



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

July 14, 2021

5:00 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: - 5:00 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

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.

PLEDGE OF ALLEGIANCE:

CLOSED SESSION ANNOUNCEMENTS:

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.

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:

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.)

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.

NEW BUSINESS CALENDAR (LEGISLATIVE AND ADMINISTRATIVE):

16. Adopt 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.
17. Approve 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.

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)*
19. Public Hearing for 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.
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.
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.
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.
23. Resolution No. 2021-48, Adopt resolution 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)

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 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

June 23, 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 5:06 p.m. by Mayor Pro Tem Gonzalez in the Council Chamber at City Hall located at 1515 Sixth Street, Coachella.

ROLL CALL:

Present: Councilmember Delgado, Councilmember Galarza, and Mayor Pro Tem Gonzalez.
City Clerk Zepeda (*arrived at 6:00 p.m.*)

Absent: Councilmember Beaman Jacinto, and Mayor Hernandez.
City Treasurer Aviles

(It was announced that Councilmember Beaman Jacinto and Mayor Hernandez would be absent.)

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:

City Attorney Hargreaves asked Council to add to the agenda one item requiring immediate action that came to our attention after the posting of the agenda.

Motion: To add to the agenda by 4/5 vote as Item 33b.

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

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

There were no further modifications to the agenda.

PUBLIC COMMENTS (CLOSED SESSION ITEMS):

None.

ADJOURN TO CLOSED SESSION:

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

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:

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3. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

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4. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

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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 6:27 p.m.

PLEDGE OF ALLEGIANCE:

City Manager Martin led the Pledge of Allegiance.

CLOSED SESSION ANNOUNCEMENTS:

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

APPROVAL OF MINUTES:

6. Special Meeting Minutes of a Coachella City Council Study Session held on May 26, 2021.

Motion: To approve the minutes as presented.

Made by: Councilmember Delgado

Seconded by: Councilmember Galarza

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

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

NOES: None.

ABSTAIN: None.

ABSENT: Councilmember Beaman Jacinto, and Mayor Hernandez.

7. Regular Meeting Minutes of May 26, 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: Councilmember Galarza

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

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

NOES: None.

ABSTAIN: None.

ABSENT: Councilmember Beaman Jacinto, and Mayor Hernandez.

PROCLAMATIONS/PRESENTATIONS:

8. Presentation from the Coachella Valley Mosquito & Vector Control District regarding Neighborhood Mosquito Control Treatments taking place in Summer 2021 in Coachella
9. Presentation on Coronavirus (COVID-19) Response Efforts
10. Annual Flag Calendar

WRITTEN COMMUNICATIONS:

Written communication received was announced as the items come up for discussion.

CONSENT CALENDAR:

11. Voucher Listing — EFT's/Utility Billing Refunds/FY 2020-21 Expenditures as of June 23, 2021, \$3,140,670.63.
12. Ordinance No. 1181 approving Change of Zone No. 20-08 to add the R-C (Retail Cannabis Overlay) Zone to the existing M-S (Manufacturing Service) Zone on a 13,000 square foot developed parcel located at the northwest corner of 3rd Street and Grapefruit Boulevard. Pueblo Cannabis, Applicant (*Second Reading*).
13. *This item was pulled from the Consent Calendar item with action taken later on the agenda.*
14. Resolution No. 2021-35, Update Authorized Signers on the City's California Local Agency Investment Fund (LAIF) Account due to Changes in City Staff
15. Resolution No. SD-2021-03, to Update Authorized Signers on the Sanitary District's California Local Agency Investment Fund (LAIF) Accounts due to Changes in City Staff
16. Resolution No. 2021-37, Authorization and Appropriation of deposit funds for Eminent Domain Proceedings for the SR-86/Avenue 50 New Interchange Project (ST-81).
17. Establish the Appropriations Limits for Fiscal Year 2021-22
 - a) Adopt Resolution No. 2021-38, establishing the appropriations limit for the City of Coachella for fiscal year 2021-22;
 - b) Adopt Resolution No. SD-2021-04, establishing the appropriations limit for the Coachella Sanitary District for fiscal year 2021-22;
 - c) Adopt Resolution No. FD-2021-03, establishing the appropriations limit for the Coachella Fire Protection District for fiscal year 2021-22
18. *This item was pulled from the Consent Calendar item with action taken later on the agenda.*
19. Resolution No. 2021-41 Authorizing the City Manager to Execute Grant Documents and Submit a Joint Application with Pacific Southwest Community Development Corporation, the Project's Managing General Partner, for Funding Under the Infill Infrastructure Grant Program to the California Department of Housing and Community Development in a Not-to-Exceed Amount of \$4,500,000 Million for the Affordable Housing Apartment Project on Tripoli Avenue in the City of Coachella
20. Annual Investment Policy Update:
 - Resolution No. 2021-44 a Resolution of the City Council of the City of Coachella
 - Resolution No. WA-2021-07, a Resolution of the Coachella Water Authority
 - Resolution No. SD-2021-05, a Resolution of the Coachella Sanitary District
 - Resolution No. FD-2021-04, a Resolution of the Coachella Fire Protection District

- Resolution No. CBL-2021-02, a Resolution of the Coachella Education and Government Access Cable Channel Corporation
- 21. Authorization of a Community Based Grant to the California Farmworker Foundation in the Amount of \$1,000 to Assist Farmworkers Facing Food Insecurity
- 22. Approval of the 2021 – 2023 Memorandum of Understanding between the City of Coachella and Desert Recreation District.
- 23. Approval of the execution of Amendment No. 3 to the lease agreement between the City of Coachella and Armtec Defense Technologies.
- 24. Authorization of the execution of Amendment No. 1 between the City of Coachella and Vintage Landscape for Rancho Las Flores Park Project No. 030619A.
- 25. Authorization execution of Amendment No. 3 between the City of Coachella and Vintage Landscape for City Parks and Office Facilities Project No. 030619C.
- 26. Authorization of the execution of Amendment No. 1 to West Coast Arborist Maintenance Agreement extending their term for one year.
- 27. Authorization of a Community Based Grant to Eastern Coachella Valley for Change in the Amount of \$1,000 to Provide Mentorship to Students Enrolled in the Tenth Grade at Coachella Valley High School
- 28. *This item was pulled from the Consent Calendar item with action taken later on the agenda.*
- 29. Authorization of a Community Based Grant to the Academy of Musical Performance in the Amount of \$1,000 for Summer Day Camp Meals
- 30. Authorize City Manager to approve Change Order No. 1 and approve Notice of Completion for Bagdouma Pool Rehabilitation Project No. 102720, accept project as complete and direct City Clerk to record the Notice of Completion.

Motion: To approve per staff recommendation, Consent Calendar Items 11 through 30, with the **exception of Items 13, 18, and 28**, which were voted upon separately (see below).

Made by: Councilmember Delgado
Seconded by: Councilmember Neftali
Approved: 3-0, by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Councilmember Beaman Jacinto, and Mayor Hernandez.

The following items were pulled from the Consent Calendar and voted upon separately (see pages 4 and 5):

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

Motion: To **continue item to next meeting**

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

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

18. Resolution No. 2021-39 Amending the existing Street Sweeping Parking Fine.

Motion: To approve per staff recommendation

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

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

28. Approval of the Agreement for Animal Field and Shelter Services between the City of Coachella and the County of Riverside, as modified by the City Manager.

Motion: To approve per staff recommendation

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

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

NEW BUSINESS CALENDAR (LEGISLATIVE AND ADMINISTRATIVE):

31. 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)*.

Written communications were received, forwarded to Council and entered into the record from William L. Grivas, Sr., property owner; and Bruce T. Bauer with Slovak Baron Empey Murphy & Pinkney (project representative) both in support of the item.

Public Comment: Bruce T. Bauer (in-person)

Motion: To **continue item to July 28, 2021**

Made by: Councilmember Galarza
Seconded by: Councilmember Delgado
Approved: *2-1, by the following roll call vote:

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

**City Attorney Hargreaves confirmed continuance was approved.*

32. Ordinance No. 1184 Amending Chapter 2 of the Coachella Municipal Code by adding Section 2.30 to include a Youth Advisory Commission. *(First Reading)*

Motion: To approve per staff recommendation

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

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

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

- 1. Cheryl Thomas, In-Person
- 2. Ruben Gonzalez, via Zoom
- 3. Bryan Lopez, via Zoom

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

33. Annual Budget and Organizational Structure for Fiscal Year 2021-22:

- Resolution No. 2021-34, a Resolution of the City Council of the City of Coachella, California, Adopting an Annual Budget and Organizational Structure for Fiscal Year 2021-22
- Resolution No. CBL-2021-01, a Resolution of the Board of Directors of the Coachella Educational and Governmental Access Cable Channel Corporation, Adopting an Annual Budget for Fiscal Year 2021-22
- Resolution No. FD-2021-02, a Resolution of the Board of Directors of the Coachella Fire Protection District, Adopting an Annual Budget for Fiscal Year 2021-22
- Resolution No. SD-2021-02, a Resolution of the Board of Directors of the Coachella Sanitary District, Adopting an Annual Budget and Organizational Structure for Fiscal Year 2021-22
- Resolution No. WA-2021-03, a Resolution of the Board of Directors of the Coachella Water Authority, Adopting an Annual Budget and Organizational Structure for Fiscal Year 2021-22

Motion: To approve per staff recommendation

Made by: Councilmember Delgado

Seconded by: Councilmember Galarza

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

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

NOES: None.

ABSTAIN: None.

ABSENT: Councilmember Beaman Jacinto, and Mayor Hernandez.

33b. Approve Resolution No 2021-45 authorizing the City Manager to execute an Assignment and Assumption of the Coachella Research and Development Park II Development Agreement, from Desert Rock Development LLC to MB-26, LLC.

Public Comment: Michael Meade

Motion: To approve per staff recommendation

Made by: Councilmember Galarza

Seconded by: Councilmember Delgado

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

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

NOES: None.

ABSTAIN: None.

ABSENT: Councilmember Beaman Jacinto, and Mayor Hernandez.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

34. B-4 Ranch Change of Zone Project

- a) Resolution No. 2021-36, Environmental Assessment (EA 2-04) adopting a Negative Declaration pursuant to the environmental review guidelines of the California Environmental Quality Act.
- b) Ordinance No. 1183, Change of Zone (CZ 20-07) to change the zoning from R-S (Single Family Residential) and R-M (Multiple Family Residential) to R-M Urban (20-38 du/ac), R-M General (20-25 du/ac), and Neighborhood Commercial (C-N) on approximately 56.9 acres of vacant, agricultural land located on the north side of Avenue 52, east and west of Education Way (APN: 763-060-048). City-Initiated. (*First Reading*)

Mayor Pro Tem Gonzalez opened the Public Hearing for Item 34 at 8:40 p.m.

Public Comment: John Powell, Jr., via email, in support
 Maribel Nunez, via email, in support

Mayor Pro Tem Gonzalez closed the Public Hearing for Item 34 at 8:43 p.m.

Motion: To adopt Resolution No. 2021-36; and read title only and pass to second reading Ordinance No. 1183.

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

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

35. Public Hearing for 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 Pro Tem Gonzalez opened the Public Hearing for Item 35 at 8:45 p.m.

Public Comment: None.

Public Hearing item remains open.

Motion: To **continue to July 14, 2021**

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

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

36. Pulte Coachella Subdivision Project

- Resolution No. 2021-42, Tentative Tract Map (TTM 38084) and Variance (VAR 21-04) to allow the subdivision of 26.81 acres of vacant land into 107 single-family residential lots (having less than the minimum 7,200 square feet) ranging in size from 6,017 square feet to 13,171 square feet, with an average lot size of approximately 7,500 square feet, with public streets and common-area lots accessed from Avenue 51, on property located on the north side of Avenue 51 between Van Buren Street and Chiapas Drive (APN #768-050-002).
- Resolution No. 2021-43, Architectural Review (AR 21-03) to allow the construction of 107 single family homes using three production models, within Tentative Tract Map No. 38084 to include: 1) A one-story (3-Bedroom, 2-Bath) residence with 1,959 square feet of floor area; 2) A two-story (4-Bedroom, 2 ½-Bath) residence with 2,404 square feet of floor area; and 3) A two-story (5-Bedroom, 3-Bath) residence with 2,825 square feet of floor area, all with attached two-car garages and a variety of architectural themes (Spanish, Craftsman, and Prairie) and color palettes for the models’ exterior finishes and roof tile. Pulte Home Company, LLC (Applicant)

Mayor Pro Tem Gonzalez opened the Public Hearing for Item 36 at 9:00 p.m.

Public Comment: Daniel E. Woziak, applicant

Mayor Pro Tem Gonzalez closed the Public Hearing for Item 36 at 9:02 p.m.

Motion: To approve per staff recommendation

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

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

37. Public Hearing and Adoption of the 2020 Regional Urban Water Management, Water Shortage Contingency Plan, and Appendix L to the 2015 Urban Water Management Plan:

- a) Resolution No. WA-2021-04, to Adopt the 2020 Coachella Valley Regional Urban Water Management Plan (RUWMP).

(Continued)

(Item 37, 2020 Regional Urban Water Management – continued from previous page.)

- b) Resolution No. WA-2021-05, to Adopt the Water Shortage Contingency Plan (WSCP).
- c) Resolution No. WA-2021-06, to Adopt Appendix L as an addendum to the 2015 Urban Water Management Plan (UWMP)

Mayor Pro Tem Gonzalez opened the Public Hearing for Item 37 at 9:20 p.m.

Public Comment: James R., via Zoom

Mayor Pro Tem Gonzalez closed the Public Hearing for Item 37 at 9:25 p.m.

Motion: To approve per staff recommendation

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

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

NOES: None.

ABSTAIN: None.

ABSENT: Councilmember Beaman Jacinto, and Mayor Hernandez.

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:

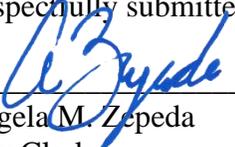
Council Comments/Report of Miscellaneous Committees.

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 9:30 p.m.

Respectfully submitted,



 Angela M. Zepeda
 City Clerk

CITY OF COACHELLA
CALIFORNIA

Proclamation

WHEREAS, Lynn Sugar-Germain began working for the City of Coachella on December 19, 2011, as the Senior Management Analyst; and

WHEREAS, she brought with her a wealth of knowledge, a commitment to education, and a bit of humor; and

WHEREAS, Lynn holds a bachelor's degree in business, as well as a master's degree in public administration, and is currently working on a dissertation for a PhD in public policy; and

WHEREAS, while at the City, Lynn's greatest accomplishment was creating the "Capital Improvement Workbook" that shows the City's transparency on the finances and the contracts of the projects; and

WHEREAS, Lynn was involved in some form of every Capital Improvement from 2011 through 2021; and

WHEREAS, the City understands the stresses of being a public servant and is appreciative of Lynn's work and dedication to serve the residents of Coachella; and congratulates her achievements; and

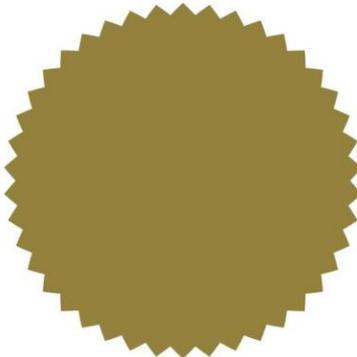
WHEREAS, Lynn is a loving mother of two daughters Brittany Lopez and Kiana Rubiano, and one grandson Enrique Lopez IV; and

WHEREAS, after accomplishing almost 10 years of service with the City of Coachella, Lynn retired on June 10, 2021, and plans to move to Texas to be closer to her grandson and teach part-time at a local community college; and

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

Lynn Sugar-Germain

and urge all citizens of the City of Coachella in recognizing her many successes and congratulate her on her retirement.



IN WITNESS HEREOF, I have hereunto set my hand and caused the official seal of the City of Coachella, California to be affixed this 14th day of July 2021.

Steven A. Hernandez

Steven A. Hernandez, Mayor
City of Coachella, California

CITY OF COACHELLA
CALIFORNIA

Proclamation

WHEREAS, Luis Lopez began his work in Development and Planning in 1987 with the City of Pomona, California as a Planning Technician. He took an Assistant Planner job with the City of Pasadena in the Zoning Administration team in 1990, and in 1999 was promoted to Senior Planner with the City of Indio where he worked for six years; and

WHEREAS, in 2005, he worked for Lennar Homes as a project manager, and did consulting work for Hogle-Ireland, Inc. in Riverside until joining the Planning Division in the City of Coachella on April 29, 2008, eventually serving as the Development Services Director; and

WHEREAS, Luis was privileged to be part of the staff leadership that worked on major projects in the Eastern Coachella Valley, including Sun City Shadow Hills, Terra Lago, Polo Resorts, La Entrada, and Vista Del Agua. He oversaw the City of Coachella’s Comprehensive General Plan Update that included the first Community Health & Wellness Element amongst all the Coachella Valley cities’ General Plan documents; and

WHEREAS, Luis holds a Bachelor’s Degree in Urban & Regional Planning from Cal Poly Pomona, with postgraduate degrees from Cal State San Bernardino and Taft Law School; and

WHEREAS, Luis was raised in Mecca, California during the early 1970’s and frequently visited Wilmington, California as a child to visit his grandmother and older cousins, which he credits as the reasons for his love of cities and rock and roll music; and

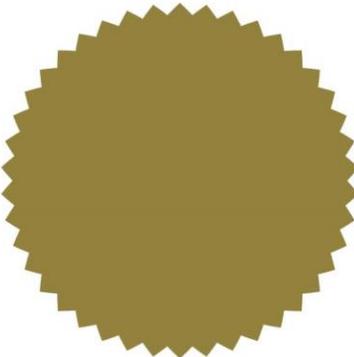
WHEREAS, Luis lives in Beaumont, California with his wife Claudia and they enjoy spending time with their friends and family, especially their two daughters and six grandchildren; and

WHEREAS, on June 29, 2021, Luis retired from the City of Coachella and he is looking forward to having more time to play music, do home improvements, and travel abroad.

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

Luis Lopez

and urge all citizens of the City of Coachella in recognizing his many successes and congratulate him on his retirement.



IN WITNESS HEREOF, I have hereunto set my hand and caused the official seal of the City of Coachella, California to be affixed this 14th day of July 2021.

Steven A. Hernandez, Mayor
City of Coachella, California

CITY OF COACHELLA
CALIFORNIA

Proclamation

WHEREAS, William "Bill" B. Pattison, Jr., announced his retirement from the City of Coachella effective December 2020, after spending 10 of his 28 years of public service in Coachella; and

WHEREAS, Bill joined the City as Finance Director on August 23, 2010; and

WHEREAS, he has a long history in government, having previously worked as the Finance Director for the City of Hemet from 2000 to 2007, and as an Assistant Town Manager for the Town of Apple Valley from 2007 to 2010; and

WHEREAS, he has a master's degree in business administration from California State University, San Bernardino, and is a licensed Certified Public Accountant in California; and

WHEREAS, being a CPA, Bill was tasked with bringing the City current on audits, and righting the City's fiscal ship, where the City has seen its reserves grow from \$6.5 million to \$16.5 million; and

WHEREAS, in January 2017, Bill was appointed to the position of City Manager; and

WHEREAS, under Bill's leadership, the City's accomplishments include the new Coachella Library, the expansion and remodel of the Senior Center, the revitalization of the Sixth Street corridor, and most recently the City was awarded \$3.19 million by California's Natural Resources Agency for a \$5 million Urban Greening Project; and

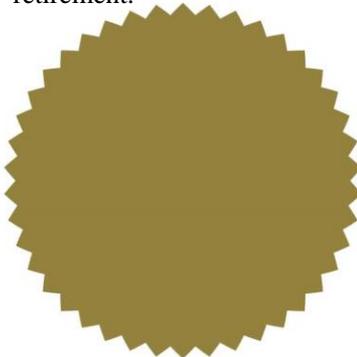
WHEREAS, although Bill retired in December 2020, he stayed on as Interim City Manager during the recruitment for his replacement until June 4, 2021; and

WHEREAS, during his retirement, Bill plans to stay active in the community, and enjoy the beach during the summer months; and

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

William B. Pattison, Jr.

and urge all citizens of the City of Coachella in recognizing his many successes and congratulate him on his retirement.



IN WITNESS HEREOF, I have hereunto set my hand and caused the official seal of the City of Coachella, California to be affixed this 14th day of July 2021.

Steven A. Hernandez

Steven A. Hernandez, Mayor
City of Coachella, California

apChkLst
06/14/2021 7:37:50AM

Check List
City of Coachella

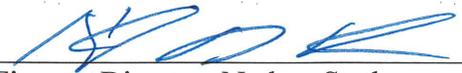
Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
110893	6/14/2021	44905	C.S. LEGACY CONSTRUCTION	6/1/2021	PE5/31 GRAPEFRUIT URBAN	859,275.31		
			4	5/4/2021	PE4/30 GRAPEFRUIT URBAN	717,189.06	1,576,464.37	
110894	6/14/2021	44714	NV5, INC.	210622	5/1/2021	PE4/3 GRAPEFRUIT BLVD UR	10,651.75	
			215465	5/29/2021	PE5/1 GRAPEFRUIT BLVD UR	7,661.50	18,313.25	
110895	6/14/2021	52082	PROWEST PCM, INC.	16 PC	4/30/2021	PE4/30 FIRE STATION REHAB	24,697.49	24,697.49
110896	6/14/2021	01178	SPOTLIGHT 29 CASINO	C06242021	6/8/2021	6/24 RETIREMENT DINNER (1	4,892.50	4,892.50
Sub total for WELLS FARGO BANK:							1,624,367.61	

4 checks in this report.

Grand Total All Checks: 1,624,367.61

Date: June 14, 2021



Finance Director: Nathan Statham

apChkLst
06/30/2021 5:31:24PM

Check List
City of Coachella

Bank : ewfb EFT FOR WELLS FARGO BANK -

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
240	6/30/2021	48066	US BANK	Sta 5/25/21	5/25/2021	ACC XXXX-XXXX-XXXX-0925,	3,099.29	3,099.29
241	6/30/2021	54232	USIO, INC.	Prizes	6/18/2021	COACHELLA OPPORTUNITY ;	5,000.00	5,000.00
242	6/30/2021	53800	WILMINGTON TRUST N. A.	July 2021	6/28/2021	JL2021 PENSION OBLIGATION	1,222,687.33	1,222,687.33
Γ FOR WELLS FARGO BANK -SEPARATE CHECK:								1,230,786.62

3 checks in this report.

Grand Total All Checks: 1,230,786.62

Date: June 30, 2021



Finance Director: Nathan Statham

apChkLst
07/01/2021 2:25:03PM

Check List
City of Coachella

Bank : ewfb EFT FOR WELLS FARGO BANK -

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
243	7/1/2021	02320	CALPERS	1000000164632	6/14/2021	#6373819375, JULY2021 HEAL	89,103.34
				1000000164632	6/14/2021	#6373819375, JULY2021 HEAL	11,656.26
244	7/1/2021	02139	DLT SOLUTIONS, LLC	4980375A	6/2/2021	ANNUAL SBSCRPTN- ARCH E	4,296.74
245	7/1/2021	02271	ESRI, INC.	94043382	5/20/2021	8/15/21-22 ARCGIS DESKTOP	1,200.00
246	7/1/2021	53308	KNOWBE4, INC.	INV127329	4/8/2021	JL2021/22 SECURITY AWARE	1,757.25
247	7/1/2021	26950	MUNICIPAL CODE CORPORAT	00358838	6/7/2021	JN2021-MY2022 ADMINISTRA	450.00

Γ FOR WELLS FARGO BANK -SEPARATE CHECK: 108,463.59

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
111026	7/1/2021	48977	ADT COMMERCIAL	140304290	6/2/2021	JULY2021 ALARM/EXT SVC PI	1,091.89
				140304289	6/2/2021	JULY2021 ALARM/EXT SVC PI	683.16
				140304291	6/2/2021	JULY2021 CELL/ESUITE/ALAF	62.00
				140304292	6/2/2021	JULY2021 CELL/EXT SVC PRO	29.43
							1,866.48
111027	7/1/2021	05900	CALED	300003136	5/17/2021	FY21/22 MBRSHP: GABRIEL M	570.00
111028	7/1/2021	44488	COMCATE	7573	6/1/2021	8/15/21-22 ABNDND VEHICLE	12,793.69
111029	7/1/2021	48015	COMPLETE PAPERLESS SOLI	3347	5/28/2021	6/28/21-22 LASERFICHE SOF	5,302.00
111030	7/1/2021	44036	DE LAGE LANDEN PUBLIC	72833571	6/11/2021	ACC #1338330, COLOR COPIE	216.41
111031	7/1/2021	42219	DELL FINANCIAL SERVICES	80883499	5/15/2021	FY21/22 PCAAS LEASE (001-9	17,626.03
111032	7/1/2021	54233	DJ2A ENTERTAINMENT	7/2 Event	7/1/2021	7/2 FOURTH OF JULY CELEBI	225.00
111033	7/1/2021	48149	ET WATER SYSTEMS, INC	38312	4/27/2021	JL2021/22 DATA/FLOW SVC R	1,434.00
				38326	4/30/2021	JL2021/22 DATA/FLOW SVC R	478.00
				38313	4/27/2021	JL2021/22 DATA/FLOW SVC R	239.00
				38314	4/27/2021	JL2021/22 DATA/FLOW SVC R	239.00
				38316	4/27/2021	JL2021/22 DATA/FLOW SVC R	239.00
							2,629.00
111034	7/1/2021	51579	METLIFE- GROUP BENEFITS	July2021	6/15/2021	JULY2021 DENTAL/VISION/LIF	12,576.36
111035	7/1/2021	42603	NALEO	2846	6/1/2021	JL2021/22 MBRSHP: JOSIE G	100.00
				2847	6/1/2021	JL2021/22 MBRSHP: STEVEN	100.00
							200.00
111036	7/1/2021	50595	PACIFIC LIGHTWAVE INC	20-0850	6/1/2021	JULY-SEPT2021 BUSINESS IN	2,397.00
111037	7/1/2021	52327	QUADIENT LEASING USA, INC	N8920853	6/18/2021	JL-OT2021, LSE #N17071771-	787.14
111038	7/1/2021	53831	RETAIL LEASE TRAC, INC.	6932	5/6/2021	2021/22 RETAILER INFO SVC	850.00
111039	7/1/2021	01310	SCAG	FY 21/22	6/1/2021	FY 2021/22 MEMBERSHIP DU	5,224.00
111040	7/1/2021	50827	SDC SOUND COMPANY	1056	4/12/2021	7/2 FOURTH OF JULY CELEBI	2,260.00
				1057	6/14/2021	7/2 FOURTH OF JULY CELEBI	1,200.00
							3,460.00
111041	7/1/2021	35430	SOUTH COAST A.Q.M.D.	3841187	6/17/2021	ID 4581, PAVEMENT STRIPER	880.30
				3842127	6/17/2021	ID 4581, FY21/22, EMISSION	142.59
							1,022.89
111042	7/1/2021	00582	STATE WATER RESOURCES	(Gr D2 Rnwl-BB	5/27/2021	GR D2 CERT RNWL: B. BLACI	60.00
111043	7/1/2021	52929	TRUJILLO, ANTHONY	070421	5/27/2021	7/2 FOURTH OF JULY CELEBI	1,800.00
111044	7/1/2021	45053	TYLER TECHNOLOGIES, INC.	045-339327	6/1/2021	FY21/22 MAINTENANCE SUPP	79,191.51
111045	7/1/2021	00384	WILLDAN FINANCIAL SERVICE	010-48211	6/25/2021	JULY-SEPT2021 ADMIN SVCS	2,734.03
							2,734.03
Sub total for WELLS FARGO BANK:							151,531.54

25 checks in this report.

Grand Total All Checks: 259,995.13

Date: July 1, 2021



Finance Director: Nathan Statham

apChkLst
07/07/2021 11:09:50AM

Check List
City of Coachella

Bank : ewfb EFT FOR WELLS FARGO BANK -

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
248	7/1/2021	54253	STATE TREASURER'S OFFICESR-86/Av50	7/1/2021	REAL PROP AQSTN- APN 763	1,845,000.00	1,845,000.00
249	7/1/2021	51949	THE H.N. & FRANCES C. BER(56	7/1/2021	JULY2021- CIVIC CENTER LO.	8,876.26	8,876.26
Γ FOR WELLS FARGO BANK -SEPARATE CHECK:							1,853,876.26

2 checks in this report.

Grand Total All Checks: 1,853,876.26

Date: July 1, 2021


Finance Director: Nathan Statham

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
111046	7/14/2021	54087	BALTAZAR, NIEVES	Ref000219770	7/1/2021	UB Refund Cst #00049556	100.00	100.00
111047	7/14/2021	54236	CHAPA, ADRIANA	Ref000219769	7/1/2021	UB Refund Cst #00047131	59.53	59.53
111048	7/14/2021	54240	DR HORTON INC	Ref000219774	7/1/2021	UB Refund Cst #00052949	52.07	52.07
111049	7/14/2021	54242	DR HORTON INC	Ref000219776	7/1/2021	UB Refund Cst #00053052	97.85	97.85
111050	7/14/2021	54243	DR HORTON INC	Ref000219777	7/1/2021	UB Refund Cst #00053065	97.85	97.85
111051	7/14/2021	54245	DR HORTON INC	Ref000219779	7/1/2021	UB Refund Cst #00053166	64.51	64.51
111052	7/14/2021	54246	DR HORTON INC	Ref000219780	7/1/2021	UB Refund Cst #00053226	97.85	97.85
111053	7/14/2021	54247	DR HORTON INC	Ref000219781	7/1/2021	UB Refund Cst #00053227	95.27	95.27
111054	7/14/2021	54248	DR HORTON INC	Ref000219782	7/1/2021	UB Refund Cst #00053228	69.49	69.49
111055	7/14/2021	54249	DR HORTON INC	Ref000219783	7/1/2021	UB Refund Cst #00053229	72.94	72.94
111056	7/14/2021	54250	DR HORTON INC	Ref000219784	7/1/2021	UB Refund Cst #00053230	64.81	64.81
111057	7/14/2021	54251	DR HORTON INC	Ref000219785	7/1/2021	UB Refund Cst #00053231	73.30	73.30
111058	7/14/2021	54234	FLORES, MARCELLA	Ref000219767	7/1/2021	UB Refund Cst #00031833	92.05	92.05
111059	7/14/2021	54241	GRACE REAL ESTATE	Ref000219775	7/1/2021	UB Refund Cst #00052992	5.51	5.51
111060	7/14/2021	54244	GRACE REAL ESTATE	Ref000219778	7/1/2021	UB Refund Cst #00053100	20.44	20.44
111061	7/14/2021	54238	JUAREZ, ANGELICA	Ref000219772	7/1/2021	UB Refund Cst #00050662	92.43	92.43
111062	7/14/2021	54235	LUA, MARTIN	Ref000219768	7/1/2021	UB Refund Cst #00044807	34.24	34.24
111063	7/14/2021	54237	MACIEL, ANGELICA	Ref000219771	7/1/2021	UB Refund Cst #00050467	50.62	50.62
111064	7/14/2021	54239	TRUJILLO, ERIKA	Ref000219773	7/1/2021	UB Refund Cst #00050914	98.78	98.78
Sub total for WELLS FARGO BANK:								1,339.54

19 checks in this report.

Grand Total All Checks: 1,339.54

Date: July 14, 2021



Finance Director: Nathan Statham

Bank : ewfb EFT FOR WELLS FARGO BANK -

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
250	7/14/2021	53291	ANGENIOUS ENGINEERING	19-03-025	5/31/2021	PE5/31 DILLON RD BRIDGE	34,676.30	34,676.30
251	7/14/2021	53958	ATLAS TECHNICAL	683705	6/4/2021	PE6/4 GRAPEFRUIT BLVD UR	1,402.00	1,402.00
252	7/14/2021	45929	BECK OIL, INC.	44948CL	5/31/2021	PE5/31 BLDG/PLANNING DEP	242.50	
				44953CL	5/31/2021	PE5/31 STREETS DEPT FUEL	801.85	
				44988CL	5/31/2021	PE5/31 CODE ENF DEPT FUE	490.52	
				44979CL	5/31/2021	PE5/31 VEHICLE MAINT DEPT	763.37	
				45000CL	5/31/2021	PE5/31 SANITARY DEPT FUEL	981.09	
				45008CL	5/31/2021	PE5/31 BLDG MAINT DEPT FL	201.59	
				45044CL	5/31/2021	PE5/31 GRAFFITI DEPT FUEL	366.37	
				45380CL	6/15/2021	PE6/15 GRAFFITI DEPT FUEL	456.57	
				44955CL	5/31/2021	PE5/31 WATER DEPT FUEL	672.03	
				44958CL	5/31/2021	PE5/31 PARKS DEPT FUEL	888.92	5,864.81
253	7/14/2021	43462	BEST BEST & KRIEGER, LLP	906000	5/31/2021	PE4/30, #80237.00857, RENEV	2,821.70	
				906001	5/31/2021	PE4/30, #80237.00868, TRAVE	1,140.90	
				906002	5/31/2021	PE4/30, #80237.00869, AFFOF	2,179.10	
				906003	5/31/2021	PE4/30, #80237.00872, SUCCE	1,216.90	
				906004	5/31/2021	PE4/30, #80237.00873, SURPL	3,197.90	
				906005	5/31/2021	PE4/30, #80237.03004, AV50 F	16,820.15	
				903527	4/30/2021	PE3/31, #80237.00445, DESEF	839.50	
				903526	4/30/2021	PE3/31, #80237.00303, 2020 P	2,386.50	
				903528	4/30/2021	PE3/31, #80237.00447, ADV. C	3,111.80	
				903529	4/30/2021	PE3/31, #80237.00449, WSTRI	6,154.00	
				903530	4/30/2021	PE3/31, #80237.00802, WATEF	283.00	
				903531	4/30/2021	PE3/31, #80237.00810, LABOF	962.20	
				903532	4/30/2021	PE3/31, #80237.00819, CODE	103.00	
				903533	4/30/2021	PE3/31, #80237.00840, CANN/	633.80	
				903534	4/30/2021	PE3/31, #80237.00844, CHROI	716.08	
				903535	4/30/2021	PE3/31, #80237.00850, FINAN/	3,115.32	
				903536	4/30/2021	PE3/31, #80237.00851, GLEN I	3,565.80	
				903537	4/30/2021	PE3/31, #80237.00857, RENEV	4,021.00	
				903524	4/30/2021	PE3/31, #80237, GENERAL RE	31,387.00	
				903525	4/30/2021	PE3/31, #80237.00236, USA L/	311.80	
				905989	5/31/2021	PE4/30, #80237, GENERAL RE	31,387.00	
				905990	5/31/2021	PE4/30, #80237.00232, PUGAL	401.80	

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

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total	
			905991	5/31/2021	PE4/30, #80237.00236, USA LA	172.60		
			905992	5/31/2021	PE4/30, #80237.00237, SPOTL	1,045.30		
			905993	5/31/2021	PE4/30, #80237.00445, DESEF	1,673.75		
			905994	5/31/2021	PE4/30, #80237.00449, WSTRI	39,832.78		
			905995	5/31/2021	PE4/30, #80237.00802, WATEF	650.90		
			905996	5/31/2021	PE4/30, #80237.00810, LABOF	1,386.70		
			905997	5/31/2021	PE4/30, #80237.00819, CODE	386.50		
			905998	5/31/2021	PE4/30, #80237.00844, CHROI	3,170.75		
			905999	5/31/2021	PE4/30, #80237.00851, GLEN I	679.20		
			903538	4/30/2021	PE3/31, #80237.00860, DILLOI	113.20		
			903539	4/30/2021	PE3/31, #80237.00868, TRAVE	2,602.60		
			903540	4/30/2021	PE3/31, #80237.00869, AFFOF	1,641.40		
			903541	4/30/2021	PE3/31, #80237.00873, SURPL	1,952.70		
			903542	4/30/2021	PE3/31, #80237.03004, AV50 P	5,088.60	177,153.23	
254	7/14/2021	53391	BSK ASSOCIATES	RE00494	5/28/2021	APR-MAY2021 WATER SAMPL	1,026.00	
				RE00493	5/28/2021	APR-MAY2021 WASTEWATER	1,351.00	2,377.00
255	7/14/2021	53799	ENTERPRISE FM TRUST	FBN4231049	6/3/2021	JUNE2021 LEASE CHRGS ('20	5,551.90	5,551.90
256	7/14/2021	51892	HERC RENTALS, INC.	32083137-001	4/30/2021	4/26-27 FAN MISTING OSCIL F	458.31	
				32185671-001	6/16/2021	6/16 SOD CUTTER RNTL	84.37	542.68
257	7/14/2021	00996	HOME DEPOT	8060177	6/23/2021	230PC MECHANIC TOOL SET	629.06	
				5014665	6/16/2021	SIMPLE GREEN APC, 14" MUI	220.39	
				0013205	6/1/2021	6' FG STEP LADDER, 10PC SC	284.65	1,134.10
258	7/14/2021	44160	LEWIS BRISBOIS BISGAARD	3004614	6/21/2021	PE5/31, #41691-2, MORALES '	1,003.00	1,003.00
259	7/14/2021	24600	LOPES HARDWARE	009877	6/11/2021	FRAMES, BROOM, KNIFE, SC	218.01	218.01
260	7/14/2021	53552	QUENCH USA, INC.	INV03160013	6/1/2021	AC D347648, JUNE2021 RNTL	32.63	
				INV03161430	6/1/2021	AC D347651, JUNE2021 RNTL	32.63	65.26
261	7/14/2021	53475	RUDYS ELECTRIC	20019	6/17/2021	INSTLL'D LIGHTING @ MURA	1,425.00	
				20018	6/17/2021	INSTLL'D LIGHTING @ MURA	1,680.00	
				20020	6/17/2021	RPLC'D SVC PEDESTAL @ DI	7,050.00	
				20016	6/17/2021	INSTLL'D LIGHTING @ MURA	2,240.00	
				20017	6/17/2021	INSTLL'D LIGHTING @ MURA	1,900.00	14,295.00
262	7/14/2021	52924	SIEMENS MOBILITY, INC.	5610270177	6/14/2021	MAY2021 TRAFFIC SIGNAL M,	1,812.80	
				5620034596	6/14/2021	MAY2021 TRAFFIC SIGNAL C,	2,388.81	4,201.61
263	7/14/2021	48436	UNIVAR SOLUTIONS USA INC.	49217016	6/10/2021	SODIUM HYPOCHLORITE	5,990.75	5,990.75
264	7/14/2021	53455	VORTEX INDUSTRIES, INC.	05-1510409	6/11/2021	INSTLL'D HOLLOW METAL DC	4,234.53	4,234.53

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

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
265	7/14/2021	51697	WESTERN WATER WORKS SI1402101-00	5/13/2021	SOFT COPPER TUBING 100F	837.38	
			1402122-00	5/13/2021	BRZ BALL VLV	50.89	
			1402415-00	6/25/2021	SOFT COPPER TUBING 60FT	587.25	
			1402280-00	6/24/2021	ZENNER BREAKAWAY HYD LI	276.77	
			1402312-00	6/14/2021	BLACK RUBBER RIBBED RIN	41.75	1,794.04
Γ FOR WELLS FARGO BANK -SEPARATE CHECK:							260,504.22

Bank : wfb WELLS FARGO BANK

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
111065	7/14/2021	46835	AIR AND HOSE SOURCE, INC. 423801	6/3/2021	WHT QD NOZZLE TIP, ADAPT	32.63	
			425081	6/15/2021	H200--C200 E/E X 10FT	118.75	151.38
111066	7/14/2021	44502	ALDCO AIR CONDITIONING & 16518	6/29/2021	SVC'D A/C UNIT @ LIFT STATI	85.00	
			16519	6/29/2021	INSTLL'D CONDENSER UNIT	2,400.00	
			16520	6/29/2021	INSTLL'D 2.5 TON BLOWER M	2,100.00	4,585.00
111067	7/14/2021	51894	ALPHA MEDIA LLC	6/13/2021	6/1-13 AD SPOT: BUSINESS C	800.00	
			560680-1	6/13/2021	6/1-13 AD SPOT: BUSINESS C	700.00	1,500.00
111068	7/14/2021	01436	AMERICAN FORENSIC NURSE 74673	6/15/2021	APR-MAY2021 BLOOD DRAW:	275.00	275.00
111069	7/14/2021	01355	AMERICAN PROMOTIONAL E\Deposit	6/16/2021	2021 FIREWORKS BOOTH DE	100.00	100.00
111070	7/14/2021	50867	ARCTIC GLACIER USA, INC. 4000115410	6/3/2021	10LB BLOCK ICE	75.60	75.60
111071	7/14/2021	54231	AYALA, JOSEFINA RUIZ	6/23/2021	DEPOSIT REIMB- COMMUNIT	300.00	300.00
111072	7/14/2021	43862	BRENNTAG PACIFIC, INC	6/10/2021	SODIUM HYPOCHLORITE & F	3,534.45	
			BPI154163	6/17/2021	SODIUM HYPOCHLORITE	2,806.19	
			BPI328364	6/14/2021	6/10 DRUM RETURN	-480.00	
			BPI328591	6/17/2021	6/17 DRUM RETURN	-320.00	
			BPI154884	6/21/2021	SODIUM HYPOCHLORITE	2,162.64	
			BPI154883	6/21/2021	SODIUM HYPOCHLORITE	2,162.64	
			BPI328672	6/21/2021	6/21 DRUM RETURN	-1,000.00	8,865.92
111073	7/14/2021	44494	BURRTEC WASTE & RECYCLIBD 5/31/21	5/31/2021	MAY2021 SWEEPER BOXES,	2,463.09	2,463.09
111074	7/14/2021	44494	BURRTEC WASTE & RECYCLIBD 6/1/21	6/1/2021	AC 44-BS 405340, 85075 AVE	89.98	89.98
111075	7/14/2021	42506	BURRTEC WASTE INDUSTRIES2-2021	5/26/2021	SS2 FY20/21 REFUSE COLLE	986,239.62	986,239.62
111076	7/14/2021	44905	C.S. LEGACY CONSTRUCTION 16	7/1/2021	PE6/30 GRAPEFRUIT URBAN	774,230.11	774,230.11
111077	7/14/2021	46356	C.V. CONSERVATION COMMISApr2021	6/1/2021	APR2021 LDMF MULTI-SPECII	16,287.48	16,287.48
111078	7/14/2021	01856	CARROT-TOP INDUSTRIES IN50673000	6/11/2021	5X8' POLYESTER US FLAG, E	1,944.82	1,944.82
111079	7/14/2021	53423	CBE OFFICE SOLUTIONS	6/5/2021	ACC #CC3502, COLOR COPIE	281.23	
			IN2388622	6/20/2021	ACC #CC3502, COLOR COPIE	1,017.20	1,298.43
			IN2393455	6/10/2021	FLIP-N-GO TRAINING TABLE	1,953.15	1,953.15
111080	7/14/2021	53038	CDS OFFICE INTERIORS LLC 10474	6/10/2021	UAG METROPOLIS CASE F/IF	81.07	
111081	7/14/2021	02048	CDW GOVERNMENT, INC.	6/2/2021	APG ARLO CASH DRAWER	65.42	
			F003374	6/10/2021	KENSINGTON FP SERIES PRI	963.41	1,109.90
			F419615	6/15/2021	MAY2021 WATER- ST, PARKS	30,181.63	
			F623923	5/31/2021	MAY2021 WATER- LLD'S	19,551.72	49,733.35
111082	7/14/2021	07950	CITY OF COACHELLA	5/31/2021	MAY2021 WATER- LLD'S	19,551.72	49,733.35

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
111083	7/14/2021	53220	COACHELLA ACE HARDWARE 2053/1	6/10/2021	PROTECTANT ARMOR ALL 28	10.86	
			2001/1	5/28/2021	ACE PUMP UTILITY 1/2HP & A	109.81	
			2106/1	6/24/2021	OSCILLATING TOOL 20V DW,	582.73	
			2003/1	5/29/2021	ACE PUMP UTILITY 1/2HP	-108.74	
			2023/1	6/3/2021	HARD WTR TREATMENT	43.48	
			2030/1	6/7/2021	PUSH COUPLING, PUSH THR	27.83	
			2041/1	6/8/2021	HX BOLTS USS & ARCTIC CO	75.00	
			2050/1	6/9/2021	16IN & 20IN CHAIN	131.42	
			2063/1	6/11/2021	CIRCULAR SAW 6.5" 20V, ETC	166.35	
			2036/1	6/7/2021	COMPOUND SWEEP, LIBMAN	72.06	
			2042/1	6/8/2021	WRAP PIPE, ELBOW 90 SCHE	27.79	1,138.59
111084	7/14/2021	08970	COACHELLA VALLEY BOXING 0321	3/1/2021	MAR2021 BOXING CLUB SER	2,500.00	
			0421	4/1/2021	APR2021 BOXING CLUB SER	2,500.00	
			0521	5/1/2021	MAY2021 BOXING CLUB SER	2,500.00	
			0621	6/1/2021	JUNE2021 BOXING CLUB SER	2,500.00	10,000.00
111085	7/14/2021	54137	CONSERVE LANDCARE LLC 14271	4/1/2021	APR2021 LNDSCPE MAINT @	43,000.00	
			18920	5/10/2021	5/10 LNDSCPE ENHANCEMEN	477.30	
			19005	5/12/2021	5/7 RPR'D IRRGTN @ DIST 15	305.90	
			19006	5/12/2021	5/7 RPR'D IRRGTN @ DIST 38	253.60	
			16288	4/26/2021	4/19 RPR'D IRRGTN @ DIST 1	374.00	
			17447	5/1/2021	MAY2021 LNDSCPE MAINT @	43,000.00	
			19604	5/25/2021	5/25 LNDSCPE ENHANCEMEN	375.00	
			22166	6/16/2021	JUNE2021 LNDSCPE MAINT @	43,000.00	
			16289	4/26/2021	4/19 RPR'D IRRGTN @ DIST 1	467.57	
			16599	4/30/2021	4/29 RPR'D IRRGTN @ DIST 3	390.89	
			16600	4/30/2021	4/29 RPR'D IRRGTN @ DIST 2	323.25	131,967.51
111086	7/14/2021	01924	CONSOLIDATED ELECTRICAL 3298-1003443	6/3/2021	32W CLF LMP, ETC	250.93	
			3298-1003484	6/4/2021	T8 LED 18W 2100 LUM W-W/C	108.75	359.68
111087	7/14/2021	00214	CORONET CONCRETE PROD 1138382	5/27/2021	6 SACK 50/50 NO FLY ASH	702.78	702.78
111088	7/14/2021	00749	COUNTY OF RIVERSIDE SH0000039105	6/21/2021	5/6-6/2 LAW ENFORCEMENT	679,983.54	679,983.54
111089	7/14/2021	11800	COUNTY OF RIVERSIDE AN0000002221	6/22/2021	MAY2021 ANL SHLTR+FIELD+	18,532.40	18,532.40
111090	7/14/2021	49858	CV PIPELINE CORP. S2619	6/14/2021	6/3+7 EMERGENCY VIDEO PII	960.00	960.00
111091	7/14/2021	09650	CVAG Apr2021	6/1/2021	APR2021 TUMF FEES	27,720.00	
			CVHF21153-21	6/23/2021	FY20/21 HOMELESSNESS PR	100,000.00	127,720.00
111092	7/14/2021	09950	CVWD May 2021	6/1/2021	CN 332543, MAY2021 WELL R	48,411.00	48,411.00

