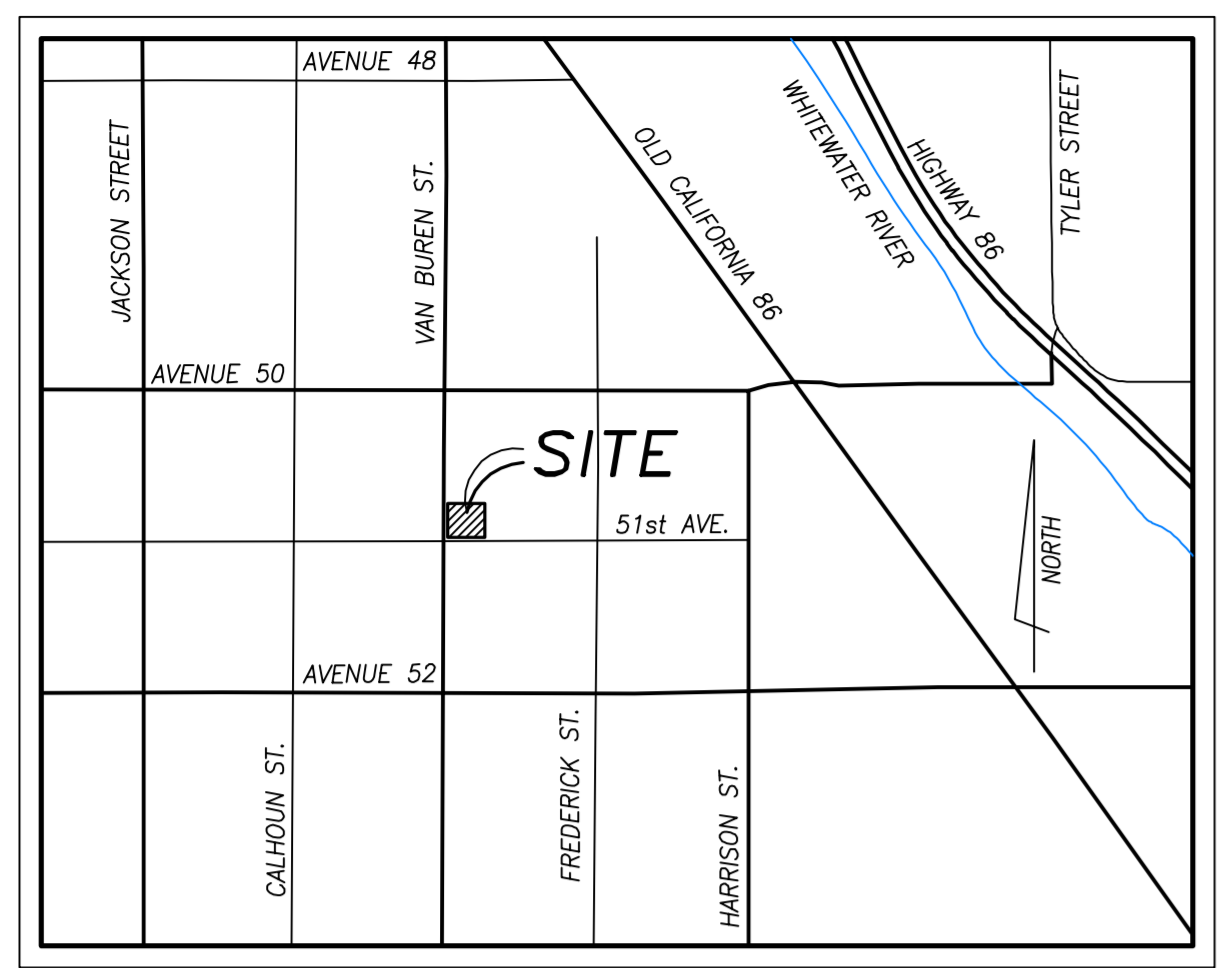
PROPOSED LAND USE:
RESIDENTIAL/AGRICULTURAL USE

EXISTING & PROPOSED ZONING:
R-E (RESIDENTIAL ESTATE) &
A-T (AGRICULTURAL TRANSITION)

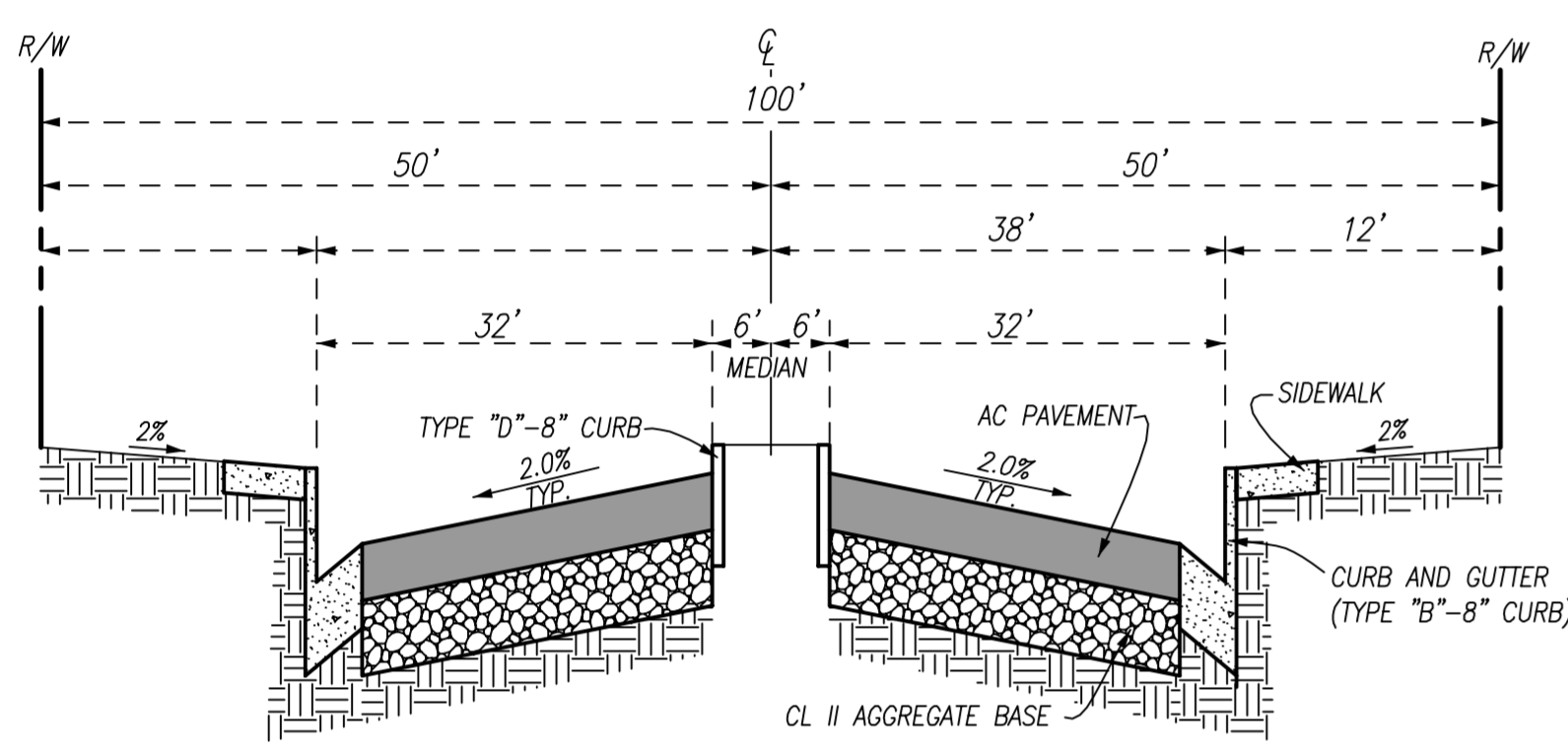
GENERAL PLAN DESIGNATION:
SUBDIVISION RESIDENTIAL

LEGAL DESCRIPTION:
THE SOUTH HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDAN, IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL RECORDS.

EXCEPTING THEREFROM THE WESTERLY 30 FEET AND THE SOUTHERLY 20 FEET FOR PUBLIC HIGHWAY.