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
111093	7/14/2021	49859	DEAZTLAN CONSULTING, LLC2021-9	6/23/2021	2020 CONSUMER CONFIDEN	14,450.00	14,450.00
111094	7/14/2021	54107	DEPROFUNDIS, INC. 21041A	2/10/2021	ASBESTOS SAMPLE ANALYSI	975.00	975.00
111095	7/14/2021	01089	DESERT ELECTRIC SUPPLY S2832346.001	6/4/2021	BCWAO1820/600A125/BRZ	2,718.75	
			S2832354.001	6/4/2021	ANCHOR BOLTS SET	217.50	2,936.25
111096	7/14/2021	13300	DESERT FIRE EXTINGUISHER9657651	6/14/2021	6/14 FIRE EXTINGUISHER SV	1,257.37	1,257.37
111097	7/14/2021	52970	DESERT POOL SPECIALISTS, 125410	6/16/2021	RPR'D FOUNTAIN FILTER @ \	493.03	493.03
111098	7/14/2021	53007	DESERT PROMOTIONAL & 79489	6/22/2021	POLOS W/ EMBROIDERY	343.65	
			79491	6/23/2021	POLOS W/ EMBROIDERY	606.83	
			79498	6/23/2021	POLOS W/ EMBROIDERY	704.70	
			79500	6/23/2021	POLOS W/ EMBROIDERY	52.20	
			79626	6/30/2021	POLOS W/ EMBROIDERY	73.95	
			79488	6/22/2021	POLOS W/ EMBROIDERY	78.30	1,859.63
111099	7/14/2021	51872	DESERT WATER AGENCY BD 5/12/21	5/12/2021	APR-JUNE CV WTR COUNTS,	3,720.00	
			BD 2/3/19	2/3/2019	CV URBAN WTR MGMNT PLA	16,876.61	20,596.61
111100	7/14/2021	53462	DURAN, JOSE ANGEL CSM2 Fee	6/22/2021	CSM2 EXAM FEE REIMBURSE	195.00	195.00
111101	7/14/2021	14860	E. K. WOOD LUMBER COMPAI497435	6/8/2021	HEX NUTS FIN USS, ETC	58.77	
			497440	6/8/2021	USS HX CP GR .5 1/4X3, ETC	59.24	
			497434	6/7/2021	GT BRS 2WY CONNECTOR, F	126.77	
			497671	6/17/2021	6' BEACH UMBRELLA & WHT	33.92	278.70
111102	7/14/2021	52568	EGAN CIVIL, INC. 21164	7/6/2021	PE6/30 PUEBLO VIEJO TRAN	18,524.70	18,524.70
111103	7/14/2021	54252	EPIC INTERNATIONAL, INC. 3066	6/2/2021	BACKSTOP RINGSPANN	4,995.00	
			3067	6/2/2021	S/H FOR BACKSTOP RINGSP,	415.00	5,410.00
111104	7/14/2021	44713	FARMER BROTHERS CO. 85671775	6/16/2021	COFFEE MED RST	197.32	
			85671836	6/24/2021	COFFEE & CREAMER	528.72	726.04
111105	7/14/2021	50844	FAUSTO, ALMA ROSA Rebate	6/28/2021	SMART IRRIGATION CONTRC	86.69	86.69
111106	7/14/2021	15750	FEDEX 7-423-52656	7/2/2021	JUNE2021 FEDEX SVCS	21.11	
			7-408-28377	6/18/2021	JUNE2021 FEDEX SVCS	7.19	28.30
111107	7/14/2021	44088	FERGUSON ENTERPRISES, IN0206416	6/10/2021	TUBE BENDER, PVC S80 SXM	343.09	343.09
111108	7/14/2021	02272	FRANKLIN TRUCK PARTS, INCIN323514	6/10/2021	MUD FLAP	17.98	17.98
111109	7/14/2021	51604	FRONTIER 3982369-MY21	5/25/2021	760/398-2369, 5/25/21	72.12	72.12

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
111110	7/14/2021	43672	FULTON DISTRIBUTING COMF537804	6/2/2021	S/O CLEANER DIS TB-CIDE	439.50	
			538260	6/7/2021	TISSUE TOILET 2PL JRT 9"	78.13	
			538949	6/15/2021	DISP TLT TISS TWIN MC	21.75	
			538407	6/8/2021	AQUAFINA WATER	22.74	
			538963	6/15/2021	SOAP FOAM HAND ROSE, LIM	131.08	
			539513	6/22/2021	CUTLERY PL HVY WHT T-SPC	391.39	
			539799	6/24/2021	NITRILE GLOVES, TISSUE TC	333.50	1,418.09
111111	7/14/2021	51494	GARDA CL WEST, INC. 20483588	5/31/2021	MAY2021 EXCESS PREMISE/I	235.60	235.60
111112	7/14/2021	42499	GONZALEZ, JENNIFER D. Rebate	6/28/2021	TOILET REPLACEMENT REB/	266.44	266.44
111113	7/14/2021	53854	GRANITE TELECOMMUNICATI522958121	6/1/2021	AC 04418223, JUNE2021 SVC:	821.15	821.15
111114	7/14/2021	01864	HAAKER EQUIPMENT COMPAC70098	6/16/2021	FTG COUNTER, HOSE GAFF	707.96	
			C72155	6/16/2021	ZM 60.100 CHISEL POINT 1"	489.38	1,197.34
111115	7/14/2021	20450	IMPERIAL IRRIGATION DISTRI50035560-MY21	6/3/2021	AC50035560, 4/29-5/27, ST LIC	19,942.55	
			50035734-MY21	6/8/2021	AC50035734, 5/5-6/3, CVHS PI	72.33	
			50035836-MY21	6/9/2021	AC50035836, 5/4-6/3, WELL #1	63.39	
			50217597-MY21	6/9/2021	AC50217597, 5/4-6/8	46.67	
			50387122-MY21	6/10/2021	AC50387122, 5/4-6/8, SEWER	34,727.24	
			50404153-MY21	6/8/2021	AC50404153, 5/5-6/2	72.45	
			50404154-MY21	6/8/2021	AC50404154, 5/5-6/2	13.10	
			50404155-MY21	6/8/2021	AC50404155, 5/5-6/2	66.97	
			50416425-MY21	6/8/2021	AC50416425, 5/5-6/2	171.36	
			50487676-MY21	6/9/2021	AC50487676, 5/4-6/8, LIFT STA	13.86	
			50516108-MY21	6/8/2021	AC50516108, 5/5-6/2	13.43	
			50527782-MY21	6/8/2021	AC50527782, 5/5-6/2	12.34	
			50642002-MY21	6/9/2021	AC50642002, 5/4-6/8	105.15	
			50642141-MY21	6/9/2021	AC50642141, 5/4-6/8	45.06	
			50705544-MY21	6/9/2021	AC50705544, 5/4-6/8, PERMIT	137.29	
			50705542-MY21	6/9/2021	AC50705542, 5/4-6/8, PERMIT	1,635.77	
			50733502-MY21	6/8/2021	AC50733502, 5/5-6/2	25.36	
			50734422-MY21	6/8/2021	AC50734422, 5/5-6/2	50.53	
			MdMY-MdJN	6/16/2021	MID MAY-MID JUNE 2021 ELE	53,494.41	110,709.26
111116	7/14/2021	45108	IMPERIAL SPRINKLER SUPPL4684975-00	6/4/2021	RAINBIRD 10' LOW ANGLE NC	79.40	
			4690734-00	6/9/2021	BRASS 1" BENT ROSE GARDI	41.36	120.76
111117	7/14/2021	51600	IRC, INC. 2021050044	6/1/2021	MAY2021 PRE-EMPLOYMENT	205.85	205.85

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
111118	7/14/2021	47328	KONICA MINOLTA	657520 RE	6/17/2021	ACC 061-0053621-000, EQUIP	186.56
				37823407	5/26/2021	BIZHUB C454E, 1515 6TH ST,	212.07
				37879878	6/2/2021	ACC 061-0042081-000, JUNE2	67.43
111119	7/14/2021	44047	KONICA MINOLTA BUSINESS	9007790476	5/28/2021	BIZHUB C364, 1515 6TH ST, 4	17.71
				9007828749	6/13/2021	BIZHUB C454E, 1515 6TH ST,	20.51
111120	7/14/2021	45051	LAMAR OF PALM SPRINGS	112575584	6/7/2021	6/7-7/4 BULLETIN ADVERTISII	2,500.00
111121	7/14/2021	54123	LISA WISE CONSULTING, INC.	3931	6/17/2021	MAY2021 HOUSING ELEMENT	6,924.77
111122	7/14/2021	50501	LIVESCAN MGMT GROUP, INC	06012021COC	6/1/2021	18X24 WATERSLIDE SIGNS	91.35
				06072021COC	6/7/2021	10X10 ALUMACORE NFPA SIC	94.61
				06102021COC	6/10/2021	6X4 NOW OPEN BANNERS	261.00
				06142021COC	6/14/2021	12X18 RESERVATIONS RQR'D	2,566.50
				06172021COC	6/17/2021	ALL GENDER RESTROOM SIC	295.80
111123	7/14/2021	02162	LOWE'S COMPANIES, INC.	79031	6/4/2021	CARBON REPLACEMENT FIL	175.96
111124	7/14/2021	49482	NAPA AUTO PARTS	194790	6/9/2021	REFLECTOR & RUBBER	20.88
111125	7/14/2021	01882	NORTHERN TOOL & EQUIPME	48185687	6/29/2021	BULLDOG 5500	2,370.74
				48119452	6/18/2021	20V GREASE GUN, ETC	411.85
				48119498	6/18/2021	ELECTRIC CHAINSAW 18"	99.65
111126	7/14/2021	52757	OLLIN STRATEGIES	207	6/18/2021	JUNE2021 CONSULTING SVC	5,000.00
111127	7/14/2021	47192	O'REILLY AUTO PARTS	2855-338072	6/7/2021	COMPRESSOR	149.43
				2855-338361	6/8/2021	AIR FILTER	34.64
				2855-338364	6/8/2021	AIR FILTER	87.08
				2855-338696	6/9/2021	COMPRESSOR	194.75
				2855-338793	6/9/2021	OIL FILTER	14.03
				2855-339833	6/12/2021	14OZ BRAKE CLN, CITRUS W	17.79
				2855-340210	6/14/2021	OIL FILTER	4.73
				2855-340232	6/14/2021	STR WHL COVER	21.74
				2855-343212	6/23/2021	RADIATOR	-177.58
				2855-343536	6/24/2021	WRENCH	20.65
				2855-340261	6/14/2021	GL WIPER FLD, PB BLASTER,	18.45
111128	7/14/2021	44055	PALMS TO PINES MIRROR &	16221	6/10/2021	INSTLL'D DOOR LEAF HING @	430.00
111129	7/14/2021	45055	PATTON ENTERPRISES, INC	82284	6/7/2021	SVC'D GATE & INSTLL'D TRAI	275.85
111130	7/14/2021	49989	PAUL ASSOCIATES	85377	6/16/2021	BUSINESS CARDS: J. NAVARI	93.42
111131	7/14/2021	02028	PETE'S ROAD SERVICE, INC.	504872-00	6/15/2021	DISMOUNT/MOUNT NEW TR/	481.28
111132	7/14/2021	46837	PRECISION BACKFLOW	PBF161676	6/14/2021	RPR'D IRRG BOOSTER PUMF	169.00

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Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
111133	7/14/2021	42759	PROPER SOLUTIONS, INC. 12041	6/11/2021	WE 6/11: S. LORENZANA	420.00	
			12067	6/18/2021	WE 6/18: S. LORENZANA	735.00	1,155.00
111134	7/14/2021	48608	REYES COCA-COLA BOTTLING 11022209084	6/16/2021	12PK SOFT DRINKS	511.20	511.20
111135	7/14/2021	53736	RG2 MANAGEMENT LLC 2630	5/31/2021	WE 5/30: L. VALENZUELA	869.67	
			2635	6/7/2021	WE 6/6: GOMEZ+VALENZUEL	633.69	
			2637	6/16/2021	WE 6/13: L. VALENZUELA	766.80	
			2643	6/22/2021	WE 6/20: L. VALENZUELA	568.62	
			2631	5/31/2021	WE 5/30: BURNS+SILVA	1,056.00	
			2642	6/22/2021	WE 6/20: BURNS+SILVA	576.00	
			2638	6/16/2021	WE 6/13: BURNS+SILVA	864.00	
			2634	6/7/2021	WE 6/6: BURNS+SILVA	672.00	6,006.78
111136	7/14/2021	01840	ROTO-ROOTER PLUMBERS 639517261	6/15/2021	INSPECTION OF MANHOLES/	750.00	750.00
111137	7/14/2021	47658	RUIZVA L. PEST CONTROL 110	6/21/2021	JUNE2021 SVCS @ FIRE STA	65.00	65.00
111138	7/14/2021	00382	SAFEGUARD BUSINESS SYSTEMS 1034594796	6/28/2021	LASER L6 BLANK CK GREEN	633.50	
			034594914	6/28/2021	LASER CHECK 1PT PBLUE LI	423.24	1,056.74
111139	7/14/2021	51849	SANTA ROSA DEL VALLE 32820	5/19/2021	APR2021 SVCS: G. PEREZ	25.00	
			32860	5/19/2021	APR2021 SVCS: G. PEREZ	75.00	100.00
111140	7/14/2021	44581	SIGNARAMA INV-107346	6/14/2021	1/8" CLEAR ACRYLIC	419.15	419.15
111141	7/14/2021	35000	SMART & FINAL 621388	6/23/2021	TOILET BOWL RING, INSECT	169.03	169.03
111142	7/14/2021	47319	SPARKLETTS 9467308 052421	5/24/2021	MAY2021 WATER @ SANITAR	215.09	
			9467308 062421	6/24/2021	JUNE2021 WATER @ SANITA	320.50	535.59
111143	7/14/2021	42289	TIME WARNER CABLE 0037022052821	5/28/2021	1515 6TH ST-AH, JUNE2021	2,221.21	2,221.21
111144	7/14/2021	38250	TOPS N BARRICADES 1088469	6/9/2021	SU/FLAG YOKES, ETC	1,443.66	1,443.66
111145	7/14/2021	50590	TOUCHTONE COMMUNICATIONS 1278957	6/1/2021	AC 1100006871, JUNE2021	6.89	6.89
111146	7/14/2021	45665	TRIMAX SYSTEMS, INC. 0030680-IN	6/22/2021	INSTLL'D REDUNTANT MODU	2,800.00	2,800.00
111147	7/14/2021	44978	TRI-STATE MATERIALS, INC. 96228	5/25/2021	TECATE TAN DG BLENDED	169.65	169.65
111148	7/14/2021	43751	USA BLUEBOOK 623998	6/4/2021	TRAPMASTER LATERAL CAM	177.38	
			632658	6/14/2021	TERN CABLE STORAGE SPI	454.68	
			627628	6/8/2021	DIECUT LETTERING & SDS B	316.04	948.10
111149	7/14/2021	39640	VALLEY LOCK & SAFE BW6376021	6/9/2021	CK-IR7 USER KEYS	1,250.63	
			167553	6/22/2021	INSTLL'D TEMP SCI CYLINDE	149.47	1,400.10
111150	7/14/2021	53173	VERIZON CONNECT NWF, INC OSV0000024589	6/1/2021	MAY2021 GPS MONITORING	1,262.82	1,262.82
111151	7/14/2021	44966	VERIZON WIRELESS 9880927474	6/1/2021	AC371867190-00001, 5/2-6/1	7,513.70	
			9880927475	6/1/2021	AC371867190-00002, 5/2-6/1	275.71	7,789.41

Bank : wfb WELLS FARGO BANK (Continued)

Check #	Date	Vendor	Invoice	Inv Date	Description	Amount Paid	Check Total
111152	7/14/2021	50629	VINTAGE ASSOCIATES, INC 220563	5/15/2021	MAY2021 LNDSCPE MAINT @	4,950.00	
			220953	6/3/2021	INSTLL'D PLANTS @ 1515 6TI	864.00	5,814.00
111153	7/14/2021	44775	VISTA PAINT CORPORATION 2021-046011-00	6/17/2021	COVERALL FASTWALL INTER	79.14	
			2021-052489-00	6/21/2021	ACRIGLO EGGSHELL WHT, E	224.34	303.48
111154	7/14/2021	49778	WEST COAST ARBORIST, INC173815	6/15/2021	PE6/15 TREE MAINT @ LLMD	300.00	300.00
111155	7/14/2021	44203	WEST COAST SAND & GRAVE380557	6/9/2021	WASHED CONCRETE SAND	790.79	
			381244	6/9/2021	WASHED CONCRETE SAND	165.80	956.59
111156	7/14/2021	42100	ZUMAR INDUSTRIES INC 93435	6/11/2021	HNDCP PRKNG ONLY & T INT	992.72	992.72
Sub total for WELLS FARGO BANK:							3,114,533.10

108 checks in this report.

Grand Total All Checks: 3,375,037.32

Date: July 14, 2021



Finance Director: Nathan Statham



STAFF REPORT
7/14/2021

TO: Honorable Mayor and City Council Members

FROM: Maritza Martinez, Public Works Director

SUBJECT: Ordinance No. 1184 Amending Chapter 2 of the Coachella Municipal Code by adding Section 2.30 to include a Youth Advisory Commission. (Second Reading)

STAFF RECOMMENDATION:

Approve Ordinance No. 1184 amending Chapter 2 of the Coachella Municipal Code by adding Section 2.30 to include a Youth Advisory Commission. (*Second Reading*)

EXECUTIVE SUMMARY:

Amending the Coachella Municipal Code to include Section 2.30 will add the Youth Advisory Commission as discussed by City Council during the May 26, 2021 Council Meeting. The Commission would consist of ten (10) members that are enrolled in high school and living in the City of Coachella. Commissioners would work on all matters involving youth in the City of Coachella and meet once monthly during the local school year (August – June). All meetings would require a quorum of a majority of the membership; six (6) members would constitute a quorum. All Commissioners would have a one-year term.

An application period of 30-45 days will be opened after the second reading of Ordinance 1184 is adopted. Outreach to the youth community will occur in collaboration with the local school district, local non-profits and Desert Recreation District. First Reading was approved by Council on June 23, 2021.

FISCAL IMPACT:

None.

Attachments:
Ordinance 1184

ORDINANCE NO. 1184

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA ADDING CHAPTER 2.30 OF THE COACHELLA MUNICIPAL CODE REGARDING YOUTH ADVISORY COMMISSION

WHEREAS, the City of Coachella (“City”) is a duly organized general law city and municipal corporation existing in the state of California; and

WHEREAS, the City Council (“Council”) of the City sits as the governing body of the City; and

WHEREAS, the City Council of the City of Coachella desires to create a Youth Advisory Commission by adding the Commission to the City’s Municipal Code; and

WHEREAS, all the legal prerequisites relating to the adoption of the Ordinance have occurred.

THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. The Recitals set forth above are true and correct and are incorporated into this Ordinance.

SECTION 2. Chapter 2.30 of the Coachella Municipal Code is hereby added in its entirety to read as follows:

Chapter 2.30 - YOUTH ADVISORY COMMISSION

- 2.30.010 Powers and duties.**
- 2.30.020 Appointments.**
- 2.30.030 Vacancies**
- 2.30.040 Membership**
- 2.30.050 Election of officers.**
- 2.30.060 Meetings**

2.30.010 Powers and Duties.

There shall be a Youth Advisory Commission consisting of ten (10) members; the ten (10) members shall be youth enrolled in high school. Their duties shall include:

1. Act in an advisory capacity to the City Council in all matters involving young people in the City of Coachella.
2. Work to anticipate the educational, recreational and cultural needs of the city’s youth.
3. Work to insure the coordination of community resources in order to improve the quality of life for all its youth.
4. The City Council shall respect the responsibilities of the Commission and accordingly, will endeavor, in good faith, to refer matters pertaining to parks and recreation to the

commission for advice and recommendations. Notwithstanding the forgoing, nothing in this code shall prohibit the City Council from acting on urgent or other matters without referring the same to the Commission.

2.30.020 Appointments.

All members of the Commission must live within the City of Coachella and be enrolled in high school. The term of a Commissioner is one year from August to June; mirroring the local school district's school year.

2.30.030 Vacancies.

In the event a member of the commission has three (3) consecutive unexcused absences from meetings of the Commission, the City Council may declare the office of such member vacant. Vacancies, whether scheduled or unscheduled, shall be filled by the City Council.

2.30.040 Membership.

Membership on this Commission shall be as follows:

- A. The total membership of the Commission shall be made up of ten (10) youth members.
 - a. All youth members must live in the City of Coachella.
 - b. All youth members must be enrolled in high school.

2.30.050 Election of Officers.

At the first meeting of the Commission, and the members shall elect a chair, vice chair and secretary. In the absence or disability of the chair, vice chair and secretary, the Commission may designate a temporary chair.

2.30.060 Meetings.

1. The Commission shall meet once a month. All its meetings shall be held in accordance with the Ralph M. Brown Act and shall be open to the public except as provided by law.
2. A quorum shall be a majority of the Commission. No action of the Commission shall be valid without the affirmative vote of at least six (6) members.

SECTION 3. Effective Date. This Ordinance shall take effect thirty (30) days after its adoption.

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. 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.

SECTION 6. 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 reasonably 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.

PASSED, APPROVED and ADOPTED this 14th 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. 1184 was duly and regularly introduced at a meeting of the City Council on the 23rd day of June 2021, and that thereafter the said ordinance amendment was duly passed and adopted on the 14th day of July 2021.

Andrea J. Carranza, MMC
Deputy City Clerk



STAFF REPORT
7/14/2021

TO: Honorable Mayor and City Council Members

FROM: Andrew Simmons, P.E., City Engineer

SUBJECT: 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

STAFF RECOMMENDATION:

It is recommended that the City Council authorize the City Manager to execute agreement between the County of Riverside and the City of Coachella and make the pavements described below to the County for Airport Blvd Slurry Seal Improvements, City Project ST-133.

BACKGROUND:

The City of Coachella Engineering Department has worked with the County of Riverside Transportation Department to prepare a Cooperative Agreement to seal the existing asphalt surface on Airport Blvd which contains two segments: segment 1 from 1,320' West of Van Buren St. to Van Buren St. (approximately 1,320 linear feet by 19 feet wide) and segment 2 from 228' West of Grapefruit Blvd to SH-86S (approximately 2,430 linear feet by 33 feet wide) in the Coachella area of Riverside County. The proposed improvements include slurry seal of segment 1 and micro paving of segment 2 of Airport Blvd.

DISCUSSION/ANALYSIS:

County of Riverside will fully manage this project and has prepared plans and specifications that have been approved by the engineering department. The County requested public bids in accordance with City standard practices and in compliance with public contract law. The bids were opened on June 16, 2021. The estimated cost to the City is \$76,662.10 including contingency.

FISCAL IMPACT:

The Airport Blvd ST-133 project was partially appropriated in the City's approved CIP budget for FY 2021/22 for \$58,185. The contract amount of \$76,662.10 has been approved for Measure A Funds (Fund 117). Council appropriates the additional funds of \$18,477.10 from Measure A Funds (Fund 117) and associated transfers to the City's CIP fund (Fund 182).

SERVICE AGREEMENT BY AND BETWEEN

COUNTY OF RIVERSIDE

AND

CITY OF COACHELLA

FOR

AIRPORT BLVD

SLURRY SEAL IMPROVEMENTS

This Agreement is entered into this ____ day of _____, 2021, by and between the County of Riverside, a political subdivision of the state of California, on behalf of its Transportation Department (hereinafter "COUNTY") and the City of Coachella, a municipal corporation, (hereinafter "CITY") for slurry seal improvements located within the jurisdictional boundaries of CITY. The COUNTY and CITY are sometimes hereinafter referred to individually as a "PARTY" and collectively as the "PARTIES".

RECITALS

- A. WHEREAS, CITY has determined to seal the existing asphalt surface on Airport Blvd which contains two segments: segment 1 from 1,320' West of Van Buren St. to Van Buren St. (approximately 1,320 linear feet by 19 feet wide) and segment 2 from 228' West of Grapefruit Blvd to SH-86s (approximately 2,430 linear feet by 33 feet wide) in the Coachella area of Riverside County ("CITY PROJECT"); and
- B. WHEREAS, CITY has determined that it requires construction services to place the slurry seal on Airport Blvd as shown in Exhibit A and that a Microsurface2 will be applied that consists of the application of a mixture of water, asphalt emulsion, aggregate, and chemical additives to an existing asphalt concrete pavement surface; and
- C. WHEREAS, COUNTY is fully qualified to administer the work that includes traffic control, rout and seal of random cracks, replacement of any pavement markings, including cross walks, striping and raised pavement markers; and
- D. WHEREAS, COUNTY has slurry seal improvement projects within the jurisdictional boundaries of COUNTY, which slurry seal improvement projects are sometimes hereinafter referred to collectively as

1 "COUNTY PROJECT".

2 E. WHEREAS, CITY will benefit from the cost savings associated with a larger improvement project, and CITY
3 desires to work with the COUNTY to construct the CITY PROJECT, together with the COUNTY PROJECT
4 since COUNTY has extensive experience in the development and implementation of similar type projects.

5 F. WHEREAS, COUNTY will therefore provide the administrative, technical, managerial, and support services
6 necessary for the implementation of the CITY PROJECT as part of the COUNTY PROJECT.

7 G. WHEREAS, COUNTY and CITY desire to define herein the terms and conditions under which said CITY
8 PROJECT is to be administered, engineered, coordinated, and constructed.

9 **AGREEMENT**

10 NOW THEREFORE, in consideration of the mutual promises contained herein, the PARTIES hereto agree as
11 follows:

12 **SECTION 1 • COUNTY AGREES to:**

13 1. Act as the lead agency on behalf of the CITY for the overall implementation of the CITY PROJECT. The
14 COUNTY is providing services on a reimbursable basis and has no obligation to fund any portion of the
15 CITY PROJECT. Nothing in this Agreement is intended to commit the COUNTY to provide replacement
16 funding for or to continue with the CITY PROJECT, if funds are not available.

17 2. Furnish CITY with detailed Plans, Specifications & Estimate (PS&E) documents for the CITY PROJECT.
18 Final plans for improvements are prepared to COUNTY standards, and signed by a Civil Engineer
19 registered in the State of California. Deviations from standards shall be coordinated with and approved by
20 CITY. COUNTY shall not begin construction within CITY until CITY has approved the CITY PROJECT
21 portion of the PS&E documents, which approval shall not be unreasonably withheld.

22 3. Act as the Lead Agency under the California Environmental Quality Act (CEQA) for the CITY PROJECT.

23 4. Direct COUNTY's contractor to identify any existing surface utility facilities within the limits of the CITY
24 PROJECT and to protect the facilities as detailed in the Special Provisions of the PS&E.

25 5. Direct COUNTY's contractor to make written application to CITY for an encroachment permit authorizing
26 entry into CITY right of way for the purposes of constructing COUNTY PROJECT and CITY PROJECT.

27 6. Advertise, award, and administer a public works contract for the construction of the COUNTY PROJECT
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and the CITY PROJECT in accordance with all applicable federal, state or local statutes, ordinances, orders, governmental requirements, laws or regulations, including but not limited to the local agency public construction codes, California Labor Code, and California Public Contract Code, and in accordance with the encroachment permits issued by CITY.

7. Furnish a representative to perform the function of Resident Engineer during construction of CITY PROJECT.

8. Furnish qualified support staff to assist the Resident Engineer in, but not limited to, construction surveys, soils and compaction tests, measurement and computation of quantities, testing of construction materials, checking submittals, preparation of estimates and reports, preparation of as-built drawings, and other inspection and staff services necessary to assure that the construction is performed in accordance with the PS&E documents.

9. Construct the CITY PROJECT in accordance with approved PS&E documents.

10. Submit any contract change order that causes the construction contract to exceed 10% of the contract bid amount for CITY PROJECT improvements to CITY for review and approval prior to final authorization by COUNTY. If any contract change order causes the construction contract to change by less than 10% of the bid amount for CITY PROJECT, COUNTY is authorized by CITY approval of this Agreement to move forward with such change.

11. Furnish CITY a final reconciliation of CITY PROJECT expenses within ninety (90) days following the completion and acceptance of the COUNTY PROJECT and CITY PROJECT construction contract. If final costs associated with the CITY PROJECT are in excess of the Deposit provided in Section 2, COUNTY shall include a final bill with the financial reconciliation. If final costs associated with the CITY PROJECT are less than the Deposit provided in Section 2, COUNTY shall include a reimbursement for the difference with the financial reconciliation.

12. Provide CITY one complete set of reproducible as-built plans and all contract documents including calculations, estimates, and other documents produced as part of this contract within ninety (90) days after completion and acceptance of the CITY PROJECT.

SECTION 2 • CITY AGREES to:

1. Fund one hundred percent (100%) of the cost of the CITY PROJECT, as shown in Exhibit "B". CITY agrees that should unforeseen circumstances arise which result in an increase of any costs over those shown in Exhibit "B", CITY will pay such costs pursuant to Subsection 10 and Subsection 11 of Section 1.
2. Deposit with COUNTY, prior to COUNTY start of work and upon written request by COUNTY, seventy-six thousand six hundred sixty-two dollars and ten cents (\$76,662.10) (the "Deposit"), which represents one hundred percent (100%) of the costs to complete construction including construction administration, inspection and materials testing and contingency for CITY PROJECT, as provided in Exhibit "B".
3. Issue, at no cost to COUNTY or its contractor, upon proper application by COUNTY or COUNTY's contractor, an encroachment permit authorizing entry onto CITY right-of-way to complete construction, including traffic control, construction survey, inspection and materials testing for the COUNTY PROJECT and CITY PROJECT.
4. Provide at no cost to the COUNTY, oversight of the CITY PROJECT, to provide prompt reviews and approvals, as appropriate, of submittals by COUNTY, and to cooperate in timely processing of the CITY PROJECT.
5. Provide at no cost to COUNTY, a representative to coordinate and assist the COUNTY Resident Engineer during the construction of the CITY PROJECT and to verify facilities are constructed as required by this Agreement.
6. Pay COUNTY for any final costs associated with the CITY PROJECT that are in excess of the Deposit as determined pursuant to Subsection 11 of Section 1.

SECTION 3 • IT IS MUTUALLY AGREED AS FOLLOWS:

1. If upon opening of bids for construction of the CITY PROJECT the bids indicate a cost overrun of no more than ten percent (10%) of the construction cost estimate will occur, as described in Exhibit "B", COUNTY may award the contract.
2. If upon opening of bids it is found that a cost overrun exceeding ten percent (10%) of the construction cost estimate will occur, COUNTY and CITY shall endeavor to agree upon an alternative course of action. If, after fourteen (14) calendar days from the date of bid opening, an alternative course of action is not agreed upon, this Agreement shall be deemed to be terminated by mutual consent. COUNTY shall reimburse CITY

1 within forty-five (45) days of termination.

2 3. COUNTY and CITY acknowledge and agree that any funding shortfall for the completion of the CITY
3 PROJECT will be the sole responsibility of CITY. Nothing in this Agreement is intended to commit the
4 COUNTY to funding any portion of CITY PROJECT, or shall be construed as obligating the COUNTY to
5 provide replacement funding for any anticipated funding or to continue with the CITY PROJECT, if funds
6 are no longer available. In the event that adequate funds are not available to move forward or to complete
7 CITY PROJECT, PARTIES agree to meet and confer and collectively work to identify adequate funding for
8 CITY PROJECT.

9 4. The total cost to CITY to complete construction, including construction administration, inspection and
10 materials testing and a ten percent (10%) contingency for CITY PROJECT is estimated to be seventy-six
11 thousand six hundred sixty-two dollars and ten cents (\$76,662.10) as detailed in Exhibit "B".

12 5. COUNTY shall not be obligated to commence the CITY PROJECT until after receipt of CITY's Deposit as
13 required in Section 2.

14 6. Construction by COUNTY of improvements for CITY PROJECT shall not be commenced until an
15 Encroachment Permit to COUNTY, or COUNTY's contractor, authorizing such work has been issued by
16 CITY.

17 7. COUNTY shall cause COUNTY's contractor to maintain in force, until completion and acceptance of the
18 slurry seal improvements, a policy of Commercial Liability Insurance, including coverage of Bodily Injury
19 Liability and Property Damage Liability, in the amount of \$2,000,000 minimum single limit coverage, and a
20 policy of Automobile Liability Insurance in the amount of \$1,000,000 minimum. Endorsements to each
21 policy shall be required which name CITY, its officers, agents and employees, as additionally insured.
22 COUNTY shall also require COUNTY's contractor to maintain Worker's Compensation Insurance.
23 COUNTY shall cause COUNTY's contractor to provide Certificates of Insurance and Additional Insured
24 Endorsements which meet the requirements of this section to CITY prior to the start of construction.

25 8. Ownership and title to all materials, equipment, and appurtenances installed as part of this Agreement will
26 be automatically vested with the jurisdiction in which the improvements reside and no further agreement
27 will be necessary to transfer ownership.

- 1 9. CITY shall be responsible for the maintenance of the improvements provided by CITY PROJECT within
2 CITY right of way except as specified in this Agreement or future agreements.
- 3 10. No alteration or variation of the terms of this Agreement shall be valid unless made in writing and signed
4 by all PARTIES and no oral understanding or agreement not incorporated herein shall be binding on each
5 PARTY hereto.
- 6 11. Neither COUNTY nor any officer or employee thereof shall be responsible for any damage or liability
7 occurring by reason of any act or omission of CITY under or in connection with any work, authority or
8 jurisdiction delegated to CITY under this Agreement. It is further agreed that pursuant to Government Code
9 Section 895.4, CITY shall fully indemnify and hold COUNTY harmless from any liability imposed for injury
10 (as defined by Government Code Section 810.8) occurring by reason of any act or omission of CITY under
11 or in connection with any work, authority or jurisdiction delegated to CITY under this Agreement.
- 12 12. Neither CITY nor any officer or employee thereof shall be responsible for any damage or liability occurring
13 by reason of any act or omission of COUNTY under or in connection with any work, authority or jurisdiction
14 delegated to COUNTY under this Agreement. It is further agreed that pursuant to Government Code
15 Section 895.4, COUNTY shall fully indemnify and hold CITY harmless from any liability imposed for injury
16 (as defined by Government Code Section 810.8) occurring by reason of any act or omission of COUNTY
17 under or in connection with any work, authority or jurisdiction delegated to COUNTY under this Agreement.
- 18 13. In the event that CITY defaults in the performance of any of its obligations under this Agreement or
19 materially breaches any of the provisions of this Agreement, the COUNTY shall have the option to terminate
20 this Agreement upon ninety (90) days written notice to CITY.
- 21 14. CITY and COUNTY shall retain or cause to be retained for audit, all records and accounts relating to the
22 CITY PROJECT for a period of minimum three (3) years from the date of Notice of Completion of the CITY
23 PROJECT.
- 24 15. All notices, demands, invoices, and other communications required or permitted hereunder shall be in
25 writing and delivered to the following addresses or such other address as the PARTIES may designate:
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Airport Blvd Slurry Seal Improv

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COUNTY:
Riverside County Transportation Department
Attn: Mark Lancaster
Director of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501
Phone: (951) 955-6740

CITY:
City of Coachella
Attn: Andrew Simmons, P.E.
City Engineer
53990 Enterprise Way
Coachella, CA 92236
Phone: (760) 398-5744

APPROVALS

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COUNTY Approvals

RECOMMENDED FOR APPROVAL:

MARK LANCASTER

Director of Transportation

APPROVED AS TO FORM:

GREGORY P. PRIAMOS, COUNTY COUNSEL

By _____

DANIELLE MALAND

Deputy County Counsel

APPROVAL BY THE BOARD OF SUPERVISORS

KAREN SPIEGEL

PRINTED NAME

Chair, Riverside County Board of Supervisors

ATTEST:

KECIA R. HARPER

Clerk of the Board (SEAL)

CITY OF COACHELLA Approvals

APPROVED BY:

PRINTED NAME

City Manager

APPROVED AS TO FORM:

PRINTED NAME

City Attorney

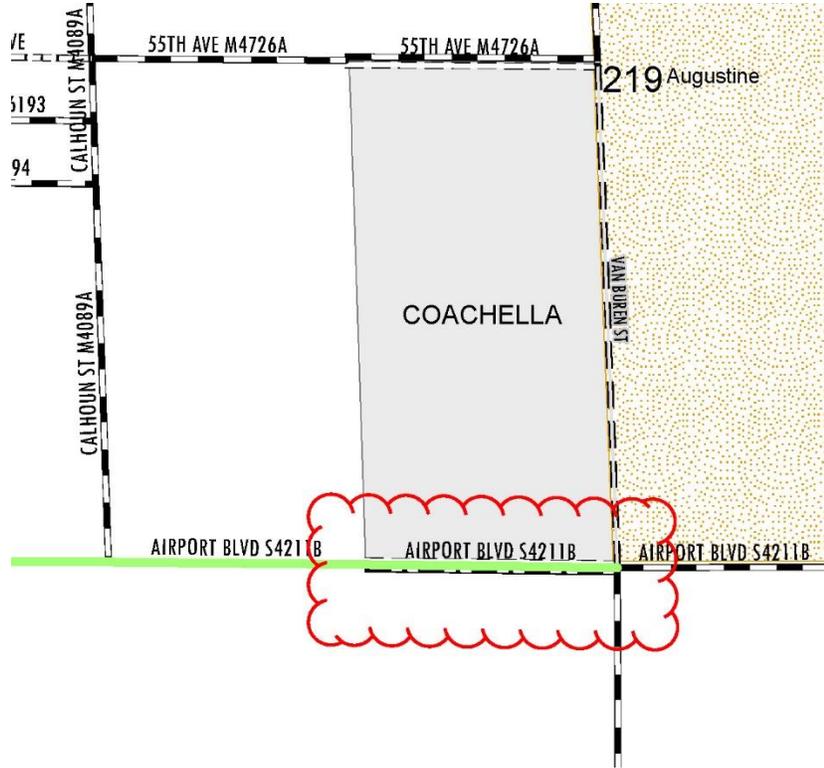
ATTEST:

PRINTED NAME

City Clerk

EXHIBIT A
VICINITY/CITY PROJECT MAP

Segment 1



Segment 2

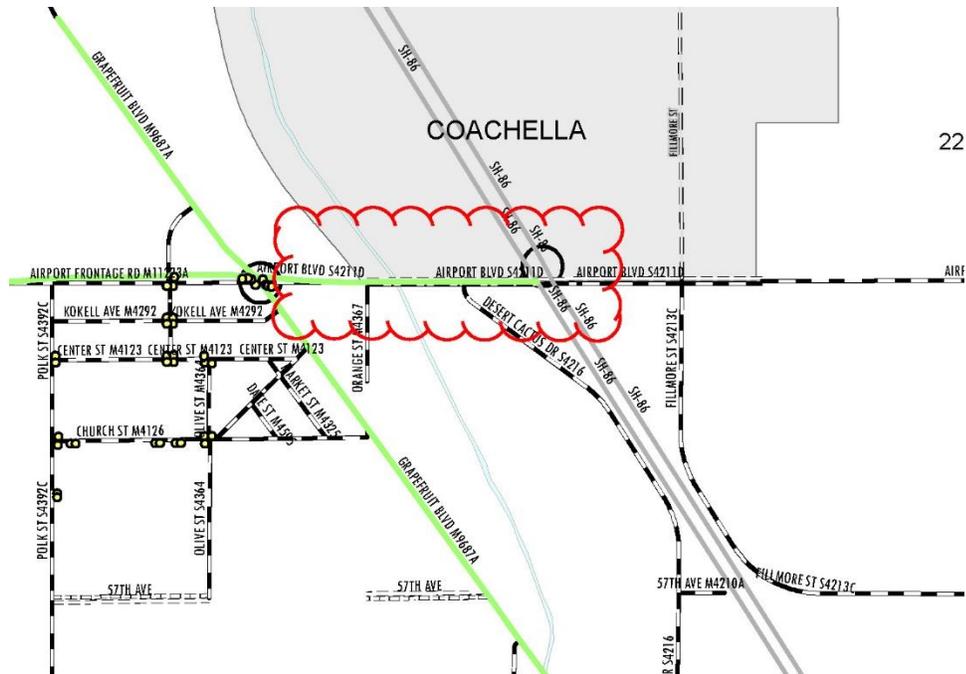


EXHIBIT B
CITY PROJECT BUDGET

ESTIMATED COSTS:

TASK	COSTS
Construction	\$61,262.10
Contingency (10%)	\$6,200.00
Administration, Inspection & Testing (15%)	\$9,200.00
TOTAL COST	\$76,662.10

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STAFF REPORT
7/14/2021

TO: Honorable Mayor and City Council Members

FROM: Andrew Simmons, P.E., City Engineer

SUBJECT: 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.

STAFF RECOMMENDATION:

Authorize the City Manager to Execute an Amendment to the Reimbursement Agreement with Coachella Valley Association of Governments (CVAG) in an amount of \$9,250,000 for the construction of the Avenue 50 Widening Project, ST-93. This value reflects the total estimated project cost which includes 75% cost share provided by CVAG (\$6,937,500) and a 25% local cost share provided by the City (\$2,312,500).

BACKGROUND:

The Project is to improve Avenue 50 from Calhoun Street to Cesar Chavez Street and is among the Top 10 projects listed in the 2015 Transportation Project Prioritization Study (TPPS). Avenue 50 is classified as a Major Arterial with enhanced bicycle facilities per the Mobility Element of the City's General Plan. The proposed roadway segment will have three lanes in each direction, a two way left turn lane, a landscaped median and includes pedestrian bicycle and neighborhood electric vehicle (NEV) facilities.

DISCUSSION/ANALYSIS:

On March 9, 2016 City Council authorized a reimbursement agreement by and between the City of Coachella and Coachella Valley Association of Governments (CVAG) for a total of \$4,500,000 regional funds toward the design and construction of the Avenue 50 Widening Project. On November 29, 2017 City Council authorized an agreement with KOA Corporation for professional design services. At this time, the City has completed 90% drawings and environmental clearances are expected within the next month.

During the design and environmental phases of the project it was determined that the cost would exceed the initial budget estimate due to unforeseen drainage issues and complicated right-of-way acquisition procedures. This Amendment is in response to the request made by the City on May 24, 2021. CVAG Executive Committee approved it on June 28, 2021.

FISCAL IMPACT:

The existing reimbursement agreement splits cost under a 75% regional share/25% local share. CVAG will fund an additional amount of \$3,562,500 for a total of \$6,937,500 for the final plans, specifications and engineer's estimate (PS&E) documents, right-of-way acquisition and construction of the above referenced project. The City's share would be an additional \$1,187,500 for an amended amount of \$2,312,500 and will be funded by Street and Transportation Development Impact Fees (Fund 127).

Project Description	Total Project Cost	CVAG (75%)	City (25%)
Avenue 50 between Calhoun Street and Cesar Chavez Street	Initial Project Estimate (2015)		
	\$4,500,000	\$3,375,000	\$1,125,000
	Current project estimate		
	\$9,250,000	\$6,937,500	\$2,312,500

ATTACHMENTS:

Letter to CVAG
Amendment No. 1 to the Reimbursement Agreement



May 24, 2021

Tom Kirk, Executive Director
Coachella Valley Association of Governments
73-710 Fred Waring Drive, Ste. 200
Palm Desert, CA 92260

Subject: Request for an Amended Agency Reimbursement Agreement Between CVAG and the City of Coachella for the Improvement of Avenue 50 between Calhoun Street and Harrison Street

Dear Mr. Kirk:

The City of Coachella would like to respectfully request that the Coachella Valley Association of Governments (CVAG) prepare a Amendment to the existing Reimbursement Agreement between CVAG and the City of Coachella to improve avenue 50 between Calhoun Street and Harrison. The existing reimbursable agreement was executed on January 26 of 2015. At this time, the City has completed 90% drawings and environmental clearances are anticipated within the next month. During the design and environmental phases of the project it was determined that the cost would exceed the initial budget estimate due to unforeseen drainage issues and complicated right-of-way acquisition procedures. The City has worked through these complications and is seeking a modification of the reimbursable agreement to secure the necessary fund to continue making progress on this project. This project is consistent with the City's General Plan, Circulation Element and the current 2016 RTP/SCS Plan. The 2016 Transportation Project Prioritization Study TPPS lists this project in the top 10.

Avenue 50 is classified as a Major Arterial with enhanced bicycle facilities per the Mobility Element of the city's General Plan. The Proposed roadway segment will have three lanes in each direction, a two way left turn lane, a landscaped median and includes pedestrian bicycle and neighborhood electric vehicle (NEV) facilities.

Project Description	Total Project Cost	CVAG (75%)	City (25%)
Avenue 50 between Calhoun Street and Harrison Street	Initial Project Estimate (2015)		
	\$4,500,000	\$3,375,000	\$1,125,000
	Current project estimate		
	\$9,250,000	\$6,937,500	\$2,312,500

In 2015 the city and CVAG entered into an Agency Reimbursement Agreement for a project total of \$4,500,000 with a 75% CVAG share totaling \$3,375,000 and a 25% City of Coachella share totaling \$1,125,000. The City of Coachella is requesting an amendment to the Agency Reimbursable Agreement by and Between CVAG and the City of Coachella in order to update

Subject: Request for a reimbursement agreement between CVAG and the City of Coachella to improve Grapefruit Boulevard between Leoco Lane and 9th Street
October 21, 2020
Page 2 of 2

the agreement with the current projected project costs. The City is requesting the standard 75% Regional Share/ 25% Local share funding formula be applied to the amended project costs resulting in an amended funding split of CVAG Regional Share of 75% = \$6,937,500; City of Coachella Local Share of 25% = \$2,312,500

With your support, the City will strive to deliver this project expeditiously for our region. We greatly appreciate your consideration.

Sincerely,



Andrew Simmons, P.E.
City Engineer

Attachments:
Construction Estimate
Site Map

**AMENDMENT NUMBER ONE
TO THE
AGENCY REIMBURSEMENT AGREEMENT BY AND BETWEEN
CVAG AND THE CITY OF COACHELLA
FOR THE
AGREEMENT WITH THE CITY OF COACHELLA TO PROVIDE FUNDS FOR THE
IMPROVEMENT OF AVENUE 50 BETWEEN CALHOUN STREET AND HARRISON STREET**

This **AMENDMENT NUMBER ONE** is made and entered into this **28th day of June, 2021**, by and between the **Coachella Valley Association of Governments**, a California joint powers agency (**CVAG**) and the **City of Coachella (City)**, and is made with reference to the following background facts and circumstances. All other terms and conditions shall remain the same as stated in the original Agreement for the improvements of Avenue 50 between Calhoun Street and Harrison Street, which has since been renamed in honor of Cesar Chavez.

This Amendment Number One shall increase the total project cost to an estimated \$9.25 million. A breakdown of the initial project funding breakdown, and the costs based on the current estimate, are provided in the chart:

Project Description	Total Project Cost	CVAG (75%)	City (25%)
Avenue 50 between Calhoun Street and Cesar Chavez (formerly Harrison Street)	Initial Project Estimate (2015)		
	\$4,500,000	\$3,375,000	\$1,125,000
	Current Project Estimate		
	\$9,250,000	\$6,937,500	\$2,312,500

Using the standard CVAG cost-sharing of 75% Regional Share/ 25% Local share, CVAG's funding formula would result in an amended funding split of CVAG Regional Share of 75% = costs would increase to a total not-to-exceed amount of \$6,937,500.

IN WITNESS WHEREOF, the parties hereto have caused this **Amendment Number One** to be executed by their duly authorized representatives on this date:

ATTEST

CITY OF COACHELLA

By: _____
Gabriel Martin,
City Manager

By: _____
Steven Hernandez,
Mayor

ATTEST

CVAG

By: _____
Tom Kirk,
Executive Director

By: 

Glenn A. Miller,
CVAG Chair



STAFF REPORT
7/14/2021

TO: Honorable Mayor and City Council Members

FROM: Andrew Simmons, P.E., City Engineer

SUBJECT: 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.

STAFF RECOMMENDATION:

Authorize the City Manager to Execute an Amendment 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. Per the amended Reimbursement Agreement, CVG shall cover 75% of the eligible cost (\$77,338) and the City shall cover 25% of the cost (\$25,780).

BACKGROUND:

On November 2, 2018, the City of Coachella received a \$3.19 million grant from the California Natural Resources Agency (CNRA) for the Grapefruit Blvd Urban Greening + Connectivity Project. The City's grant was the largest distributed by the CNRA's Urban Greening Program, its purpose is to enhance and create sustainable green spaces and reduce greenhouse gas emissions. This project will create a pleasant, safe, artful and walkable roadway in the Pueblo Viejo Downtown District. The route will connect the key assets and activity centers in the community including the transportation center, schools, parks, library, post office, senior center, restaurants and more.

DISCUSSION/ANALYSIS:

On November 18, 2020 City Council approved to authorize a reimbursement agreement by and between the City of Coachella and Coachella Valley Association of Governments for a total of \$1,453,820 regional funds toward the construction of transportation corridor elements for Grapefruit Blvd Urban Greening and Connectivity Project.

On April 14, 2021 City Council approved change order #10 to construct a signalized intersection at Grapefruit Blvd and 6th Street. Amendment No. 1 is focused on providing additional funding for traffic signal improvements at the intersection of Grapefruit Blvd and 6th Street. This Amendment

is in response to the request made by the City on June 1, 2021. CVAG Executive Committee approved the Amendment on June 28, 2021.

FISCAL IMPACT:

The total cost for the traffic signal installation including design and construction is \$353,118, which is partially funded by the Grants Fund (152) in the amount of \$250,000. In the change order approved on April 14, 2021 the total unfunded amount was allocated to Street and Transportation DIF in an amount of \$103,118. The Amendment would split that cost 75% towards CVAG (\$77,338) and 25% towards the City (\$25,780).

ATTACHMENTS:

Letter to CVAG
Amendment No. 1 to the Reimbursement Agreement



June 1, 2021

Tom Kirk, Executive Director
 Coachella Valley Association of Governments
 73-710 Fred Waring Drive, Ste. 200
 Palm Desert, CA 92260

Subject: Request for Amended Reimbursement Agreement Between CVAG and the City of Coachella to Improve Grapefruit Boulevard between Leoco Lane and 9th Street to include signalized intersection at 6th Street and Grapefruit Boulevard.

Dear Mr. Kirk:

The City of Coachella would like to respectfully request that the Coachella Valley Association of Governments (CVAG) prepare an Amended Reimbursement Agreement between CVAG and the City of Coachella to include the additional costs of a traffic signal installation at the intersection of 6th Street and Grapefruit Boulevard to complete the proposed improvements underway on Grapefruit Boulevard between Leoco Lane and 9th Street.

A full project description can be found on the original Request for Reimbursement dated October 21, 2020, attached herein. The total cost for the traffic signal installation including design and construction is **\$353,118**, which is partially funded with a State Affordable Housing and Sustainable Communities (AHSC) Grant in the amount of **\$250,000**. The remaining unfunded balance for the proposed traffic signal is **\$103,118** which would be split 75% towards CVAG (**\$77,338**) and 25% towards the City (**\$25,780**)

Total project Cost = \$5,377,580					
		CNRA	AHSC	CVAG (75%)	CITY (25%)
Urban Greening Elements	\$2,881,793	\$2,881,793			
Trans. Corridor Elements	\$2,142,669	\$307,360		\$1,376,482	\$458,827
6 th Street Traffic Signal	\$353,118		\$250,000	\$77,338	\$25,780
Totals:	\$5,377,580	\$3,189,153	\$250,000	\$1,453,820	\$484,607

Sincerely,

Andrew Simmons, P.E.
 City Engineer

Attachments: October Request Letter, Executed Reimbursement Agreement and Change Order Results

**AMENDMENT NUMBER ONE
TO THE
AGENCY REIMBURSEMENT AGREEMENT BY AND BETWEEN
CVAG AND THE CITY OF COACHELLA
FOR THE
GRAPEFRUIT BOULEVARD STREET IMPROVEMENTS BETWEEN
LEOCO LANE AND 9TH STREET**

This **AMENDMENT NUMBER ONE** is made and entered into this **28th day of June, 2021**, by and between the **Coachella Valley Association of Governments**, a California joint powers agency (**CVAG**) and the **City of Coachella (City)**, and is made with reference to the following background facts and circumstances. All other terms and conditions shall remain the same as stated in the original Agreement for the Grapefruit Boulevard Street Improvements between Leoco Lane and 9th Street.

This Amendment Number One shall authorize the addition of traffic signal improvements at the intersection of Grapefruit Boulevard and 6th Street. The total cost to install the traffic signal is \$353,118.44. Subtracting the \$250,000 grant secured by the city leaves a remaining balance of \$103,118.44. Under CVAG's 75 percent/ 25 percent cost-sharing policy, it would result in an additional \$77,338.83 for CVAG and \$25,779.61 for the City.

CVAG's total not-to-exceed amount with this increase would be \$1,453,820.83.

IN WITNESS WHEREOF, the parties hereto have caused this **Amendment Number One** to be executed by their duly authorized representatives on this date:

ATTEST

CITY OF COACHELLA

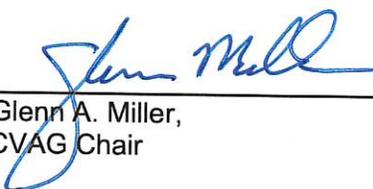
By: _____
Gabriel Martin
City Manager

By: _____
Steven Hernandez
Mayor

ATTEST

CVAG

By: _____
Tom Kirk,
Executive Director

By: 
Glenn A. Miller,
CVAG Chair



STAFF REPORT
7/14/2021

TO: Honorable Mayor and City Council Members

FROM: Nathan Statham, Finance Director

SUBJECT: Adopt 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.

STAFF RECOMMENDATION:

Adopt 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.

EXECUTIVE SUMMARY:

On March 24, 2020, the Authority adopted Resolution WA-2020-04, which directed the Executive Director to refrain from taking action that would result in the termination of service to residential customers, due to nonpayment, at least through June 1, 2020. The Temporary Suspension was extended numerous times. The Board of Directors adopted Resolution WA-2021-02 extending the Temporary Suspension through June 30, 2021. The proposed Resolution would readopt the same protections found in Resolution WA-2021-02 and extend the Temporary Suspension **through September 30, 2021.**

From now until the extension lapses on September 30, 2021, the Board of Directors and Executive Director will continue to monitor the situation and may rescind, modify, or further extend the Temporary Suspension as necessary.

ALTERNATIVES:

1. Extend the ending date beyond September 30, 2021.
2. Provide additional direction.

FISCAL IMPACT:

The extension of the Temporary Suspension will potentially increase delinquent utility balances. The effect of this action is estimated to be negligible to the Authority's financial position.

Attachments:

Resolution WA-2021-08

RESOLUTION NO. WA-2021-08

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COACHELLA WATER AUTHORITY EXTENDING THE TEMPORARY SUSPENSION ON SERVICE TURNOFFS DURING THE COVID-19 STATE OF EMERGENCY.

WHEREAS, the Coachella Water Authority (“Authority”) adopted Ordinance 1057, Section 3. Chapter 13.03- *Water Service System* establishing requirements for the provision of water service including billing, payment, interest, late penalties, and shut off processing; and

WHEREAS, federal, state, county and local governments have declared states of emergency to protect the public from the novel coronavirus (“COVID-19”); and

WHEREAS, many customers face issues such as their children’s schools, or their workplaces, closing in an effort to stop the virus from spreading. These affected customers may not have access to paid time off from their employers, are contract workers who only get paid when they work and they cannot work remotely, or have been laid off. Even a few lost days of wages due to the effects of COVID-19 could mean not being able to buy food, pay rent, or pay utilities; and

WHEREAS, Government Code Section 8634 provides that during a local emergency the governing body of a political subdivision, such as the Authority, may promulgate orders and regulations necessary to provide for the protection of life and property. Such orders and regulations, and amendments and rescissions thereof, must be in writing and must be given publicity and notice; and

WHEREAS, to help mitigate the negative impacts on those who may suffer a loss of wages due to efforts to slow the spread of COVID-19, the Authority Board of Directors adopted Resolution WA-2020-04 on March 25, 2020 directing the Executive Director, or his/her designees, to refrain from taking action which would result in the termination of service to residential customers, due to nonpayment; and

WHEREAS, Resolution WA-2020-04 further directs the Executive Director to take any and all action he/she deems necessary, in his/her reasonable discretion, to suspend the imposition of late penalties and interest and to or otherwise refrain from enforcing applicable provisions of Ordinance 1057 in regard to termination of service due to non-payment as of March 25, 2020; and

WHEREAS, the Temporary Suspension shall only apply to residential retail customers of the Authority and shall only apply to service termination due to non-payment; and

WHEREAS, on May 28, 2020, pursuant to authority granted by Resolution WA-2020-04, the Executive Director adopted an Executive Order extending the Temporary Suspension through June 30, 2020; and

WHEREAS, on June 10, 2020, the Board of Directors adopted Resolution No. WA-2020-07, which ratified the May 28, 2020 Executive Order and formally adopted the Temporary Suspension extension through June 30, 2020; and

WHEREAS, on June 24, 2020, the Board of Directors adopted Resolution No. WA-2020-08, which extended the Temporary Suspension through July 31, 2020; and

WHEREAS, on July 29, 2020, the Executive Director adopted an Executive Order extending the Temporary Suspension through September 30, 2020; and

WHEREAS, on August 7, 2020, the Board of Directors adopted Resolution No. WA-2020-09, which ratified the July 29, 2020 Executive Order and extended the Temporary Suspension through September 30, 2020; and

WHEREAS, on September 30, 2020 the Temporary Suspension expired; and

WHEREAS, on November 12, 2020, the Executive Director adopted an Executive Order extending the Temporary Suspension through January 15, 2021 (November 12, 2020 Executive Order”), which is attached hereto as **Attachment “A”**; and

WHEREAS, on November 18, 2020, the Board of Directors adopted Resolution WA-2020-10, which ratified the November 12, 2020 Executive Order and extended the Temporary Suspension through January 15, 2021, which is attached hereto as **Attachment “A”**; and

WHEREAS, on January 13, 2021, the Board of Directors adopted Resolution No. WA-2021-01, which extended the Temporary Suspension through March 31, 2021, which is attached hereto as **Attachment “A”**; and

WHEREAS, on March 24, 2021, the Board of Directors adopted Resolution No. WA-2021-02, which extended the Temporary Suspension through June 30, 2021, which is attached hereto as **Attachment “A”**; and

WHEREAS, the City’s current Policy on Discontinuation of Residential Water Services allows for payment extension periods of six, twelve and twelve months in sections 6.2, 6.3 and 6.4 respectively. And these extension periods did not anticipate COVID moratorium balances; and

WHEREAS, the COVID-19 pandemic and all of its impacts on public health, the economy, and the community at large continue to be felt by the citizens of Coachella. The Recitals above continue to describe the current situation and the support the need to reapprove and readopt the provisions of Resolution WA-2020-04 and reestablish a Temporary Suspension on any action, which would result in the termination of service to any residential retail customer due to nonpayment.

NOW, THEREFORE, BE IT RESOLVED,

SECTION 1. Incorporation of Recitals and Attachments. The recitals and Attachment “A” (November 12, 2020 Executive Order and Resolutions WA-2020-10, WA-2021-01 and WA-2021-02) to this Resolution are true and correct and this Authority so finds, determines, and represents. Said recitals and Attachment are incorporated herein and made a part of this Resolution. Resolution WA-2020-10 shall remain in full force and effect, the only modification being the Suspension Period Extension described in Section 2 of this Resolution, below.

SECTION 2. Suspension Period Extension. The Board of Directors hereby extends the Temporary Suspension **through September 30, 2021**. This Extended Suspension Period may be modified, superseded, or rescinded by the Board of Directors or Executive Director.

SECTION 3. Severability. If any section, subsection, clause or phrase in this Resolution is for any reason held invalid, the validity of the remainder of this Resolution shall not be affected thereby. The Board of Directors hereby declare that they would have adopted this Resolution and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses or phrases or the application thereof be held invalid.

SECTION 4. Payment Extension Periods. The Board of Directors hereby amends the District’s Policy on Discontinuation of Residential Water Services sections 6.2, 6.3 and 6.4 to twenty-four months respectively with regard to payment extension limits.

PASSED, APPROVED and ADOPTED this 14th day of July 2021.

Steven A. Hernandez
President

ATTEST:

Angela M. Zepeda
Secretary

APPROVED AS TO FORM:

Carlos Campos
Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. WA-2021-08 was duly adopted by the Board of Directors of the Coachella Water Authority at a regular meeting thereof, held on the 14th day of July 2021, by the following vote of the Board:

AYES:

NOES:

ABSENT:

ABSTAIN:

Andrea J. Carranza, MMC
Deputy City Clerk

Attachment “A”

Attachment “A”

November 12, 2020 Executive Order

**ORDER OF THE EXECUTIVE DIRECTOR OF THE
COACHELLA WATER AUTHORITY**

DATE OF ORDER: November 12, 2020

**AN ORDER OF THE EXECUTIVE DIRECTOR OF THE COACHELLA
WATER AUTHORITY DECLARING A TEMPORARY SUSPENSION OF
SERVICE TURNOFFS DURING THE COVID-19 STATE OF
EMERGENCY.**

WHEREAS, the Coachella Water Authority (“Authority”) adopted Ordinance 1057, Section 3. Chapter 13.03- *Water Service System* establishing requirements for the provision of water service including billing, payment, interest, late penalties, and shut off processing; and

WHEREAS, beginning in March 2020, federal, state, county and local governments began declaring states of emergency to increase efforts to protect the public from the novel coronavirus (“COVID-19”). In addition, school districts have maintained distance learning since that time; and

WHEREAS, many customers face issues such as their children’s schools being closed and their workplaces being closed or going out of business. These affected customers may not have access to paid time off from their employers, are contract workers who only get paid when they work and they cannot work remotely, or have lost their jobs. Even a few lost days of wages due to the effects of COVID-19 could mean not being able to buy food, pay rent, or pay utilities; and

WHEREAS, Government Code Section 8634 provides that during a local emergency the governing body of a political subdivision, such as the Authority, or officials designated thereby, may promulgate orders and regulations necessary to provide for the protection of life and property.

WHEREAS, to help mitigate negative financial impacts, the Authority Board of Directors adopted Resolution WA-2020-04 on March 25, 2020 directing the Executive Director, or his/her designees, to refrain from taking action which would result in the termination of service to residential customers, due to nonpayment. Resolution WA-2020-04 is attached hereto as **Attachment “1”**; and

WHEREAS, Resolution WA-2020-04 further directs the Executive Director to take any and all action he/she deems necessary, in his/her reasonable discretion, to suspend the imposition of late penalties and interest and to or otherwise refrain from enforcing applicable provisions of Ordinance 1057 in regard to termination of service due to non-payment as of March 25, 2020; and

WHEREAS, the Temporary Suspension shall only apply to residential retail customers of the Authority and shall only apply to service termination due to non-payment; and

WHEREAS, on May 28, 2020, pursuant to authority granted by Resolution WA-2020-04, the Executive Director adopted an Executive Order extending the Temporary Suspension through

June 30, 2020. The May 28, 2020 Executive Order is attached hereto and incorporated herewith as **Attachment “2”**; and

WHEREAS, on June 10, 2020, the Board of Directors adopted Resolution No. WA-2020-07, which ratified the May 28, 2020 Executive Order and formally adopted the Temporary Suspension extension through June 30, 2020. Resolution WA-2020-07 is attached hereto and incorporated herewith as **Attachment “3”**; and

WHEREAS, on June 24, 2020, the Board of Directors adopted Resolution No. WA-2020-07, which extended the Temporary Suspension through July 31, 2020. Resolution WA-2020-07 is attached hereto and incorporated herein as **Attachment “4”**; and

WHEREAS, on July 29, 2020, the Executive Director adopted an Executive Order extending the Temporary Suspension through September 30, 2020. The July 29, 2020 Executive Order is attached hereto and incorporated herewith as **Attachment “5”**; and

WHEREAS, on August 7, 2020, the Board of Directors adopted Resolution No. WA-2020-09, which ratified the July 29, 2020 Executive Order and extended the Temporary Suspension through September 30, 2020. Resolution WA-2020-09 is attached hereto and incorporated herewith as **Attachment “6”**; and

WHEREAS, the Temporary Suspension expired on September 30, 2020; and

WHEREAS, the COVID-19 pandemic and all of its impacts on public health, the economy, and the community at large continue to be felt by the citizens of Coachella. The Recitals above continue to describe the current situation and the support the need to reapprove and readopt the provisions of Resolution WA-2020-4 and reestablish a Temporary Suspension on any action, which would result in the termination of service to any residential retail customer due to nonpayment; and

WHEREAS, pursuant to Government Code section 8634, the Authority has given the Executive Director the ability to promulgate orders regarding the Temporary Suspension and Suspension Period; and

WHEREAS, the Executive Director hereby finds that all provisions set forth in Resolution WA-2020-04 should be reapproved and readopted, including adoption of a Temporary Suspension and Suspension Period that will continue through January 15, 2021, unless he, or the Board of Directors, later finds that the extended Suspension Period should be modified, superseded, or rescinded.

NOW, THEREFORE, BE IT ORDERED,

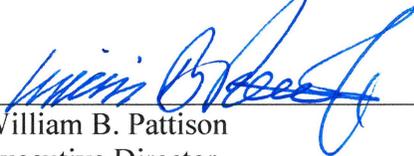
Section 1. Incorporation of Recitals and Attachments. The recitals and Attachment “1” (Resolution WA-2020-04), Attachment “2” (May 28, 2020 Executive Order), Attachment “3” (Resolution WA-2020-07), Attachment “4” (Resolution WA-2020-08), Attachment “5” (July 29, 2020 Executive Order), and Attachment “6” (Resolution WA-2020-09) to this Order are true and

correct and this Authority so finds, determines and represents. Said recitals are incorporated herein and made a part of this Order.

Section 2. Temporary Suspension and Suspension Period. Based on the authority set forth in Government Code section 8634, the Executive Director finds that the provisions set forth in Resolution WA-2020-04 shall be reapproved and readopted, the Temporary Suspension shall be reinstated, and Suspension Period shall continue **through January 15, 2021**. This Suspension Period may be modified, superseded, or rescinded by the Board of Directors or Executive Director.

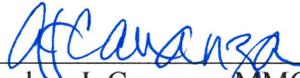
Section 3. Severability. If any section, subsection, clause or phrase in this Order is for any reason held invalid, the validity of the remainder of this Order shall not be affected thereby. The Executive Director hereby declares that he would have adopted this Order and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses or phrases or the application thereof be held invalid.

IT IS SO ORDERED this 12th day of November 2020.



William B. Pattison
Executive Director

ATTEST:



Andrea J. Carranza, MMC
Deputy Secretary of the Coachella Water Authority

APPROVED AS TO FORM:



Carlos Campos, Attorney

Attachment "B"
Resolution No. WA-2020-10

RESOLUTION NO. WA-2020-10**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COACHELLA WATER AUTHORITY, CALIFORNIA, DECLARING A TEMPORARY SUSPENSION OF SERVICE TURNOFFS DURING THE COVID-19 STATE OF EMERGENCY**

WHEREAS, the Coachella Water Authority (“Authority”) adopted Ordinance 1057, Section 3. Chapter 13.03- *Water Service System* establishing requirements for the provision of water service including billing, payment, interest, late penalties, and shut off processing; and

WHEREAS, in recent weeks, federal, state, county and local governments have declared states of emergency to increase efforts to protect the public from the novel coronavirus (“COVID-19”). In addition, a number of school districts have announced closures which may be in effect for a number of weeks; and

WHEREAS, many customers face issues such as their children’s schools, or their workplaces, closing in an effort to stop the virus from spreading. These affected customers may not have access to paid time off from their employers or are contract workers who only get paid when they work and they cannot work remotely. Even a few lost days of wages due to the effects of COVID-19 could mean not being able to buy food, pay rent, or pay utilities; and

WHEREAS, Government Code Section 8634 provides that during a local emergency the governing body of a political subdivision, such as the Authority, may promulgate orders and regulations necessary to provide for the protection of life and property. Such orders and regulations, and amendments and rescissions thereof, must be in writing and must be given publicity and notice; and

WHEREAS, to help mitigate the negative impacts on those who may suffer a loss of wages due to efforts to slow the spread of COVID-19, the Authority Board of Directors adopted Resolution WA-2020-04 on March 25, 2020 directing the Executive Director, or his/her designees, to refrain from taking action which would result in the termination of service to residential customers, due to nonpayment; and

WHEREAS, Resolution WA-2020-04 further directs the Executive Director to take any and all action he/she deems necessary, in his/her reasonable discretion, to suspend the imposition of late penalties and interest and to or otherwise refrain from enforcing applicable provisions of Ordinance 1057 in regard to termination of service due to non-payment as of March 25, 2020; and

WHEREAS, the Temporary Suspension shall only apply to residential retail customers of the Authority and shall only apply to service termination due to non-payment; and

WHEREAS, on May 28, 2020, pursuant to authority granted by Resolution WA-2020-04, the Executive Director adopted an Executive Order extending the Temporary Suspension through June 30, 2020; and

WHEREAS, on June 10, 2020, the Board of Directors adopted Resolution No. WA-2020-07, which ratified the May 28, 2020 Executive Order and formally adopted the Temporary Suspension extension through June 30, 2020; and

WHEREAS, on June 24, 2020, the Board of Directors adopted Resolution No. WA-2020-08, which extended the Temporary Suspension through July 31, 2020; and

WHEREAS, on July 29, 2020, the Executive Director adopted an Executive Order extending the Temporary Suspension through September 30, 2020; and

WHEREAS, on August 7, 2020, the Board of Directors adopted Resolution No. WA-2020-09, which ratified the July 29, 2020 Executive Order and extended the Temporary Suspension through September 30, 2020; and

WHEREAS, on September 30, 2020 the Temporary Suspension expired;

WHEREAS, on November 12, 2020, the Executive Director adopted an Executive Order extending the Temporary Suspension through January 15, 2021 (“November 12, 2020 Executive Order”), which is attached hereto as Attachment “A”; and

WHEREAS, the COVID-19 pandemic and all of its impacts on public health, the economy, and the community at large continue to be felt by the citizens of Coachella. The Recitals above continue to describe the current situation and the support the need to reapprove and readopt the provisions of Resolution WA-2020-04 and reestablish a Temporary Suspension on any action, which would result in the termination of service to any residential retail customer due to nonpayment.

NOW, THEREFORE, BE IT RESOLVED,

Section 1. Incorporation of Recitals and Attachment. The recitals in and attachment to this Resolution are true and correct and this Authority so finds, determines and represents. Said recitals and attachment are incorporated herein and made a part of this Resolution.

Section 2. Temporary Suspension. The Board hereby authorizes, and otherwise directs, the Executive Director refrain from taking any action, which would result in the termination of service to any residential retail customer due to nonpayment (“Temporary Suspension”). As a result, the Executive Director shall take any and all action he/she deems necessary, in his/her reasonable discretion, to suspend the imposition of late penalties and interest and to or otherwise refrain from enforcing applicable provisions of Ordinance 1057 in regard to termination of service due to non-payment now. The terms and conditions of the Temporary Suspension shall be established and implemented as determined in the Executive Director’s reasonable discretion and in accordance with this Resolution.

Section 3. Eligible Customers. The Temporary Suspension shall only apply to residential retail customers of the Authority. In addition, the Temporary Suspension shall only apply to service termination due to non-payment. The Executive Director will continue to have the

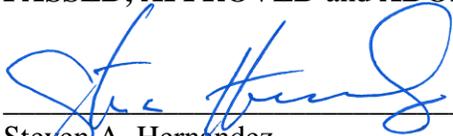
authority to proceed with service termination for any other reason including, but not limited to, the theft of water or interference with Authority facilities.

Section 4. Suspension Period. The November 12, 2020 Executive Order is hereby ratified and the Temporary Suspension shall expire on **January 15, 2021** (“Suspension Period”). The Suspension Period may be extended, or otherwise revised, by the Executive Director from time to time, as determined in the Executive Director’s reasonable discretion.

Section 5. Report to the Board. The Executive Director shall provide updates to the Board at least as frequently as each Board meeting following the effective date of this Resolution. Said updates shall include information regarding: (a) establishment and implementation of the Temporary Suspension; (b) extensions or revisions to the Suspension Period; (c) the number of qualified customers; and (d) and any other information regarding how this Resolution is being implemented.

Section 6. Severability. If any section, subsection, clause or phrase in this Resolution is for any reason held invalid, the validity of the remainder of this Resolution shall not be affected thereby. The Board hereby declares that it would have passed this Resolution and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses or phrases or the application thereof be held invalid.

PASSED, APPROVED and ADOPTED this 18th day of November 2020.



Steven A. Hernandez
President

ATTEST:



Angela M. Zepeda
Secretary

APPROVED AS TO FORM:



Carlos Campos
Attorney

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

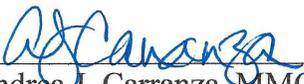
I HEREBY CERTIFY that the foregoing Resolution No. WA-2020-10 was duly adopted by the Board of Directors of the Coachella Water Authority at a special meeting thereof, held on the 18th day of November 2020, by the following vote of the Board:

AYES: Authority Member Bautista, Authority Member Beaman Jacinto, Authority Member Gonzalez, and President Hernandez.

NOES: None.

ABSENT: Vice President Martinez.

ABSTAIN: None.



Andrea J. Carranza, MMC
Deputy City Clerk

Attachment “C”
Resolution No. WA-2021-01

RESOLUTION NO. WA-2021-01

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COACHELLA WATER AUTHORITY EXTENDING THE TEMPORARY SUSPENSION ON SERVICE TURNOFFS DURING THE COVID-19 STATE OF EMERGENCY.

WHEREAS, the Coachella Water Authority (“Authority”) adopted Ordinance 1057, Section 3. Chapter 13.03- *Water Service System* establishing requirements for the provision of water service including billing, payment, interest, late penalties, and shut off processing; and

WHEREAS, federal, state, county and local governments have declared states of emergency to protect the public from the novel coronavirus (“COVID-19”); and

WHEREAS, many customers face issues such as their children’s schools, or their workplaces, closing in an effort to stop the virus from spreading. These affected customers may not have access to paid time off from their employers, are contract workers who only get paid when they work and they cannot work remotely, or have been laid off. Even a few lost days of wages due to the effects of COVID-19 could mean not being able to buy food, pay rent, or pay utilities; and

WHEREAS, Government Code Section 8634 provides that during a local emergency the governing body of a political subdivision, such as the Authority, may promulgate orders and regulations necessary to provide for the protection of life and property. Such orders and regulations, and amendments and rescissions thereof, must be in writing and must be given publicity and notice; and

WHEREAS, to help mitigate the negative impacts on those who may suffer a loss of wages due to efforts to slow the spread of COVID-19, the Authority Board of Directors adopted Resolution WA-2020-04 on March 25, 2020 directing the Executive Director, or his/her designees, to refrain from taking action which would result in the termination of service to residential customers, due to nonpayment; and

WHEREAS, Resolution WA-2020-04 further directs the Executive Director to take any and all action he/she deems necessary, in his/her reasonable discretion, to suspend the imposition of late penalties and interest and to or otherwise refrain from enforcing applicable provisions of Ordinance 1057 in regard to termination of service due to non-payment as of March 25, 2020; and

WHEREAS, the Temporary Suspension shall only apply to residential retail customers of the Authority and shall only apply to service termination due to non-payment; and

WHEREAS, on May 28, 2020, pursuant to authority granted by Resolution WA-2020-04, the Executive Director adopted an Executive Order extending the Temporary Suspension through June 30, 2020; and

WHEREAS, on June 10, 2020, the Board of Directors adopted Resolution No. WA-2020-07, which ratified the May 28, 2020 Executive Order and formally adopted the Temporary Suspension extension through June 30, 2020; and

WHEREAS, on June 24, 2020, the Board of Directors adopted Resolution No. WA-2020-08, which extended the Temporary Suspension through July 31, 2020; and

WHEREAS, on July 29, 2020, the Executive Director adopted an Executive Order extending the Temporary Suspension through September 30, 2020; and

WHEREAS, on August 7, 2020, the Board of Directors adopted Resolution No. WA-2020-09, which ratified the July 29, 2020 Executive Order and extended the Temporary Suspension through September 30, 2020; and

WHEREAS, on September 30, 2020 the Temporary Suspension expired;

WHEREAS, on November 12, 2020, the Executive Director adopted an Executive Order extending the Temporary Suspension through January 15, 2021 (“November 12, 2020 Executive Order”), which is attached hereto as **Attachment “A”**; and

WHEREAS, on November 18, 2020, the Board of Directors adopted Resolution WA-2020-10, which ratified the November 12, 2020 Executive Order and extended the Temporary Suspension through January 15, 2021, which is attached hereto as **Attachment “B”**, and

WHEREAS, the COVID-19 pandemic and all of its impacts on public health, the economy, and the community at large continue to be felt by the citizens of Coachella. The Recitals above continue to describe the current situation and the support the need to reapprove and readopt the provisions of Resolution WA-2020-04 and reestablish a Temporary Suspension on any action, which would result in the termination of service to any residential retail customer due to nonpayment.

NOW, THEREFORE, BE IT RESOLVED,

SECTION 1. Incorporation of Recitals and Attachments. The recitals and Attachments “A” (November 12, 2020 Executive Order) and “B” (Resolution WA-2020-10) to this Resolution are true and correct and this Authority so finds, determines, and represents. Said recitals and Attachments are incorporated herein and made a part of this Resolution. Resolution WA-2020-10 shall remain in full force and effect, the only modification being the Suspension Period Extension described in Section 2 of this Resolution, below.

SECTION 2. Suspension Period Extension. The Board of Directors hereby extends the Temporary Suspension **through March 31, 2021**. This Extended Suspension Period may be modified, superseded, or rescinded by the Board of Directors or Executive Director.

SECTION 3. Severability. If any section, subsection, clause or phrase in this Resolution is for any reason held invalid, the validity of the remainder of this Resolution shall not be affected

thereby. The Board of Directors hereby declare that they would have adopted this Resolution and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses or phrases or the application thereof be held invalid.

PASSED, APPROVED and ADOPTED this 13th day of January 2021.



Steven A. Hernandez
President

ATTEST:



Angela M. Zepeda
Secretary

APPROVED AS TO FORM:



Carlos Campos
Attorney

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

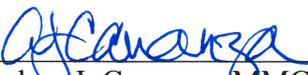
I HEREBY CERTIFY that the foregoing Resolution No. WA-2021-01 was duly adopted by the Board of Directors of the Coachella Water Authority at a regular meeting thereof, held on the 13th day of January 2021, by the following vote of the Board:

AYES: Authority Member Beaman Jacinto, Authority Member Delgado, Authority Member Galarza, Vice President Gonzalez, and President Hernandez.

NOES: None.

ABSENT: None.

ABSTAIN: None.



Andrea J. Carranza, MMC
Deputy City Clerk

Attachment "D"
Resolution No. WA-2021-02

RESOLUTION NO. WA-2021-02

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COACHELLA WATER AUTHORITY EXTENDING THE TEMPORARY SUSPENSION ON SERVICE TURNOFFS DURING THE COVID-19 STATE OF EMERGENCY.

WHEREAS, the Coachella Water Authority (“Authority”) adopted Ordinance 1057, Section 3. Chapter 13.03- *Water Service System* establishing requirements for the provision of water service including billing, payment, interest, late penalties, and shut off processing; and

WHEREAS, federal, state, county and local governments have declared states of emergency to protect the public from the novel coronavirus (“COVID-19”); and

WHEREAS, many customers face issues such as their children’s schools, or their workplaces, closing in an effort to stop the virus from spreading. These affected customers may not have access to paid time off from their employers, are contract workers who only get paid when they work and they cannot work remotely, or have been laid off. Even a few lost days of wages due to the effects of COVID-19 could mean not being able to buy food, pay rent, or pay utilities; and

WHEREAS, Government Code Section 8634 provides that during a local emergency the governing body of a political subdivision, such as the Authority, may promulgate orders and regulations necessary to provide for the protection of life and property. Such orders and regulations, and amendments and rescissions thereof, must be in writing and must be given publicity and notice; and

WHEREAS, to help mitigate the negative impacts on those who may suffer a loss of wages due to efforts to slow the spread of COVID-19, the Authority Board of Directors adopted Resolution WA-2020-04 on March 25, 2020 directing the Executive Director, or his/her designees, to refrain from taking action which would result in the termination of service to residential customers, due to nonpayment; and

WHEREAS, Resolution WA-2020-04 further directs the Executive Director to take any and all action he/she deems necessary, in his/her reasonable discretion, to suspend the imposition of late penalties and interest and to or otherwise refrain from enforcing applicable provisions of Ordinance 1057 in regard to termination of service due to non-payment as of March 25, 2020; and

WHEREAS, the Temporary Suspension shall only apply to residential retail customers of the Authority and shall only apply to service termination due to non-payment; and

WHEREAS, on May 28, 2020, pursuant to authority granted by Resolution WA-2020-04, the Executive Director adopted an Executive Order extending the Temporary Suspension through June 30, 2020; and

WHEREAS, on June 10, 2020, the Board of Directors adopted Resolution No. WA-2020-07, which ratified the May 28, 2020 Executive Order and formally adopted the Temporary Suspension extension through June 30, 2020; and

WHEREAS, on June 24, 2020, the Board of Directors adopted Resolution No. WA-2020-08, which extended the Temporary Suspension through July 31, 2020; and

WHEREAS, on July 29, 2020, the Executive Director adopted an Executive Order extending the Temporary Suspension through September 30, 2020; and

WHEREAS, on August 7, 2020, the Board of Directors adopted Resolution No. WA-2020-09, which ratified the July 29, 2020 Executive Order and extended the Temporary Suspension through September 30, 2020; and

WHEREAS, on September 30, 2020 the Temporary Suspension expired; and

WHEREAS, on November 12, 2020, the Executive Director adopted an Executive Order extending the Temporary Suspension through January 15, 2021 (November 12, 2020 Executive Order”), which is attached hereto as **Attachment “A”**; and

WHEREAS, on November 18, 2020, the Board of Directors adopted Resolution WA-2020-10, which ratified the November 12, 2020 Executive Order and extended the Temporary Suspension through January 15, 2021, which is attached hereto as **Attachment “A”**; and

WHEREAS, on January 13, 2021, the Board of Directors adopted Resolution No. WA-2021-01, which extended the Temporary Suspension through March 31, 2021; and

WHEREAS, the COVID-19 pandemic and all of its impacts on public health, the economy, and the community at large continue to be felt by the citizens of Coachella. The Recitals above continue to describe the current situation and the support the need to reapprove and readopt the provisions of Resolution WA-2020-04 and reestablish a Temporary Suspension on any action, which would result in the termination of service to any residential retail customer due to nonpayment.

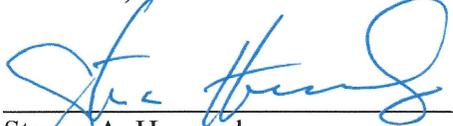
NOW, THEREFORE, BE IT RESOLVED,

SECTION 1. Incorporation of Recitals and Attachments. The recitals and Attachment “A” (November 12, 2020 Executive Order and Resolution WA-2020-10) to this Resolution are true and correct and this Authority so finds, determines, and represents. Said recitals and Attachment are incorporated herein and made a part of this Resolution. Resolution WA-2020-10 shall remain in full force and effect, the only modification being the Suspension Period Extension described in Section 2 of this Resolution, below.

SECTION 2. Suspension Period Extension. The Board of Directors hereby extends the Temporary Suspension **through June 30, 2021**. This Extended Suspension Period may be modified, superseded, or rescinded by the Board of Directors or Executive Director.

SECTION 3. Severability. If any section, subsection, clause or phrase in this Resolution is for any reason held invalid, the validity of the remainder of this Resolution shall not be affected thereby. The Board of Directors hereby declare that they would have adopted this Resolution and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses or phrases or the application thereof be held invalid.

PASSED, APPROVED and ADOPTED this 24th day of March 2021.



Steven A. Hernandez
President

ATTEST:



Angela M. Zepeda
Secretary

APPROVED AS TO FORM:



Carlos Campos
Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. WA-2021-02 was duly adopted by the Board of Directors of the Coachella Water Authority at a regular meeting thereof, held on the 24th day of March 2021, by the following vote of the Board:

AYES: Authority Member Beaman Jacinto, Authority Member Delgado, Authority Member Galarza, Vice President Gonzalez, and President Hernandez.

NOES: None.

ABSENT: None.

ABSTAIN: None.



Andrea J. Carranza, MMC
Deputy City Clerk



STAFF REPORT
7/14/2021

TO: Honorable Mayor and City Council Members

FROM: Maritza Martinez, Public Works Director

SUBJECT: Approve 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.

STAFF RECOMMENDATION:

Approve 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.

EXECUTIVE SUMMARY:

The Coachella Library was constructed with a storefront commercial space for a restaurant/café tenant. Through a competitive Request for Proposals selection process, Sixth Street Coffee was identified as the tenant for this commercial space within the Coachella Library. The City entered into a lease with Sixth Street Coffee for this space from July 25, 2018-August 30, 2021. As the term of the agreement is ending, staff reached out to the lessee to confirm if there was interest in extending the term of the lease. The tenant has advised they are interested in extending the term of the agreement an additional three (3) years. The proposed amended lease would extend the term through August 30, 2024 and would be for the originally established monthly rate of \$658.00 per month (\$1.00 per square foot). During the original term the lease allowed the lessee to credit any tenant improvement costs towards its monthly rental payment; the extended term would no longer allow additional credits be applied towards rent payments. Overall, the proposed lease identifies the below lease terms:

- Extended Term = three years; August 30, 2021 – August 30, 2024.
- Utilities = to be paid by Lessee for said property
- Maintenance/Janitorial = to be completed by Lessee for said property.
- Insurance = to be provided by Lessee for said property.
- Rent = \$658.00 per month.

FISCAL IMPACT:

The recommended action will provide additional revenues to the City from the rents received under the terms of the lease agreement.

Attachment:

First Amendment

**First Amendment to Lease
Between the City of Coachella
And
Sixth Street Coffee**

1. Parties And Date.

This First Amendment to the Lease for commercial restaurant/café storefront ("First Amendment") is made and entered into this 14th day of July, 2021 by and between the City of Coachella ("Lessee") and Sixth Street Coffee, ("Lessor"). Lessee and Lessor are sometimes individually referred to as "Party" and collectively as "Parties" in this First Amendment.

2. Recitals.

2.1 Lease. Lessee and Lessor entered into that certain Lease For Commercial Tenant Space dated July 25, 2018 ("Lease"), whereby Lessor is the owner of certain real property (the "Premises") described by Exhibit "A" attached to the Lease.

2.2 Amendment. Lessee desires to lease the Premises from Lessor for purposes of operating and managing a restaurant/café, and Lessor desires to lease the Premises to Lessee on the terms and conditions set forth in the Lease and in this First Amendment.

2.3 Amendment. Lessee and Lessor desire to amend the Lease for the first time to amend the following terms of the Lease: extend the term of the Lease.

3. Amendments.

3.1 Term of Lease. Section 4.1 and Rent. Section 5. of the Lease are hereby deleted in their entirety and replaced with the following:

4.1 Term. The original term of the Lease was three years and commenced on July 25, 2018 through August 30, 2021; the extended term continues for an additional three (3) years through August 30, 2024. (the "Term")."

5. Rent. During the Term of this Lease, Lessee shall pay to Lessor as rent the sum of Six Hundred Fifty Eight Dollars and No Cents (\$658.00) per month.

The monthly rent will be paid by the Lessee to the Lessor in advance of the 27th day of each month and continuing throughout the term of this Lease.

3.2 Continuing Effect of Agreement. Except as amended by this First Amendment, all provisions of the Lease shall remain unchanged and in full force and effect. From and after the date of this First Amendment, whenever the term "Lease" appears in the Lease, it shall mean the Lease as amended by this First Amendment.

3.3 Adequate Consideration. The Parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this First Amendment.

3.4 Counterparts. This First Amendment may be executed in duplicate originals, each of which is deemed to be an original, but when taken together shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the parties have executed this First Amendment as of the date first written above.

LESSEE:

THE CITY OF COACHELLA
A California municipal corporation

By: _____
Dr. Gabriel D. Martin, City Manager

Attest:

By: _____
Angela M. Zepeda, City Clerk

Approved as to Form:

By: _____
Carlos L. Campos, City Attorney

LESSOR:

SIXTH STREET COFFEE
a partnership

By: _____
President



STAFF REPORT
7/14/2021

TO: Honorable Mayor and City Council Members

FROM: Gabriel Perez, Assistant Community Development 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. (*1st Reading*)

STAFF RECOMMENDATION:

Staff recommends that the City Council introduce for first reading, by title only, 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:

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

The City of Coachella adopted Chapter 17.85 “Medical Cannabis Cultivation Facilities,” in January 2016, to allow medical cannabis cultivation, manufacturing, testing, distribution, and transportation activities in the wrecking yard (M-W) zone with a development agreement or conditional use permit (“CUP”) the M-W zone and IP Industrial Park Overlay Zone, and general commercial C-G for testing laboratories only with a CUP. All such businesses also require a regulatory permit to operate. The commercial cannabis regulations have been amended over the past four years to now allow for medical and non-medical commercial cannabis businesses, in addition to retail stores.

On February 26, 2020 the 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 Avenue 48 on the north, Tyler Street on the west, the All-American Canal on the east, and Avenue 52 on the south. 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, or 3) are owned or leased by an applicant that voluntarily agrees to limit the term of any conditional use permit for outdoor cannabis cultivation.

The Planning Commission first reviewed draft Ordinance No. 1171 on December 16, 2020 and recommended to the City Council approval of the ordinance with some minor modifications as follows:

- 1) The recommended minimum lot area of five (5) acres for an Interim Outdoor Cannabis Cultivation use should be reduced to one (1) acre. The rationale for this was to allow local family farms to participate in commercial cannabis activity. Staff recommended a larger land area in order to create more separation from these farms and most of the parcels in the geographic area in question are larger than five acres. However, reducing the minimum acreage to one (1) acre would allow every land owner in the geographic area to participate, provided they are in the allowable zoning districts.
- 2) The requirements for a minimum 50-foot buffer around the perimeter of the outdoor cannabis grow area, to include either row crops or other landscaping, and an 8-foot tall security fence, should be modified to allow more flexibility in its design, subject to review and approval by the Planning Director. Staff has amended these development standards to require a minimum 20-foot setback on all sides with “an opaque fencing material” to be used along any street frontage to screen the cannabis grow areas from view to the street. This could include chain link with slats or canvas tarp (i.e. wind fence) similar to what is used in other California Counties for outdoor cannabis grow facilities.

On January 27, 2021 the City Council introduced Ordinance No. 1171 for first reading and on February 10, 2021, the City Council considered the ordinance on second reading, but remanded the item back to the Planning Commission for further review. The Economic Development and Planning Subcommittee reviewed the ordinance on March 4, 2021 and recommended expansion of the geographic boundaries for outdoor cannabis cultivation further north to Vista Del Sur. The proposed Ordinance was amended to encompass discussion and comments from the Subcommittee. The Planning Commission reviewed the revised ordinance on June 16, 2021 and recommended to the City Council approval of the ordinance.

DISCUSSION/ANALYSIS:

I. SUMMARY

The proposed Ordinance would allow interim outdoor commercial cannabis cultivation in agricultural and remote areas of the City with a conditional use permit and subject to certain property development standards.

II. OUTDOOR COMMERCIAL CANNABIS CULTIVATION

A. References to Interim Outdoor Cultivation

The proposed Ordinance includes new references to “interim outdoor cultivation” to distinguish this new use from the indoor commercial cannabis cultivation, which has been allowed in certain areas of the City since 2016.