VICINITY MAP
NOT TO SCALE

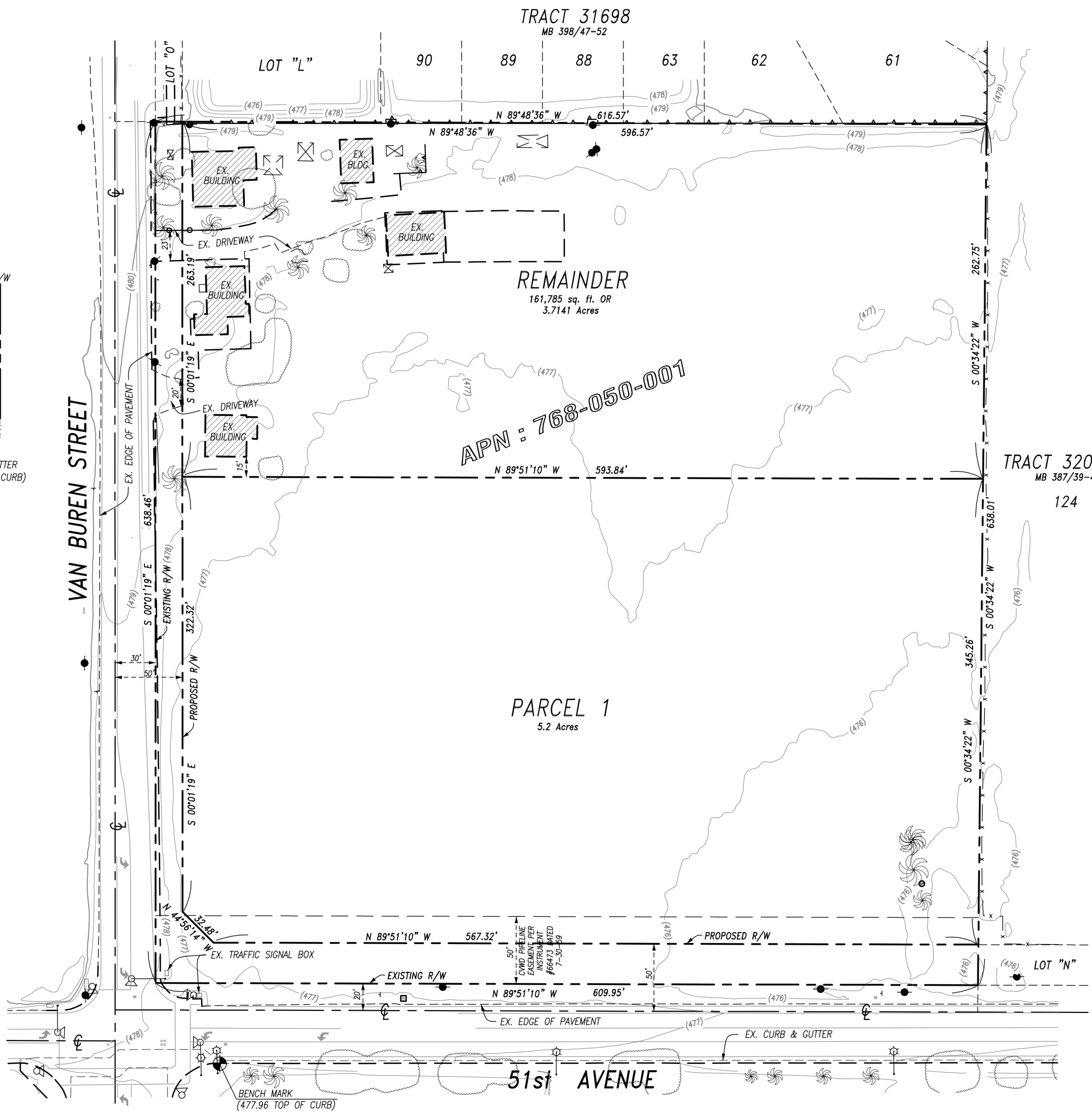


EXISTING STREET TYPICAL SECTION
NOT TO SCALE
51st AVENUE & VAN BUREN STREET
MINOR ARTERIAL (100' R/W)

BENCHMARK & SITE BENCHMARK:
CITY OF COACHELLA BENCH MARK #1006. 3 1/2" BRONZE DISK STAMPED "CITY OF COACHELLA BENCHMARK PLS 7766" IN THE TOP OF CURB AT THE SOUTHEAST CURB RETURN. IT IS 22' SOUTH OF THE CENTERLINE OF AVENUE 51, 75' EAST OF THE CENTERLINE OF VAN BUREN AND 2' EAST OF THE ECR OF THE SOUTHWEST CURB RETURN. ELEVATION=(477.960) NVD29

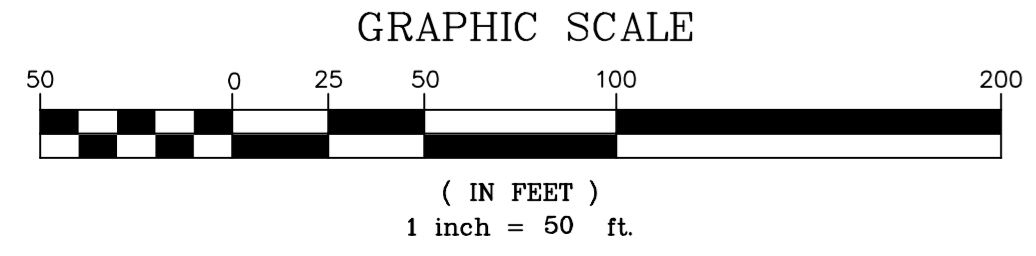
SITE BENCHMARK:
INDICATES THE BENCHMARK AT THE SITE WHICH THE ENGINEER OF RECORD SHALL USE TO CERTIFY PAD ELEVATION AND FINAL GRADING CERTIFICATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCIES BETWEEN THIS BENCHMARK AND THE BENCHMARK USED BY THE CONTRACTOR PRIOR TO ANY GRADING.

SOURCE OF TOPOGRAPHY:
THE TOPOGRAPHY SHOWN HEREON WAS OBTAINED BY A AERIAL MAPPING PREPARED BY CENTRAL COAST AERIAL MAPPING, INC., INC. DATED 8-20-2019



LEGEND & ABBREVIATIONS:

C	CENTERLINE	R/W	RIGHT-OF-WAY
D/W	DRIVEWAY	D/W	DRIVEWAY
H.P.	HIGH POINT	T.C.	TOP OF CURB
G.B.	GRADE BREAK	F.L.	FLOW LINE
E.G.	EXISTING GROUND	E.P.	EDGE OF EXISTING PAVEMENT
F.G.	FINISH GRADE	T.P.	TOP OF PAVEMENT
F.S.	FINISH SURFACE	T.G.	TOP OF GRATE
F.F.	FINISH FLOOR ELEVATION	INV	INVERT ELEVATION
PAD	PAD ELEVATION	[G]	"G" CHISELED ON CURB
P	PLANTER	[S]	"S" CHISELED ON CURB
T.W.	TOP OF WALL	[E]	"E" CHISELED ON CURB
T.R.W.	TOP OF RETAINING WALL	(99.9)	EXISTING ELEVATION
W.S	WATER SURFACE	99.9	PROPOSED ELEVATION
B.W.	BOTTOM OF WALL	---	PROPERTY LINE / RIGHT-OF-WAY
T.F.	TOP OF FOOTING	---	CENTERLINE
B.F.	BOTTOM OF FOOTING	(99)	EXISTING CONTOUR
		99	FINISH CONTOUR
			TRAFFIC TURN LANE
			STANDPIPE
			SIGN
			MANHOLE
			WATER VALVE
			PALM TREE
			TREE
			OVERHEAD LIGHT



REVISIONS:	DATE	INITIAL	APPROVED BY:

APPROVED BY: _____
DATE: _____

FEIRO ENGINEERING, Inc
Civil Engineering Land Surveying
www.feiro.net
P.O. Box 12980 Palm Desert, California 92255 (760) 346-8015
PREPARED UNDER THE DIRECT SUPERVISION OF: _____
Herald Steven Lantis LS No. 7627 DATE _____

In the City of Coachella
Tentative Parcel Map
Tentative Parcel Map No.37758
Parcels 1 - 4; APN 768-050-001
FOR: **Greg Cervantes**

SHEET NUMBER:
1
OF 1 SHEETS
.DWG FILE:
276c1tpm01
LAYOUT:
TPM-01
JOB NUMBER:
276c-001



Vicinity Map

Gregorio C. Cervantes, Jr
Coachella, California

July 6, 2021

Honorable Stephanie Virgen, Chairwoman, and
Distinguished Members of the City of Coachella Planning Commission
City of Coachella
1515 6th Street
Coachella, California 92236

Commissioners: Ruben R. Gonzalez, Sahara Huazano, Miguel Navarrete, Frank Figueroa, and Miguel Leal:

Greeting to all! I am issuing this correspondence to relation to application and Tentative Parcel Map No. 37758. My property is located on the corner of 51st Avenue an Van Buren Street. My application is related to a formal submission for a partition of my property into two sectors.

Please be advised, Feiro Engineering, Civil Engineering and Land Surveying are my engineering and consultants on this partition of said property. They have been the company of record since the inception of this application. To note, my correspondence has been directed to Mr. Louis Lopez and Mr. Gabriel Perez.

To the issue, I am respectfully requesting a formal postponement of any immediate posting of improvement bonds on this property [partition] until I can coordinate the best use of this property with city staff and our elected representatives. I shall be transparent with my future property plans and shall decide the best appropriate development for my property with the complete support of the city of Coachella's representatives.

In closing, my engineers and I shall be present for this action item and will be prepared to answer any questions related to said application. Thank you for your attention and consideration regarding my request. I certainly appreciate your thorough review.