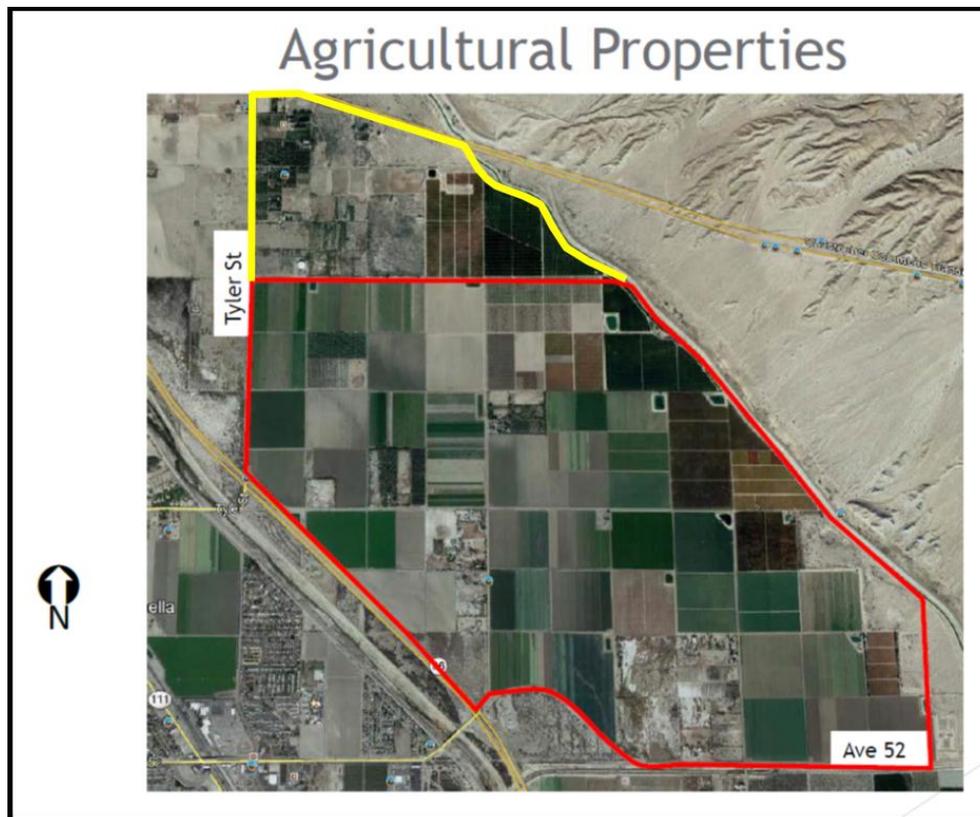
B. Interim Nature of Outdoor Cultivation Use

The City’s existing Ordinance requires that commercial cannabis businesses obtain a conditional use permit (“CUP”) or development agreement prior to operation.

The proposed Ordinance makes clear that a CUP issued for indoor cultivation will not automatically give the applicant permission to operate outdoor cultivation as well. Instead, separate CUPs may be issued for indoor versus outdoor cannabis cultivation. 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 will include a reference to the approved CUP.

C. Zones Where Interim Outdoor Commercial Cultivation is Allowed

Interim outdoor commercial cannabis cultivation may be proposed on any agricultural property, subject to obtaining a conditional use permit, if the property is located within the 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 and is 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 and Tyler Street on the west, as shown on the map exhibit below. The northern boundary was modified from the boundary the City Council considered January 27, 2021, with Avenue 48 as the northern boundary.



D. Property Development Standards for Outdoor Commercial Cultivation

All interim outdoor commercial cannabis cultivation sites must:

- be located on a site having a minimum of one (1) acre in size.
- 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. It should be noted that the State limits outdoor cultivation to 1 acre until 2023. As such, this Ordinance would allow outdoor cannabis up to 1 acre through the end of 2022 and up to 2 acres thereafter, unless further modified.
- provide a minimum twenty-foot (20 ft.) setback on all sides of the outdoor cannabis grow areas.
- provide perimeter fencing 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.

As for distance limitations, no interim outdoor commercial cannabis cultivation shall be located within:

- 500 feet of another interim outdoor commercial cannabis cultivation use;
 - 1,000 feet of any public or private school (K-12), day care center or youth center;
- or

E. Operating Standards for Outdoor Commercial Cultivation

The proposed Ordinance includes new operating standards for outdoor commercial cultivation, including the following:

- **Visibility.** Cannabis plants shall not be easily visible from offsite. All interim outdoor commercial cultivation sites should have a minimum fifty-foot (50 ft.) landscaped or agriculturally-planted buffer from adjoining properties and abutting streets.
- **Security.** 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.** 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.

F. Regulatory Permit Application Information

The proposed Ordinance requires cultivation applicants to provide 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.

With regards to the required security plan, the proposed Ordinance includes wrought iron or decorative masonry fencing as an option, with Planning Commission approval.

And, Polyethylene Plastic Film, Polycarbonate Sheeting, and Shade Cloth Fabrics may be used in temporary greenhouses and temporary hoop houses as part of an approved interim outdoor cannabis cultivation use to assist in odor suppression.

FISCAL IMPACT:

None.

ALTERNATIVES:

- 1) Introduce Ordinance No. 1171 for first reading, by title only.
- 2) Introduce Ordinance No. 1171 for first reading, by title only, with minor modification.
- 3) Take no action.
- 4) Continue this item and provide staff with direction.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1 or Alternative #2 above.

Attachments: Ordinance No. 1171 – 1st 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.

Q 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.

¶ 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 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 view 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) five hundred (500) feet of another interim outdoor commercial cannabis cultivation use.

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

private youth membership organizations or clubs, social service teenage club facilities, video arcades, or similar amusement park facilities.

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

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

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

ORDINANCE PASSED AND APPROVED at a regular meeting of the City Council of the City of Coachella 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 was adopted by the City Council at a regular meeting of the City Council held on the ___ day of _____ 2021 and was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Angela M. Zepeda, City Clerk



STAFF REPORT
7/14/2021

TO: Honorable Mayor and City Council Members

FROM: Maritza Martinez, Public Works Director

SUBJECT: Public Hearing for 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.

STAFF RECOMMENDATION:

The City Council adopts Resolution No. 2021-19:

- I. Confirming the Diagram and Assessments and Ordering the Levy and Collection of Assessments for the City of Coachella Landscaping and Lighting Maintenance District 1 through 38 for Fiscal Year 2021/2022, pursuant to the provisions of Part 2 Division 15 of the California Streets and Highways Code.
- II. Authorize and Direct the City Clerk to file the diagram and assessment with the Riverside County Assessor/ County Clerk-Recorder's Office.

BACKGROUND:

In accordance with the "Landscaping and Lighting Act of 1972" of the Streets and Highways Code, on March 24, 2021, the City Council adopted Resolution No. 2021-17, and initiated proceedings to update the District for the next fiscal year declaring its Intention to Levy and Collect Assessments and Ordered the preparation of the Engineer's Report. Subsequently, on April 28, 2021 the City Council adopted Resolution No. 2021-18 giving Preliminary Approval of the Engineer's Report and setting a time and place for the Public Hearing to Levy and Collect Assessments. A map displaying the Districts is attached herewith as Exhibit "A".

Resolution No. 2021-19, if approved, will confirm the assessments for the Fiscal Year 2021/2022 for the City of Coachella Landscaping and Lighting Maintenance District Number 1 through 38, shown on the attached Exhibit "A" and "B". A notice of Public Hearing was posted in the local newspaper on the attached Exhibit "C". The public hearing was opened on June 23, 2021 and continued to July 14, 2021.

FISCAL IMPACT:

Approval of the assessments would have no adverse impact to the General Fund. The proposed assessments for each District has been prepared based upon the improvements and maintenance expenses necessary to maintain the common areas within each District. The revenues and expenditures are accounted for within separate 160 fund accounts within each District.

RESOLUTION NO. 2021-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, CONFIRMING THE ASSESSMENT AND DIAGRAM AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS FOR THE CITY OF COACHELLA LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1 THROUGH 38 FOR FISCAL YEAR 2021/2022, PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE

WHEREAS, the City Council and the City of Coachella, California (“City Council”) has adopted Resolution No. 2021-17 on March 24, 2021 Initiating the Preparation of the Engineer’s Report Declaring Intention to Levy and Collect Assessments for Fiscal Year 2021/2022 for the City of Coachella Landscaping and Lighting Maintenance District Number 1 through 38 pursuant to the terms and provisions of the “Landscaping and Lighting Act of 1972”, being Part 2 Division 15 of the California Streets and Highways Code; and

WHEREAS, this City Council has directed the staff to prepare the Engineer’s Report, and the City has contracted with Willdan Financial Services to prepared and submitted the report to the City Clerk and the report is pursuant to law for the City Council’s consideration; and

WHEREAS, the City Council has adopted Resolution Number 2021-18 on April 28, 2021 Giving Preliminary Approval of the Preliminary Engineer’s Report for Levy of Annual Assessments for Landscaping and Lighting Maintenance Districts 1 through 38 Declaring the Intention to Levy and Collect Assessments for Fiscal Year 2021/2022 and Set a Public Hearing for Districts 1 through 38; and

WHEREAS, the City Council scheduled a Public Hearing on June 23, 2021 at 6:00 p.m. prior to confirmation of the proposed assessments for Fiscal Year 2021/2022; and

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

Section 1. That above recitals area all true and correct

Section 2. Following notice duly given by publication, the City Council has held a full and fair Public Hearing regarding the Levy of the Proposed Assessment within the City of Coachella Landscaping and Lighting Maintenance District No. 1 through 38 for Fiscal Year commencing on July 1, 2021 and ending June 30, 2022, to pay for the cost and expenses of maintaining and servicing existing and proposed public landscaping and storm drain facilities installed and constructed within public places in the City of Coachella, pursuant to the terms and provisions of the Landscaping and Lighting Act of 1972, being Part 2 of Division 15 of the California Streets and Highways Code. All interested persons were offered the opportunity to hear and be heard regarding protests and objections to the Levy and Collection of the Proposed Assessment against lots or parcels of real property within City of Coachella Landscaping and

Lighting Maintenance District No. 1 through 38. All protests and objections to the Levy and Collection of the proposed assessments for the Fiscal Year 2021/2022 commencing on July 1, 2021 and ending on June 30, 2022, area hereby overruled by the City Council.

Section 3. The City Council hereby orders the maintenance and servicing of the existing and proposed public landscape facilities installed and constructed in public places in the City of Coachella and hereby confirms the diagram and assessment set forth in the Engineer's Report.

Section 4. The assessment is in compliance with the provisions of the "Landscaping and Lighting Act of 1972," being Part 2 of Division 15 of the California Streets and Highways Code and with any applicable provisions of Proposition 218.

Section 5. The assessment is levied without regard to property valuation.

Section 6. The assessment is levied for the purpose of paying the costs and expenses of maintaining and servicing existing and proposed public landscaping facilities installed and constructed in public places in the City of Coachella for the Fiscal Year commencing on July 1, 2021 and ending on June 30, 2022.

Section 7. The adoption of Resolution No. 2021-19 constitutes the levy of an assessment for the Fiscal Year commencing on July 1, 2021 and ending on June 30, 2022.

Section 8. The maintenance and servicing of the public landscaping facilities shall be performed pursuant to law and the County Recorder/Auditor of Riverside County shall enter on the County Assessment Roll opposite each lot or parcel of land the amount of the assessment and such assessments shall then be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the assessments shall be paid to the City of Coachella Finance Department.

Section 9. The City of Coachella Finance Department shall deposit all monies representing assessments collected by the County to the credit of a special fund known as Special Revenue Funds Special Assessments, City of Coachella Landscaping and Lighting Maintenance District No. 1 through 38.

Section 10. The City Clerk is hereby authorized and directed to file the diagram and assessment, or a certified copy of the diagram and assessment, with the Riverside County, Assessor's Office, together with a certified copy of Resolution 2021-19 upon its adoption.

Section 11. A certified copy of the assessment and diagram shall be filed in the Office of the City Clerk, with a duplicate copy on file in the office of the Public Works Department and open for public review.

PASSED, APPROVED and ADOPTED this 14th 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 Resolution No. 2021-19 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 14th day of July 2021, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Andrea J. Carranza
Deputy City Clerk

SCHEDULE

Landscaping and Lighting Maintenance District No. 1 Through 38

Item	Council Meeting Date
Resolution 2021-17 Initiating Preparation of Engineer's Report and Declaring Intention to Levy and Collect Assessments for Fiscal Year 2021/2022	March 24, 2021
Resolution 2021-18 Preliminary Approval of Engineer's Report and Setting a time and Place for Public Hearing to Levy and Collect Assessments for Fiscal Year 2021/2022	April 28, 2021
Resolution 2021-19 Confirming the Assessment and Diagram and Ordering the Levy and Collection of Assessments for Fiscal Year 2021/2022	June 23, 2021 (continued to July 14, 2021)

Exhibit "A"

CITY OF COACHELLA LANDSCAPING AND LIGHTING MAINTENANCE
DISTRICT NO. 1 THROUGH 38 FISCAL YEAR 2021/2022

BOUNDARY MAP

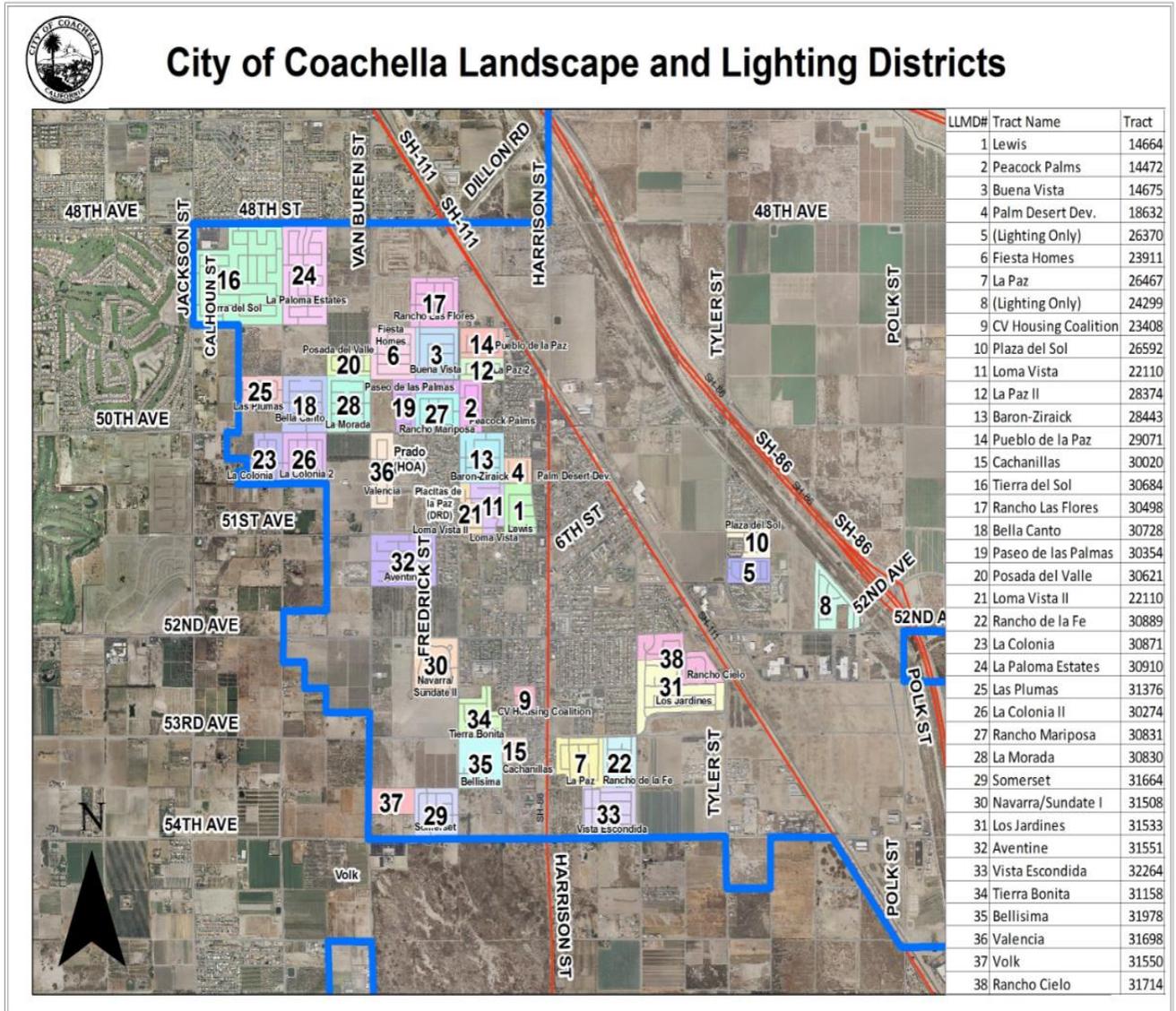


Exhibit "B"

CITY OF COACHELLA LANDSCAPING AND LIGHTING MAINTENANCE
DISTRICT NO. 1 THROUGH 38 FISCAL YEAR 2021/2022

DISTRICT NUMBER	PROPOSED LEVY PER LOT	NUMBER OF LOTS
AREA 1	109.60	127
AREA 2	59.76	130
AREA 3	95.40	181
AREA 4	94.42	66
AREA 5	0.00	0
AREA 6	214.28	171
AREA 7	152.90	161
AREA 8	25.26	138
AREA 9	176.42	32
AREA 10	81.86	75
AREA 11	84.76	105
AREA 12	175.00	76
AREA 13	343.74	168
AREA 14	349.46	90
AREA 15	540.00	48
AREA 16	825.00	555
AREA 17	475.00	162
AREA 18	582.74	172
AREA 19	343.34	126
AREA 20	550.00	81
AREA 21	144.00	70
AREA 22	350.00	118
AREA 23	572.18	119
AREA 24	712.15	291
AREA 25	525.00	87
AREA 26	0.00	0
AREA 27	525.00	112
AREA 28	525.00	171
AREA 29	325.00	152
AREA 30	250.00	160
AREA 31	325.00	265
AREA 32	450.00	250
AREA 33	600.00	282
AREA 34	475.00	115
AREA 35	575.00	49
AREA 36	370.00	108
AREA 37	0.00	0
AREA 38	550.00	150

Exhibit “C”

NOTICE OF PUBLIC HEARING FOR RESOLUTION NO. 2021-19, “CONFIRMING THE ASSESSMENT AND DIAGRAM AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS FOR THE CITY OF COACHELLA LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1 THROUGH 38 FOR FISCAL YEAR 2021/2022

THE DESERT SUN

05/28/2021

06/04/2021

06/11/2021

Text of Ad: 05/10/2021

RESOLUTION NO. 2021-18

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, APPROVING THE PRELIMINARY ENGINEER'S REPORT FOR LEVY OF ANNUAL ASSESSMENTS FOR FISCAL YEAR 2021/2022 FOR CITY OF COACHELLA LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NUMBER 1 THROUGH 38.

WHEREAS, the City Council of the City of Coachella, California (this "City Council") has previously determined that the public interest, convenience and necessity, require the installation, construction, maintenance, servicing and operation of public lighting and landscaping and appurtenant facilities as set forth in Section 22500 of the Streets and Highways Code, State of California, within the incorporated boundaries of the City of Coachella; and

WHEREAS, this City Council wishes to levy and collect annual special assessments within those assessment districts presently designated as "City of Coachella Landscaping and Lighting Maintenance District Number 1 through 38 pursuant to the Landscaping and Lighting Act of 1972 (Streets and Highways Code Section 22500 et seq.); and

WHEREAS, the Preliminary Engineer's Report has been prepared for fiscal year 2021/2022 for City of Coachella Landscaping and Lighting Maintenance District Number 1 through 38 in accordance with Sections 22622 and 22565, et seq. of the California Street and Highways Code (the "Code"); and

WHEREAS, The Engineer of Work has filed with the City Clerk his report (the "Engineer's Report") containing the matters specified in Section 22567, et seq. of the Code; and

WHEREAS, the preliminary Engineer's Report has been duly presented by the City Clerk to the City Council for consideration and has been fully considered by the City Council and the City Council finds that each and every part of the Engineer's Report is sufficient, and that no portion of the report requires or should be modified in any respect.

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

Section 1. That the Preliminary Engineer's Report, on file in the office of the City Clerk and available for inspection, is hereby approved and confirmed as filed.

Section 2. Notice is hereby given that June 23, 2021 at 6:00 p.m. in the City Council Chambers of the City of Coachella, California, 1515 Sixth Street, in the City of Coachella, State of California, is hereby fixed as the time and place for a public hearing by this City Council regarding the levying and collection of the proposed assessments for District Number 1 through 38 for fiscal year 2021/2022. Any interested person may file a written protest with the City Clerk prior to the conclusion of the hearing, which protest must state all ground of objections and describe the property within the District owned by the signer of the protest.

Section 3. The City Clerk shall give notice of the public meeting and public hearing as follows:

(a) The City Clerk shall cause this resolution of intention to be published as required by Section 22500, of the California Streets and Highways Code. The Desert Sun is hereby designated as the newspaper in which the City Clerk shall publish this resolution of intention. Upon completion of giving notice, the City Clerk is further directed to file in her office a proof of publication setting forth compliance with the requirements for publishing.

PASSED APPROVED AND ADOPTED, this April 28, 2021, by the following vote:

AYES: Mayor Hernandez, Mayor Pro Tem Gonzalez, Councilmember Beaman

Jacinto, Councilmember Delgado, Councilmember Galarza

NOES: None.

Absent: None.

Abstain: None.

ATTEST:

Bill Pattison, City Manager

Angela Zepeda, City Clerk

APPROVED AS TO FORM:

Carlos Campos, City Attorney

I hereby certify that the foregoing is true and correct copy of a resolution, being Resolution No. 2021-18 duly passed and adopted by the City Council of the City of Coachella, California at a regular meeting held this 28th day of April, 2021.

Angela Zepeda, City Clerk **Published: 5/28, 6/4, 6/11/2021**

City of Coachella
Engineer's Annual Levy Report
Landscaping and Lighting Maintenance
Assessment Districts 1 through 38
Fiscal Year 2021/2022

Final Engineer's Report



Public Hearing: June 23, 2021

City of Coachella
Public Works Department
53462 Enterprise Way
Coachella, CA 92236
Phone: 760-501-8100

ENGINEER'S REPORT AFFIDAVIT

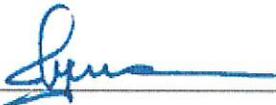
City of Coachella Landscaping and Lighting Maintenance Assessment Districts No. 1 through 38

City of Coachella
Riverside County, State of California

This Report describes the District and all relevant zones therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2021/2022, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Riverside County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 6th day of May, 2021.

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Coachella

By: 
Tyrone Peter
P.E. # C 81888



I. Overview

A. Introduction

The City of Coachella (“City”) annually levies and collects special assessments in order to maintain the improvements within the City’s thirty-eight (38) Landscaping and Lighting Maintenance Districts (“Districts”). The Districts were formed in various years starting in 1980 and levied annually pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highway Code (“Act”).

This Engineer’s Annual Levy Report (“Report”) describes the various Districts, any changes to the Districts, and the proposed assessments for Fiscal Year 2021/2022. The proposed assessments are based on the historical and estimated cost to maintain the improvements that provide a direct and special benefit to properties within each District. The various improvements within the District, and the costs of those improvements, are identified and budgeted separately, including all expenditures, deficits, surpluses, revenues, and reserves. Each parcel within a District is assessed proportionately for only those improvements provided in that District, and for which the parcel receives benefit.

Following consideration of all public comments, and written protests at a noticed public hearing, and final review of the Engineer’s Reports, the City Council will determine if a majority protest exists and may order amendments to the Report, or confirm the Report as submitted. Following final approval of the Report, and confirmation of the assessments, the City Council may then order the levy and collection of assessments for Fiscal Year 2021/2022, pursuant to the Act. In such case, the assessment information will be submitted to the County Auditor/Controller, and included on the property tax roll for each parcel in Fiscal year 2021/2022.

B. Review of Districts Formation

On November 5, 1996, California voters approved Proposition 218. The provisions of Proposition 218, now Constitutional Article XIIC and XIID (“Measure”), are summarized in general areas:

1. Strengthens the general and special tax provisions of Proposition 13, and Proposition 62.
2. Extends the initiative process to all local taxes, assessments, fees and charges.
3. Adds substantive and procedural requirements for assessments.
4. Adds substantive and procedural requirements for property related fees and charges.

The provisions of the measure established specific restrictions on assessments, and the application of those assessments. Beginning July 1, 1997, all new and existing assessments (with

City of Coachella
 Engineer's Annual Levy Report Fiscal year 2021/2022
 Landscaping and Lighting Maintenance Assessment Districts

some exceptions) were to comply with the new substantive and procedural requirements of the Measure. Results of a review of the formation of the existing and proposed Districts are summarized in the following table.

City of Coachella Landscape and Lighting Maintenance Districts

Table 1

District Name	District Number	Number Of Parcels	Approval Date
Lewis Homes - Tract Numbers 14664-1, 14664-2, 14664, & 17892	1	127	9/16/1980
Peacock Palms – Tract Numbers 14472 & 15976	2	130	6/16/1980
Buena Vista Homes – Tract Numbers 14675, 18317, & 28074	3	181	9/16/1980
Palm Desert Development – Tract Numbers 18632-1, 18632-2 & 18632	4	66	6/2/1987
Palmeras Mobile Home Park – Tract Number 26370 – Dissolved March 2013	5	122	7/17/1991
Fiesta Homes – Tract Numbers 23911-1, 23911-2, & 23911	6	171	8/7/1991
La Paz Homes I – Tract Numbers 26467-3, 26467-2, 26467-1, 26467, 26639-1, & 26639	7	161	8/7/1991
La Ponderosa Homes – Tract Numbers 24299-1 & 24299	8	138	1/28/1994
Coachella Valley Housing Coalition – Tract Numbers 23408-1, 23408-2, & 23408	9	32	5/4/1994
Plaza Del Sol – Tract Number 26592	10	76	12/21/1994
Loma Vista Homes I– Tract Numbers 22110-1 & 22110-2	11	105	8/2/1995
*La Paz Homes II – Tract Numbers 28374-1, 28374-2, 28374-3, & 28375	12	76	10/17/1996
*Baron-Ziraick – Tract Numbers 28443-1, 28443-2, & 28443	13	168	8/7/1999
*Pueblo De La Paz – Tract Numbers 29071-1, 29071-2, 29071-3, 29071-4, & 29071	14	90	6/14/2000
*Cachanillas – Tract Number 30020	15	48	5/28/2003

Engineer's Annual Levy Report Fiscal year 2021/2022
 Landscaping and Lighting Maintenance Assessment Districts

*Tierra Del Sol – Tract Numbers 30582, 30684-1, 30684-2, 30684-3, & 30684	16	556	8/20/2003
*Rancho Las Flores – Tract Number 30498-1	17	163	5/14/2003
*Bella Canto – Tract Number 30728	18	175	6/16/2003
*Paseo De Las Palmas – Tract Numbers 30354-1, 30354	19	126	7/9/2003
*Posada Del Valle – Tract Number 30621-1, 30621	20	81	8/20/2003
*Loma Vista II– Tract Number 22110	21	70	8/20/2003
*Rancho De La Fe – Tract Number 30889	22	120	11/10/2004
*La Colonia I – Tract Number 30871	23	119	11/10/2004
*La Paloma Estates – Tract Numbers 30910-1, 30910-2, 30910	24	291	4/13/2005
*Las Plumas – Tract Number 31376	25	87	6/8/2005
*La Colonia II – Tract Numbers 32074-1, 32074-2, & 32074 – Dissolved June 2013	26	155	6/8/2005
*Rancho Mariposa – Tract Number 30831	27	112	8/1/2005
*La Morada – Tract Number 30830	28	171	8/1/2005
*Somerset – Tract Numbers 31664-1, 31664-2, 31664-3, & 31664	29	153	8/24/2005
*Navarra/Sundate I – Tract Number 31508	30	160	6/28/2006
*Los Jardines – Tract Numbers 31533-1, 31533-2, & 31533	31	265	11/9/2005
*Aventine – Tract Numbers 31551-1 & 31551	32	251	11/29/2006
*Vista Escondida – Tract Number 32264	33	282	2/8/2006
*Tierra Bonita – Tract Number 31158	34	115	2/8/2006
*Bellissima – Tract Number 31978	35	158	9/13/2006
*Valencia – Tract Number 31698	36	108	5/31/2006

City of Coachella
Engineer’s Annual Levy Report Fiscal year 2021/2022
Landscaping and Lighting Maintenance Assessment Districts

*Volk – Tract Number 31550	37	80	11/22/2006
Rancho Cielo – Tract Number 31714	38	150	3/14/2006

*Areas with an asterisk are subject to Consumer Price Index or 3% annual increase for an inflationary factor

All Districts and assessments within the Districts are not subject to the substantive and procedural requirements of the Measure at the current assessment amounts. At the conclusion of the public hearing, the City Council may approve the proposed assessments for each of the Districts, and order the levy and collection of the assessments.

C. General Description of the Districts

The Districts provide maintenance, service, and operation of landscape and lighting improvements, including associated appurtenances located within the public right-of-way, and dedicated landscape easements within each of the various Districts throughout the City.

For Fiscal year 2021/2022 there are thirty-eight (38) distinct benefit Districts identified in Table 1. Each District has specific improvements and services that provide benefit to the parcels within the District. Improvements within the Districts generally include, but are not limited to; landscaped parkways, landscaped recreation/retention areas, perimeter fencing, retention basin fencing, repairs and street lights. The costs associated with the specific improvements in each District are equitably spread among all parcels receiving benefit from the improvements.

II. Method of Apportionment

A. General

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance, and servicing of public lights, landscaping, and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value.

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the new amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

The formula used for calculating assessments in each District, therefore reflects the composition of the parcels, and the improvements and services provided, to apportion the costs based on estimated benefit to parcels within each District.

In addition, pursuant to Article XIIIID, Section 4 of the State Constitution, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel, and provides that only special benefits are assessable. Therefore, in compliance with the new assessment requirements, only assessments that are identified as "Special Benefit Assessments" are assessed.

Estimates for materials and miscellaneous expenses included are based on the best available data known at the time the budgets for each District were prepared and the assessment was determined.

B. Benefit Analysis

The method of apportionment (method of assessment) is based on the premise that the assessed parcels within the Districts receive benefit from the improvements maintained and financed by the Districts assessments. The assessments are for the maintenance of local landscape improvements installed as part of the original development of the parcels within each District and approved by property owners at the formation of the District. The desirability of properties within each District is enhanced by the presence of well-maintained landscaping and sufficient lighting in close proximity to those properties.

The improvements provided by the Districts generally include landscaped parkways, entryways, recreation/retention areas, street lighting for pedestrians and vehicles, and any other appurtenant facilities. The annual assessments outlined in this Report are proposed to cover the estimated cost to provide all necessary services, operation, administration, and maintenance required during the year to keep these improvements in a healthy, vigorous, and satisfactory condition.

The special benefits associated with the local landscaping and lighting improvements are specifically:

- Enhanced desirability of properties through association with the improvements
- Improved aesthetic appeal of properties within the Districts providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, including dust and debris control.
- Increased sense of pride in ownership of property within the Districts resulting from well-maintained improvements associated with the properties.

- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District though well-maintained surroundings and amenities, including abatement of graffiti.
- Enhanced environmental quality of the parcels within the Districts by moderating temperatures, providing oxygenation and attenuating noise.
- Intersection lighting to maximize illumination and reduce potential vehicular accidents.
- Illumination of walkways and pathways to increase pedestrian foot traffic and facilitate safety.
- Public street lights serving a property provide a variety of benefits to the property
 - Access benefit – public street lights improve ingress and egress from properties from dusk to dawn.
 - Security benefit – public streetlights help reduce vandalism against properties and criminal acts on properties between dusk to dawn.
 - Traffic benefit - Public Street lights improve safety and facilitate the flow traffic to and from properties between dusk to dawn.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the Districts creating a more distinctive and a greater defined quality of life.

C. Assessment Methodology

The various Districts consist of only residential parcels and each parcel shares the benefit equally. In some Districts, not all of the area has been subdivided into the final lot configuration. In those areas where the parcels are subdivided the parcels are assessed based on the number of lots per the approved tentative map.

$$\text{Total Balance to Levy} / \text{Total Lots in District} = \text{Parcel Levy Amount}$$

III. Description of the Districts

The lots and parcels within each of the referenced Districts are shown on the Riverside County Assessor’s Parcel Maps and by reference are made part of this report. Attached is Exhibit “A: entitled “City of Coachella Landscaping and Lighting Maintenance District Map” showing the locations of the Districts.

Generally, the work to be performed consists of the maintenance of certain landscaping improvements installed as the City of Coachella’s conditions of approval for developments all located within the City of Coachella. Reference is hereby made to the plans and specifications for the landscaping improvements as prepared by the engineer for the various developments and

reviewed and approved by the City Engineer. These plans and specifications show the location and extent of the landscape areas. Said plans and specifications are on file in the City of Coachella and, by reference, are hereby made a part of this report to the same extent as if said plans and specifications were attached hereto.

A general description of improvements and developments, by District, are as follows:

District No. 1 – Lewis Homes

The District includes all parcels within tract numbers 14664-1, 14664-2, 14664, and 17892, generally located north of Avenue 51 and west of Suncrest Street.

The improvements include street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 2 – Peacock Palms

The District includes all parcels within tract numbers 14472 and 15976, generally located northeast corner of Avenue 50 and Frederick Street.

The improvements include street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 3 – Buena Vista Homes

The District includes all parcels within tract numbers 14675, 18317, and 28074, generally located southwest corner of Avenue 49 and Frederick Street.

The improvements include street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The

sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 4 – Palm Desert Development

The District includes all parcels within tract numbers 18632-1, 18632-2, and 18632, generally located north of Westerfield Way and east and west of Kenmore Street, Coronado Street and Balboa Street.

The improvements include street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 5 – Palmeras Mobile Home Park – Dissolved March 2013

***Landscaping Excluded**

The District includes all parcels within tract number 26370, generally located east of Tyler Street and around Palmeras Circle. The improvements in this tract are maintained by the property owners under an Association (CC&R) with the exception of one (1) street light on the Tyler Street Entrance.

District No. 6 – Fiesta Homes

The District includes all parcels within tract numbers 23911-1, 23911-2, and 23911, generally located southeast corner of Avenue 49 and Van Buren Street.

The improvements include street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 7 – La Paz Homes I

The District includes all parcels within tract numbers 26467-1, 26467-2, 26467-3, 16467-4, 26467, 26639-1, and 26639, generally located south of Avenue 53 and east and west of Calle La Paz and Calle Bonita.

The improvements include street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 8 – La Ponderosa Homes

***Landscaping Excluded**

The District includes all parcels within tract numbers 24299-1 and 24299, generally located north of Avenue 52 and east and west of La Ponderosa Drive and La Hernandez Street. The improvements include only street lighting within the tracts.

District No. 9 – Coachella Valley Housing Coalition

The District includes all parcels within tract numbers 23408-1, 23408-2, and 23408, generally located north of Calle Zamora, south of Calle Verde and east of Calle Techa.

The improvements include street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 10 – Plaza Del Sol

The District includes all parcels within tract number 26592, generally located east of Tyler Street and north and south of Calle Bougainvillea.

The improvements include street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of

an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 11 – Loma Vista Homes I

The District includes all parcels within tract numbers 22110-1 and 22110-2, generally located north of Avenue 51, east of Frederick Street and east and west of Avenida Adobe.

The improvements include street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 12 – La Paz Homes II

The District includes all parcels within tract numbers 28374-1, 28374-2, 28374-3, and 28375, generally located east of Frederick Street, north and south of Guitron Street.

The improvements include street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 13 – Baron-Ziraick Investments

The District includes all parcels within tract numbers 28443-1, 28443-2, and 28443, generally located southeast corner of Avenue 50 and Frederick Street.

The improvements include street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various

types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 14 – Pueblo De La Paz

The District includes all parcels within tract numbers 20971-1, 20972-2, 20971-3, 20971-4, and 20971, generally located southeast corner of Avenue 49 and Frederick Street.

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The pump is complete with force main, electric supply and other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 15 – Cachanillas

The District includes all parcels within tract number 30020, generally located south of Avenue 53, east of Calle Empalme and west of Calle Avilla.

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 16 – Tierra Del Sol

The District includes all parcels within tract numbers 30582, 30684-1, 30684-2, 30684-3, and 30684, generally located south of Avenue 48, north of Avenue 49, east of Jackson Street, and west of Calhoun Street.

The improvements include 8 storm drainage detention basins, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The

landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The pump is complete with force main, electric supply and other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 17 – Rancho Las Flores

The District includes all parcels within tract number 30498-1, generally located north of Avenue 49 and west of Frederick Street.

The improvements include one storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The pump is complete with force main, electric supply and other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 18 – Bella Canto

The District includes all parcels within tract number 30728, generally located at the northeast corner of Avenue 50 and Calhoun Street.

The improvements include two storm drainage detention basins, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 19 – Paseo De Las Palmas

The District includes all parcels within tract number 30354-1 and 30354, generally located north of Avenue 50 and west of Frederick Street.

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 20 – Posada Del Valle

The District includes all parcels within tract numbers 30621-1 and 30621, generally located west of Van Buren Street and south of Avenue 49.

The improvements include two storm drainage detention basins, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 21 – Loma Vista II

The District includes all parcels within tract number 22110, generally located northeast corner of Avenue 51 at Frederick Street.

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and

necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 22 – Rancho De La Fe

The District includes all parcels within tract number 30889, generally located south of Avenue 53 at Shady Lane.

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 23 – La Colonia I

The District includes all parcels within tract number 30871, generally located southwest corner of Avenue 50 and Calhoun Street.

The improvements consist of two storm drainage retention basins, one open space lot, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 24 – La Paloma Estates

The District includes all parcels within tract numbers 30910, 30910-1, & 30910-2, generally located east of Calhoun Street, between Avenue 48 and Avenue 49.

The improvements consist of four storm drainage retention basins, one open space lot, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 25 – Las Plumas

The District includes all parcels within tract number 31376, generally located west side of Calhoun Street between Avenue 49 and Avenue 50.

The improvements include two storm drainage detention basins, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District 26 – La Colonia II (Tract Map Recorded, Not Developed) - Dissolved June 2013

The District proposed improvements area located within tract numbers 32074-1, 3085-2, and 32074, generally located southeast corner of Calhoun Street and Avenue 50.

The improvements include two storm drainage detention basins, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes,

drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 27 – Rancho Mariposa

The District includes all parcels within tract number 30831, generally located northwest corner Avenue 50 and Frederick Street.

The improvements include two storm drainage detention basins, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 28 – La Morada

The District includes all parcels within tract number 30830, generally located northwest corner of Avenue 50 and Van Buren Street.

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 29 – Somerset

The District includes all parcels within tract numbers 31664-1, 31664-2, 31664-3, and 31664, generally located northwest corner Avenue 54 and Frederick Street.

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District No. 30 – Navarra / Sundate I

The District includes all parcels within tract number 31508, generally located southwest corner Avenue 52 and Frederick Street.

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District 31 – Los Jardines

The District includes all parcels within tract numbers 31533, 31533-1, generally located northwest corner Avenue 53 and Tyler Street.

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District 32 – Aventine

The District includes all parcels within tract numbers 31551-1 and 31551, generally located northwest corner of Avenue 51 and Van Buren Street.

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District 33 – Vista Escondida

The District includes all parcels within tract number 32264, generally located on the north side of Avenue 53 and east of Shady Lane.

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District 34 – Tierra Bonita

The District includes all parcels within tract number 31158, generally located on the northeast side of Avenue 53 and Frederick Street.

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply,

water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District 35 – Bellisima

The District includes all parcels within tract number 30978, generally located on the southeast corner of Avenue 53 and Frederick Street.

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District 36 – Valencia

The District includes all parcels within tract number 31698, generally located on the southeast corner of Avenue 50 and Van Buren Street.

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District 37 – Volk (Tract Map Not Recorded, Not Developed)

The District includes all parcels within tract number 31550, generally located on the east side of Van Buren and north of Avenue 54.

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

District 38 – Rancho Cielo

The District includes all parcels within tract number 31714, generally located on the south of Avenue 52 and west of Grapefruit Boulevard.

The improvements include storm drainage detention basin, street lighting for the tracts, and parkway landscaping between the sidewalk and block wall adjacent to the tracts. The landscaping improvements could consist of an automatic sprinkler system, hardscape, plant material located in the areas described. The sprinkler system is complete with electric supply, water supply, automatic clock, piping, various types of heads and all other items incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf. The storm drain system is complete with catch basins, manholes, drywells, pipes drainage structures and all other incidental and necessary to make the system operational. The landscaping consists of materials such as trees, shrubs, ground cover, and turf.

IV. Changes to the District

Modification to the District, if any, could include, but are not limited to: changes or expansion in the existing improvements or services provided; addition of new services; addition of new Districts; restructuring of the current District; annexation of parcels into the Districts; or revisions in the method of apportionment.

Modifications have been made to several of the Districts for Fiscal Year 2012/2013 in compliance with the requirements established for assessment as a result of Proposition 218 (Articles XIIC and XIID of the California Constitution).

It is noted that all wall maintenance/improvements are limited to graffiti removal, if budget is available.

V. District Budget

A. Description of Budget Items

The following describes the services and costs that are funded through the District, shown in the District Budget in Exhibit B of this section.

Direct Costs

Utilities Water – The furnishing of electricity required for the operation and maintenance of landscaping facilities.

Utilities Electricity – The furnishing of electricity required for the operation and maintenance of landscaping facilities and street lighting.

Landscape Maintenance / Storm Drain Maintenance / Materials and Supplies (contract) – Includes all contracted labor, materials, and equipment required to properly maintain the landscaping, irrigation systems, drainage systems, water features, lighting systems, landscape lighting, and appurtenant facilities within the District.

Repair and Maintenance / Professional Services – This includes all labor, material, and equipment required to properly maintain the landscaping, irrigation systems, drainage systems, water features, and lighting systems for areas within the District that are not presently included in the landscape maintenance contracts. These costs may include, but are not limited to, expansion of the improvements since approval of the last maintenance contract; specialized maintenance services such as pest control or use of special equipment for tree trimming; backflow maintenance; and planned upgrades of the improvements. Could also provide services specific to the levy administration and any additional administrative, legal or engineering services specific to the District, and may include the cost to prepare and mail notices, ballots, printing, and reproduction costs.

Administrative Costs

County Administration Fee – This is the actual cost to the District for the County to collect District assessments on the property tax bills. This charge is based on a flat rate per parcel/fund number.

System Management Fee – This fee includes City costs directly charged to the Districts and personnel/overhead for support provided by particular departments and staff of the City in the coordination for District service, operation, and maintenance, responding to public concerns and education, and levy collection.

Levy Breakdown

Total Direct and Administration Costs - This amount represents the sum total of all Direct Costs and Administration Costs.

Collection for Operating Reserves – The reserve collection reflects funds being added or deleted from the reserve account for the current fiscal year. The reserve account provides for collection by the District of funds to operate the District from the time period of July 1 (beginning of the fiscal year) through December or when the County provides the City with the first installment of assessments collected on the property tax bills. The reserve account eliminates the need for the City to transfer funds from Non-District accounts to pay for District charges during the first six (6) months (or when the first installment received) of the fiscal year.

Collection for Capital Improvements Reserves – This item represents funds collected by the District to pay for planned expansions or improvements within the District. This item allows the District to collect a portion of the total cost of a major improvement or service over several years thus reducing the short-term financial impact to the property owners.

Fund Balance (Deficit) – Represents available funds the District can spend. These balances are classified based on anticipated uses. Fund Balance (Deficit) represents the cumulative result of District activities over time.

District Statistics

Total Parcels Levied – This is the total number of parcels within the District that will be assessed for the current fiscal year. Non-assessable lots or parcels may include government owned land, public utility owned property, land principally encumbered by public right-of-ways or

easements, common areas, and/or parcels within the boundaries of the District that currently do not benefit from the improvements due possibly to development restrictions.

Levy per Parcel – The result of dividing the total balance to levy by the total equivalent dwelling units.

Maximum Levy per Parcel – This amount reflects the maximum assessment per Parcel currently approved or applicable, pursuant to existing law. This amount includes the annual adjustment of the prior year's maximum assessment according to the approved assessment range formula.

Reserve Information

Ending Operating Reserve Balance – The ending reserve balance shows those funds that are anticipated to be in the reserve account at the end of the current fiscal year. Operating reserves represent six months of budgeted operating costs for the upcoming fiscal year and do not include roll forward balances.

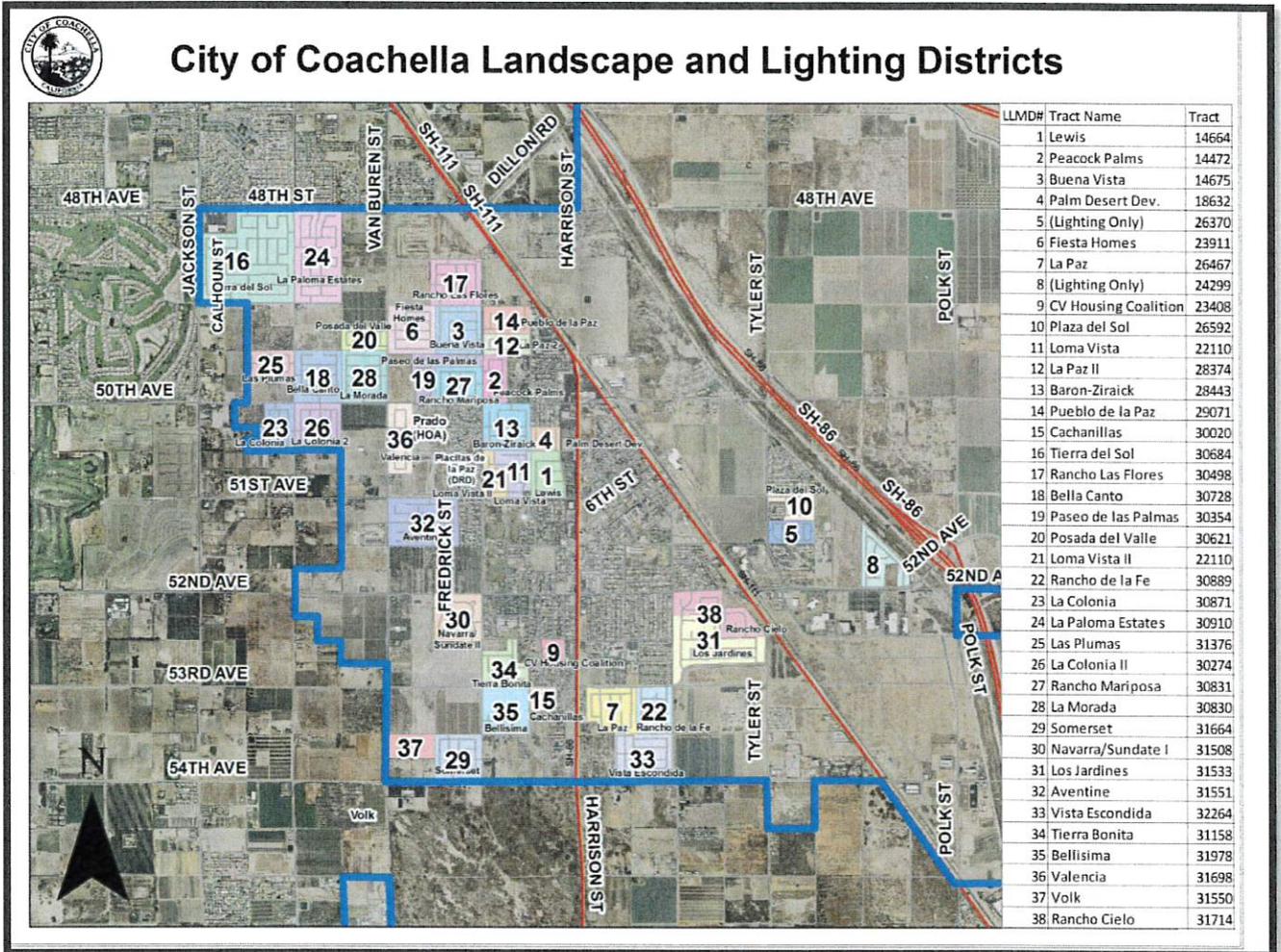
Ending Capital Improvement Balance (Planned Upgrade Reserve) – The ending capital improvement balance shows those funds that are anticipated to be in the improvement fund at the end of the current fiscal year. This amount reflects the previous improvement reserve balance plus the collection or expenditures of capital improvements funds (can be moved into extra work for upgrades).

Total Available Fund Balance (Deficit) – The total available fund balance shows the total funds that are anticipated to be in the District account at the end of the current fiscal year. This amount represents the combination of the capital improvement funds and reserve funds available.

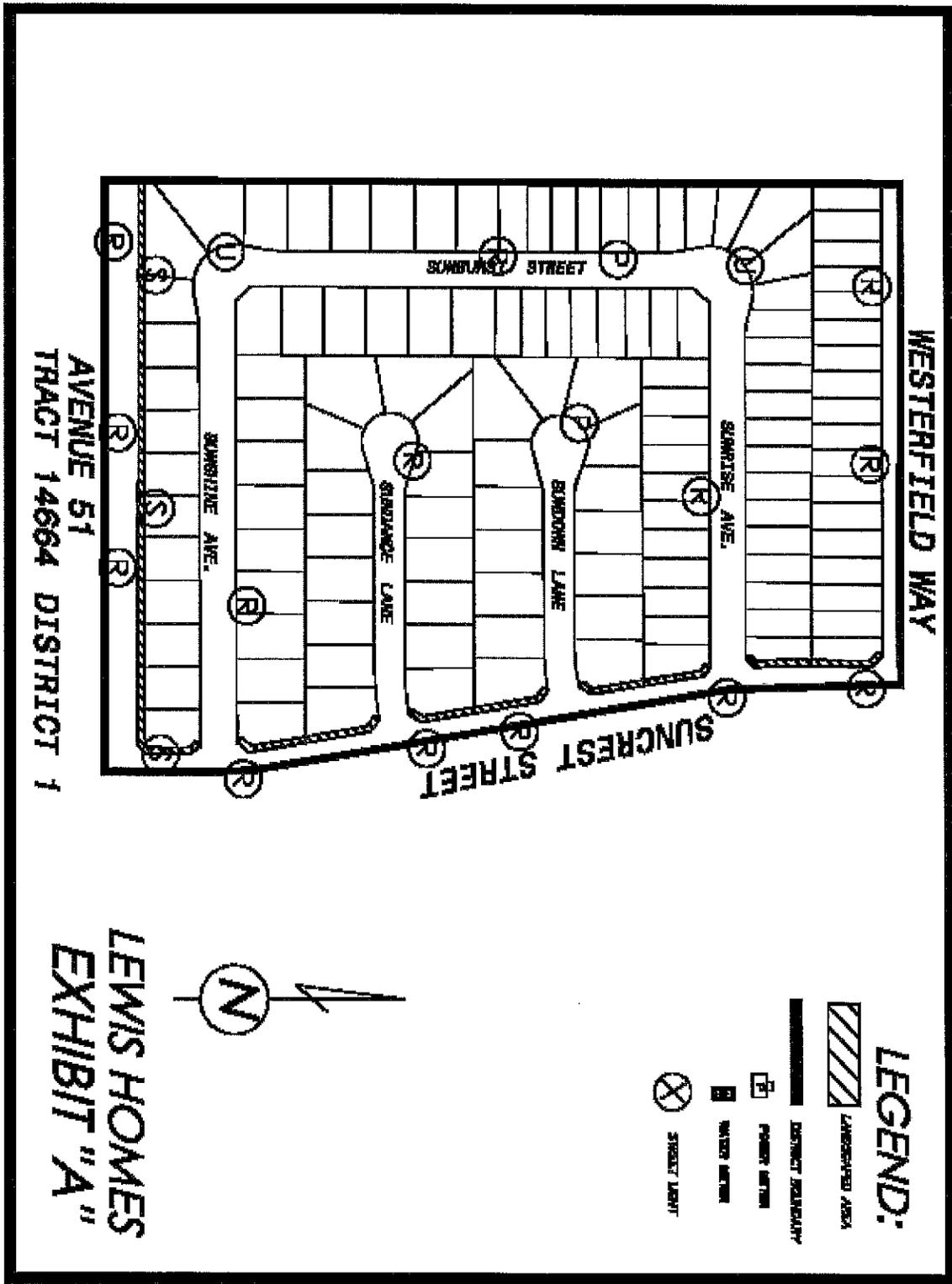
City of Coachella
 Engineer's Annual Levy Report Fiscal year 2021/2022
 Landscaping and Lighting Maintenance Assessment Districts

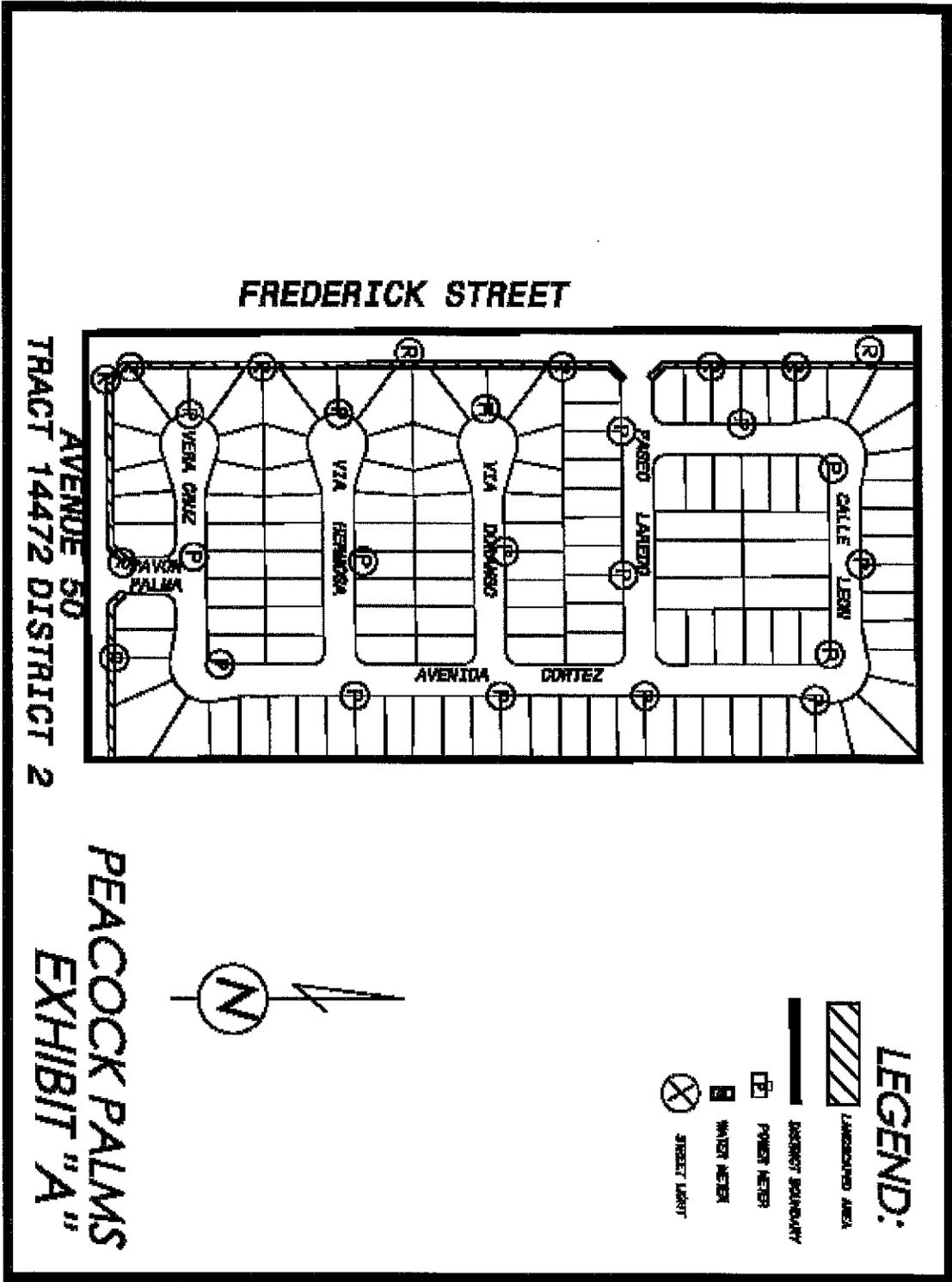
Exhibit A – District Boundary Maps

The Boundary Maps for each of the thirty-eight (38) Districts are attached hereto.

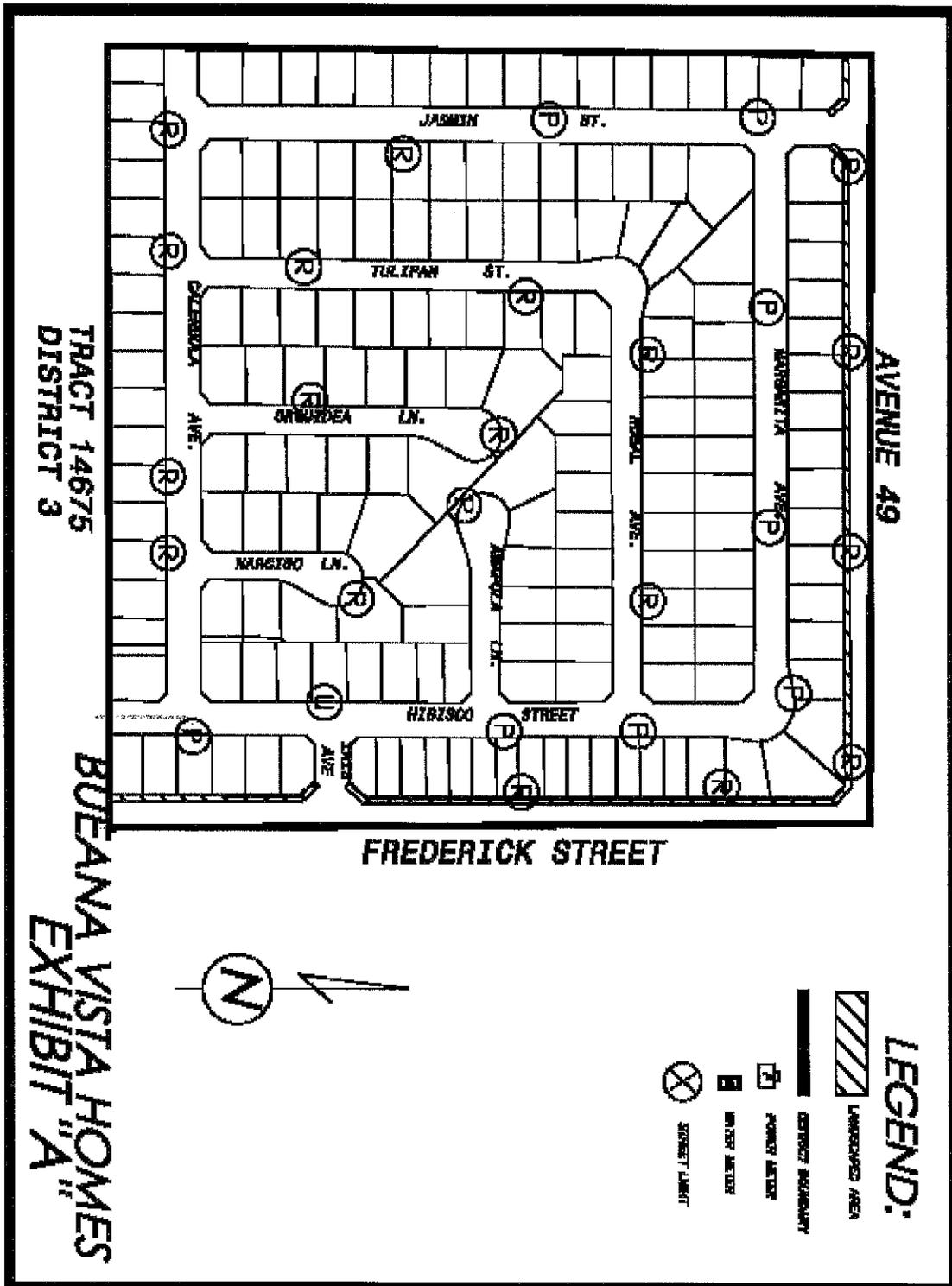


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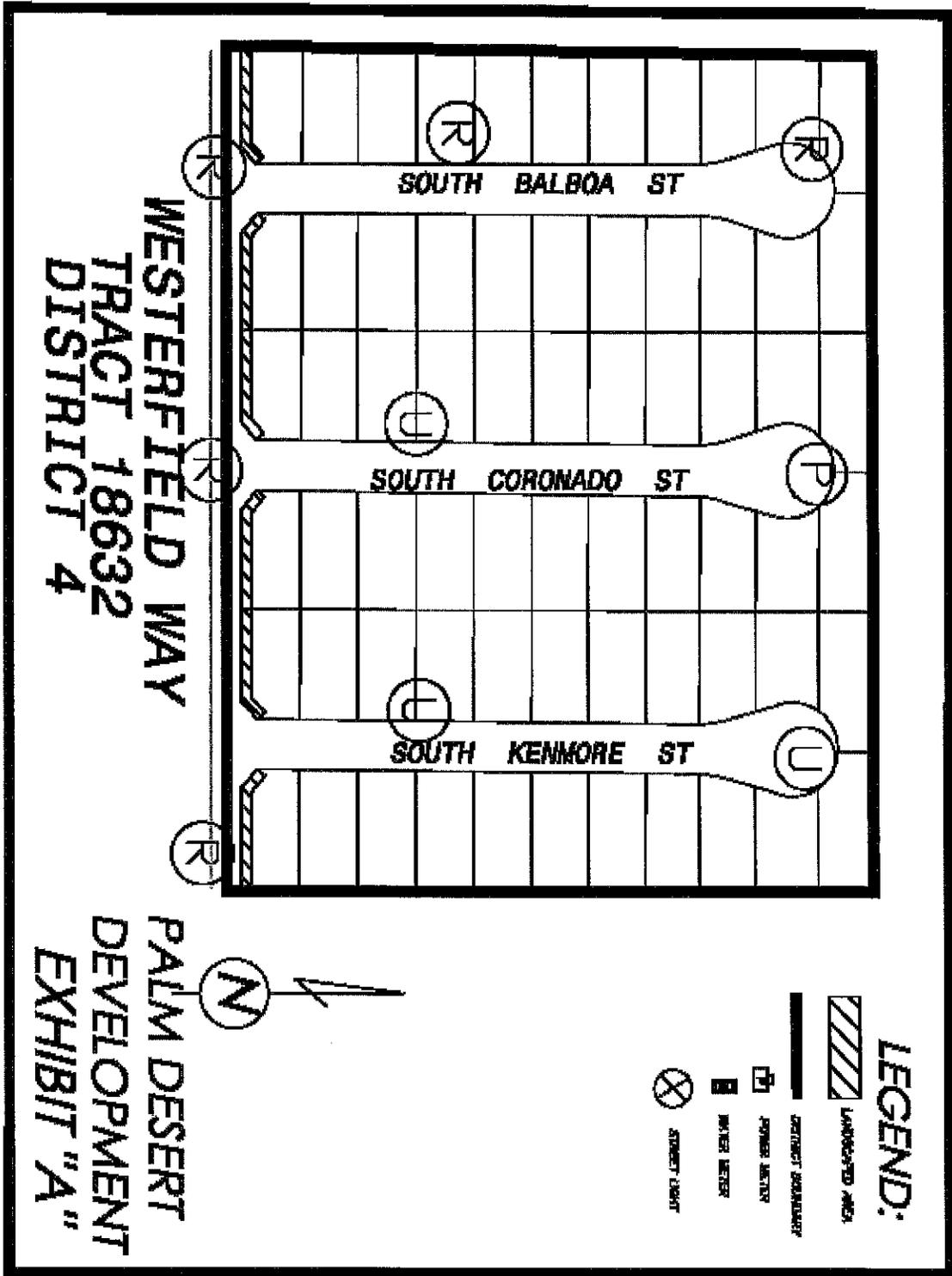




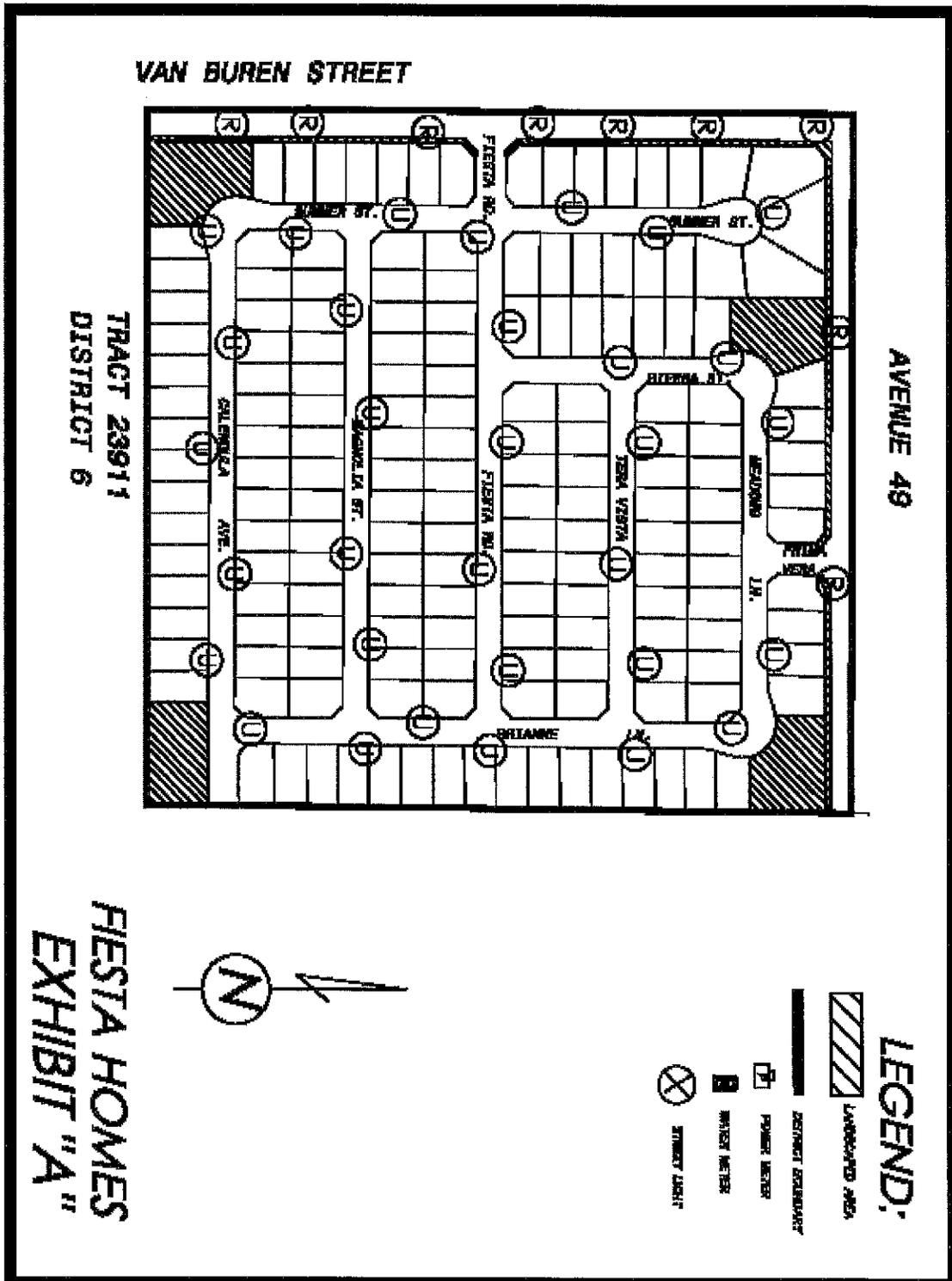
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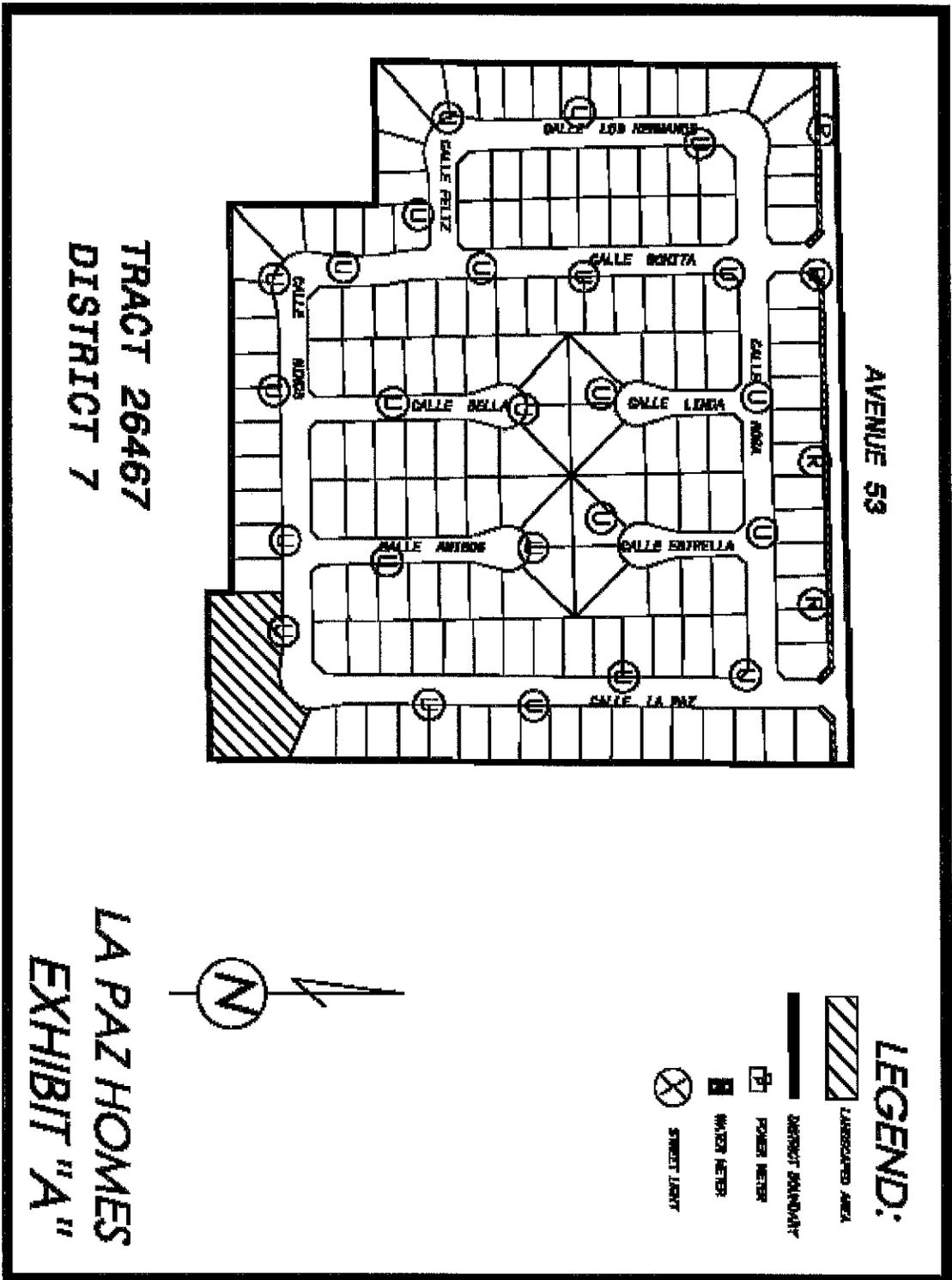
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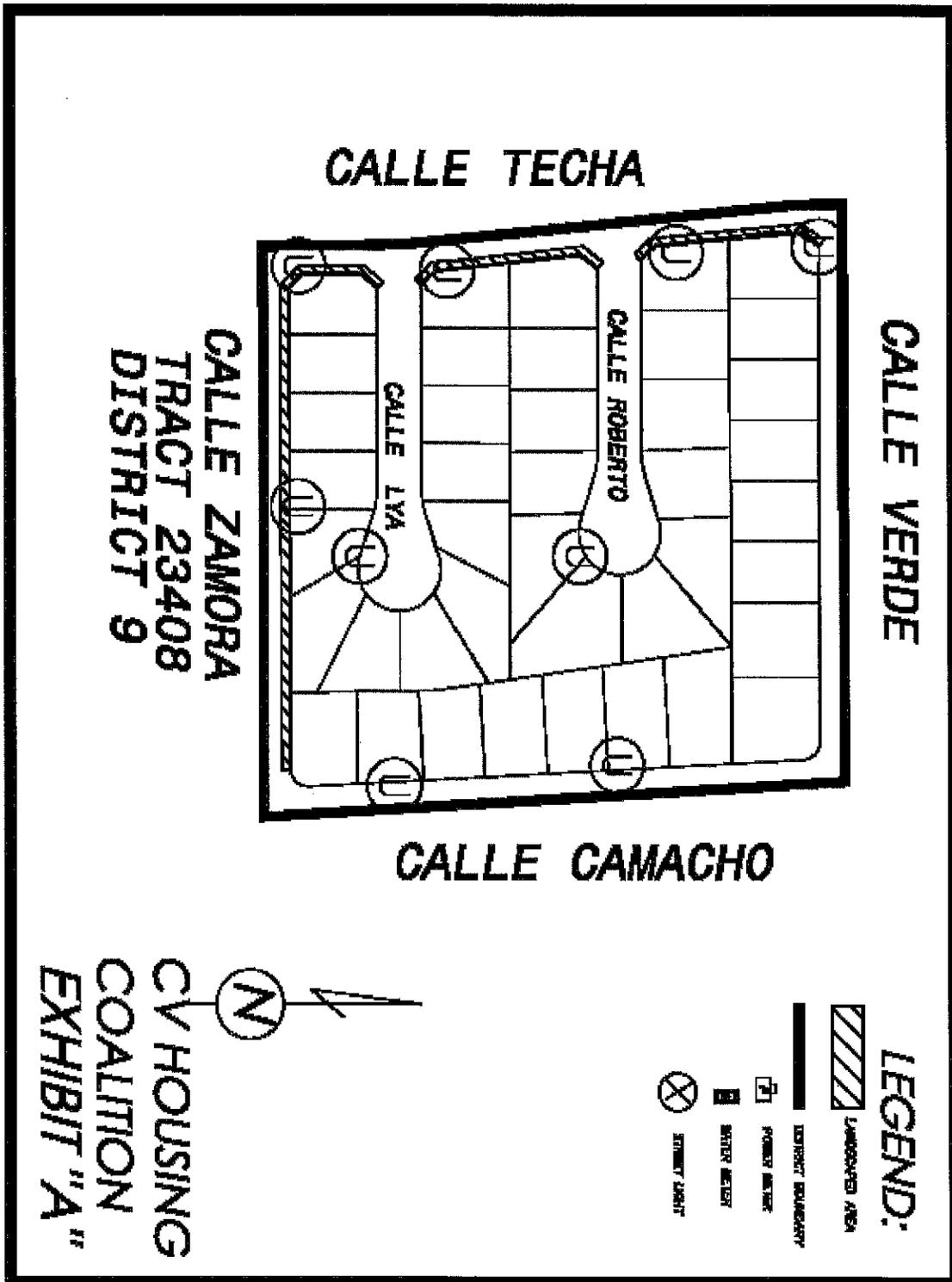


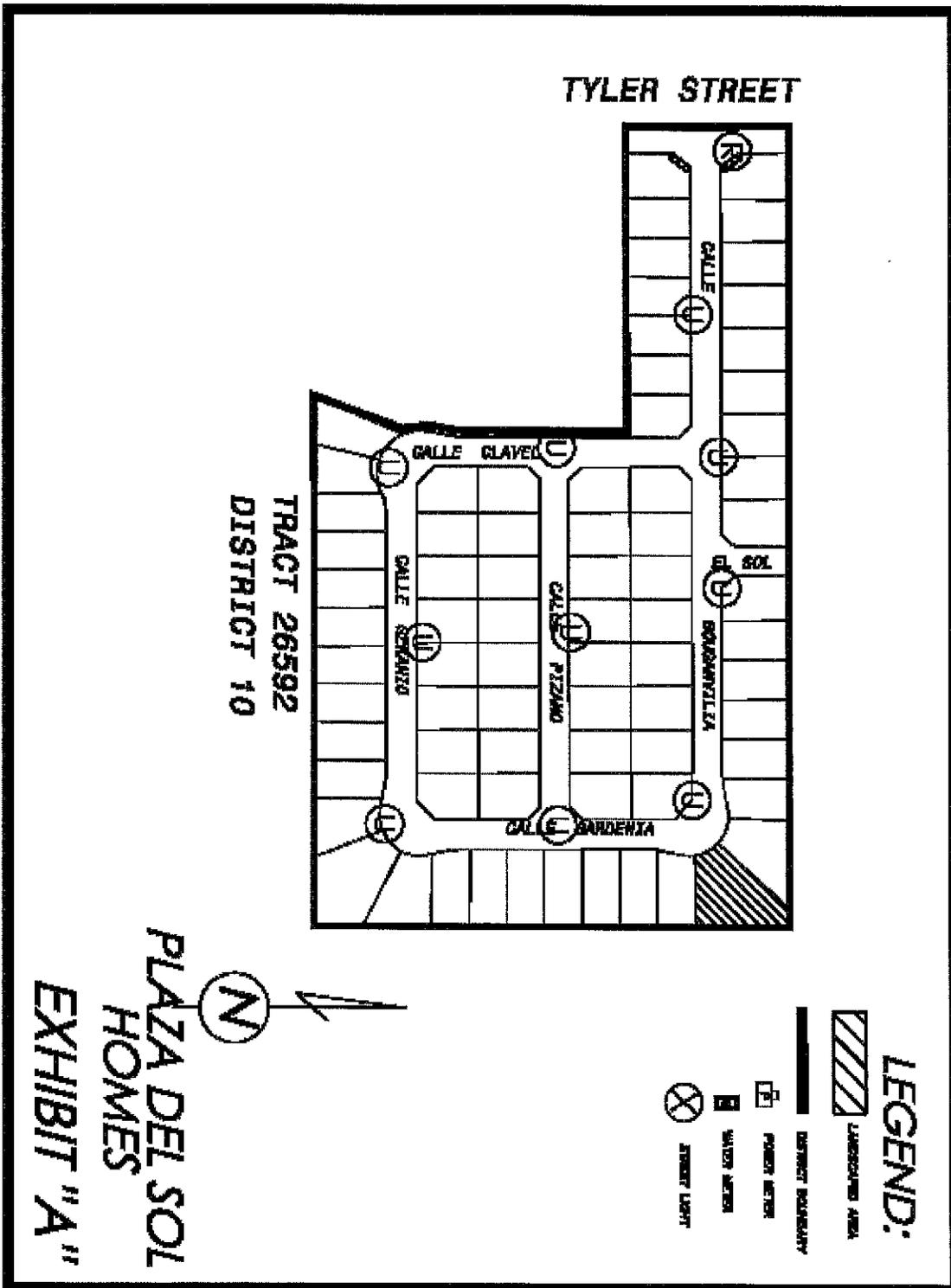
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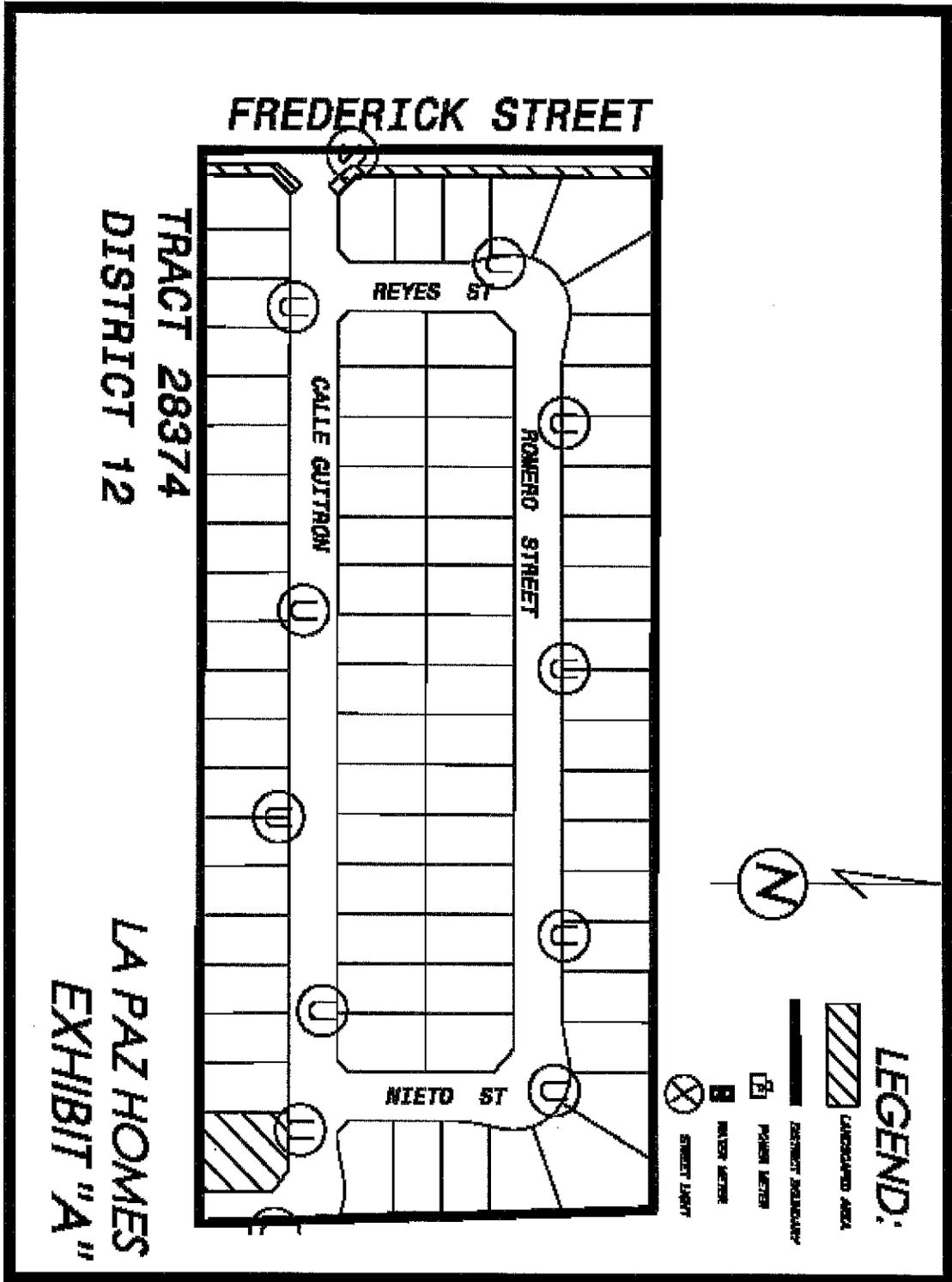
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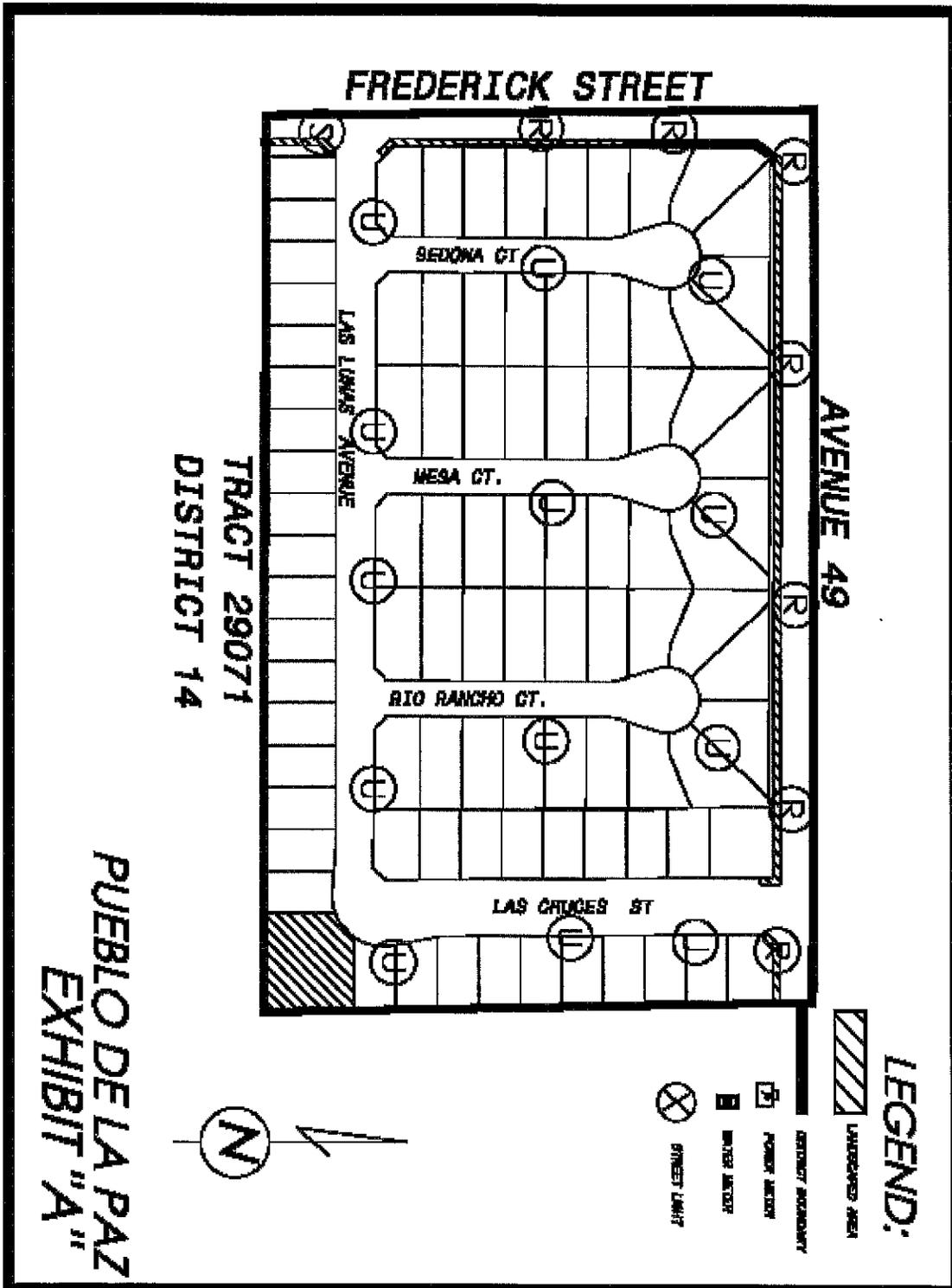