Best regards,



Gregorio C. Cervantes, Jr



STAFF REPORT
8/25/2021

TO: Honorable Mayor and City Council Members

FROM: Gabriel Perez, Development Services Director

SUBJECT: Coachella Releaf

- 1) Resolution No. 2021-53 approving Conditional Use Permit 337 to convert an existing 3,800 square foot industrial suite within a 31,600 sq. ft. multi-tenant industrial building into a storefront retail microbusiness at 86705 Avenue 54 and Variance No. 21-01 to allow the proposed Industrial Park Overlay Zone on less than a 10 acre project area, individual lot less than 5 acres, and a lot depth less than 220 feet.
- 2) Ordinance No. 1186 approving Change of Zone No. 21-01 to add the Industrial Park Overlay zone (IP) and change the existing zone from M-H (Heavy Industrial) to the M-S (Manufacturing Service) Zone on a 1.74 acre developed parcel located at 86705 Avenue 54, APN 764-280-010 (First Reading).

STAFF RECOMMENDATION:

Staff recommends that the City Council adopt the following resolution and ordinance for the Coachella Releaf Project:

- 1) Resolution No. 2021-53 approving Conditional Use Permit 337 to convert an existing 3,800 square foot industrial suite within a 31,600 sq. ft. multi-tenant industrial building into a storefront retail microbusiness at 86705 Avenue 54 and Variance No. 21-01 to allow the proposed Industrial Park Overlay Zone on less than a 10 acre project area, individual lot less than 5 acres, and a lot depth less than 220 feet.
- 2) Ordinance No. 1186 approving Change of Zone No. 21-01 to add the Industrial Park Overlay zone (IP) and change the existing zone from M-H (Heavy Industrial) to the M-S (Manufacturing Service) Zone on a 1.74 acre developed parcel located at 86705 Avenue 54 APN 764-280-010 (First Reading).

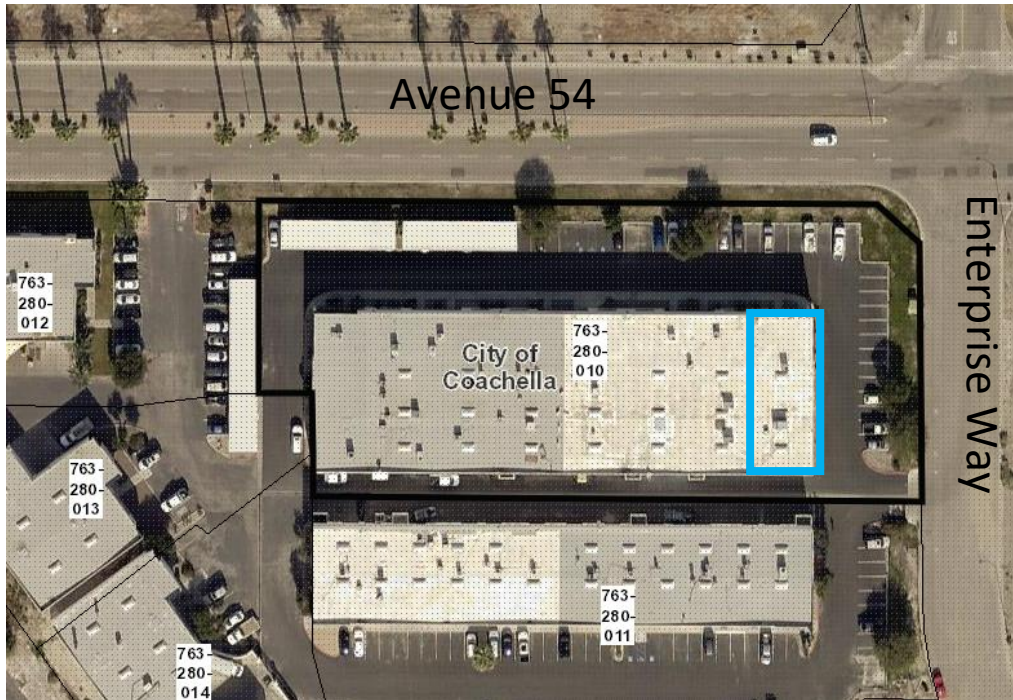
EXECUTIVE SUMMARY:

The Coachella Releaf project is a request to convert the existing building located at 86705 Avenue 54 into a storefront retail microbusiness consisting of indoor cannabis retail display area and cannabis cultivation.

Change of Zone No. 21-01 proposes to add the Industrial Park (IP) Overlay zone and change the existing M-H (Heavy Industrial) Zone to the M-S (Manufacturing Service) Zone on the project site.

BACKGROUND:

The above referenced applications are proposed on a 1.74 acre parcel, located at the southwest corner of Avenue 54 and Enterprise Way (86705 Avenue 54). The aerial photograph below illustrates the subject site for the conditional use permit and change of zone applications. According to Riverside County Assessor records, the existing building was constructed around 1991.



The photographs below were taken in July 2021. The first photograph illustrates the exterior elevation of the existing industrial building.



DISCUSSION/ANALYSIS

ENVIRONMENTAL SETTING

The site is 1.74 acre developed parcel zoned M-H (Heavy Industrial) within the Rancho Coachella Business Park. The tenants within the existing multi-tenant building include Redstone Inc., Centro Christiano, and Prime Time International. The surrounded land uses and zoning classification include the following:

- North:** Avenue 54 and Vacant parcel / M-H (Heavy Industrial) Zone
- South:** Enterprise Way/Multi-tenant industrial building/ M-H (Heavy Industrial) Zone
- East:** Vacant parcel/ M-H (Heavy Industrial) Zone
- West:** Industrial buildings/ M-H (Heavy Industrial) Zone

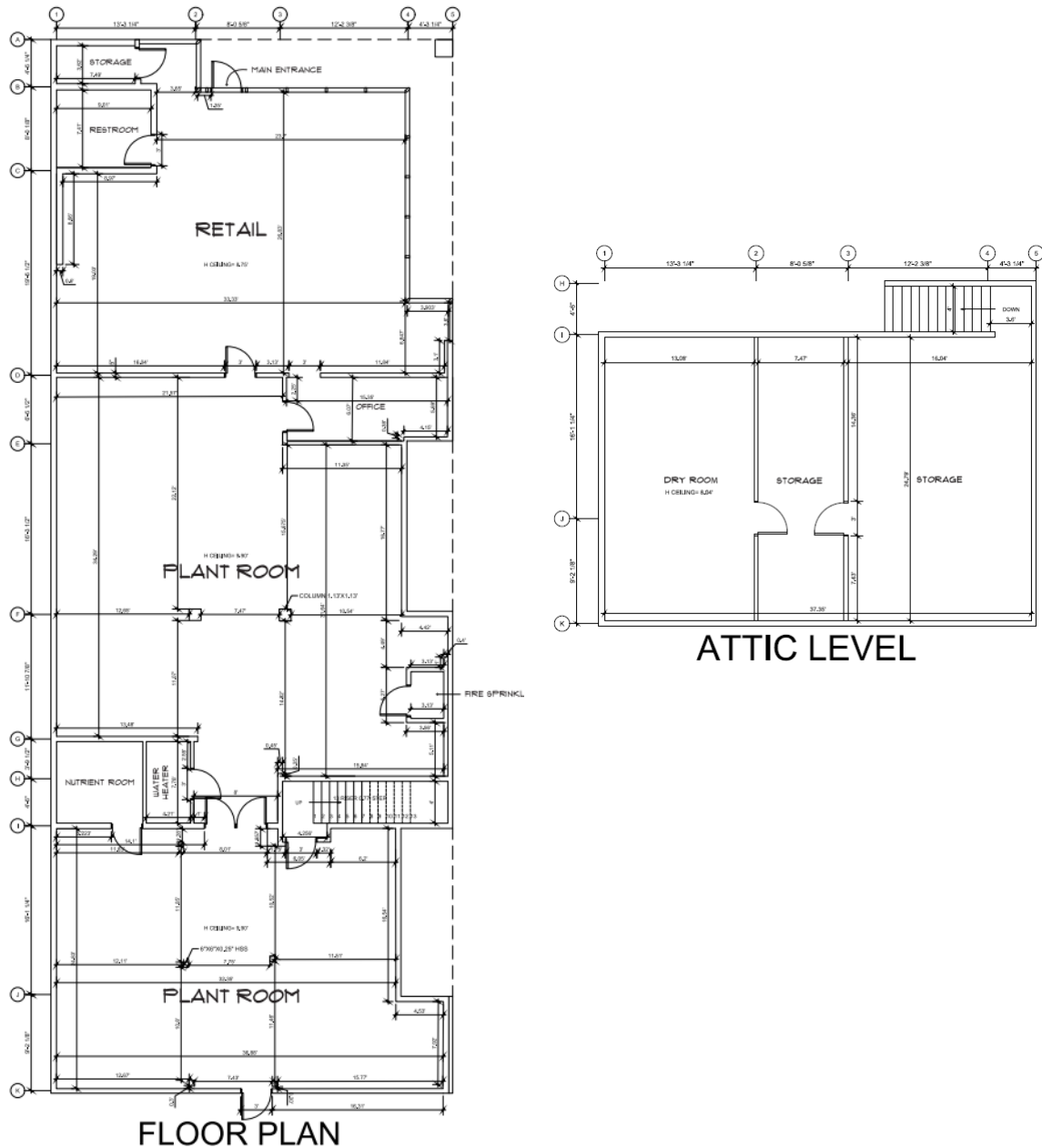
Project Analysis

The Coachella Releaf project is a locally-owned storefront retail microbusiness proposed Suite H consisting of 4,725 square feet in an existing 8 unit, multi-tenant industrial building at 86705 Avenue 54 that includes 846 sq. ft of retail space, 83 sq. ft. nutrient room, 1,900 sq. ft of plant room areas and a 926 sq. ft attic level area for dry room and storage. The applicant was selected from the retail microbusinesses round #2 to operate a retail cannabis business. The retail dispensary space will display retail cannabis products for sale, carry products from a variety of licensed legal manufacturers in the industry, and products with the legally authorized amounts of THC and CBD. The applicant proposes a mid-century modern design theme in the retail area and plans to feature local art and artists. The applicant anticipates customers for medical use of