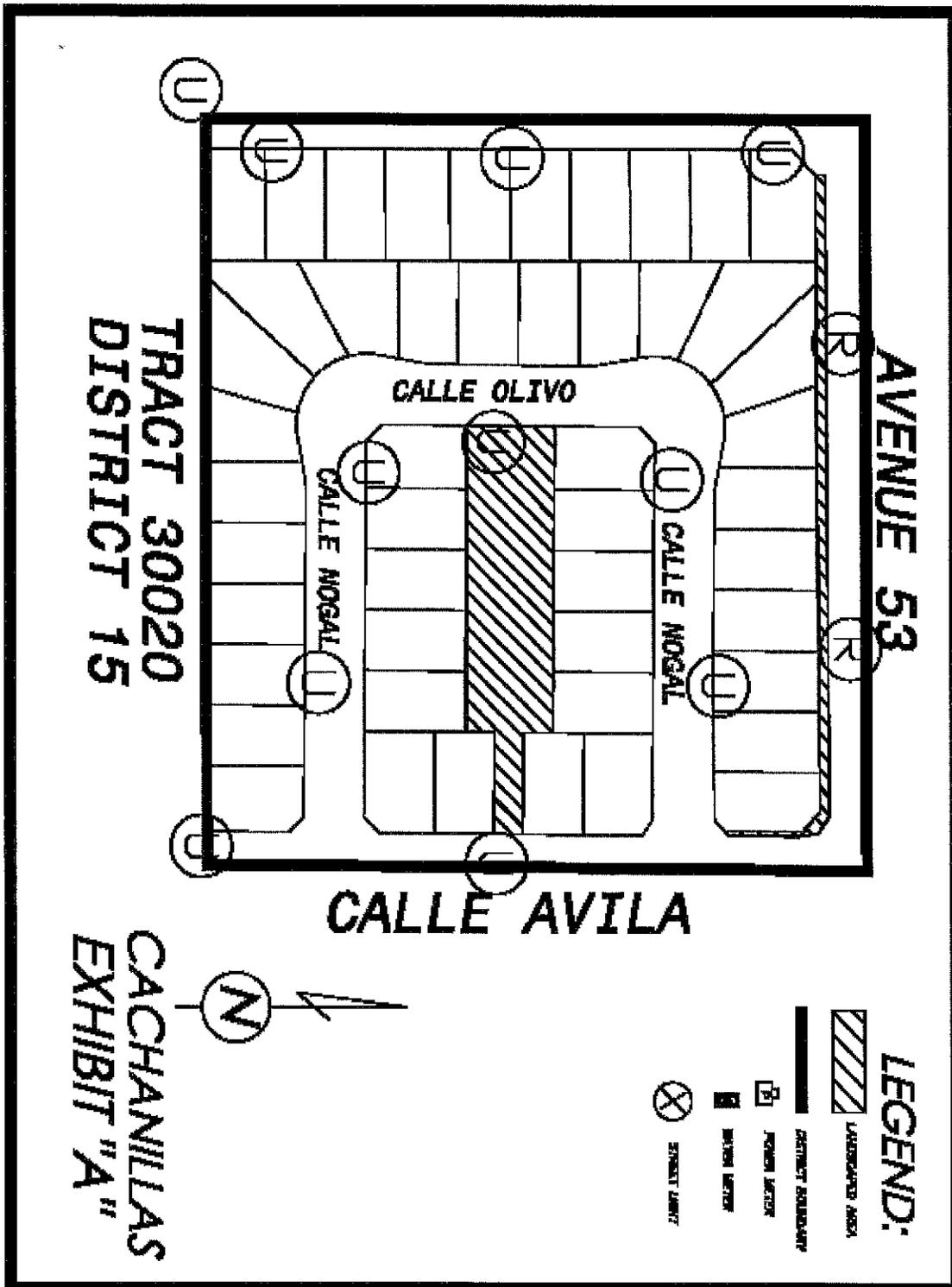
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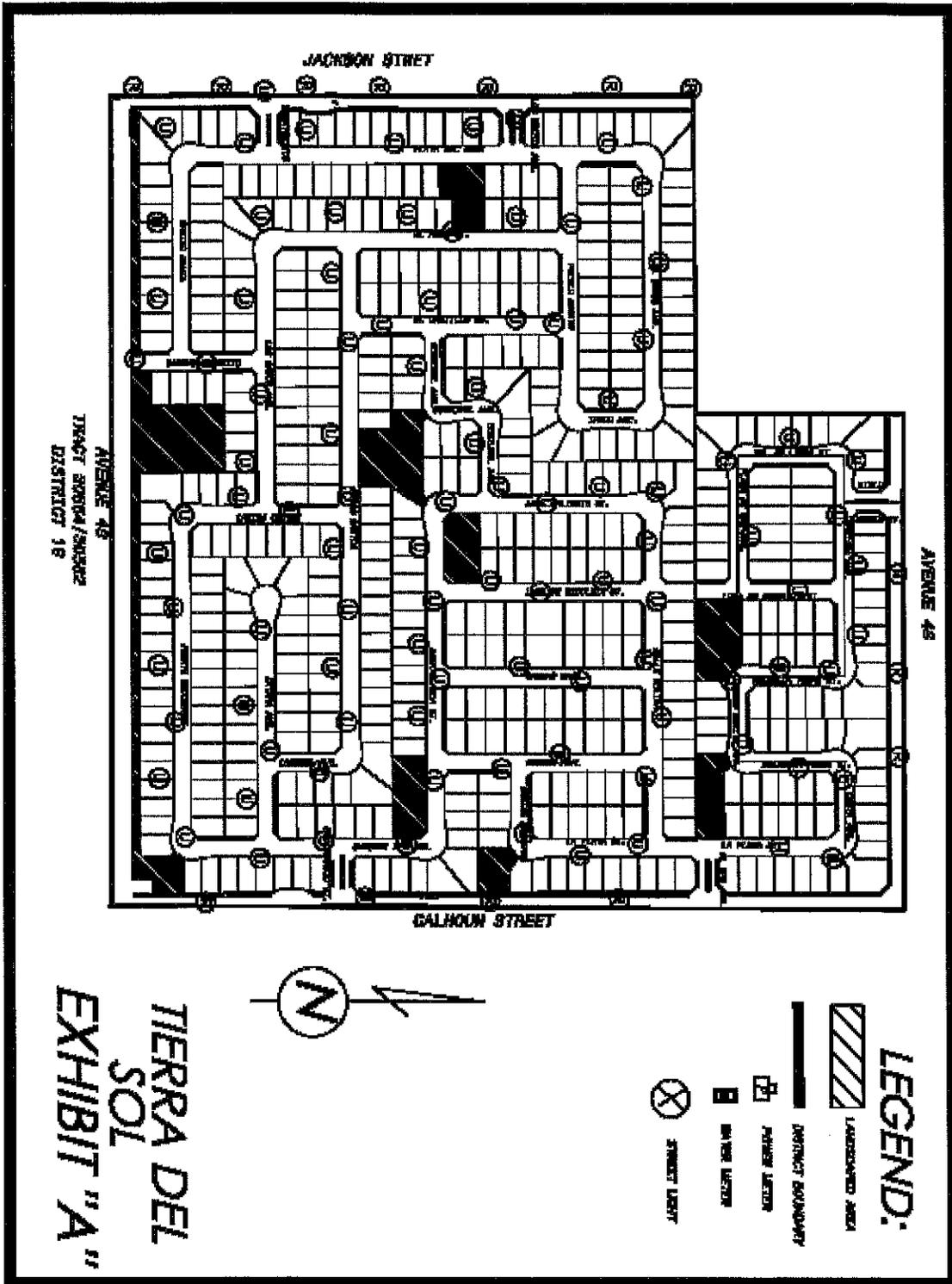
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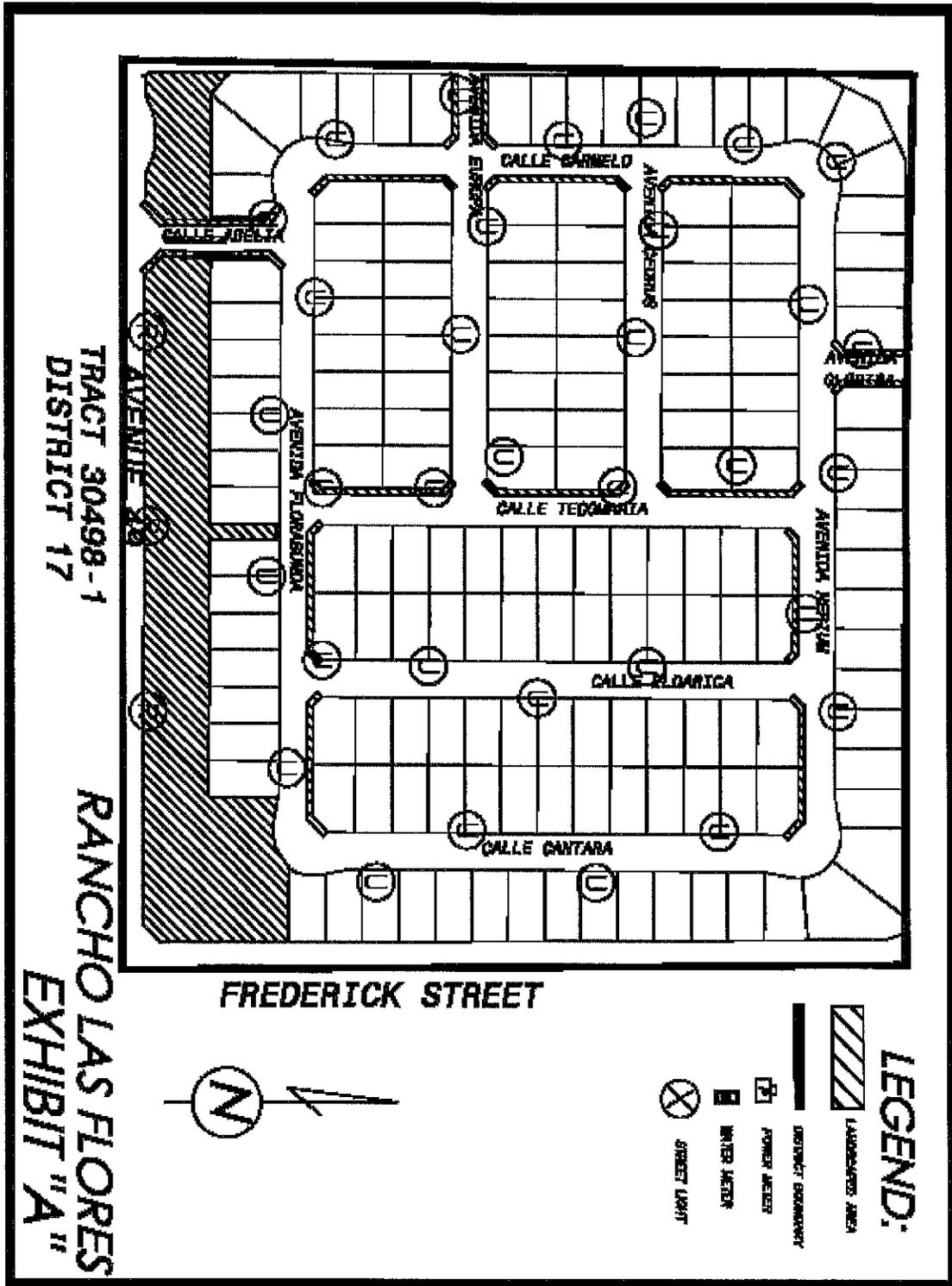
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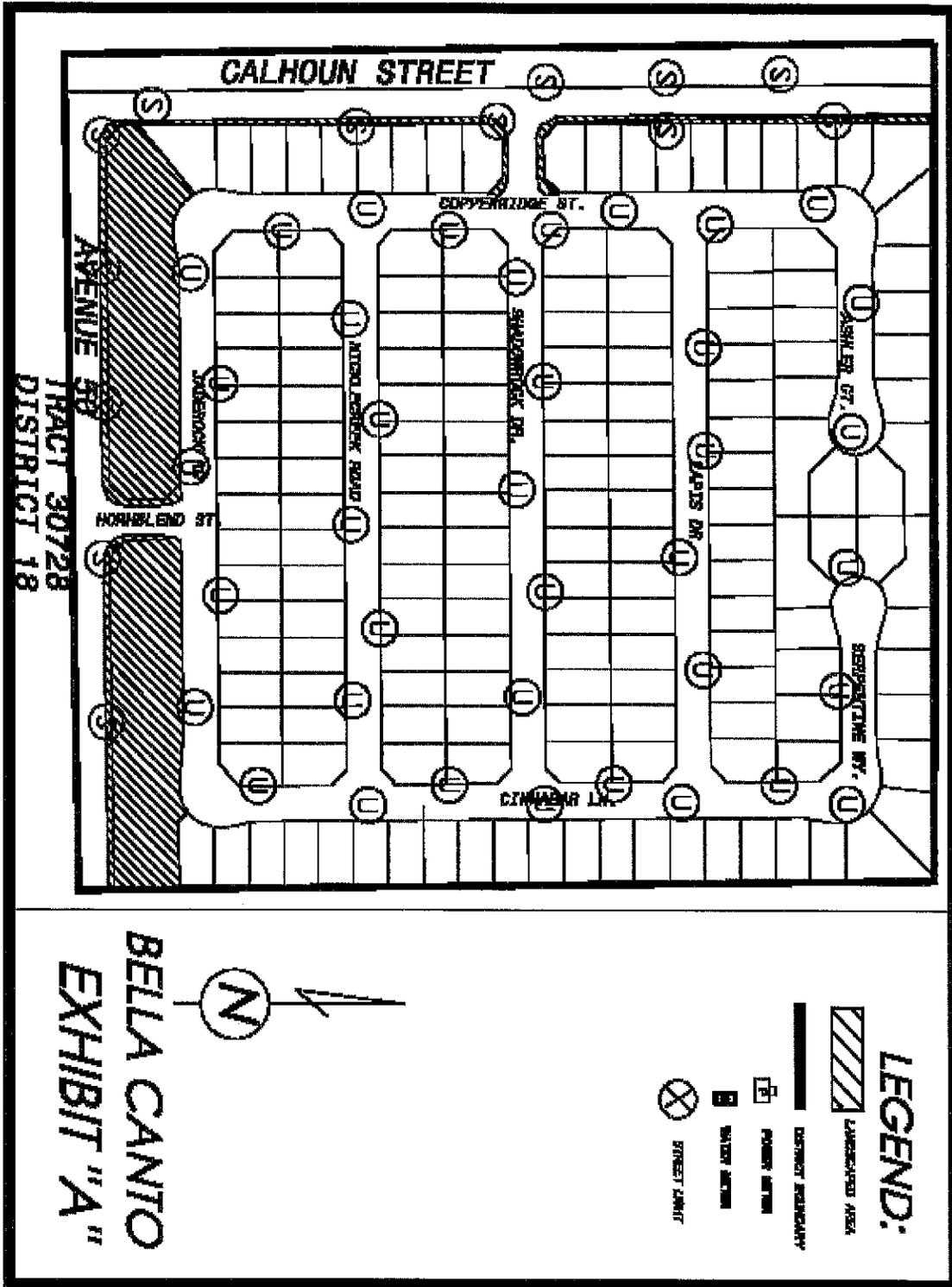
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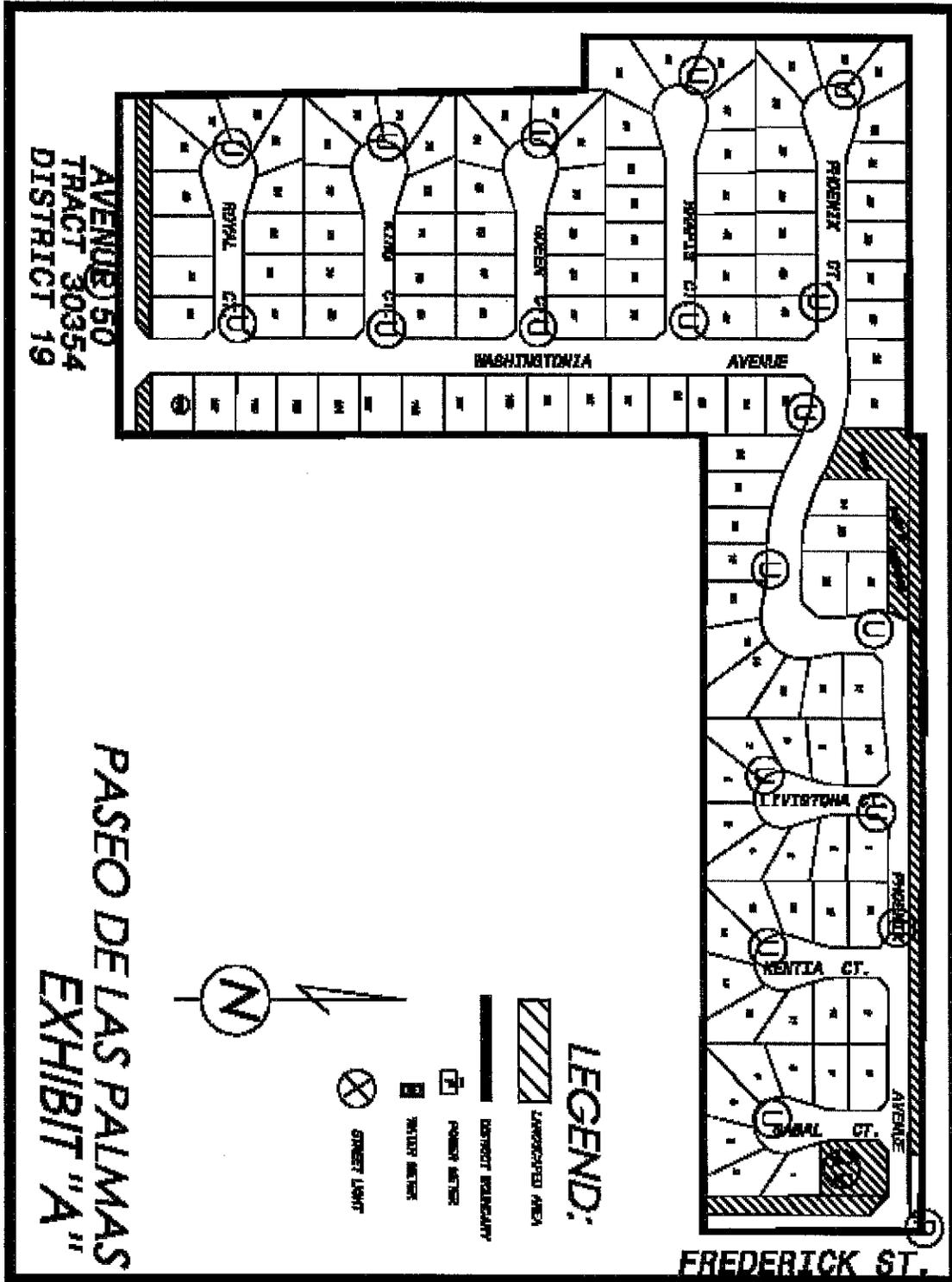
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Landscaping and Lighting Maintenance Assessment Districts



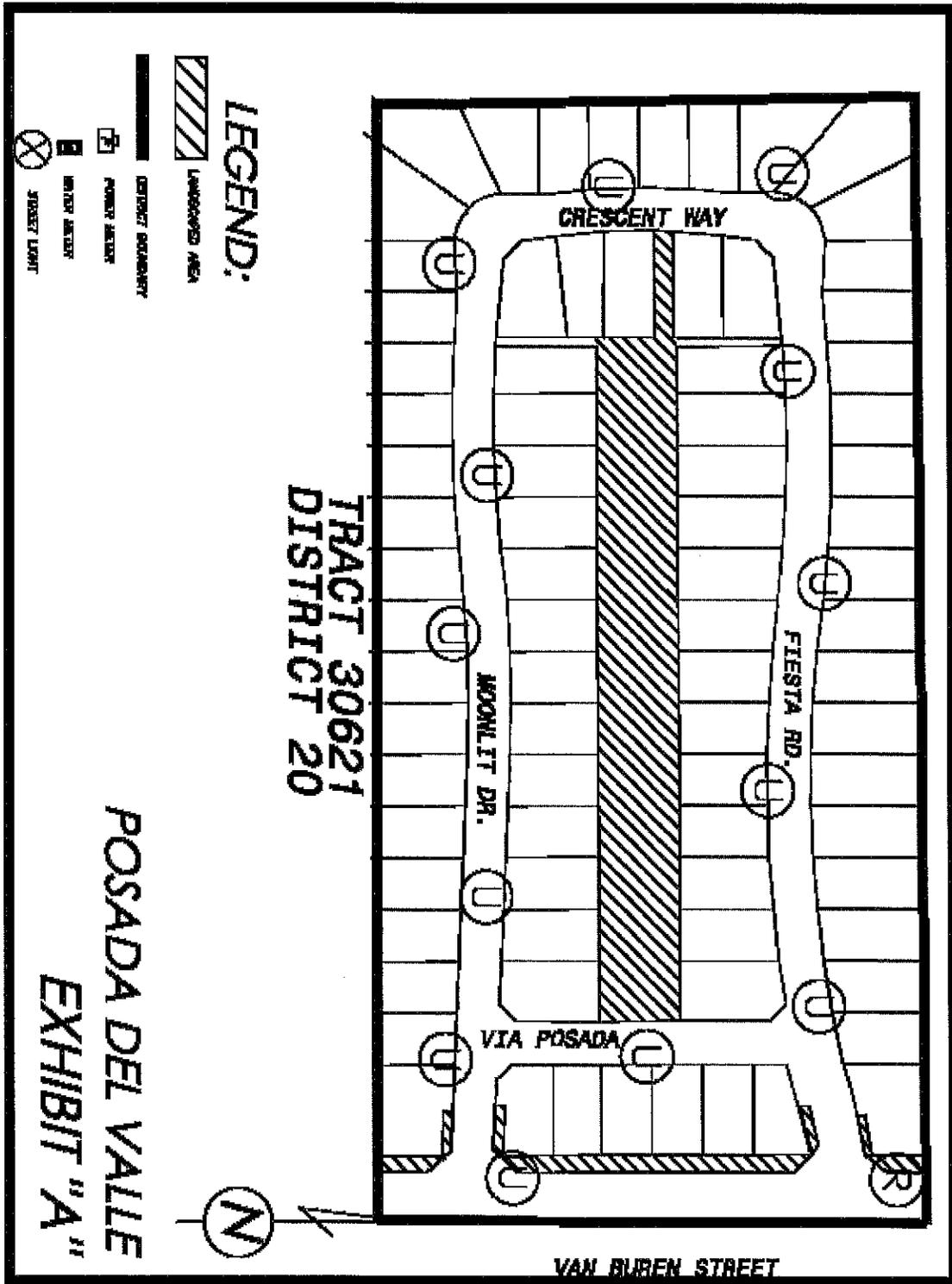
City of Coachella
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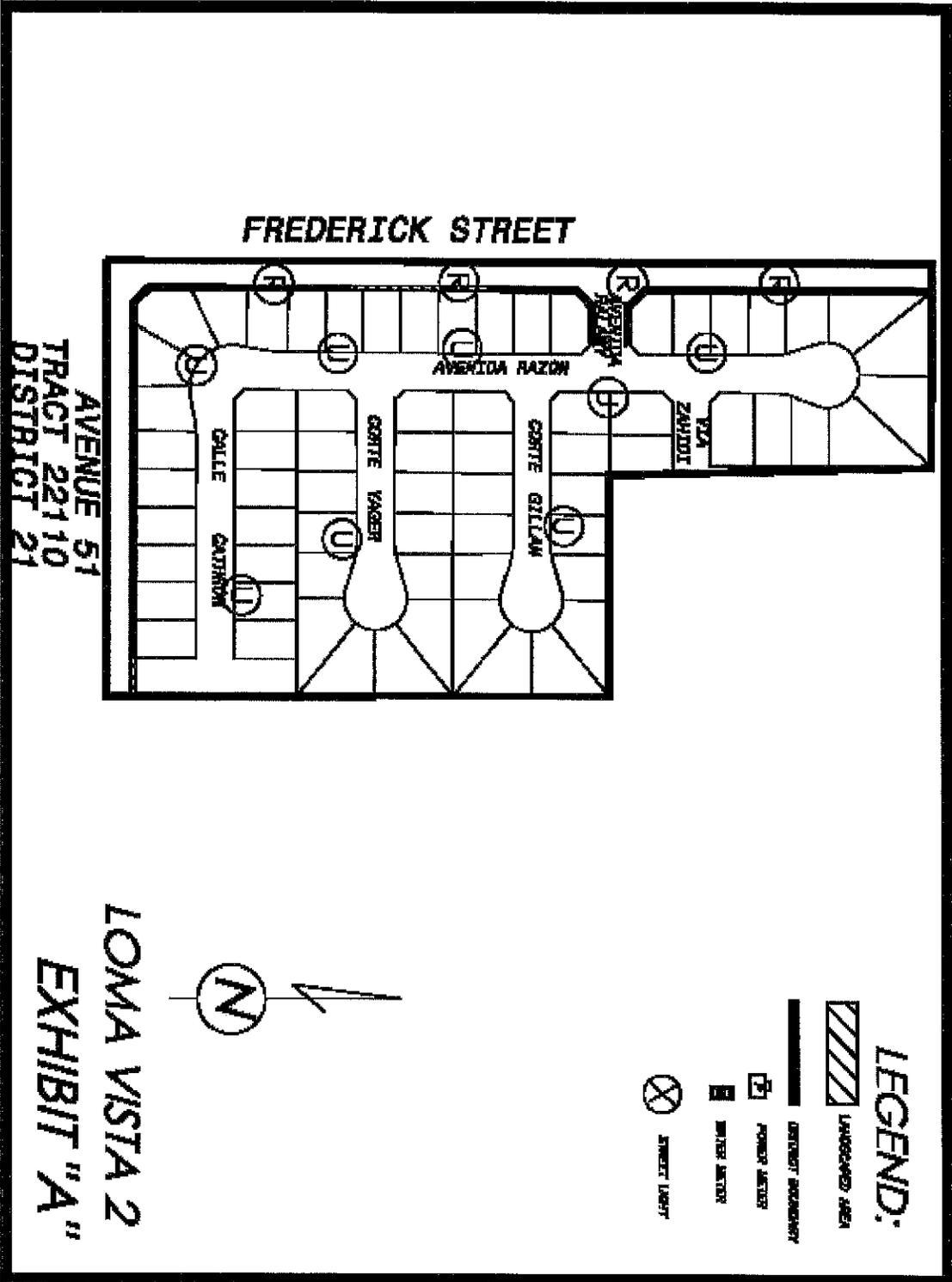
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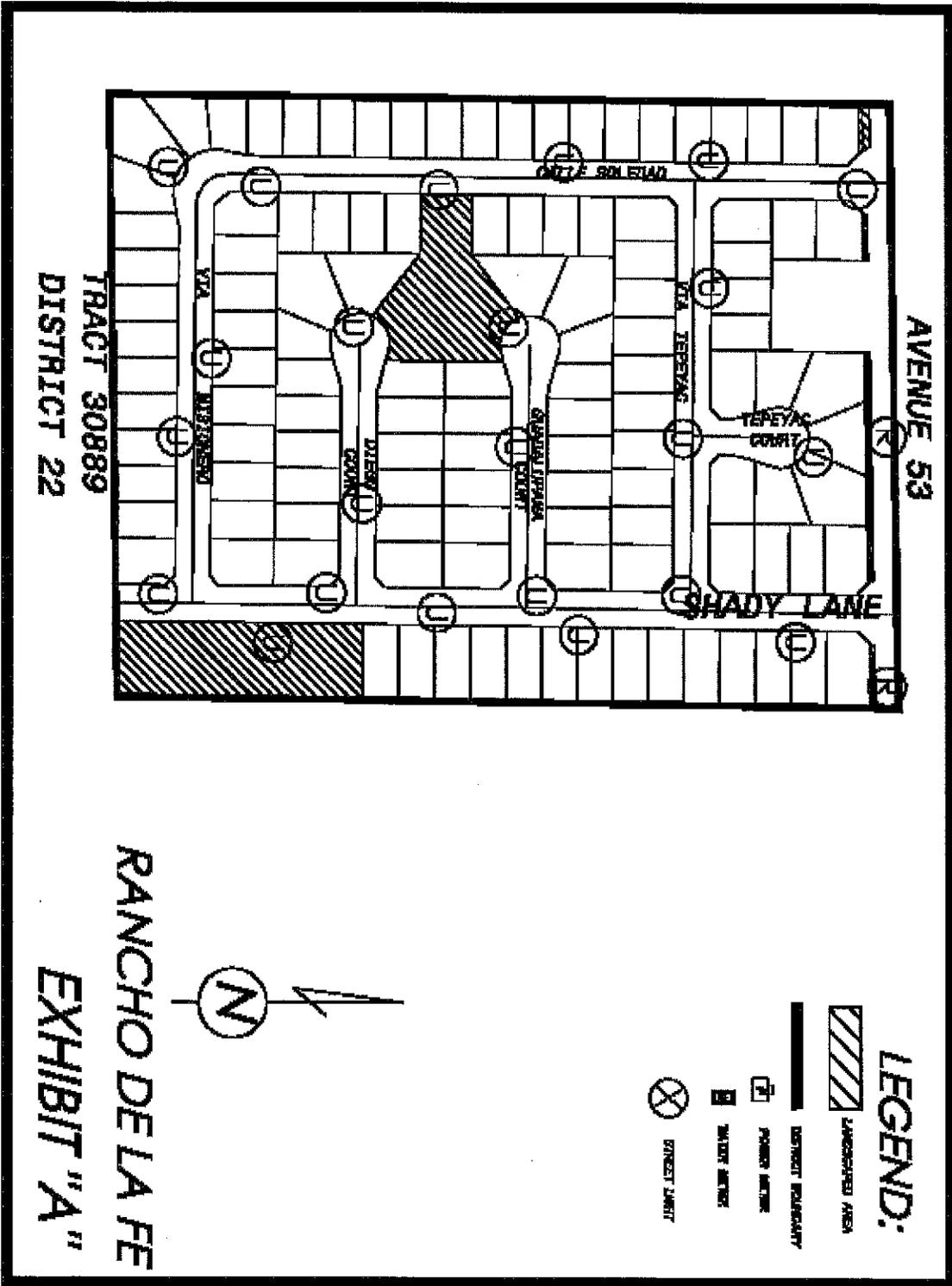
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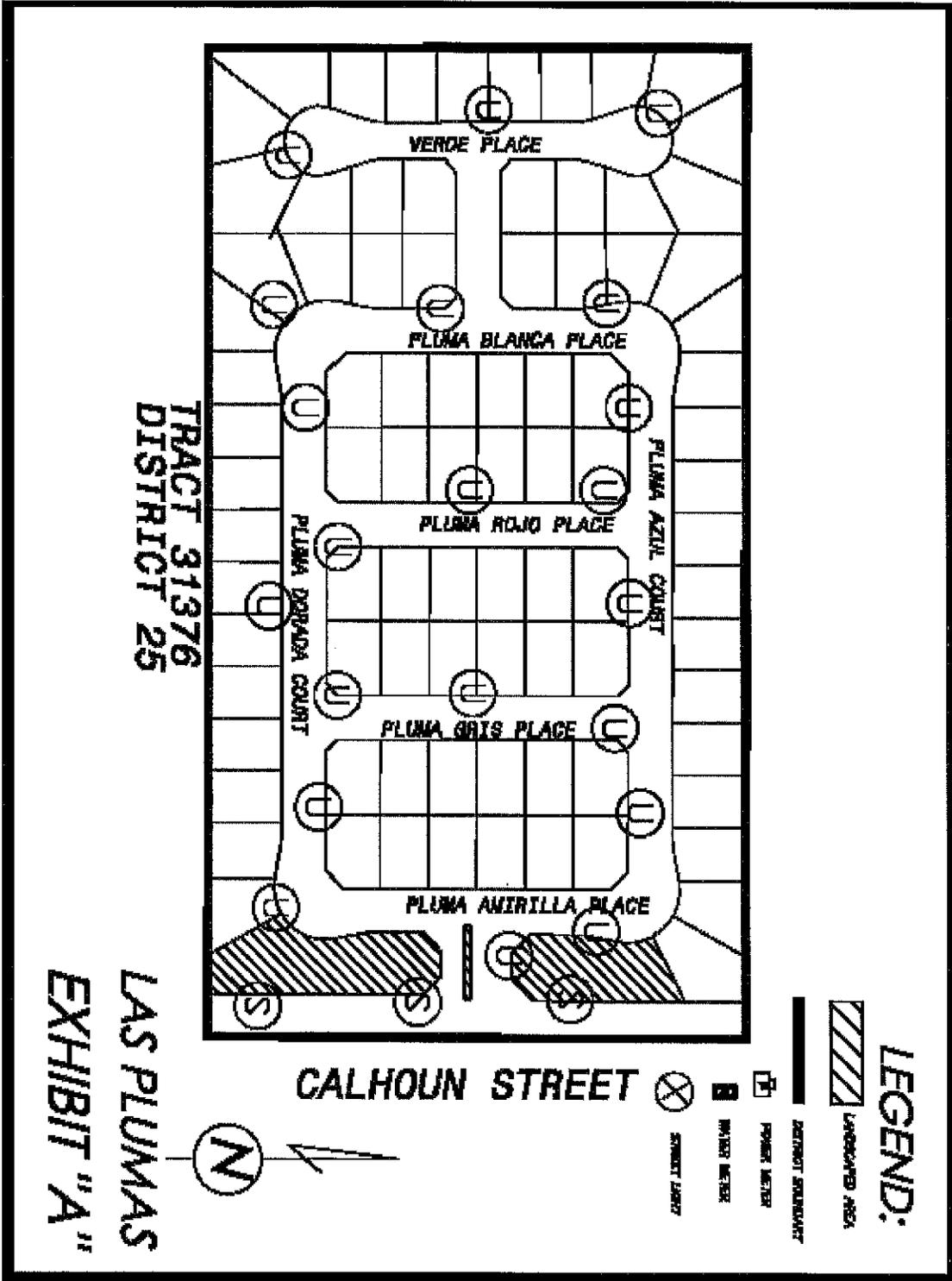
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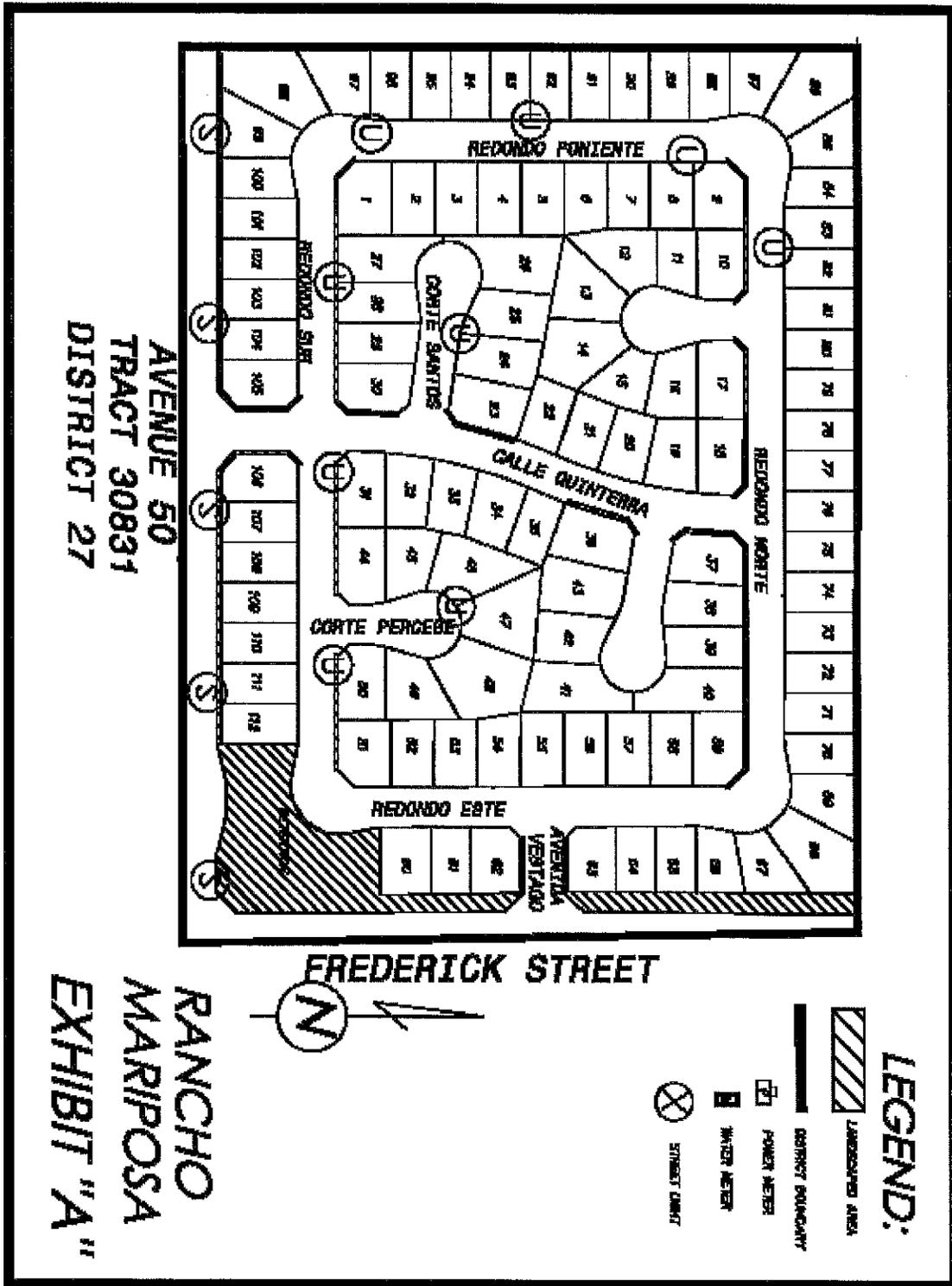
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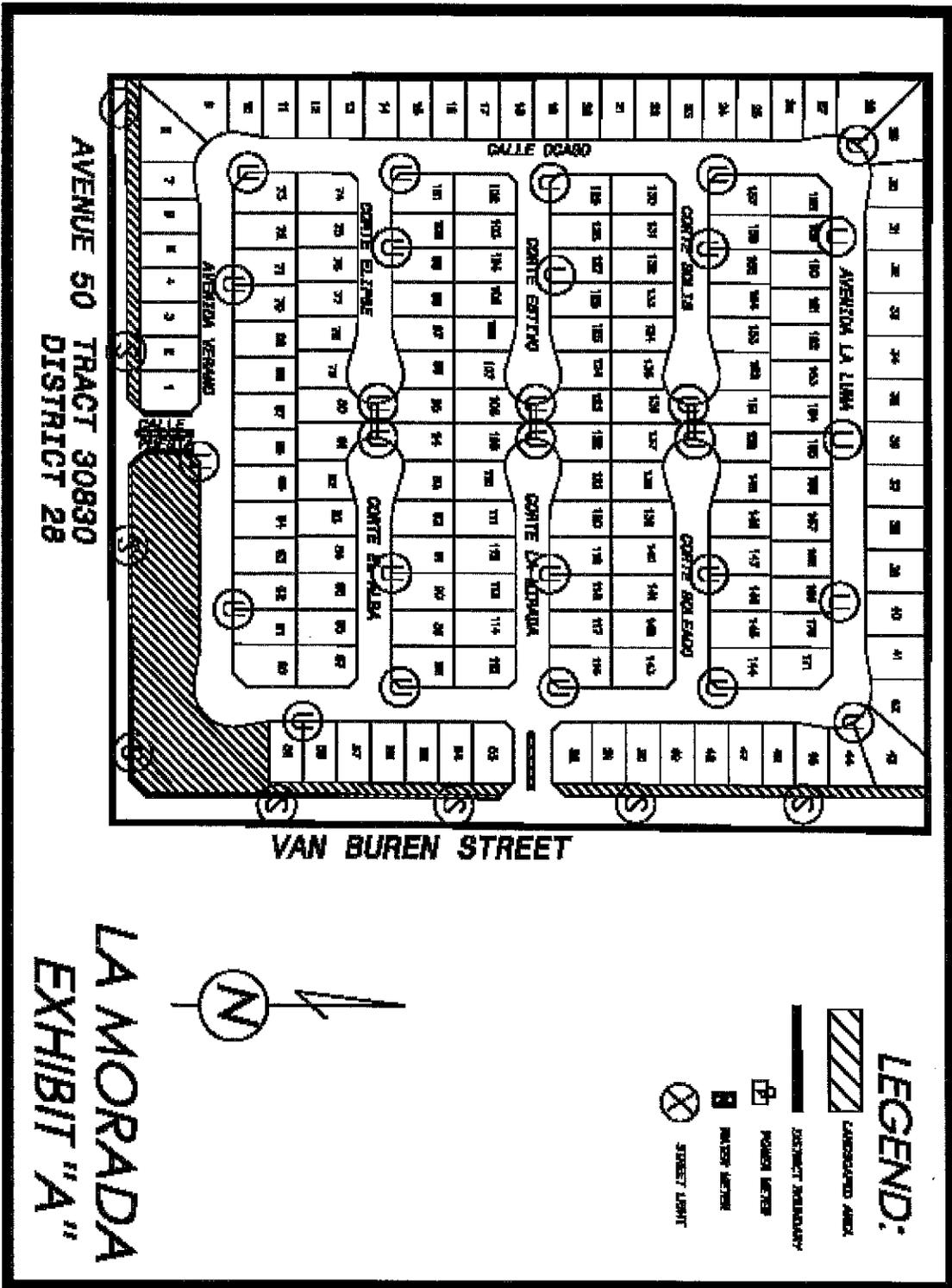
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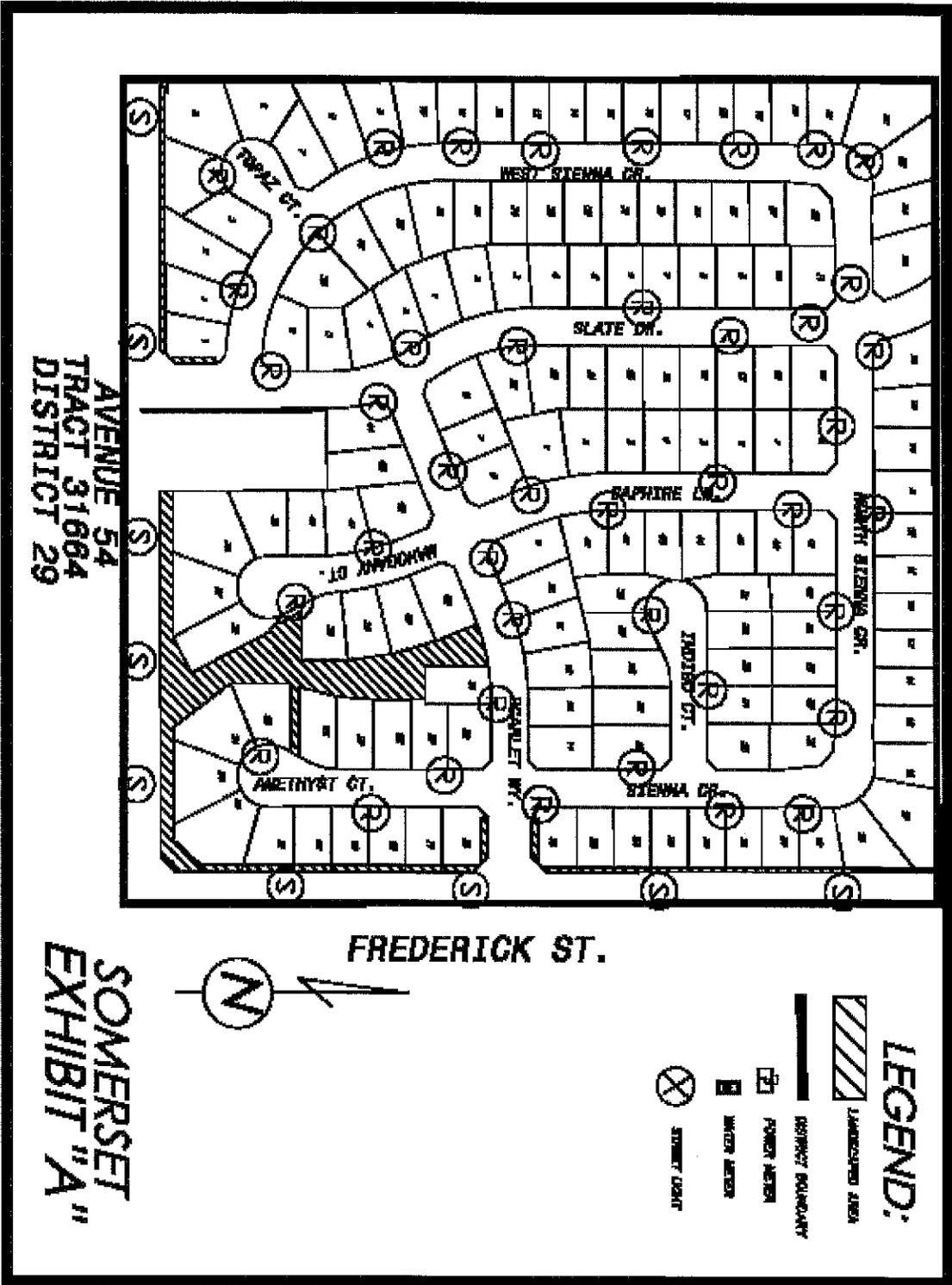
City of Coachella
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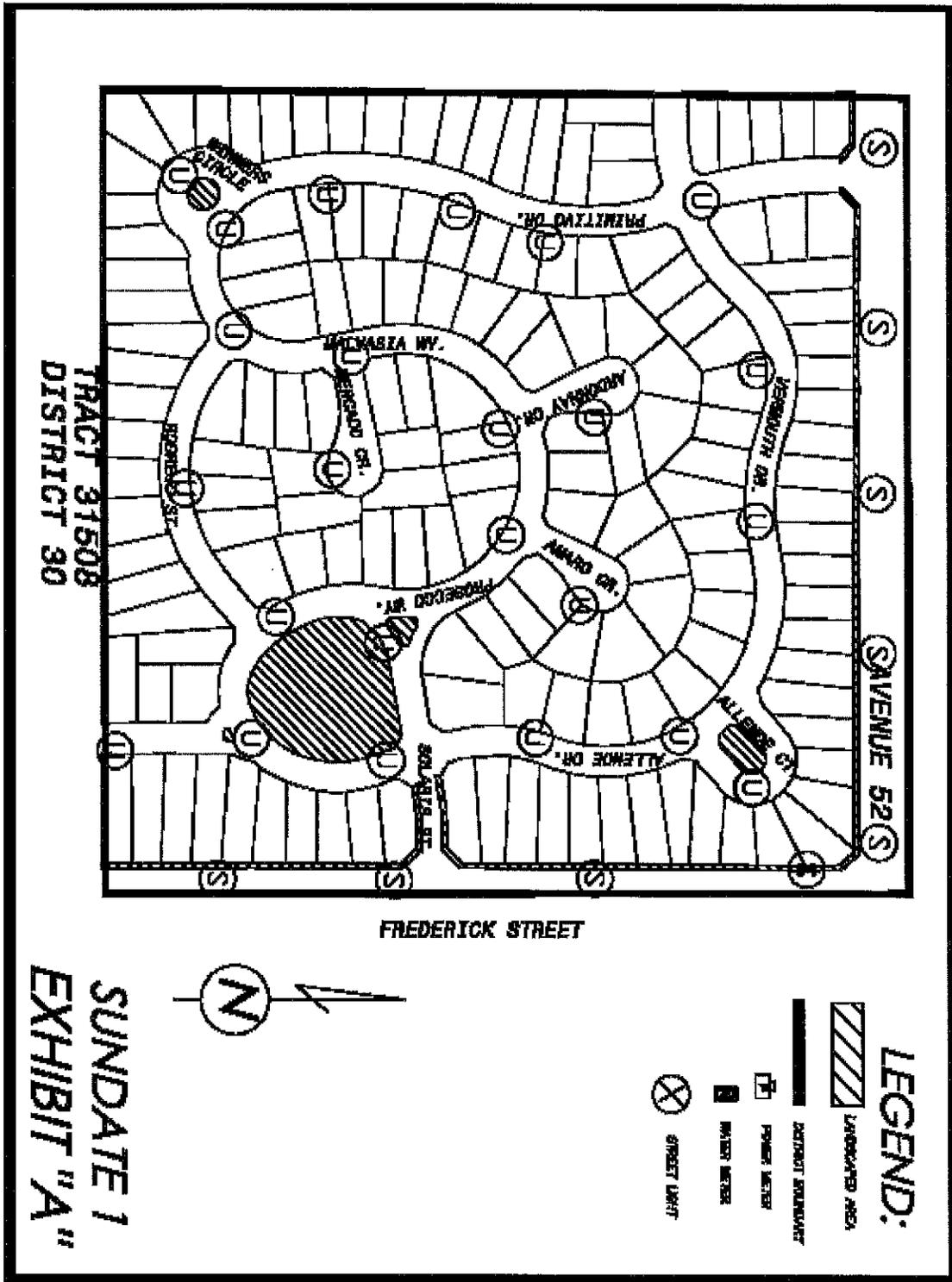
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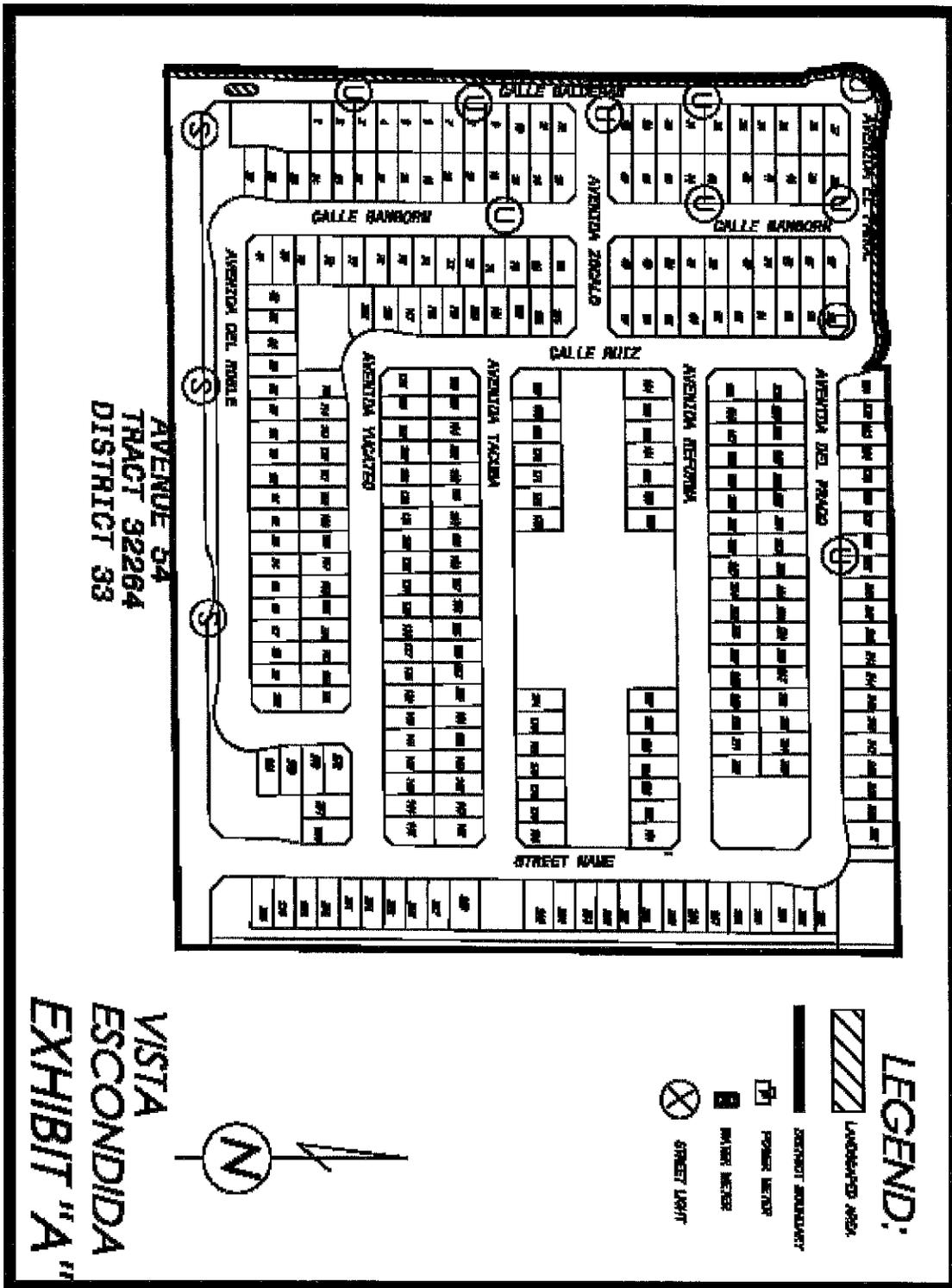
City of Coachella
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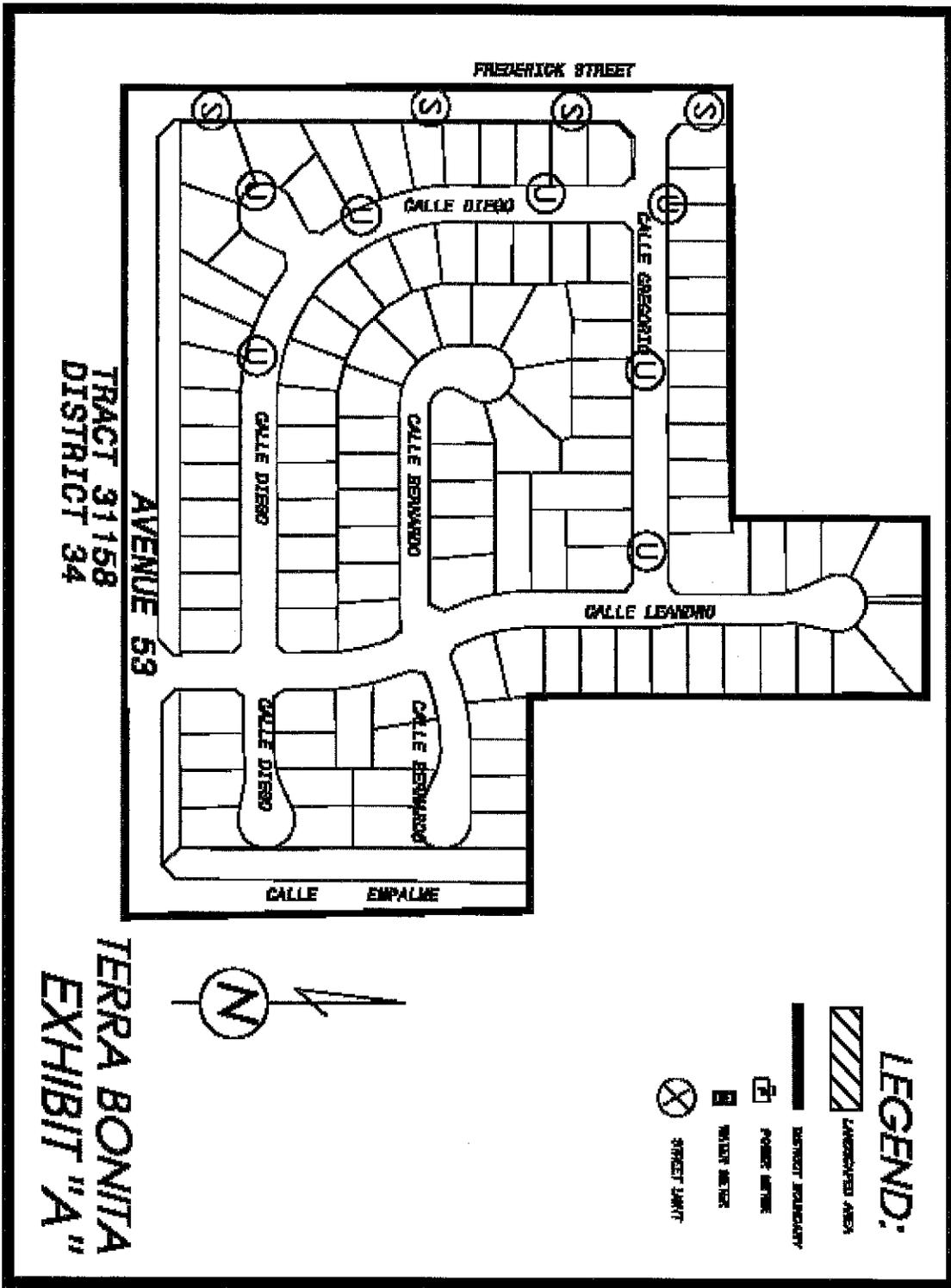
City of Coachella
Engineer's Annual Levy Report Fiscal year 2021/2022
Landscaping and Lighting Maintenance Assessment Districts