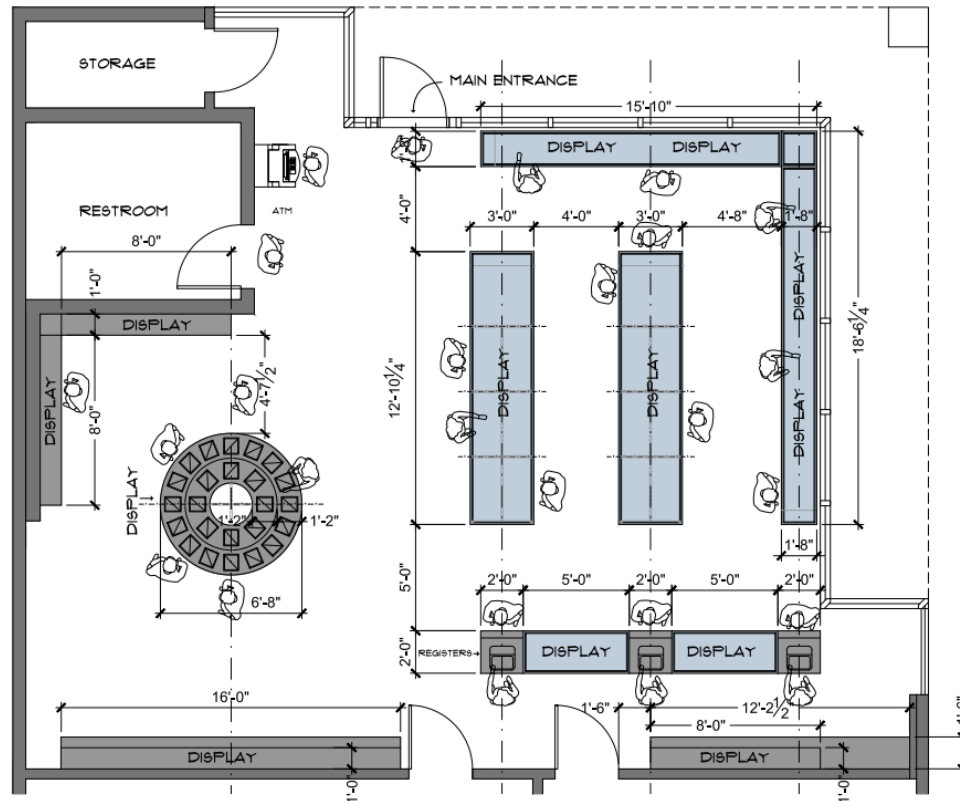
cannabis and for recreational purposes. The retail area will be accessed from the main entrance facing Avenue 54 and consists of several display cases. Limited home delivery will be offered from the facility, which the applicant describes as an “efficient delivery services for medical customers not able to travel to the retail location.”

Change of Zone No. 21-01 proposes to add the Industrial Park (IP) Overlay zone to the site and change the existing M-H (Heavy Industrial) Zone to M-S (Manufacturing Service) Zone on the project site.

The floor plan of the existing building is illustrated below.



A detailed retail floor plan with display cases and furnishing is depicted below.



CONSISTENCY WITH THE GENERAL PLAN

The proposed project is within the Industrial District land use designation of the General Plan 2035 Land Use and Community Character Element. The project is consistent with the development intensity permitted by the Industrial District land use category in that it encourage pedestrian friendly commercial storefront buildings in a mixed-use setting. The properties in the vicinity area also in the Industrial District and the proposed use would be compatible with surrounding uses.

CONSISTENCY WITH ZONING

The subject site is zoned M-H (Heavy Industrial) and is within Sub-Area #7 (South Employment District) as identified in Chapter 17.26, Industrial Park Overlay Zone, which allows the Industrial Park (IP) Overlay Zone to be applied to properties that are zoned M-S (Manufacturing Service) and are a minimum of project area of ten acres. The IP Overlay Zone allows for Cannabis cultivation, processing, testing, manufacturing, wholesale distribution and/or retail sale with approval of a conditional use permit (CUP). The subject 1.74 acre parcel, within a 7.91 project area subdivision (Parcel Map 26716) is less than the ten acre project area minimum and less than the minimum individual 5 acre lot size required for the IP Overlay Zone. The subject parcel has a lot depth of approximately 165 feet, less than the 220 foot minimum lot depth required for the IP Overlay Zone. The subject parcel is in the M-H zone and therefore ineligible to apply the IP Overlay Zone. The applicant requests a change of zone from the M-H zone to M-S zone and a

variance from the minimum 10 acre project area, 5 acre minimum individual lot size, and 200 foot minimum lot depth requirements. The approval of the proposed variance request and change of zone from M-H and M-S zone would allow the applicant to also apply the IP Overlay Zone to the subject parcel.

The proposed retail cannabis use is consistent with the distance requirements of retail microbusinesses in the IP Overlay Zone from residential zones uses and Avenue 52. The existing building on the subject parcel is approximately 5,400 feet from the nearest building on a residentially zoned lot and therefore consistent with the minimum 1,000 foot distance of the use from any residentially zoned lot. Retail cannabis microbusinesses are not permitted within 800 feet of Avenue 52. The proposed business is more than 4,000 feet away from Avenue 52.

The approval of the IP Overlay Zone on the subject site would allow the operation of cannabis microbusiness in other suites within the existing multi-tenant building subject to future approval of a conditional use permit at a public hearing of the Planning Commission and limits on the number of retail cannabis establishments within the City of Coachella.

Consistency with Chapter 17.84 (Retail Cannabis Businesses and Chapter 17.85 (Commercial Cannabis Activity)

The proposed project is consistent with the requirements of both Chapters 17.84 (Retail Cannabis Businesses) and Chapter 17.85 (Commercial Cannabis Activity) of the Coachella Municipal Code. There are no public schools or playgrounds, or youth centers within 250 feet of the subject site.

ENVIRONMENTAL IMPACT CONSIDERATION

The City has determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, (Class 1) Existing Facilities, of the CEQA guidelines that provides an exemption for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use including interior or exterior alterations involving such things as interior partitions, plumbing and electrical conveyances. CUP 337, Change of Zone 21-01, and Variance 21-01 meet the criteria for a Section 15301, Class 1 CEQA exemption.

ALTERNATIVES:

- 1) Adopt Resolution No. 2021-53 approving Conditional Use Permit No. 337 and Variance 21-01 with the findings and conditions as recommended by Staff. Adopt Ordinance 1186 approving Change of Zone 21-01 to change the zone from M-H (Heavy Manufacturing) to M-S (Manufacturing Service) and add the Industrial Park Overlay Zone (First Reading).
- 2) Deny Conditional Use Permit No. 337, Change of Zone No. 21-01, and Variance 21-01.
- 3) Continue these items and provide staff and the applicant with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends the City Council take the following actions:

- 1) Adopt Resolution No. 2021-53 approving Conditional Use Permit No. 337 and Variance 21-01 with the findings and conditions as recommended by Staff.
- 2) Adopt Ordinance 1186 approving Change of Zone 21-01 to change the zone from M-H (Heavy Manufacturing) to M-S (Manufacturing Service) and add the Industrial Park Overlay Zone (First Reading).

Attachments:

1. Resolution No. 2021-53 for CUP No. 337 Variance No. 21-01
Exhibit A - Conditions of Approval for CUP 337
2. Ordinance 1186 (1st Reading) - CZ 21-01
3. Existing Conditions Photos
4. Vicinity Map
5. Floor Plan – Coachella Releaf
6. Retail Space Exhibit

RESOLUTION NO. 2021-53

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA APPROVING CONDITIONAL USE PERMIT (CUP 337), AND VARIANCE (VAR 21-01) TO CONVERT AN EXISTING 3,800 SQUARE FOOT INDUSTRIAL SUITE H INTO A STOREFRONT RETAIL MICROBUSINESS AT 86705 AVENUE 54. VARIANCE (VAR 21-01) IS REQUIRED TO ALLOW INDUSTRIAL PARK OVERLAY ZONE DEVELOPMENT WITHIN A PROJECT AREA LESS THAN 10 ACRES, ON AN INDIVIDUAL LOT SIZE LESS THAN 5 ACRES, AND A LOT DEPTH OF LESS THAN 220 FEET ON A 1.74 ACRE DEVELOPED PARCEL LOCATED AT THE 86705 AVENUE 54. APPLICANT: COACHELLA RELEAF, ADRIANA GONZALEZ.

WHEREAS Adriana Gonzalez (on behalf of Coachella Releaf) filed an application for Conditional Use Permit (CUP 337), Change of Zone (CZ 21-01), and Variance (VAR 21-01) to allow a new retail cannabis business on property located at 86705 Avenue 54 (Assessor's Parcel No. 764-280-010); and,

WHEREAS on August 4, 2021, the Planning Commission of the City of Coachella published a public hearing notice, conducted a duly noticed public hearing on Conditional Use Permit (CUP 337), Change of Zone (CZ 21-01), Variance (VAR 21-01) and recommended that the City Council approve the application as presented by the applicant, findings, conditions and staff recommendations; and

WHEREAS on August 25, 2021, the City Council of the City of Coachella published a public hearing notice, conducted a duly noticed public hearing on Conditional Use Permit (CUP 337), Change of Zone (CZ 21-01), Variance (VAR 21-01) and approved the application as presented by the applicant, findings, conditions and staff recommendations; and

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

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

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

WHEREAS, the proposed project is exempt from 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, BE IT RESOLVED, that the City Council of the City of Coachella,

California hereby resolve as follows:

Section 1. Incorporation of Recitals

The City Council hereby finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the City Council as fully set forth in this resolution.

Section 2. CEQA Findings

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the City Council, and the facts outlined below, the City Council hereby finds and determines that the proposed project is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Class 1: Existing Facilities). The Class 1 exemption specifically exempts from further CEQA review the operation, permitting, licensing, or minor alteration of existing facilities with negligible or no expansions of the existing use. Since the project consists only of the permitting and licensing of a business for full alcohol sales, the project qualifies for the Class 1 exemption.

Furthermore, none of the exceptions to the use of the Class 1 categorical exemption identified in State CEQA Guidelines section 15300.2 apply. The project will not result in a cumulative impact from successive projects of the same type in the same place, over time. There are no unusual circumstances surrounding the project that result in a reasonable possibility of a significant effect on the environment. The project is not in a scenic corridor, will not alter or impact historic resources, and does not include any hazardous waste sites. The project consists of no physical modifications to the structure or the environment, except for interior modifications, and involves a zone change, variance and a conditional use permit to allow a storefront retail microbusiness. Thus, the Class 1 exemption applies, and no further environmental review is required.

Section 3. Conditional Use Permit Findings

With respect to Conditional Use Permit (CUP) 337, the City Council finds as follows for the proposed storefront retail microbusiness:

1. The Conditional Use Permit 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 commercial uses mixed with high-density residential uses. The proposed uses on the site are in keeping with the policies of the Industrial District land use classification and the Project is internally consistent with other General Plan policies for this type of development. The Project is in compliance with the applicable land use regulations and development standards of the City's Zoning Code with approval of the Change of Zone 21-01 and Variance 21-01. The proposed retail cannabis business entails improvements to both the interior of the building, Suite H, with retail display area, office, storage, and cultivation rooms. Improvements to indoor structural, electrical, plumbing and HVAC systems are proposed as part of the Project.
2. Change of Zone No. 21-01 proposes to change the zoning of the 1.74 acre subject site at 86705 Avenue 54 from M-H (Heavy Industrial) to M-S (Manufacturing Service) and add the

Industrial Park (IP) Overlay Zone. The Project complies with the applicable M-S (Manufacturing Service) zoning standards and IP Overlay Zone as proposed and with Chapter 17.84 , 17.85, 17.46 of the Coachella Municipal Code regarding Retail Cannabis Businesses and Commercial Cannabis Activity subject to approval of Condition Use Permit 337.

3. The subject site has been improved with on-site improvements and construction of an industrial building consistent with considerations for harmony in scale, bulk, coverage and density, availability of public facilities and utilities, and the generation of traffic and capacity of surrounding streets as required by the City of Coachella Zoning Ordinance. The Zoning Ordinance requires cannabis uses in the IP Overlay Zone to comply with minimum distance requirements from residential uses and from Avenue 52 and the proposed retail cannabis use complies as the distance from the site to residential uses and Avenue 52 is beyond 4,000 feet where a minimum distance is 1,000 feet is required from residential zoned lots and 800 feet from Avenue 52.
4. The Project will be compatible with neighboring properties with respect to land development patterns. The project entails improvements to the interior of the building, Suite H. Improvements to indoor structural, electrical, plumbing and HVAC systems are proposed as part of the Project. The proposed retail cannabis business would operate in an existing industrial building and the scale, massing, and aesthetic appeal of existing development is in keeping with development of neighboring properties.
5. The City has determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301-(Class 1) Existing Facilities of the CEQA guidelines that provides an exemption for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use including interior or exterior alterations involving such things as interior partitions, plumbing and electrical conveyances. CUP 337 meets the criteria for a Section 1530-Class 1 CEQA exemption.
6. The proposed use will operate in a suite within a an existing multi-tenant industrial building on a parcel developed with vehicular approaches previously reviewed and approved by the City of Coachella and designed for reasonable minimal interference with traffic on surrounding public street or road.

Section 4. Variance Findings

With respect to Variance No. 21-01, the City Council finds as follows for the proposed storefront retail microbusiness:

1. That the strict application of the provisions of the Zoning Ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the chapter as the subject site is located in Subarea #7 (South Employment District) and consistent with zoning requirements of the Industrial Overlay Zone, except for the minimum project area of 10 acres, minimum individual 5 acre lot size, and minimum lot depth of 220

Resolution No. 2021-53

Page 3

feet. The subject site is within a project area defined by a previous subdivision under parcel map 26716 consisting of 7.91 acres, has an individual lot size of 1.74 acres, and a lot depth of 165 feet. The proposed change of zone from M-H to M-S would be consistent with the intent and purpose of the Industrial Park Overlay Zone as the subject site is within a project area that is well-planned with orderly development of industrial multi-tenant buildings with existing on-site improvements. The proposed retail cannabis use is consistent with the distance requirements of retail microbusinesses in the IP Overlay Zone from residential zones uses and Avenue 52. The existing building on the subject parcel is approximately 5,400 feet from the nearest building on a residentially zoned lot and therefore consistent with the minimum 1,000 foot distance of the use from any residentially zoned lot. Retail cannabis microbusinesses are not permitted within 800 feet of Avenue 52. The proposed business is more than 4,000 feet away from Avenue 52. Due to the subject site location significantly beyond the IP Overlay Zone and Retail Cannabis Business distance requirements for cannabis uses from residential uses and other sensitive uses, the proposed use would not present an adverse impact to the community. In fact, the change of zone from M-H to M-S would permit less intensive industrial uses permitted in the M-S zone and IP Overlay District.

2. That there are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings, that do not apply generally to other property in the same zone and vicinity, in that the subject parcel is within Parcel Map 26716 and the gross area of the project area consists of 9.61 acres, inclusive of dedicated lots for Enterprise Way and Avenue 54, or .4 acres below the minimum required 10 acre project area. The site is located in boundary area designated by the City Council, Subarea #7 as appropriate for cannabis uses.
3. That such variance and change of zone is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity, but which, because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question in that the subject parcel is in a project area developed in a well-planned and orderly development as intended by the Industrial Park Overlay Zone and is within a boundary that the overlay zone is applicable to with the exception of the corresponding M-S zoning and minimum 10 acre project area. The gross project area for Parcel Map 26716, in which the subject parcel is a part, is 9.61 acres and therefore substantially consistent with the minimum required project area.
4. That the granting of such variance and approval of the change of zone will not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located in that the proposed zone change of the subject site from M-H to M-S and the application of the IP Overlay Zone would reduce to intensity of industrial uses that could be permitted on-site. Furthermore, cannabis related businesses are subject to findings and conditions of a conditional use permit. If a cannabis related business operating on the subject site was determined to be operating in violation of conditions of approval of the conditional use permit then the City of Coachella Planning Commission may revoke the conditional use permit.

5. That the granting of the variance and approval of the change of zone will not adversely effect any element of the general plan. In fact, the Subarea #7 (South Employment District) identifies a vision for an employment district that contain a diversity of job-producing uses. Furthermore, policy direction for Subarea #7 allows support retail and services that support employment uses.

Section 5. City Council Approval

Based on the foregoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella City Council approves Conditional Use Permit (CUP 337), Change of Zone (CZ 21-01), and Variance (VAR 21-01), Coachella Releaf, subject to the Conditions of Approval for the Coachella Releaf project (CUP 337) set forth in “Exhibit A”

PASSED, APPROVED and ADOPTED this 25th day of August 2021.