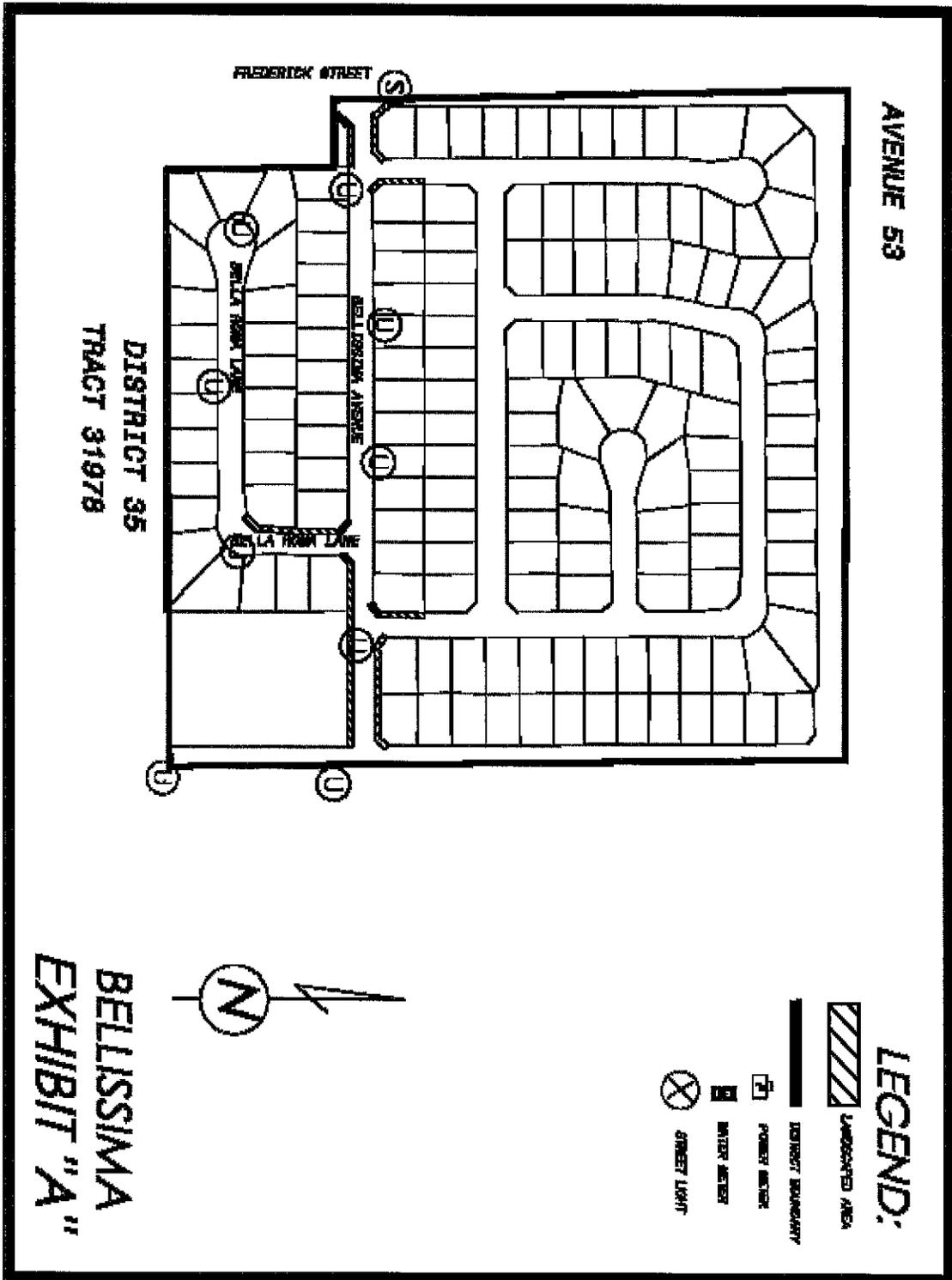
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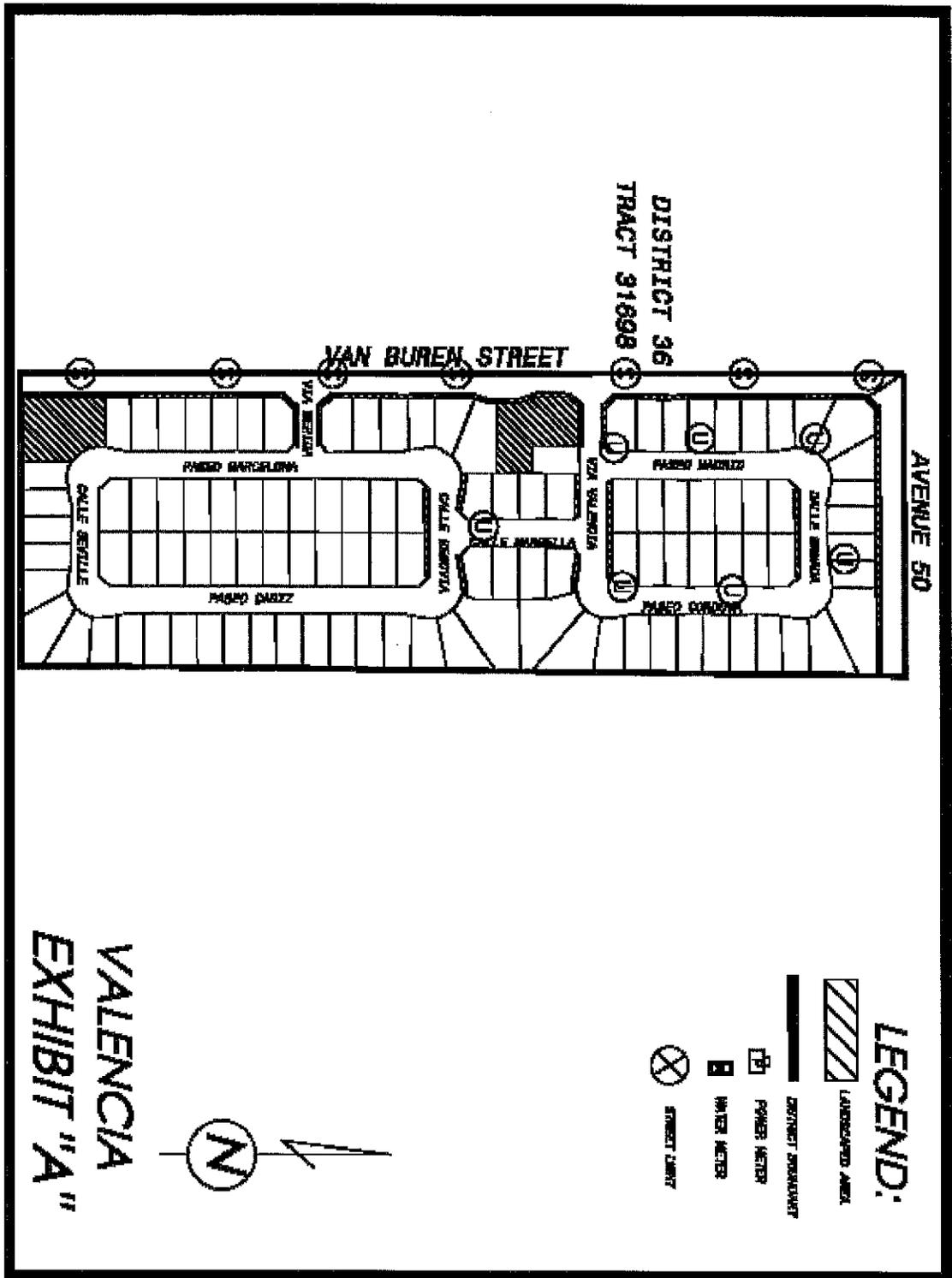
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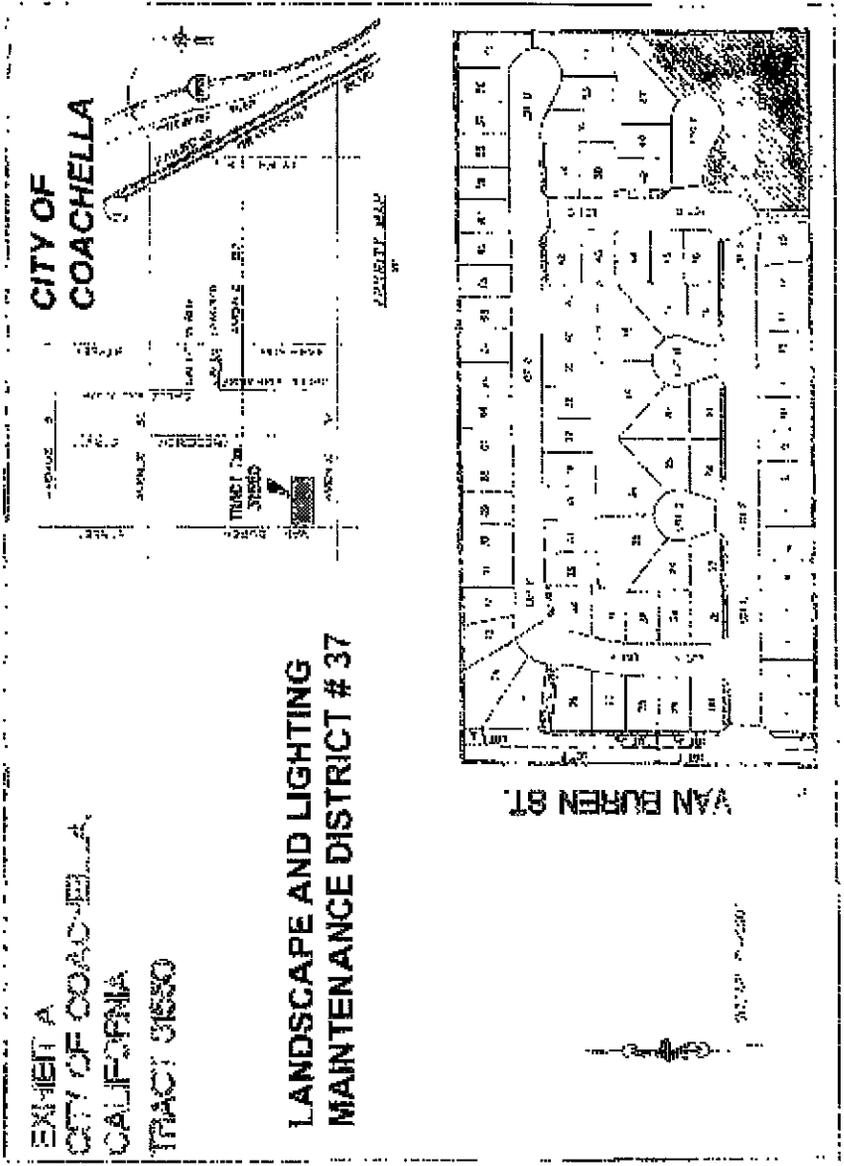


Exhibit B – 2021/2022 Collection Roll

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Riverside County Assessor’s map for the year in which this report is prepared.

Non-assessable lots or parcels include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and right-of-ways, including public greenbelts and parkways; utility right-of-ways; common areas (such as in condominium complexes); landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed; and park properties and other publicly owned, government-owned, public utility-owned properties that have little or no improvement value. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

The land use classification for each parcel has been based on the Riverside County Assessor’s Roll. A listing of parcels assessed within this District, along with the proposed assessment amounts, have been prepared by the City, and by reference is made part of this report.

At the conclusion of the public hearing on the proposed assessment, the returned property owner assessment ballots will be tabulated for any District so balloted, and the City Council will declare the result of that balloting. Based on balloting results (if any), the City Council may amend this Report or Approve the Report as submitted. Approval of the Report (as submitted or as modified) confirms the method of apportionment and the maximum assessment rate to be levied against each eligible parcel, and thereby constitutes the approved levy and collection of assessments for Fiscal Year 2021/2022. Said listing of parcels to be assessed shall be submitted to the County Auditor/Controller and included on the property tax roll for each parcel in Fiscal Year 2021/2022.

If any parcel submitted for collection is identified by County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel number(s) will be identified and resubmitted to the County Auditor/Controller or mailed directly to the parcel/property owner. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

City of Coachella
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Exhibit B – 2021/2022 Collection Roll / District Budget

District Budget Fiscal Year 2021/2022						
Levy Components	District 1	District 2	District 3	District 4	District 5	District 6
Direct Costs						
Utilities Water	2,220.00	-	1,400.00	400.00	-	-
Utilities Electric	1,400.00	2,790.00	2,800.00	800.00	-	4,700.00
Landscape Maintenance	9,846.00	6,102.00	4,004.00	3,012.00	-	8,688.00
Storm Drain	-	-	-	-	-	-
Repair and Maintenance	400.00	-	200.00	200.00	-	-
Professional Services	420.00	300.00	420.00	340.00	-	340.00
Total Direct Costs	14,286.00	9,192.00	8,824.00	4,752.00	-	13,728.00
Administrative Costs						
County Administrative Fee	185.00	186.00	207.00	159.00	-	203.00
Systems Management Fee	2,292.65	1,485.76	1,430.78	778.05	-	2,207.09
Total Administrative Costs	2,477.65	1,671.76	1,637.78	937.05	-	2,410.09
Fund Balance (Deficit)						
Projected Beginning Balance	(16,723.26)	(5,567.67)	(36,540.66)	12,304.33	-	(183,468.82)
Total Costs	(16,763.65)	(10,863.76)	(10,461.78)	(5,689.05)	-	(16,138.09)
2021/2022 Levy	13,919.20	7,768.80	17,267.40	6,231.72	-	36,641.88
Operating Reserve	-	-	-	3,115.86	-	-
Capital Improv. Reserve	-	-	-	-	-	-
Projected Ending Balance	(19,567.71)	(8,662.63)	(29,735.04)	15,962.86	-	(162,965.03)
Ending Balance Classifications						
District Reserve (Deficit)	(19,567.71)	(8,662.63)	(29,735.04)	12,847.00	-	(162,965.03)
Operating Reserves	-	-	-	3,115.86	-	-
Capital Improv. Reserve	-	-	-	-	-	-
Available Balance (Deficit)	(19,567.71)	(8,662.63)	(29,735.04)	15,962.86	-	(162,965.03)
District Statistics						
Total Parcels Levied	127	130	181	66	-	171
2020/2021 Levy Per Parcel	109.60	59.76	95.40	94.42	-	214.28
2020/2021 Total Levy	13,919.20	7,768.80	17,267.40	6,231.72	-	36,641.88
2021/2022 Levy Per Parcel	109.60	59.76	95.40	94.42	-	214.28
2021/2022 Total Levy	13,919.20	7,768.80	17,267.40	6,231.72	-	36,641.88

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District Budget Fiscal Year 2021/2022						
Levy Components	District 7	District 8	District 9	District 10	District 11	District 12
Direct Costs						
Utilities Water	1,300.00	-	500.00	-	620.00	700.00
Utilities Electric	3,160.00	-	850.00	1,200.00	1,200.00	1,155.00
Landscape Maintenance	5,544.00	-	6,348.00	840.00	2,554.00	4,662.00
Storm Drain	-	-	-	-	-	-
Repair and Maintenance	200.00	-	200.00	-	2,000.00	5,000.00
Professional Services	340.00	300.00	340.00	300.00	1,340.00	1,340.00
Total Direct Costs	10,544.00	300.00	8,238.00	2,340.00	7,714.00	12,857.00
Administrative Costs						
County Administrative Fee	199.00	189.00	144.00	162.00	175.00	163.00
Systems Management Fee	1,702.02	77.47	1,327.96	396.39	1,249.86	2,062.76
Total Administrative Costs	1,901.02	266.47	1,471.96	558.39	1,424.86	2,225.76
Fund Balance (Deficit)						
Projected Beginning Balance	(70,179.42)	(14,547.33)	(41,685.13)	(55,358.91)	26,866.01	59,393.43
Total Costs	(12,445.02)	(566.47)	(9,709.96)	(2,898.39)	(9,138.86)	(15,082.76)
2021/2022 Levy	24,616.90	3,485.88	5,645.44	6,139.50	8,899.80	13,300.00
Operating Reserve	-	-	-	-	4,449.90	6,650.00
Capital Improv. Reserve	-	-	-	-	-	-
Projected Ending Balance	(58,007.54)	(11,627.92)	(45,749.65)	(52,117.80)	31,076.85	64,260.67
Ending Balance Classifications						
District Reserve (Deficit)	(58,007.54)	(11,627.92)	(45,749.65)	(52,117.80)	26,626.95	57,610.67
Operating Reserves	-	-	-	-	4,449.90	6,650.00
Capital Improv. Reserve	-	-	-	-	-	-
Available Balance (Deficit)	(58,007.54)	(11,627.92)	(45,749.65)	(52,117.80)	31,076.85	64,260.67
District Statistics						
Total Parcels Levied	161	138	32	75	105	76
2020/2021 Levy Per Parcel	152.90	25.26	176.42	81.86	84.76	150.00
2020/2021 Total Levy	24,616.90	3,485.88	5,645.44	6,139.50	8,899.80	11,400.00
2021/2022 Levy Per Parcel	152.90	25.26	176.42	81.86	84.76	175.00
2021/2022 Total Levy	24,616.90	3,485.88	5,645.44	6,139.50	8,899.80	13,300.00

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District Budget Fiscal Year 2021/2022						
Levy Components	District 13	District 14	District 15	District 16	District 17	District 18
Direct Costs						
Utilities Water	2,040.00	3,200.00	6,200.00	40,000.00	13,820.00	5,000.00
Utilities Electric	3,990.00	2,415.00	1,175.00	12,000.00	3,360.00	6,300.00
Landscape Maintenance	24,198.00	6,844.00	6,716.00	131,470.00	31,956.00	28,156.00
Storm Drain	-	-	-	-	6,000.00	4,500.00
Repair and Maintenance	2,000.00	2,000.00	2,000.00	130,000.00	40,000.00	5,000.00
Professional Services	380.00	380.00	340.00	11,860.00	11,940.00	380.00
Total Direct Costs	32,608.00	14,839.00	16,431.00	325,330.00	107,076.00	49,336.00
Administrative Costs						
County Administrative Fee	202.00	169.00	151.00	364.00	199.00	203.00
Systems Management Fee	5,198.10	2,377.72	2,627.09	51,599.81	16,995.62	7,848.48
Total Administrative Costs	5,400.10	2,546.72	2,778.09	51,963.81	17,194.62	8,051.48
Fund Balance (Deficit)						
Projected Beginning Balance	80,460.97	27,680.18	38,913.08	1,157,580.35	164,099.17	(102,000.78)
Total Costs	(38,008.10)	(17,385.72)	(19,209.09)	(377,293.81)	(124,270.62)	(57,387.48)
2021/2022 Levy	57,748.32	31,451.40	25,920.00	457,875.00	76,950.00	100,231.28
Operating Reserve	28,874.16	15,725.70	12,960.00	228,937.50	38,475.00	-
Capital Improv. Reserve	-	-	-	-	-	-
Projected Ending Balance	129,075.35	57,471.56	58,583.99	1,467,099.04	155,253.55	(59,156.98)
Ending Balance Classifications						
District Reserve (Deficit)	201.19	41,745.86	45,623.99	638,161.54	86,778.55	(59,156.98)
Operating Reserves	28,874.16	15,725.70	12,960.00	228,937.50	38,475.00	-
Capital Improv. Reserve	100,000.00	-	-	600,000.00	30,000.00	-
Available Balance (Deficit)	129,075.35	57,471.56	58,583.99	1,467,099.04	155,253.55	(59,156.98)
District Statistics						
Total Parcels Levied	168	90	48	555	162	172
2020/2021 Levy Per Parcel	333.72	339.28	520.00	825.00	400.00	565.76
2020/2021 Total Levy	56,064.96	30,535.20	24,960.00	457,875.00	64,800.00	97,310.72
2021/2022 Levy Per Parcel	343.74	349.46	540.00	825.00	475.00	582.74
2021/2022 Total Levy	57,748.32	31,451.40	25,920.00	457,875.00	76,950.00	100,231.28

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District Budget Fiscal Year 2021/2022						
Levy Components	District 19	District 20	District 21	District 22	District 23	District 24
Direct Costs						
Utilities Water	2,000.00	8,300.00	610.00	6,000.00	8,000.00	20,000.00
Utilities Electric	2,205.00	2,100.00	1,420.00	2,700.00	4,500.00	8,000.00
Landscape Maintenance	21,978.00	13,858.00	10,790.00	16,424.00	17,249.00	154,624.00
Storm Drain	-	4,000.00	-	12,000.00	2,000.00	8,000.00
Repair and Maintenance	20,000.00	20,000.00	10,000.00	35,000.00	500.00	15,000.00
Professional Services	1,500.00	11,380.00	340.00	1,420.00	550.00	620.00
Total Direct Costs	47,683.00	59,638.00	23,160.00	73,544.00	32,799.00	206,244.00
Administrative Costs						
County Administrative Fee	184.00	165.00	160.00	181.00	181.00	253.00
Systems Management Fee	7,583.59	9,474.61	3,694.60	11,680.28	5,225.03	32,715.39
Total Administrative Costs	7,767.59	9,639.61	3,854.60	11,861.28	5,406.03	32,968.39
Fund Balance (Deficit)						
Projected Beginning Balance	77,500.86	132,284.28	(54,198.39)	202,519.17	(232,239.33)	(256,379.62)
Total Costs	(55,450.59)	(69,277.61)	(27,014.60)	(85,405.28)	(38,205.03)	(239,212.39)
2021/2022 Levy	43,260.84	44,550.00	10,080.00	41,300.00	68,089.42	207,235.65
Operating Reserve	21,630.42	22,275.00	-	20,650.00	-	-
Capital Improv. Reserve	-	-	-	-	-	-
Projected Ending Balance	86,941.53	129,831.67	(71,132.99)	179,063.89	(202,354.94)	(288,356.36)
Ending Balance Classifications						
District Reserve (Deficit)	55,311.11	77,556.67	(71,132.99)	98,413.89	(202,354.94)	(288,356.36)
Operating Reserves	21,630.42	22,275.00	-	20,650.00	-	-
Capital Improv. Reserve	10,000.00	30,000.00	-	60,000.00	-	-
Available Balance (Deficit)	86,941.53	129,831.67	(71,132.99)	179,063.89	(202,354.94)	(288,356.36)
District Statistics						
Total Parcels Levied	126	81	70	118	119	291
2020/2021 Levy Per Parcel	315.00	520.00	139.80	300.00	555.52	691.40
2020/2021 Total Levy	39,690.00	42,120.00	9,786.00	35,400.00	66,106.88	201,197.40
2021/2022 Levy Per Parcel	343.34	550.00	144.00	350.00	572.18	712.15
2021/2022 Total Levy	43,260.84	44,550.00	10,080.00	41,300.00	68,089.42	207,235.65

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District Budget Fiscal Year 2021/2022						
Levy Components	District 19	District 20	District 21	District 22	District 23	District 24
Direct Costs						
Utilities Water	2,000.00	8,300.00	610.00	6,000.00	8,000.00	20,000.00
Utilities Electric	2,205.00	2,100.00	1,420.00	2,700.00	4,500.00	8,000.00
Landscape Maintenance	21,978.00	13,858.00	10,790.00	16,424.00	17,249.00	154,624.00
Storm Drain	-	4,000.00	-	12,000.00	2,000.00	8,000.00
Repair and Maintenance	20,000.00	20,000.00	10,000.00	35,000.00	500.00	15,000.00
Professional Services	1,500.00	11,380.00	340.00	1,420.00	550.00	620.00
Total Direct Costs	47,683.00	59,638.00	23,160.00	73,544.00	32,799.00	206,244.00
Administrative Costs						
County Administrative Fee	184.00	165.00	160.00	181.00	181.00	253.00
Systems Management Fee	7,583.59	9,474.61	3,694.60	11,680.28	5,225.03	32,715.39
Total Administrative Costs	7,767.59	9,639.61	3,854.60	11,861.28	5,406.03	32,968.39
Fund Balance (Deficit)						
Projected Beginning Balance	77,500.86	132,284.28	(54,198.39)	202,519.17	(232,239.33)	(256,379.62)
Total Costs	(55,450.59)	(69,277.61)	(27,014.60)	(85,405.28)	(38,205.03)	(239,212.39)
2021/2022 Levy	43,260.84	44,550.00	10,080.00	41,300.00	68,089.42	207,235.65
Operating Reserve	21,630.42	22,275.00	-	20,650.00	-	-
Capital Improv. Reserve	-	-	-	-	-	-
Projected Ending Balance	86,941.53	129,831.67	(71,132.99)	179,063.89	(202,354.94)	(288,356.36)
Ending Balance Classifications						
District Reserve (Deficit)	55,311.11	77,556.67	(71,132.99)	98,413.89	(202,354.94)	(288,356.36)
Operating Reserves	21,630.42	22,275.00	-	20,650.00	-	-
Capital Improv. Reserve	10,000.00	30,000.00	-	60,000.00	-	-
Available Balance (Deficit)	86,941.53	129,831.67	(71,132.99)	179,063.89	(202,354.94)	(288,356.36)
District Statistics						
Total Parcels Levied	126	81	70	118	119	291
2020/2021 Levy Per Parcel	315.00	520.00	139.80	300.00	555.52	691.40
2020/2021 Total Levy	39,690.00	42,120.00	9,786.00	35,400.00	66,106.88	201,197.40
2021/2022 Levy Per Parcel	343.34	550.00	144.00	350.00	572.18	712.15
2021/2022 Total Levy	43,260.84	44,550.00	10,080.00	41,300.00	68,089.42	207,235.65

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District Budget Fiscal Year 2021/2022						
Levy Components	District 25	District 26	District 27	District 28	District 29	District 30
Direct Costs						
Utilities Water	3,700.00	-	1,100.00	10,400.00	2,400.00	7,200.00
Utilities Electric	2,600.00	-	2,300.00	3,900.00	5,300.00	3,900.00
Landscape Maintenance	10,974.00	-	15,764.00	22,968.00	27,888.00	24,270.00
Storm Drain	6,200.00	-	5,750.00	5,080.00	8,000.00	4,500.00
Repair and Maintenance	20,000.00	-	3,000.00	2,000.00	30,000.00	40,000.00
Professional Services	11,340.00	-	340.00	380.00	11,420.00	11,500.00
Total Direct Costs	54,814.00	-	28,254.00	44,728.00	85,008.00	91,370.00
Administrative Costs						
County Administrative Fee	167.00		178.00	203.00	195.00	198.00
Systems Management Fee	8,710.66		4,504.49	7,118.43	13,498.74	14,507.15
Total Administrative Costs	8,877.66	-	4,682.49	7,321.43	13,693.74	14,705.15
Fund Balance (Deficit)						
Projected Beginning Balance	154,490.83	-	(212,212.26)	12,510.95	207,877.41	282,899.39
Total Costs	(63,691.66)	-	(32,936.49)	(52,049.43)	(98,701.74)	(106,075.15)
2021/2022 Levy	45,675.00	-	58,800.00	89,775.00	49,400.00	40,000.00
Operating Reserve	22,837.50	-	-	44,887.50	24,700.00	20,000.00
Capital Improv. Reserve	-	-	-	-	-	-
Projected Ending Balance	159,311.67	-	(186,348.75)	95,124.02	183,275.67	236,824.24
Ending Balance Classifications						
District Reserve (Deficit)	81,474.17	-	(186,348.75)	50,236.52	68,575.67	66,824.24
Operating Reserves	22,837.50	-	-	44,887.50	24,700.00	20,000.00
Capital Improv. Reserve	55,000.00	-	-	-	90,000.00	150,000.00
Available Balance (Deficit)	159,311.67	-	(186,348.75)	95,124.02	183,275.67	236,824.24
District Statistics						
Total Parcels Levied	87	-	112	171	152	160
2020/2021 Levy Per Parcel	480.00	-	480.00	480.00	300.00	200.00
2020/2021 Total Levy	41,760.00	-	53,760.00	82,080.00	45,600.00	32,000.00
2021/2022 Levy Per Parcel	525.00	-	525.00	525.00	325.00	250.00
2021/2022 Total Levy	45,675.00	-	58,800.00	89,775.00	49,400.00	40,000.00

City of Coachella

Engineer's Annual Levy Report Fiscal year 2021/2022
Landscaping and Lighting Maintenance Assessment Districts

District Budget						
Fiscal Year 2021/2022						
Levy Components	District 31	District 32	District 33	District 34	District 35	District 36
Direct Costs						
Utilities Water	5,300.00	4,400.00	22,000.00	2,800.00	1,600.00	3,300.00
Utilities Electric	4,000.00	5,300.00	2,500.00	2,800.00	3,500.00	3,100.00
Landscape Maintenance	24,930.00	42,344.00	36,074.00	2,004.00	10,828.00	22,364.00
Storm Drain	9,900.00	5,600.00	7,300.00	3,850.00	5,000.00	4,100.00
Repair and Maintenance	45,000.00	30,000.00	200,000.00	4,500.00	5,000.00	15,000.00
Professional Services	11,580.00	11,420.00	11,500.00	300.00	1,380.00	11,340.00
Total Direct Costs	100,710.00	99,064.00	279,374.00	16,254.00	27,308.00	59,204.00
Administrative Costs						
County Administrative Fee	242.00	236.00	249.00	166.00	152.00	176.00
Systems Management Fee	15,993.86	15,732.13	44,300.77	2,601.43	4,350.50	9,407.59
Total Administrative Costs	16,235.86	15,968.13	44,549.77	2,767.43	4,502.50	9,583.59
Fund Balance (Deficit)						
Projected Beginning Balance	403,766.55	244,021.54	598,241.91	(249,717.06)	29,597.18	144,457.98
Total Costs	(116,945.86)	(115,032.13)	(323,923.77)	(19,021.43)	(31,810.50)	(68,787.59)
2021/2022 Levy	86,125.00	112,500.00	169,200.00	54,625.00	28,175.00	39,960.00
Operating Reserve	43,062.50	56,250.00	84,600.00	-	14,087.50	19,980.00
Capital Improv. Reserve	-	-	-	-	-	-
Projected Ending Balance	416,008.19	297,739.41	528,118.14	(214,113.49)	40,049.18	135,610.39
Ending Balance Classifications						
District Reserve (Deficit)	52,945.69	61,489.41	308,518.14	(214,113.49)	25,961.68	55,630.39
Operating Reserves	43,062.50	56,250.00	84,600.00	-	14,087.50	19,980.00
Capital Improv. Reserve	320,000.00	180,000.00	135,000.00	-	-	60,000.00
Available Balance (Deficit)	416,008.19	297,739.41	528,118.14	(214,113.49)	40,049.18	135,610.39
District Statistics						
Total Parcels Levied	265	250	282	115	49	108
2020/2021 Levy Per Parcel	250.00	450.00	575.50	420.00	525.00	320.00
2020/2021 Total Levy	66,250.00	112,500.00	162,291.00	48,300.00	25,725.00	34,560.00
2021/2022 Levy Per Parcel	325.00	450.00	600.00	475.00	575.00	370.00
2021/2022 Total Levy	86,125.00	112,500.00	169,200.00	54,625.00	28,175.00	39,960.00

Engineer's Annual Levy Report Fiscal year 2021/2022
Landscaping and Lighting Maintenance Assessment Districts

District Budget Fiscal Year 2021/2022			
Levy Components	District 37	District 38	Total Districts
Direct Costs			
Utilities Water	-	3,600.00	190,110.00
Utilities Electric	-	3,200.00	112,620.00
Landscape Maintenance	-	19,064.00	775,335.00
Storm Drain	-	8,200.00	109,980.00
Repair and Maintenance	-	10,000.00	694,200.00
Professional Services	-	1,460.00	130,830.00
Total Direct Costs	-	45,524.00	2,013,075.00
Administrative Costs			
County Administrative Fee	-	194.00	6,740.00
Systems Management Fee	-	7,243.12	319,999.98
Total Administrative Costs	-	7,437.12	326,739.98
Fund Balance (Deficit)			
Projected Beginning Balance	-	101,545.00	2,628,191.93
Total Costs	-	(52,961.12)	(2,339,814.98)
2021/2022 Levy	-	82,500.00	2,165,343.43
Operating Reserve	-	41,250.00	775,398.54
Capital Improv. Reserve	-	-	-
Projected Ending Balance	-	172,333.88	3,229,118.92
Ending Balance Classifications			
District Reserve (Deficit)	-	131,083.88	633,720.38
Operating Reserves	-	41,250.00	775,398.54
Capital Improv. Reserve	-	-	1,820,000.00
Available Balance (Deficit)	-	172,333.88	3,229,118.92
District Statistics			
Total Parcels Levied	-	150	5,163.00
2020/2021 Levy Per Parcel	-	500.00	
2020/2021 Total Levy	-	75,000.00	2,047,688.68
2021/2022 Levy Per Parcel	-	550.00	
2021/2022 Total Levy	-	82,500.00	2,165,343.43



STAFF REPORT
7/14/2021

TO: Honorable Mayor and City Council Members

FROM: Gabriel Perez, Assistant Development Services Director

SUBJECT: 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.

STAFF RECOMMENDATION:

Staff recommends that the City Council continue the public hearing for Appeal of Planning Commission’s Revocation of Conditional Use Permit (CUP 312) to the October 13, 2021 City Council Meeting.

BACKGROUND:

This item was continued from the May 26, 2021, March 10, 2021, January 27, 2021, December 9, 2020, October 14, 2020, September 9, 2020, July 7, 2020 and May 13, 2020 City Council meetings, pursuant to an executed Memorandum Of Understanding agreement (MOU) between the City of Coachella and Glenroy Coachella, LLC. The MOU allows for the interim curing of the CUP violations outlined in this staff report, in exchange for periodic payments of lost Transient Occupancy Tax (TOT) for the hotel resort, and subject to adherence by the developer to a performance schedule that would secure new financing and reactivation of construction activities. The MOU is in effect through April 30, 2022.

On February 27, 2019, the Planning Commission approved Conditional Use Permit No. 312 (CUP 312). Pursuant to Condition No. 3 of CUP 312, the Development Services Director conducted a 12-month review of CUP 312 and determined that the permittee failed to comply with the Conditions of Approval of CUP 312.

On April 15, 2020, the Planning Commission conducted a duly noticed public hearing to determine whether it should revoke CUP 312 for the appellant’s failure to comply with the Conditions of Approval. After the closure of the public hearing, the Planning Commission adopted Resolution No. PC2020-03 revoking CUP 312, finding that one or more Conditions of Approval of CUP 312 were violated. Following the Planning Commission’s Revocation, The Coachella Lighthouse, LLC filed an appeal to the City Council pursuant to Sections 17.74.040 and 17.74.050(B)(2) of the Coachella Municipal Code (“CMC”).

UPDATE:

The City received a creditor notice that the Glenroy Resort developer filed for Chapter 11 Bankruptcy protection under the federal courts, and there are court hearings and trustee activities are ongoing. Additionally, and notwithstanding the violation of certain deal points, the developer has continued to pay the City a “Payment of In Lieu Transient Occupancy Taxes” as part of the Memorandum of Understanding, dated May 13, 2020 and the first amendment thereto date October 8, 2020 between the City and Glenroy Coachella, LLC. The remainder of this staff report discusses the findings for revocation of CUP 312.

REQUIRED FINDINGS

The Planning Commission’s revocation was based on Sections 17.84.070 and 17.74.050(B)(1) of the Coachella Municipal Code. Pursuant to Section 17.84.070 of the Coachella Municipal Code, the Planning Commission may consider a conditional use permit for revocation if the applicant or permittee or owner, its agent, employee, or any person connected or associated with the applicant or permittee:

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

In addition, pursuant to Section 17.74.050(B)(1) of the Coachella Municipal Code, the Planning Commission may consider a conditional use permit for revocation if one or more conditions are not complied with. According to Section 17.70.080 of the CMC, the hearing on an appeal from a Planning Commission decision is a de novo hearing, based upon the evidence and testimony introduced at any previous hearing or hearings and the subsequent record, findings, and recommendations or determinations. Before granting an appeal, in whole or in part, the City Council must find an error or abuse of discretion in the original determination and make any findings required to support any new or revised determination of the matter.

DISCUSSION/ANALYSIS

The written appeal application submitted by the appellant argues with some detail how the Commission erred in its decision to revoke CUP 312 and that the Commission’s action was an abuse of discretion. The City Council is being asked to overturn the decision of the Planning Commission.

Staff contends that there was no error or abuse of discretion in the Planning Commission’s decision. One or more Conditions of Approval of CUP 312 have been violated. The following chart describes the Conditions of Approval of CUP 312 that were in violation at the time of the April 15, 2020 revocation hearing, and continue to be in violation:

CONDITIONS OF APPROVAL OF CUP 312	VIOLATION OF CUP 312
<p>Condition No. 2(a) of CUP 312 states: “Approval of Conditional Use Permit No. 312 is contingent upon City Council approval of the attendant Second Amendment to the Glenroy Resort Development Agreement, or a separate Development Agreement, granting an entitlement for a retail cannabis microbusiness and subject to compliance with the following performance schedule... The first phase of the Glenroy Resort Hotel shall be completed and open for business within 90 days of January 1, 2019.”</p>	<p>According to a review of City records and inspections of the property by City staff, as of April 7, 2021, the first phase of the Glenroy Resort Hotel is not complete or open for business.</p>
<p>Condition No. 2(b) of CUP 312 states: “Approval of Conditional Use Permit No. 312 is contingent upon City Council approval of the attendant Second Amendment to the Glenroy Resort Development Agreement, or a separate Development Agreement, granting an entitlement for a retail cannabis microbusiness and subject to compliance with the following performance schedule... The perimeter landscaping and fencing improvements for the retail cannabis microbusiness shall be completed within 60 days of the effective date of Conditional Use Permit No. 312.”</p>	<p>According to inspections of the property by City staff, as of April 7, 2021, the perimeter landscaping and fencing improvements for the retail cannabis microbusiness have not been completed. Landscaping was installed but the perimeter fencing in front of the dispensary is missing.</p>

CONDITIONS OF APPROVAL OF CUP 312	VIOLATION OF CUP 312
<p>Condition No. 2(c) of CUP 312 states: “Approval of Conditional Use Permit No. 312 is contingent upon City Council approval of the attendant Second Amendment to the Glenroy Resort Development Agreement, or a separate Development Agreement, granting an entitlement for a retail cannabis microbusiness and subject to compliance with the following performance schedule... The improvements required under Condition #5 of CUP 312 for additional glazing on the façade of the retail cannabis microbusiness shall be completed within 60 days of the effective date of Conditional Use Permit No. 312.”</p>	<p>According to inspections of the property by City staff, as of April 7, 2021, additional glazing on the façade of the retail cannabis microbusiness was not completed.</p>
<p>Condition No. 5 of CUP 312 states: “The applicant or successor in interest shall comply with all conditions of approval imposed upon Architectural Review No. 17-07. The front façade of the business shall incorporate additional glazing on the front façade, subject to review by the Development Services Director.”</p>	<p>According to inspections of the property by City staff, as of April 7, 2021, the front façade of the business did not incorporate additional glazing.</p>
<p>Condition No. 6 of CUP 312 states: “A comprehensive sign program for the Glenroy Resort project must be reviewed and approved by the Planning Commission prior to the issuance of any sign permits for the retail cannabis microbusiness. The front façade of the retail cannabis microbusiness may have one identification sign and one secondary ‘logo sign’ placed on the front façade.”</p>	<p>According to a review of City records by City staff, as of April 7, 2021 a sign program for the Glenroy Resort project was not yet reviewed or approved by the Planning Commission.</p>
<p>Condition No. 14 of CUP 312 states: “The owner shall install a conforming trash enclosure for solid waste and recyclables within 250 feet of the proposed cannabis retail microbusiness.”</p>	<p>According to inspections of the property by City staff, as of April 7, 2021, no conforming trash enclosure for solid waste and recyclables has been installed within 250 feet of the cannabis retail microbusiness.</p>
<p>Condition No. 15 of CUP 312 states: “The owner shall install a minimum of five bicycle racks in front of the retail cannabis</p>	<p>According to inspections of the property by City staff, as of April 7, 2021, there were no bicycle racks in front of the retail cannabis</p>

CONDITIONS OF APPROVAL OF CUP 312	VIOLATION OF CUP 312
microbusiness, or adjacent to the parking lot serving the proposed business.”	microbusiness or adjacent to the parking lot serving the business.
Condition No. 16 of CUP 312 states: “The fencing along Avenue 48 may consist of a decorative wrought iron fence with a maximum height of five feet. The parking lot security gates shall consist of low barrier, non-automated gates to remain open during all hours of business operation. All entry gates must be reviewed and approved by the Fire Marshal’s Office and the Building Official.”	According to inspections of the property by City staff, as of April 7, 2021, there is no fencing installed in front of the business and no fencing along the front portion of the adjoining parking lot serving the business.

Pursuant to Condition No. 3 of CUP 312, the Development Services Director conducted a 12-month review of CUP 312. As part of this review, on March 9, 2020, the Development Services Director mailed a letter to Quonset Partners LLC, care of Joseph Rubin, requesting written status of compliance with the Conditions of Approval. Quonset Partners LLC failed to respond to the letter. The Development Services Director concluded his review and determined that the project failed to comply with the Conditions of Approval of CUP 312.

On March 24, 2020, the City issued a letter to all interested parties, Coachella Lighthouse, LLC, Quonset Partners LLC, and Inception RE Credit Holds, LLC, demanding compliance with the Conditions of Approval by April 14, 2020, which they failed to meet. Staff conducted a site visit of The Lighthouse property and the adjoining parking area to the west on April 8, 2020. Staff observed the lack of compliance with several of the Conditions of Approval, as noted above.

However, numerous Conditions of Approval of CUP 312 that were being violated at the time of the Planning Commission’s April 15, 2020 revocation hearing have not been cured and are currently being violated. Sections 17.84.070 and 17.74.050(B)(1) of the Coachella Municipal Code authorize revocation of a conditional use permit for *any* violation of a conditional of approval. So each violation of the Conditions of Approval is an independent basis to revoke CUP 312. Thus, the Planning Commission neither erred nor abused its discretion when it determined that “one or more” Conditions of Approval of CUP 312 were violated. In addition, subsequent correction of a violation does not necessarily warrant granting of the appeal. The appeal should only be granted if *all* violations of the Conditions of Approval of CUP 312 have been cured. Again, revocation remains appropriate if “one or more” Conditions of Approval of CUP 312 were violated.

Due to the noncompliance described above, as authorized by Section 17.84.070(D) and Section 17.74.050(B)(1) of the Coachella Municipal Code, revocation of CUP 312 is determined the appropriate City response.

RECOMMENDATIONS:

Based on the facts noted in this staff report, City staff continues to make affirmative findings for the revocation of CUP 312. However, in light of recent events related to the developer's Chapter 11 court hearings, and compliance with the City's MOU, staff is recommending a continuance to September 22, 2021.



STAFF REPORT
7/14/2021

TO: Honorable Mayor and City Council Members

FROM: Gabriel Perez, Assistant Community Development Director

SUBJECT: 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.

STAFF RECOMMENDATION:

Staff recommends that the City Council open the public hearing, take any testimony, and adopt Resolution No. 2021-46.

EXECUTIVE SUMMARY:

Resolution No. 2021-46 establishes an updated levy of the special taxes in the Community Facilities District (CFD) 2005-1 and the Annexation Areas in the current tax year at the new rate reflecting the annual Consumer Price Index adjustment for the special taxes. This an annual City Council action item which triggers the certified list of all parcels in the CFD 2005-1 and the Annexation Areas subject to the levy with updated amounts to be levied on each parcel. These will be compiled by the City's consultant and the levy for the current tax year will be sent to the County Auditor-Controller in order for the City to collect the assessments for the 2021/2022 fiscal year.