Steven A. Hernandez
Mayor

ATTEST:

Angela M. Zepeda
City Clerk

APPROVED AS TO FORM:

Carlos Campos
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. 2021-53 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 25th day of August 2021, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Andrea J. Carranza, MMC
Deputy City Clerk

**CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 337, COACHELLA RELEAF**

General Conditions

1. Conditional Use Permit No. 376 is contingent upon City Council approval and adoption of the attendant Change of Zone 21-01 and Variance 21-01 application. Conditional Use Permit No. 337 hereby approves a 4,725 square foot indoor retail cannabis business (Coachella Releaf) in Suite H within the existing multi-tenant industrial building at 86705 Avenue 54.
2. The Applicant shall secure building permits for all tenant improvements for the businesses through the City's Building Division and the Riverside County Fire Marshal's office prior to the commencement of business activities. Hours of operation for the retail cannabis business (CUP 337) shall be from 9:00 am to 10:00 pm daily, unless otherwise restricted by the State of California. The owner shall procure a City Cannabis Regulatory Permit and a State License prior to commencement of business activities.
3. Conditional Use Permit No. 337 shall be valid for 12 months from the effective date of said City Council approvals unless the applicant requests an extension of time and granted by the Planning Commission. Issuance of building permits and pursuit of construction will vest the Conditional Use Permit.
4. Construction plans for tenant improvements shall be in conformance with floor plan designed in accordance with the Coachella Releaf Retail Cannabis Business.
5. The retail cannabis use shall not result in the creation of any odors detectable from anywhere off the property boundaries. The use of carbon filtration systems and other mitigation measures shall be used on all cannabis activities that cause such odors.
6. All plans, as shown, are considered "conceptual," subject to revisions as called out by the conditions of this resolution. The plans shall not be stamp-approved until all conditions requesting revisions have been satisfied during the building plan check process. Any substantial changes to the plans, including changes shown on future building permit plans deemed by Staff to not be within substantial conformance with this approval, will require an amendment to the approval of the conditional use permit.
7. The project shall comply with all applicable codes, laws and regulations, regardless of whether they are listed in these conditions. This includes conformance with the requirements of the adopted U.B.C., U.P.C., U.M.C., N.E.C., including all requirements of the South Coast Air Quality Management District, the Riverside County Fire Department and any requirements by any other agency having jurisdiction on the project.
8. The applicant shall defend, indemnify and hold harmless the City of Coachella, its

officials, officers, employees, and agents from and against any claim, action, or proceeding against the City, its officials, officers, employees or agents to attack, set aside, void or annul any project approval or condition of approval of the city concerning this project, including but not limited to any approval or condition of approval or mitigation measure imposed by the City Council or Planning Commission. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officials, officers, employees and agents in the defense of the City Attorney, within five days of the effective date of this approval.

9. All plan submittals are the responsibility of the developer; this includes plan submittals to the City of Coachella, the Riverside County Fire Department or to other agencies for whom plan review and approval is required.

Environmental Compliance:

10. The applicant shall comply with the following items prior to issuance of building permits:
 - a) Submit detailed plumbing and mechanical plans;
 - b) Facility will be required to submit a fixture count worksheet to determine additional loading to sewer
 - c) Submit a Source Control survey to determine impacts to sewer;
 - d) Submit a Pollution Prevention Plan for nutrient storage room; SDS sheets required for all chemicals used onsite;
 - e) To prevent debris from entering sewer, project must install strainers on all floor drains of at least 3/8" opening.
 - f) Provide permit from Water Boards Cannabis Cultivation program

ORDINANCE NO. 1186

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA APPROVING CHANGE OF ZONE 21-01 FROM M-H (MANUFACTURING HEAVY) TO M-S (MANUFACTURING SERVICE) AND ADD THE INDUSTRIAL PARK OVERLAY ZONE AMENDING THE OFFICIAL ZONING MAP FOR PROPERTY LOCATED 86705 AVENUE 54. APPLICANT: COACHELLA RELEAF, ADRIANA GONZALEZ. (1st Reading)

WHEREAS, Adriana Gonzalez filed an application for Change of Zone 21-01 to change the zoning from M-H (Manufacturing Heavy) to M-S (Manufacturing Service) and add the Industrial Park Overlay Zone on a 1.74 acre parcel of vacant land and attendant applications Conditional Use Permit 337 and Variance No. 21-01, located at 86705 Avenue 54; Assessor’s Parcel No. 764-280-010 (“Project”); and,

WHEREAS, the City has processed Change of Zone 21-01 pursuant to the Coachella Municipal Code, the California Government Code and the California Environmental Quality Act of 1970 as amended; and,

WHEREAS, on August 4, 2021 the Planning Commission of the City of Coachella held a duly noticed and published Public Hearing and considered the CEQA document and the proposed project and recommended to the City Council approval of Change of Zone 21-01 adopting the recommended findings and staff recommendations; and,

WHEREAS, on August 25, 2021 the City Council of the City of Coachella held a duly noticed and published Public Hearing wherein the public was given an opportunity to testify regarding the proposed project, and wherein the City Council approved Change of Zone 21-01 adopting the recommended findings and staff recommendations; and,

WHEREAS, the City Council of the City of Coachella finds that the applicant’s request for Change of Zone 21-01 is internally consistent with the overall goals, objectives, policies and implementation measures of the Coachella General Plan 2035.

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

Section 1. That the City of Coachella Official Zoning Map be amended as shown on the attached Change of Zone 21-01 Map marked “Exhibit A” from M-H (Manufacturing-Heavy) to M-S-IP (Manufacturing Service – Industrial Park Overlay) for 1.74 acres located at 86705 Avenue 54, with the findings listed below.

Findings for Change of Zone 21-01:

1. That the strict application of the provisions of the Zoning Ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the chapter as the subject site is located in Subarea #7 (South Employment District) and consistent with zoning requirements of the Industrial Overlay Zone, except for the minimum project area of 10 acres, minimum individual 5 acre lot size, and minimum lot depth of 220 feet. The subject site is within a project area defined by a previous subdivision under parcel map 26716 consisting of 7.91 acres, has an individual lot size of 1.74 acres, and a lot depth of 165 feet. The proposed change of zone from M-H to M-S would be consistent with the intent and purpose of the Industrial Park Overlay Zone as the subject site is within a project area that is well-planned with orderly development of industrial multi-tenant buildings with existing on-site improvements. The proposed retail cannabis use is consistent with the distance requirements of retail microbusinesses in the IP Overlay Zone from residential zones uses and Avenue 52. The existing building on the subject parcel is approximately 5,400 feet from the nearest building on a residentially zoned lot and therefore consistent with the minimum 1,000 foot distance of the use from any residentially zoned lot. Retail cannabis microbusinesses are not permitted within 800 feet of Avenue 52. The proposed business is more than 4,000 feet away from Avenue 52. Due to the subject site location significantly beyond the IP Overlay Zone and Retail Cannabis Business distance requirements for cannabis uses from residential uses and other sensitive uses, the proposed use would not present an adverse impact to the community. In fact, the change of zone from M-H to M-S would permit less intensive industrial uses permitted in the M-S zone and IP Overlay District.
2. That there are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings, that do not apply generally to other property in the same zone and vicinity, in that the subject parcel is within Parcel Map 26716 and the gross area of the project area consists of 9.61 acres, inclusive of dedicated lots for Enterprise Way and Avenue 54, or .4 acres below the minimum required 10 acre project area. The site is located in boundary area designated by the City Council, Subarea #7 as appropriate for cannabis uses.
3. That such variance and change of zone is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity, but which, because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question in that the subject parcel is in a project area developed in a well-planned and orderly development as intended by the Industrial Park Overlay Zone and is within a boundary that the overlay zone is applicable to with the exception of the corresponding M-S zoning and minimum 10 acre project area. The gross project area for Parcel Map 26716, in which the subject parcel is a part, is 9.61 acres and therefore substantially consistent with the minimum required project area.
4. That the granting of such variance and approval of the change of zone will not be materially detrimental to the public welfare or injurious to the property or improvements in the same

zone or vicinity in which the property is located in that the proposed zone change of the subject site from M-H to M-S and the application of the IP Overlay Zone would reduce to intensity of industrial uses that could be permitted on-site. Furthermore, cannabis related businesses are subject to findings and conditions of a conditional use permit. If a cannabis related business operating on the subject site was determined to be operating in violation of conditions of approval of the conditional use permit then the City of Coachella Planning Commission may revoke the conditional use permit.

- 5. That the granting of the change of zone and associated variance will not adversely effect any element of the general plan. In fact, the Subarea #7 (South Employment District) identifies a vision for an employment district that contain a diversity of job-producing uses. Furthermore, policy direction for Subarea #7 allows support retail and services that support employment uses.

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.

ORDINANCE PASSED AND APPROVED on this ____ day of _____, 2021.

Steven Hernandez, Mayor

ATTEST:

Angela M. Zepeda, City Clerk

APPROVED AS TO FORM:

Carlos Campos, City Attorney

I, Angela M. Zepeda, City Clerk, City of Coachella, California, certify that the foregoing Ordinance No. 1186 was adopted by the City Council at a regular meeting of the City Council held on the _____, of _____, 2017, and was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Angela M. Zepeda, City Clerk



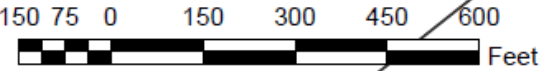
EXHIBIT A

54TH AVE

**Existing M-H (Heavy Industrial) Zone
to
Proposed M-S (Manufacturing Service) Zone,
Industrial Park Overlay Zone**

APN# 764-280-010 (1.74 acres)

ENTERPRISE WAY



Change of Zone 21-01 Exhibit

2021



Photo of the subject site industrial building view from Avenue 54. Suite H is located at the corner Suite.



Photo of the side of the existing industrial building a Suite H.



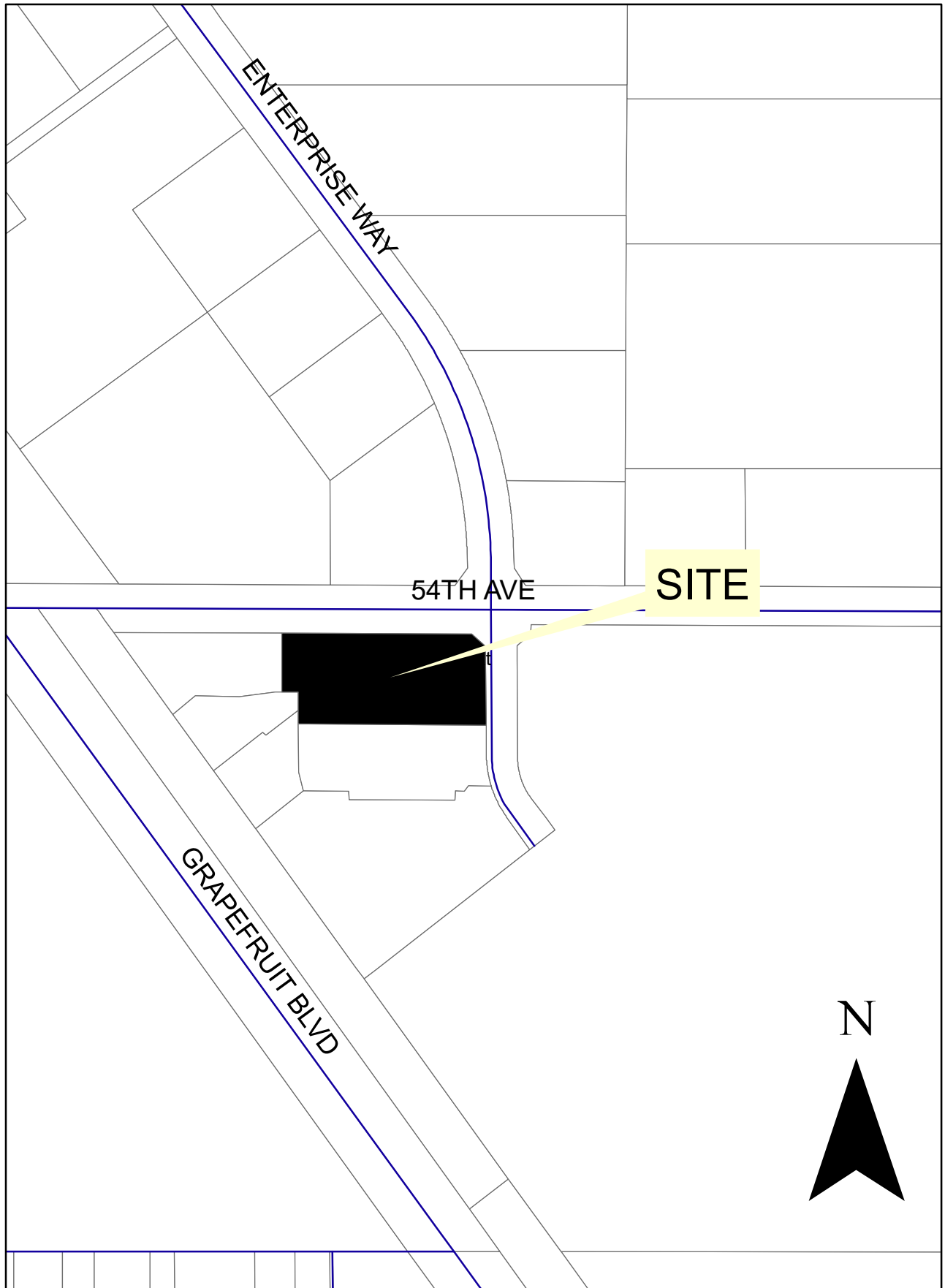
Photo of the industrial building with an adjacent building

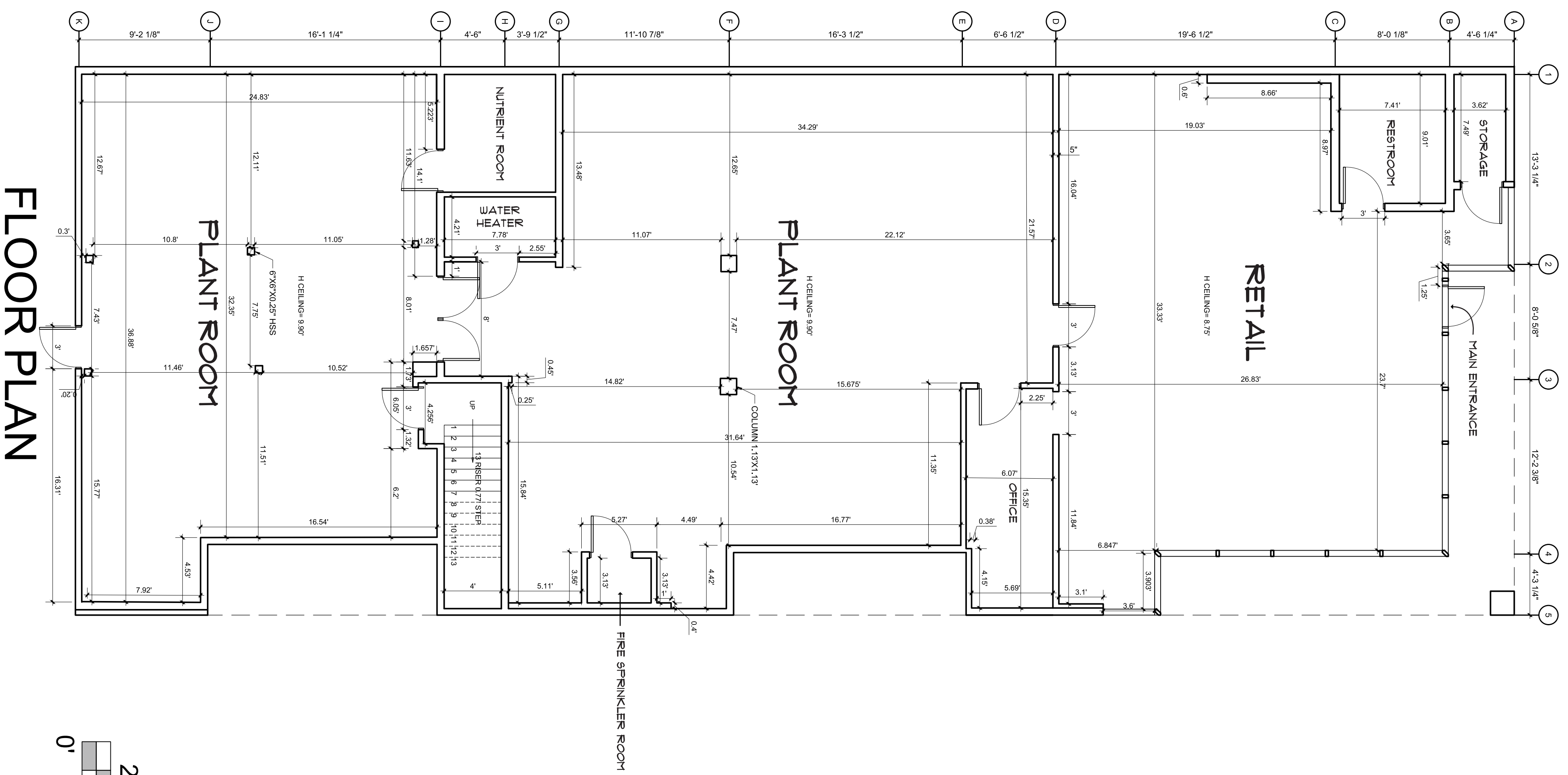


View across the Street from Avenue 54 (Vacant Land)

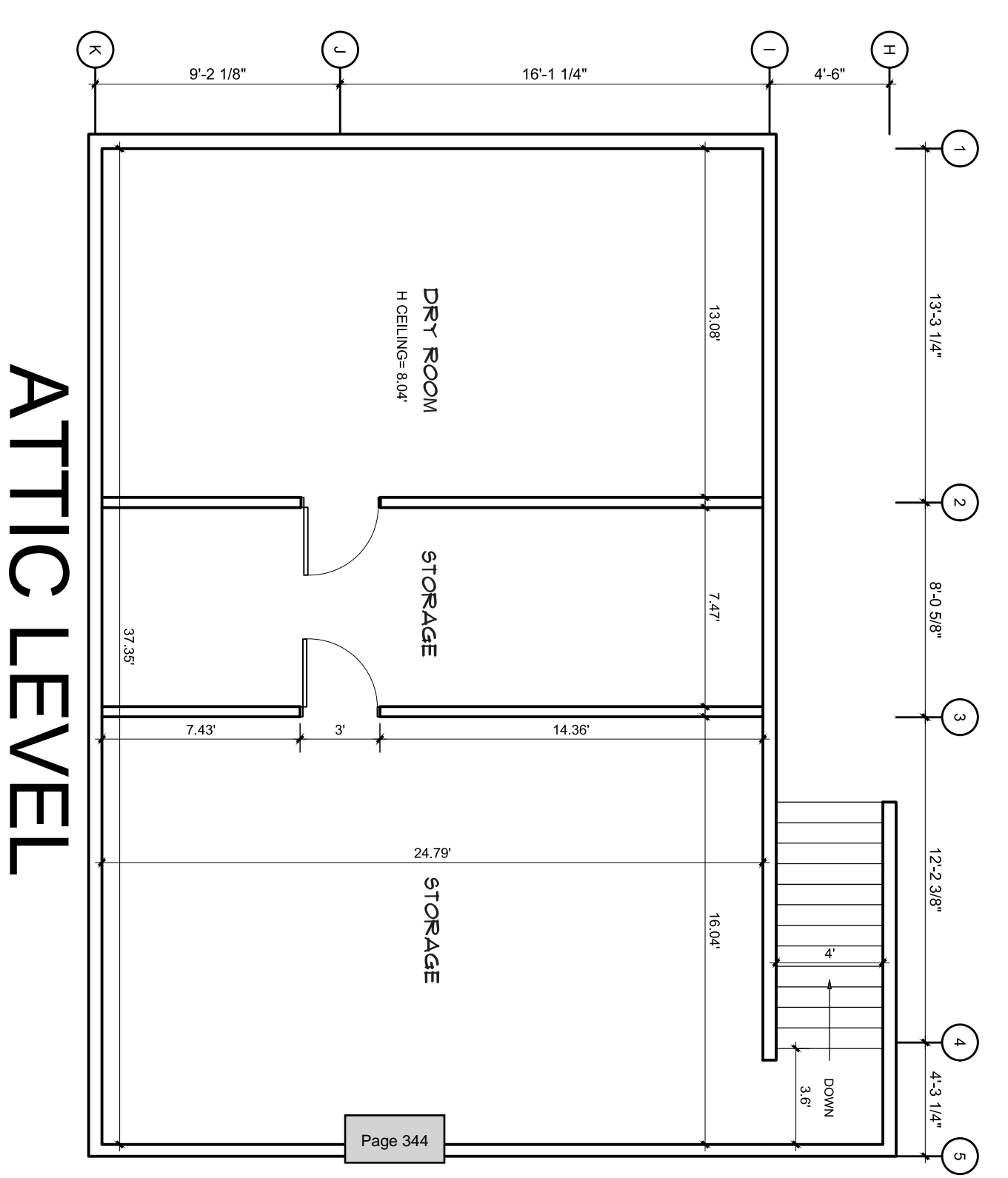


View Across Enterprise Way (Vacant Land)

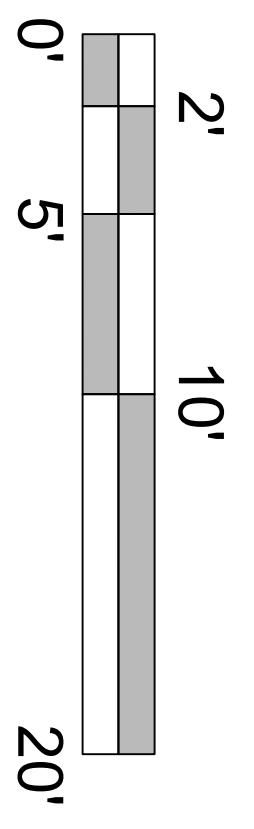




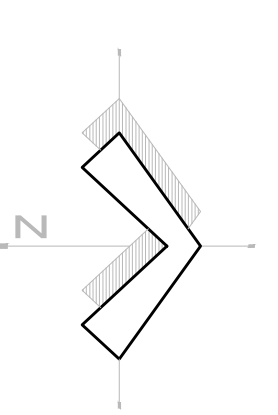
FLOOR PLAN



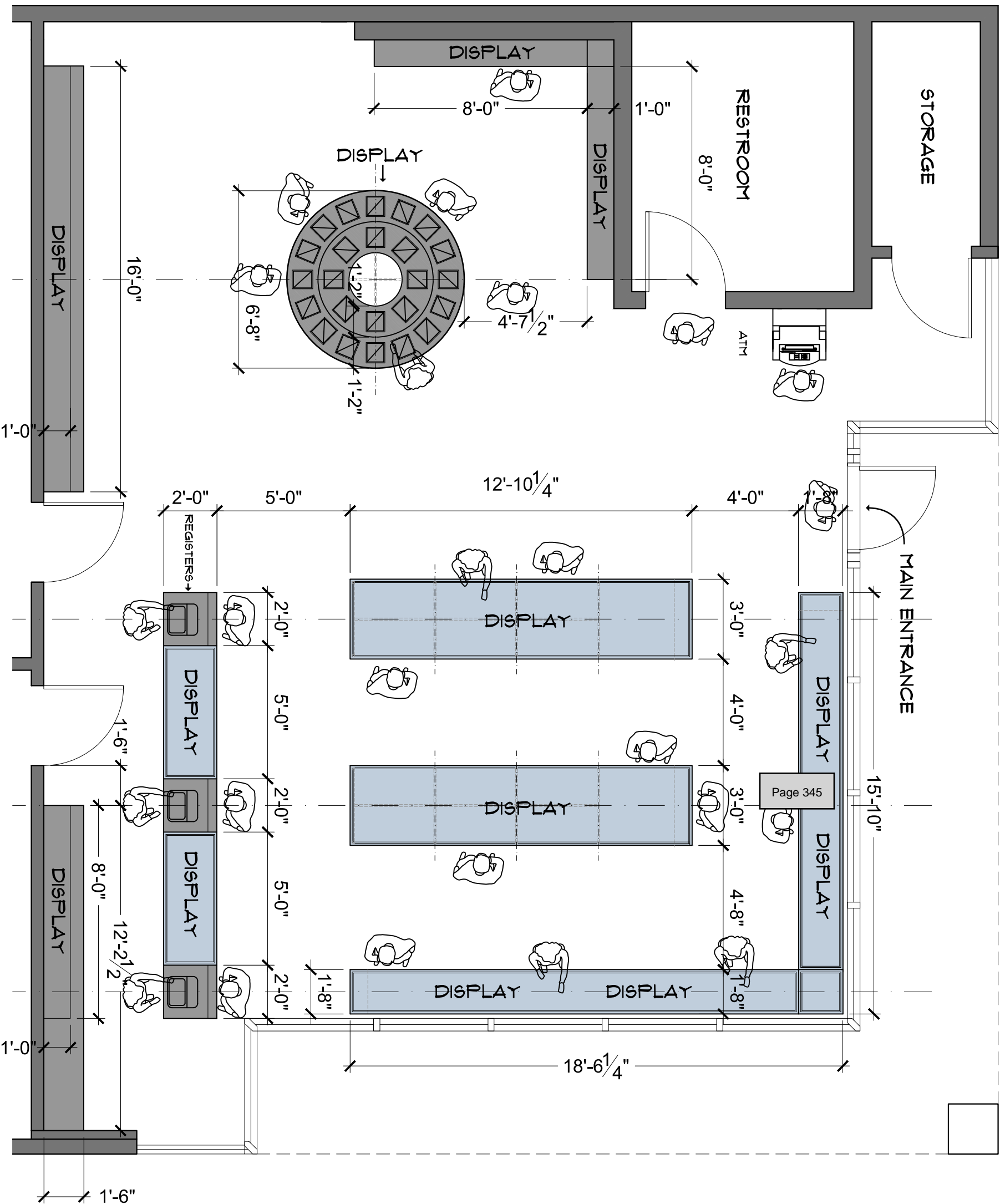
ATTIC LEVEL



SCALE 3/16"=1'-0" ON FULL SIZE /24"X36"
SCALE 3/32"=1'-0" ON HALF SIZE /11"X17"



	<p>BUILDING & CITY ARCHITECTURE AND ENGINEERING CONSULTANTS, LLC.</p> <p>WILLIAM A. AGUIRRE, P.E. CIVIL ENGINEER Lic. C65478</p> <p>951.204.1013 68207 PASADENA ROAD CATHEDRAL CITY, CA 92234 WWW.ARCH-ENG-CONSULTANTS.COM waguirre@arch-eng-consultants.com SKYPE: bill-a-2011</p>		<p>OWNER: JESUS GONZALEZ (760) 766-6233 jesusrgonz@yahoo.com</p>	<p>TENANT IMPROVEMENT SUITE "H"</p> <p>86-705 AVENUE 54 SUITE H COACHELLA, CA 92236</p>
<p>FLOOR PLAN & ATTIC LEVEL</p> <p>Project number 21384 Date 05-24-2021 Drawn by L. GALLO Checked by W. AGUIRRE</p>				
<p>A-101</p>				
<p>Scale NOTED</p>				
<p><small>Notice - It is the contractor's & client's responsibility prior to writing of any permit, errors, omissions or discrepancies prior to proceeding/continue with work.</small></p>				
NO.	REVISION	DATE		



Floor Plan

86-705 Avenue 54, Suite H // 06.21.21 // Scale 1/4" = 1'-0" // Floor Plan