Through adoption of Resolution No. 2020-43, the City Manager is authorized to determine the specific rates and amounts of the special tax to be collected from taxable parcels within the CFD 2005-1 and the Annexation areas for Fiscal Year 2021/2022. Additionally, the City Manager is authorized to prepare the Fiscal Year 2021/2022 Certified List and to submit such list to the County Auditor on or before August 10, 2021.

BACKGROUND:

The City Council initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors to authorize the levy of special taxes in City of Coachella Community Facilities District No. 2005-1 (Law Enforcement, Fire and Paramedic Services), Annexation Area Nos. 1, 2, 3, 4, 5, 6, 7, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 28, 29 and 31 of the 2005-1 CFD, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982."

Commencing with Fiscal Year 2005/2006 and for each following Fiscal Year, the City Council has levied the Special Tax at the Maximum Special Tax on all Developed Single Family Residential Property and Developed Multi-Family Residential Property for which a building permit for the construction of residential units are issued prior to June 30 of the prior fiscal year.

DISCUSSION/ANALYSIS:

A review of new building permits issued by the City's Building Division for the current Fiscal Year 2020/2021 reveals that there were one hundred six (106) new qualifying "residential dwellings unit" permits issued within the Community Facility District 2005-01 boundaries or annexation areas. The City issued permits for these homes inside the Valencia community (Tract 31698) developed by Pulte Homes, and within the Vista Escondida community (Tract No. 32264), by developer D.R. Horton.

Accordingly, there will be 106 new properties added to the Fiscal Year 2021/2022 assessment. Additionally, the Consumer Price Index adjustment will increase the annual assessment by 1.93% based on the U.S. Department of Labor Statistics for Riverside-San Bernardino-Ontario, California. Therefore, the new annual assessment will increase from \$1,225.74 to \$1,249.40. This equates to a change in total anticipated levy from \$1,924,412.24 to \$2,093,994.88 or an increase of \$169,582.44. The final special tax roll for the new assessments will be sent to the County Assessor prior to August 10, 2021.

ALTERNATIVES:

1. Approve Resolution No. 2021-46 as requested.
2. Take no action.
3. Continue this item and provide staff with direction.

FISCAL IMPACT:

The total projected levy for the City of Coachella Community Facilities District No. 2005-1 (Law Enforcement, Fire and Paramedic Services) in Fiscal Year 2021/22 is \$2,093,994.88 and funds are used for police, fire and paramedic services. The CFD term runs in perpetuity, and for the 2021/2022 fiscal year the annual assessments will include a 1.93% CPI escalator to adjust for inflation as compared to the 2020/2021 assessment.

RECOMMENDED ALTERNATIVE(S):

Staff recommends alternative #1.

Attachments: Resolution No. 2021-46
New Dwelling Unit Permits 2020/2021
Map of 2021/2022 CFD Assessed Tracts

RESOLUTION NO. 2021-46

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, AUTHORIZING THE ESTABLISHMENT OF AN ANNUAL SPECIAL TAX FOR CITY OF COACHELLA COMMUNITY FACILITIES DISTRICT NO. 2005-1 (LAW ENFORCEMENT, FIRE AND PARAMEDIC SERVICES) AND ANNEXATION AREAS THERETO FOR FISCAL YEAR 2021/22.

WHEREAS, the City Council (the “Council”) of the City of Coachella (the “City”) had previously initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors to authorize the levy of special taxes in City of Coachella Community Facilities District No. 2005-1 (Law Enforcement, Fire and Paramedic Services) (the “CFD 2005-1”), Annexation Area Nos. 1, 2, 3, 4, 5, 6, 7, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 28, 29, and 31 of the 2005-1 CFD (collectively, the “Annexation Areas”), all as authorized pursuant to the terms and provisions of the “Mello-Roos Community Facilities Act of 1982,” being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the “Act”); and,

WHEREAS, this Council, by the adoption of applicable ordinances, as authorized by Section 53340 of the Government Code of the State of California, has authorized the levy of such special taxes in the CFD 2005-1 and the Annexation Areas; and,

WHEREAS, Government Code Section 53340 provides that this Council may provide, by resolution, for the levy of the special taxes in the CFD 2005-1 and the Annexation Areas in the current tax year and future tax years at the same rates or at a lower rate than the rate provided for in the ordinance levying such special taxes if such resolution is adopted and a certified list of all parcels in the CFD 2005-1 and the Annexation Areas subject to the special tax levy including the amount of the special tax to be levied on each parcel in the CFD 2005-1 and the Annexation Areas for the current tax year (the “Fiscal Year 2021/2022 Certified List”) and future tax years, is timely filed by the clerk or other official designated by this Council with the Auditor of the County of Riverside (the “County Auditor”).

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COACHELLA DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. The above recitals are all true and correct.

Section 2. The City Manager is hereby authorized and directed to determine or cause to be determined the specific rates and amounts of the special tax to be collected from taxable parcels within the CFD 2005-1 and the Annexation areas for Fiscal Year 2021/2022.

Section 3. The City Manager is hereby authorized and directed to prepare or cause the preparation of the Fiscal Year 2021/2022 Certified List and to submit such list to the County Auditor on or before August 10, 2021 or such later date to which the County Auditor may agree.

Section 4. The special tax shall be collected in the same manner as ordinary ad valorem property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for ad valorem taxes, and the Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any said special tax.

Section 5. It is hereby further directed that a certified copy of this Resolution, together with the Certified List for Fiscal Year 2021/2022, also be filed with the County Auditor.

Section 6. The County Auditor is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land effected in a space marked “public improvements, special tax” or by any other suitable designation, the installment of the special tax.

Section 7. The County Auditor shall then, at the close of the tax collection period, promptly render to the City a detailed report showing the amount and/or amounts of such special tax installments, interest, penalties and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

Section 8. This resolution shall become effective upon its adoption.

PASSED, APPROVED and ADOPTED this 14th 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 Resolution No. 2021-46 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on the 14th day of July 2021, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Andrea J. Carranza, MMC
Deputy City Clerk

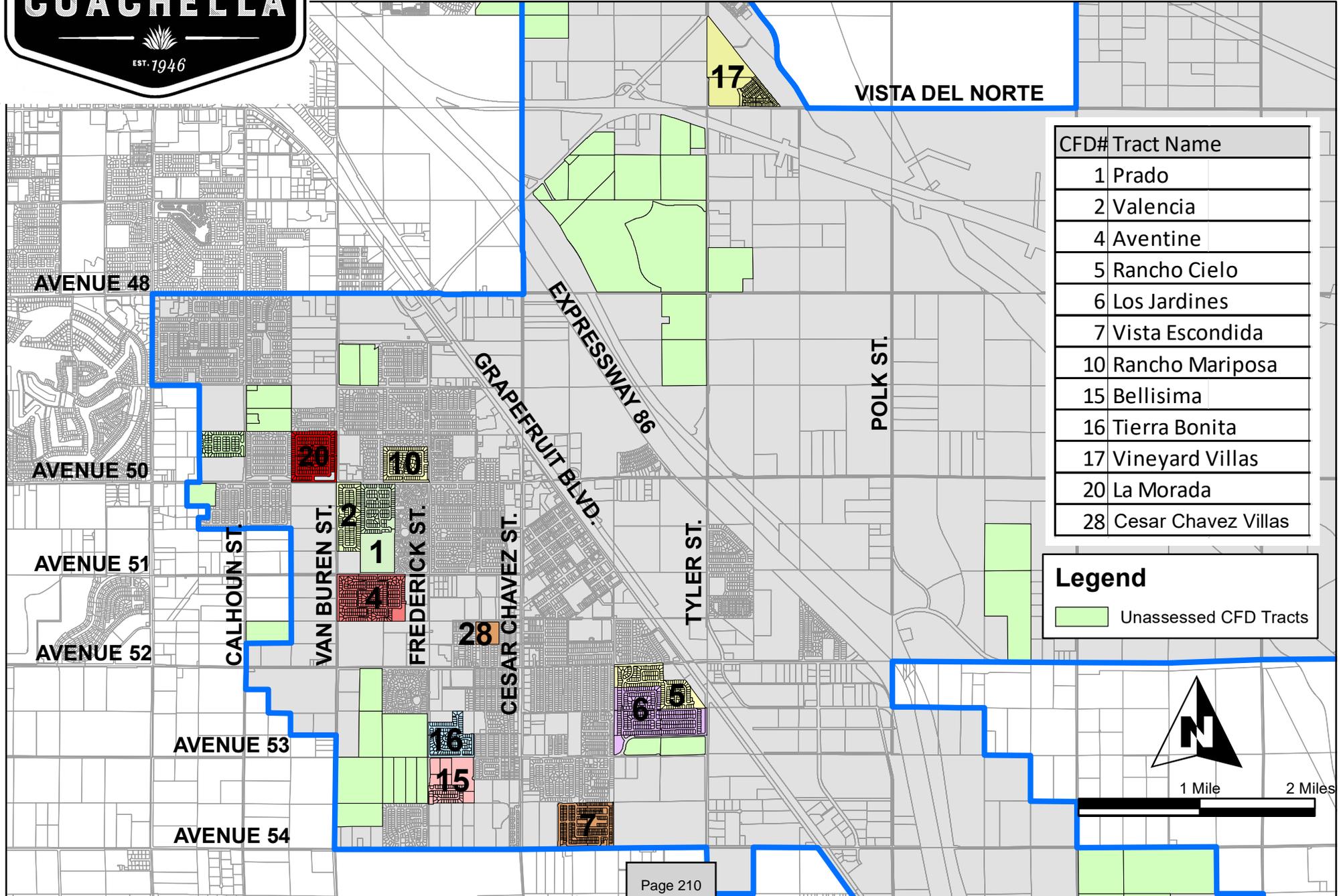
	APN	TRACT	LOT	SITUS	ADDRESS	PERMIT DATE	PERMIT NUMBER
1	768010001	31698	1	50115	PASEO MADRID	7/8/20	BL20200714205
2	768010006	31698	6	50061	PASEO MADRID	7/30/20	BL20200714302
3	768010007	31698	7	50049	PASEO MADRID	7/8/20	BL20200714201
4	768011002	31698	19	50050	PASEO MADRID	7/30/20	BL20200714303
5	768011003	31698	20	50062	PASEO MADRID	7/8/20	BL20200714202
6	768011004	31698	21	50072	PASEO MADRID	7/30/20	BL20200714304
7	768011005	31698	22	50082	PASEO MADRID	7/8/20	BL20200714203
8	768011006	31698	23	50092	PASEO MADRID	7/30/20	BL20200714305
9	768011007	31698	24	50104	PASEO MADRID	7/8/20	BL20200714206
10	768011008	31698	25	50116	PASEO MADRID	7/8/20	BL20200714204
11	768020022	31698	60	50298	PASEO CALDIZ	11/16/20	BL20201114593
12	768020023	31698	61	84079	CALLE SEVILLE	11/16/20	BL20201114594
13	768020024	31698	62	84087	CALLE SEVILLE	11/16/20	BL20201114595
14	768020025	31698	63	84077	CALLE SEVILLE	11/16/20	BL20201114596
15	768020026	31698	88	84065	CALLE SEVILLE	11/16/20	BL20201114597
16	768020027	31698	89	84055	CALLE SEVILLE	11/16/20	BL20201114598
17	768020028	31698	90	84043	CALLE SEVILLE	11/16/20	BL20201114592
18	768020029	31698	91	50283	PASEO BARCELONA	8/24/20	BL20200814408
19	768020030	31698	92	50277	PASEO BARCELONA	8/24/20	BL20200814409
20	768020031	31698	93	50271	PASEO BARCELONA	8/24/20	BL20200814410
21	768020032	31698	94	50265	PASEO BARCELONA	8/24/20	BL20200814411
22	768020033	31698	95	50259	PASEO BARCELONA	8/4/20	BL20200814321
23	768020034	31698	96	50253	PASEO BARCELONA	8/4/20	BL20200814323
24	768020035	31698	97	50247	PASEO BARCELONA	8/3/20	BL20200814317
25	768021017	31698	80	50242	PASEO BARCELONA	8/4/20	BL20200814320
26	768021018	31698	81	50248	PASEO BARCELONA	8/4/20	BL20200814322
27	768021019	31698	82	50252	PASEO BARCELONA	8/3/20	BL20200814318
28	768021020	31698	83	50258	PASEO BARCELONA	8/4/20	BL20200814319
29	768021021	31698	84	50264	PASEO BARCELONA	8/24/20	BL20200814404
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31	768021023	31698	86	50276	PASEO BARCELONA	8/24/20	BL20200814406
32	768021024	31698	87	50282	PASEO BARCELONA	8/24/20	BL20200814407
33	768022002	31698	99	50229	PASEO BARCELONA	7/8/20	BL20200313926
34	768022003	31698	100	50223	PASEO BARCELONA	7/8/20	BL20200313928
35	768022011	31698	108	84021	VIA VALENCIA	7/8/20	BL20200714207
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37	778402014	32264	61	53797	CALLE RUIZ	9/24/20	BL20200914475
38	778402015	32264	62	53805	CALLE RUIZ	9/24/20	BL20200914476
39	778402016	32264	63	53813	CALLE RUIZ	9/24/20	BL20200914477
40	778402017	32264	64	53821	CALLE RUIZ	9/24/20	BL20200914478
41	778402018	32264	65	53829	CALLE RUIZ	9/24/20	BL20200914479
42	778402019	32264	66	53837	CALLE RUIZ	9/24/20	BL20200914480
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44	778404009	32264	161	85177	AVENIDA TACUBA	8/4/20	BL20200814330
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49	778405001	32264	167	85158	AVENIDA TACUBA	8/4/20	BL20200814327
50	778405002	32264	168	85162	AVENIDA TACUBA	8/4/20	BL20200814328
51	778405003	32264	169	85166	AVENIDA TACUBA	8/4/20	BL20200814329
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53	778405005	32264	171	85174	AVENIDA TACUBA	8/4/20	BL20200814334
54	778405006	32264	172	85178	AVENIDA TACUBA	8/4/20	BL20200814335
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81	778412001	32264	174	85214	AVENIDA TACUBA	8/24/20	BL20200814401
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83	778412003	32264	176	85222	AVENIDA TACUBA	8/24/20	BL20200814403
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106	778415002	32264	277	85233	AVENIDA YUCATECO	7/15/20	BL20200714238



CFD 2005-1 2021-2022 CFD Assessed Tracts



CFD#	Tract Name
1	Prado
2	Valencia
4	Aventine
5	Rancho Cielo
6	Los Jardines
7	Vista Escondida
10	Rancho Mariposa
15	Bellisima
16	Tierra Bonita
17	Vineyard Villas
20	La Morada
28	Cesar Chavez Villas

Legend

Unassessed CFD Tracts



STAFF REPORT
7/14/2021

TO: Honorable Mayor and City Council Members

FROM: Gabriel Perez, Assistant Community Development Director

SUBJECT: La Colonia II – General Plan Amendment Project

- a) 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.

STAFF RECOMMENDATION:

Staff recommends that the City Council adopt Resolution No. 2021-47 adopting an Addendum to the City’s General Plan Update EIR and approval of General Plan Amendment No. 21-02 for property located at the southeast corner of Avenue 50 and Calhoun Street.

BACKGROUND:

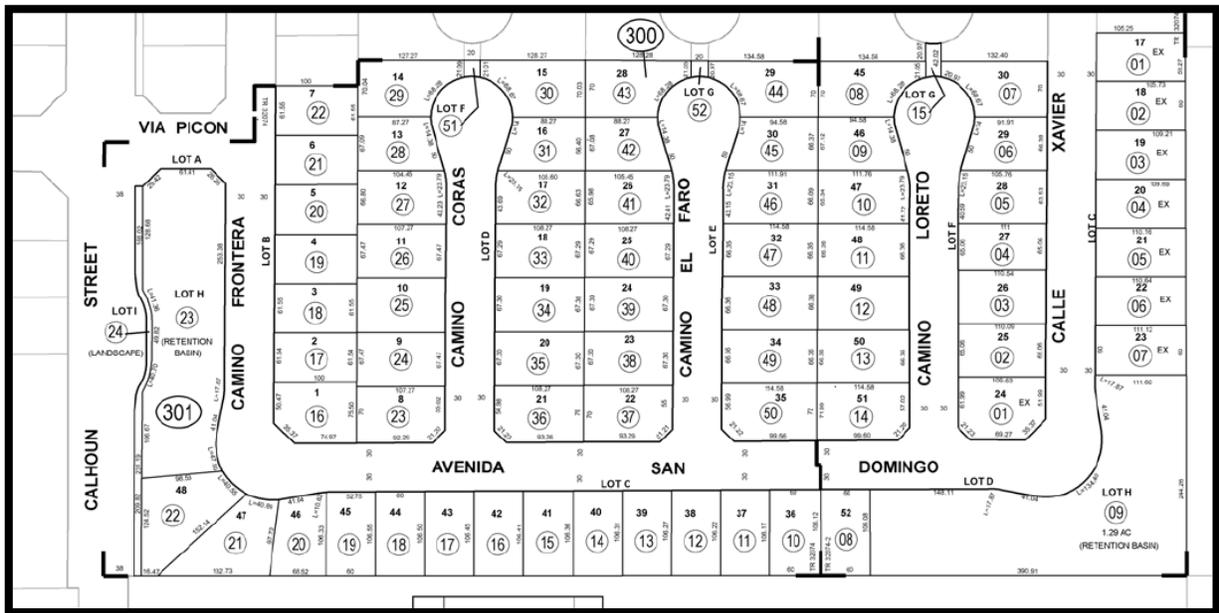
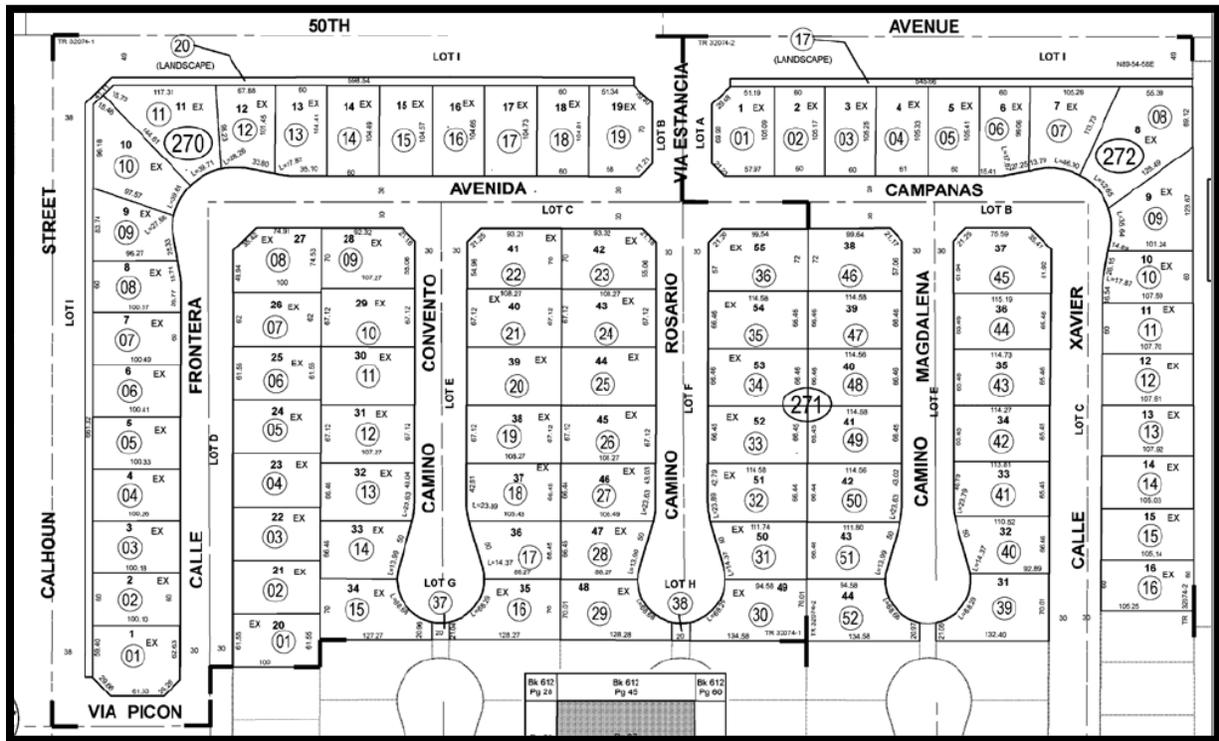
In early 2006, a developer entitled a 155-lot subdivision known as “La Colonia II” located on 37.3 acres of vacant land at the southeast corner of Avenue 50 and Calhoun Street. This project was supposed to be a continuation of the production homes previously built at the “La Colonia” community at the southwest corner of Avenue 50 and Calhoun Street. However, the project merely obtained grading permits and began sewer line installations when the great recession of 2007 caused the project to become a distressed subdivision. Although the final tract map was recorded, there were no public streets or public improvements completed on the project and the builder defaulted on prior creditor commitments. The Planning Commission recommended approval of the Project on June 16, 2021.

DISCUSSION/ANALYSIS:

In October 2011, the City of Coachella acquired approximately 20 vacant lots that were part of the “La Colonia II” community (Tract No. 32074) as part of a Bank Trustee Sale. Then, in June 2014 the City acquired all of the remaining lots (approximately 135 vacant lots) in the subdivision. The City used Quimby (parkland dedication – developer impact fees) because it was the City’s

intention to build a City Park on this property. In April 2015, the City's General Plan Update re-designated the subject property for "Open Space" uses because this was the prior intended use.

As previously stated, Tract No. 32074 was recorded with dedicated public streets (including street names) and common-area lots for perimeter landscaping and retention basins, ready for future development. This is evidenced by the Assessor Parcel Maps shown below.



As a result of the recent housing boom, on July 22, 2020 the City Council authorized staff to execute a standard Vacant Land Listing Agreement with Johnson Commercial to list the property for sale to potential home builders. However, staff was subject to new State laws that require public lands to be first advertised for sale to affordable housing builders (“Surplus Land Act”).

Accordingly, in September 9, 2020 the City published a Notice of Availability pursuant to the State’s Surplus Land Act, and received back interest from multiple parties. Staff reviewed all of the materials presented by the responding parties and later entered into a 90-day Exclusive Right to Negotiate Agreement with the highest bidder, D.R. Horton Los Angeles Holding Company, to sell the 37.3 acres for future development. One of the contract stipulations is that the City re-designate the subject site from Open Space” to “Suburban Neighborhood” to make the current zoning consistent with the General Plan, and to allow the construction of a 155-lot single family residential development on the site.

The photographs below show the current conditions of the site, which has been previously graded, and sewer lines have been installed.



View looking southeasterly at Avenue 50 and Calhoun Street



View looking west from the east property boundary at Avenue 50



View looking east along the southern property boundary at Calhoun Street

GENERAL PLAN AMENDMENT:

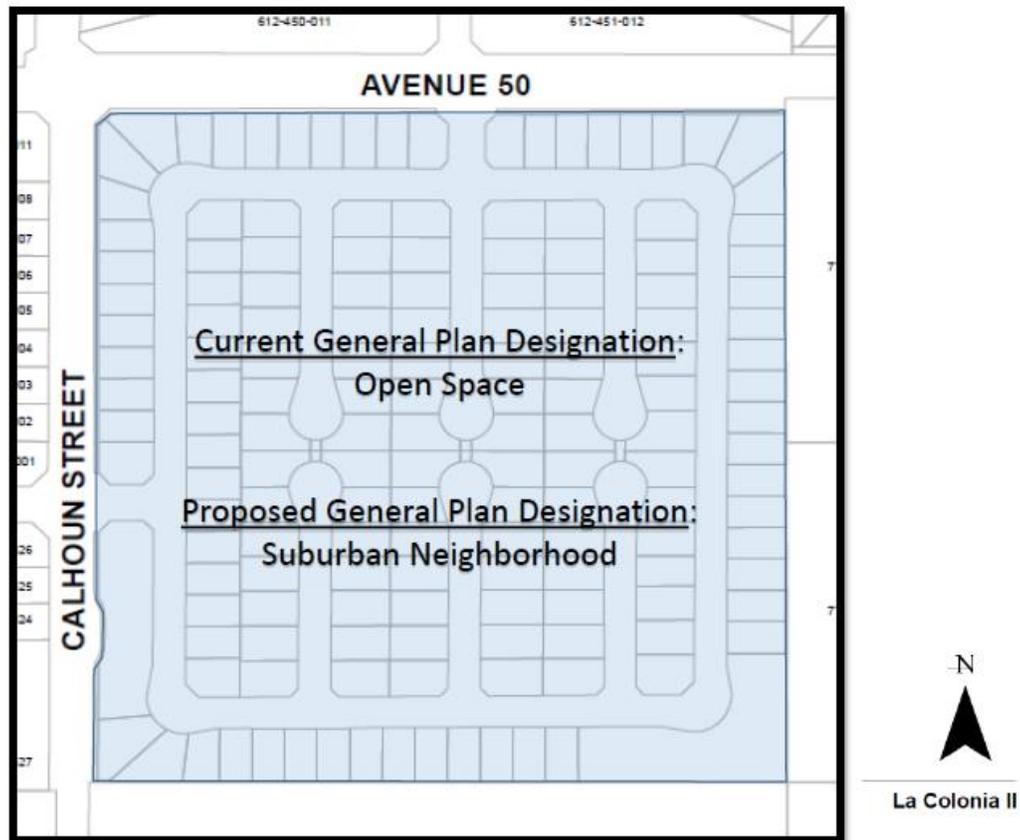
The subject site has a current zoning designation of R-S (Residential Single Family) which allows one dwelling per lot, and other incidental uses. However, due to the 2015 General Plan Update, the City changed the future land use designation of this site to “Open Space” in anticipation of building a City Park. Under State law, whenever there is a conflict between the Zoning Map and the General Plan land use designation, the General Plan takes precedence. Accordingly, any development on this site requires the R-S zone to be changed to a conforming zone that would allow a “public park” or other “open space” use.

The City Council has indicated a commitment to building a new City Park in another location with the realized proceeds (once the property is sold) that were originally used for the purchase of this property (*approximately \$1.2 Million originally spent, with a reasonable interest rate since 2014*). However, the City Council has expressed the “highest and best use” of the subject site is for a single-family residential subdivision. The contract sales price of the property is \$3.87 Million which represents a substantial economic benefit to the City of Coachella.

The City has initiated General Plan Amendment No. 21-02 to change the Land Use and Community Character Element of the General Plan, to show the subject property as “Suburban Neighborhood” on the General Plan’s Land Use Map. This would allow a zoning district with up to eight dwelling units per acre, but consisting of single-family residential lots. The General Plan Amendment is necessary in order to allow the residential community to be developed. And the buyer (D.R. Horton) is a National homebuilder that is currently building homes in the City of Coachella (i.e., “Escondida Pointe” and “Prado Pointe”). As such, staff is recommending that the Planning Commission recommend to the City Council, approval of this General Plan Amendment.

The exhibit below shows the subject property with its current General Plan designation, and the proposed General Plan designation.

GPA EXHIBIT – LA COLONIA II

**ENVIRONMENTAL REVIEW:**

Staff prepared an Addendum to the Coachella General Plan Update Environmental Impact Report (CGPU EIR - also identified as State Clearinghouse No. 2009021007) pursuant to the guidelines of the California Environmental Quality Act (CEQA), which is attached to this staff report. The Addendum concludes on the basis of substantial evidence that the proposed Project is not expected to result in impacts beyond those previously identified and mitigated in the CGPU EIR. No significant impacts would occur as a result of the Project, as it occurs in the western portions of the City where existing development is concentrated. The Project will adhere to applicable General Plan policies and zoning requirements.

The EIR impacts associated with future development, which were previously determined to be significant and unavoidable, would be less with the proposed Project, because the 155 single-family homes would not change the character of the area in which the site is located. Project impacts associated with the various environmental factors would not exceed those expected under the current Open Space designation, and thus would be comparable to, or less than those identified in the CGPU EIR. As such, no new environmental review documents are required for this General Plan Amendment, and for future construction of the single family homes.

ALTERNATIVES:

1. Adopt Resolution No. 2021-48 adopting the Addendum to the Coachella General Plan Update EIR, and Approval of GPA 21-01.
2. Continue this matter and provide staff direction.
3. Take no action.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1 as shown above.

Attachments: Resolution No. 2021-47
 Addendum to General Plan Update EIR
 GPA 21-01 Exhibit

RESOLUTION NO. 2021-47

A RESOLUTION OF THE CITY COUNCIL ADOPTING AN ADDENDUM TO ENVIRONMENTAL IMPACT REPORT FOR THE CITY OF COACHELLA GENERAL PLAN UPDATE (SCH # 2009021007) PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND APPROVAL OF GENERAL PLAN AMENDMENT NO. 21-01 TO CHANGE THE LAND USE DESIGNATION FROM OPEN SPACE TO SUBURBAN NEIGHBORHOOD ON 37.3 ACRES (LA COLONIA II) OF LAND LOCATED AT THE SOUTHEAST CORNER OF AVENUE 50 AND CALHOUN STREET. CITY-INITIATED.

WHEREAS, in 2015, the City of Coachella (“City”) adopted a General Plan Update to guide development and provide a basis for decision-making for the City through 2035; and

WHEREAS, pursuant to the California Environmental Quality Act (Pub. Resources Code, § 21000 *et seq.*) (“CEQA”) and the State CEQA Guidelines (Cal. Code of Regs., tit. 14, § 15000 *et seq.*), in 2015 the City certified the Final Environmental Impact Report (“CGPU EIR”) (SCH # 2009021007), in connection with the General Plan Update; and

WHEREAS, the CGPU EIR considered buildout conditions of the Proposed Land Use Plan, which included the maximum buildout potential of a 37.3-acre site located at the southeast corner of Avenue 50 and Calhoun Street (“Project Site”) under the “Open Space” land use designation; and

WHEREAS, the City acquired the Project Site in 2011 and intended to build a recreational center for public use, including ball fields, playground, a community/activity center and other equipment/facilities for active recreation; and

WHEREAS, prior to acquisition of the Project Site by the City and the certification of the CGPU EIR, a tentative tract map (TTM No. 32074) was submitted to subdivide the Project Site into 155 single family lots, as well as lettered lots for open space, stormwater retention, and streets; and

WHEREAS, TTM No. 32074 was recorded and rough grading and sewer line installation was completed on site prior to the City’s acquisition of the Project Site; and

WHEREAS, the City has now identified other more desirable park sites and has offered the Project Site for sale as surplus land pursuant to California law; and

WHEREAS, a buyer has been selected proposing to develop the Project Site into the 155 single family residential homes and associated streets and common areas recorded under TTM No. 32074 (“La Colonia II”); and

WHEREAS, to facilitate the development of La Colonia II , the City proposes a General Plan Amendment to change the land use designation of the 37.3-acre site from “Open Space” to “Suburban Neighborhood” (2-8 DU/AC) (“Project”); and

WHEREAS, pursuant to CEQA, when taking subsequent discretionary actions in furtherance of a project for which an Environmental Impact Report (“EIR”) has been certified or a Mitigated Negative Declaration (“MND”) has been adopted, the lead agency is required to review any changed circumstances to determine whether any of the circumstances under Public Resources Code section 21166 and State CEQA Guidelines section 15162 require additional environmental review; and

WHEREAS, by way of preparation of an Addendum, attached hereto as Exhibit “A” and incorporated herein, the City has evaluated the Project in light of the standards for subsequent environmental review outlined in Public Resources Code section 21166 and State CEQA Guidelines section 15162; and

WHEREAS, based on that analysis, the City Council has concluded that approval of the Project does not require preparation of a subsequent or supplemental EIR because there is no possibility for new significant environmental effects or a substantial increase in the severity of previously identified significant environmental effects; and

WHEREAS, the City, as lead agency, determined an Addendum to the certified CGPU EIR should therefore be prepared for the Project’s proposed minor technical changes; and

WHEREAS, the Addendum, attached hereto as Exhibit “A” and incorporated herein, to the certified CGPU EIR was prepared pursuant to CEQA, the State CEQA Guidelines, and the City’s Local CEQA Guidelines; and

WHEREAS, pursuant to State CEQA Guidelines section 15164, subdivision (c), the Addendum is not required to be circulated for public review, but can be attached to the certified CGPU EIR; and

WHEREAS, on June 16, 2021 the Planning Commission held a duly noticed public hearing via teleconference to review the project, as modified and the related environmental documents, at which time during the hearing members of the public were given an opportunity to testify regarding the Project; and

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

WHEREAS, the City Council carefully considered all information pertaining to the Project, including the staff report, the Addendum together with the CGPU EIR, and all of the information, evidence, and testimony presented at its public hearing; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

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

SECTION 1. Recitals. The above recitals are true and correct and incorporated herein as findings of fact.

SECTION 2. Compliance with the California Environmental Quality Act. The City Council has reviewed and considered the information contained in the Addendum to the CGPU EIR, comments received, and other documents contained in the administrative record for the Project. The City Council finds adequacy in the CEQA documents and finds that the Addendum to the CGPU EIR and administrative record contain a complete and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the City Council. The City Council finds that the Addendum to the CGPU EIR, as shown in “Exhibit A” attached and made a part hereto, has been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Coachella’s Local CEQA Guidelines.

SECTION 3. Findings on the Necessity for a Subsequent or Supplemental Environmental Impact Report. Based on substantial evidence set forth in the record, including but not limited to, the CGPU EIR, the Addendum, and all related information presented to the City Council, the City Council finds that, based on the whole record before it, none of the conditions under State CEQA Guidelines section 15162 requiring subsequent environmental review have occurred because the Project:

- (a) will not result in substantial changes that will require major revisions of the CGPU EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and
- (b) will not result in substantial changes with respect to the circumstances under which the Project is developed that would require major revisions of the CGPU EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and
- (c) does not present new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the CGPU EIR documents were adopted, as applicable, showing any of the following: (i) that the modifications would have one or more significant effects not discussed in the earlier environmental documentation; (ii) that significant effects previously examined would be substantially more severe than shown in the earlier environmental documentation; (iii) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the applicant declined to adopt such measures; or (iv) that mitigation measures or alternatives considerably different

from those analyzed previously would substantially reduce one or more significant effects on the environment, but which the applicant declined to adopt.

SECTION 4. Findings on Environmental Impacts. Based on the Addendum, the administrative record, and having considered the CGPU EIR and all written and oral evidence presented to the City Council, the City Council finds that all environmental impacts of the Project have been addressed within the certified CGPU EIR. The City Council finds that no new or additional mitigation measures or alternatives are required. The City Council finds that there is no substantial evidence in the administrative record supporting a fair argument that the Project may result in any significant environmental impacts beyond those analyzed in the certified CGPU EIR. The City Council finds that the Addendum contains a complete, objective, and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the City Council.

SECTION 5. Adoption of the Addendum to the CGPU Environmental Impact Report. The City Council hereby approves and adopts the Addendum prepared for the Project.

SECTION 6. General Plan Amendment No. 21-01. The City Council hereby approves a change to Figure 4-23 of the General Plan 2035 Land Use and Community Character Element, entitled “General Plan Designation Map” to change the designation from “Open Space” to “Suburban Neighborhood” as shown in “Exhibit B” attached and made a part hereto.

SECTION 7. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at Coachella City Hall. City Clerk is the custodian of the record of proceedings.

SECTION 8. Execution of Resolution. The Mayor shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

PASSED, APPROVED and ADOPTED, this 14th 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 Resolution No. 2021-47 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on this 14th day of July 2021, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Andrea J. Carranza, MMC
Deputy City Clerk

EXHIBIT "A"
EIR Addendum

La Colonia II

ADDENDUM TO THE CITY OF COACHELLA

GENERAL PLAN UPDATE

ENVIRONMENTAL IMPACT REPORT
(SCH No. 2009021007)

Prepared for:

City of Coachella
53990 Enterprise Way
Coachella, CA 92236

Prepared by:



Terra Nova Planning & Research, Inc.®
42635 Melanie Place, Suite #101
Palm Desert, California 92211

May 2021

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La Colonia II

ADDENDUM TO THE CITY OF COACHELLA GENERAL PLAN UPDATE ENVIRONMENTAL IMPACT REPORT (SCH No. 2009021007)

1. INTRODUCTION AND PROJECT BACKGROUND

SUMMARY

This document is an Addendum to the City of Coachella General Plan Update Environmental Impact Report (CGPU EIR, SCH No. 2009021007). The purpose of this Addendum is to evaluate the potential environmental impacts of amending the land use designation of a 37.3-acre site from Open Space to Suburban Neighborhood, to allow for a single-family residential development of up to 155 units proposed in the La Colonia II Project, referred to herein as the "Project." In accordance with the California Environmental Quality Act (CEQA), this Addendum analyzes the proposed General Plan Amendment (GPA) and buildout of the Project and demonstrates that all potential environmental impacts associated with the proposed Project at buildout would be equivalent to, or less than the impacts already evaluated in the approved CGPU EIR.

Section 1 of this Addendum provides a detailed description of the City of Coachella's planning procedures and environmental review process under the California Environmental Quality Act (CEQA). Section 2 describes the proposed General Plan Amendment and La Colonia II Project. Section 3 describes the potential environmental impacts of the proposed Project in the context of the 2014 CGPU EIR.

PROJECT LOCATION

The Project site consists of 155 residential lots in 37.3 acres located at the southeast corner of Avenue 50 and Calhoun Street in the City of Coachella, Riverside County, California. The site is generally bounded by single-family residential developments to the north and west across the streets, single-family homes and vacant land to the south, and agricultural/vacant lands to the east. The Project site is located in the northern half of the northeast quarter of Section 1,

Township 6 South, Range 7 East, San Bernardino Meridian and consists of 162 Assessor's Parcels: 767-720-001 through -019, 767-721-001 through -036 and -039 through -052, 767-722-001 through -017, 767-730-001 through -052, and 767-731-001 through -024. These include 155 single-family lots, as well as lettered lots designated for landscaping, open space, retention basins and internal streets. Regional location and Project vicinity maps are provided in Exhibits 1 through 3.

EXISTING CONDITIONS AND CURRENT PROPOSAL

In 2015, the City of Coachella adopted a General Plan Update to guide development and provide a basis for decision-making for the City through 2035. The CGPU EIR, prepared in 2014, analyzed the change between existing conditions at the time and those associated with land use designations in the CGPU. The EIR analysis considered buildout conditions of the Proposed Land Use Plan, which included the maximum buildout potential of the 37.3-acre Project site under the "Open Space" land use designation. The "Open Space" designation allows different types of parks, recreational areas and surrounding open areas. Since the Project site was acquired by the City about a decade ago, the site has been envisioned to be developed as a recreational center with ball fields, playground, a community/activity center and other equipment/facilities for active recreation. Over the years, the City has identified other more desirable park sites and instead offered the Project site for sale as surplus land, as allowed by California law. A buyer has been selected, who proposes to develop the site into the 155 residential homes and associated streets and common areas recorded under Tract Map No. 32074. To facilitate future residential development on the site, a General Plan Amendment (GPA) is proposed to change the land use designation to "Suburban Neighborhood," which allows densities of 2 to 8 units per acre. The Project intends to develop 155 single family units at 4.2 units per acre, consistent with the Suburban Neighborhood designation and zoning designation of R-S (Residential Single-Family Zone).

The 37.3-acre site is currently vacant, contains minor vegetation growth, and is surrounded by a mix of one- to two-story single-family residential developments and agricultural/vacant lands. The residential developments to the north and west of the Project site are currently designated "Suburban Neighborhood," and the mostly vacant lands on the east and south are designated "General Neighborhood."

The models and plans for the proposed La Colonial II Project were not yet available at the time this Addendum was written. However, it is expected that the Project will consist of 155 single-family units that are consistent with the Suburban Neighborhood General Plan designation and R-S zoning designation (Exhibit 4). The proposed single-family units will be one- to two-story, with generous setbacks, side yards and backyard space. Green space and open areas will be provided throughout the site including on the retention basins.

Prior to the acquisition by the City, the Project site was proposed for residential development around 2004. This previous project submitted a tentative tract map (TTM) to subdivide the site into 155 single family lots, as well as lettered lots for open space, stormwater retention, and streets. The TTM was recorded, and the developer completed rough grading and sewer line

installation on the site. The City acquired the land in 2011 and intended to build a recreational center for public use; therefore, the site was designated 'Open Space' in the General Plan Update 2035. The City now intends to sell the land to allow the 155-lot division under TTM No. 32074 for a single-family residential development. Such development will be completed by the buyer, upon approval of the General Plan Amendment. This Addendum was prepared to analyze potential impacts of the proposed La Colonia II Project as compared to those previously identified for the Project site in the CGPU EIR. This Addendum meets CEQA requirements for the Project to assess potential environmental impacts and set forth mitigation as necessary, on the basis that the homes to be built on the site will conform to the City's zoning standards.

Exhibit 1
Regional Location Map

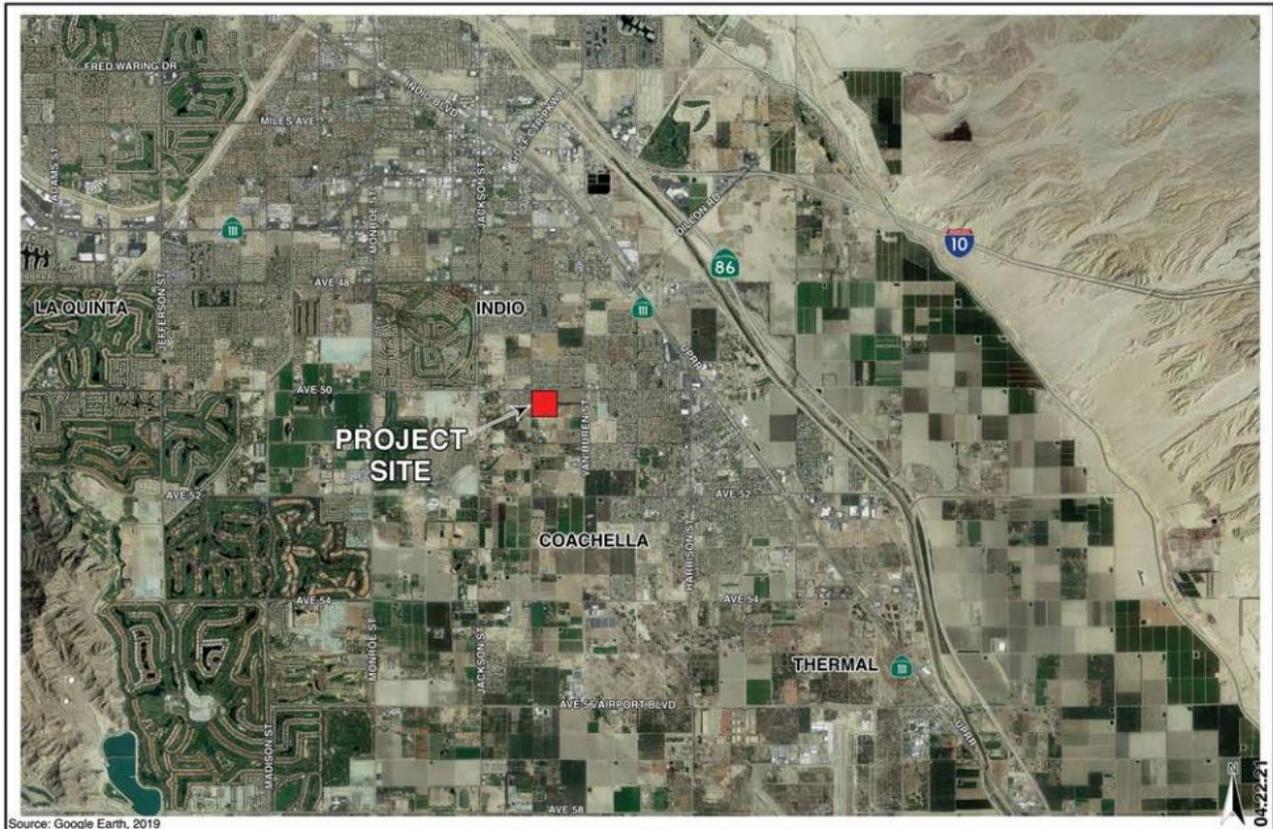


La Colonia II - General Plan Amendment GPA 21-01
Regional Location Map
Coachella, California

Exhibit

1

Exhibit 2 Vicinity Map



Source: Google Earth, 2019



La Colonia II - General Plan Amendment GPA 21-01
Vicinity Map
Coachella, California

Exhibit

2

PURPOSE OF AN EIR ADDENDUM

In accordance with CEQA Guidelines Section 15164, a Lead Agency is required to prepare an EIR Addendum to a previously certified EIR if some changes or additions to a project are necessary, but the proposed project modifications do not require preparation of a subsequent EIR, as provided in Guidelines Section 15162. In addition, the proposed modifications cannot result in new or substantially more significant environmental impacts compared with the impacts disclosed in the previously certified EIR.

CEQA Guidelines Section 15162 states that a subsequent EIR would be required for a project if any of the following conditions exist:

1. Substantial changes to the project require major revisions to the previously certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken that require major revisions to the previously certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. The availability of new information of substantial importance, which was not known or could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified, shows that i) the project will have one or more significant effects not discussed in the previous EIR, ii) significant effects previously examined will be substantially more severe than shown in the previous EIR, or iii) mitigation measures or alternatives that were previously found not to be feasible or that are considerably different from those analyzed in the previously certified EIR, which would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measure or alternative.

Based on the evaluation of information provided in this EIR Addendum, no new significant impacts would occur as a result of the proposed Project, nor would there be any substantial increase in the severity of any previously identified significant environmental impacts. Therefore, none of the conditions described in Section 15162 of the CEQA Guidelines would apply. As such, an EIR addendum is the appropriate document to comply with CEQA requirements for the proposed Project.

2. PROPOSED AMENDMENTS

To facilitate the development of the La Colonia II Project, the City proposes an amendment to the General Plan Designation Map that will change the 37.3-acre site's land use designation from "Open Space" to "Suburban Neighborhood" (2-8 DU/AC). The Project will result in the development of 155 single-family homes for a density of 4.2 DU/AC. Under the amended "Suburban Neighborhood" land use designation, the site has the potential to develop 8 DU/AC for a maximum buildout potential of 298 dwelling units. Compared to the recreational use under the current designation, the Project site's maximum buildout potential will result in 298 residential units up to two stories in height.

Exhibit 6 shows a comparison of the land use designations in the Project area under the adopted General Plan Designation Map and proposed GPA. As shown on the Designation Map, lands immediately north and west of the site are designated "Suburban Neighborhood" and are currently developed with one- or two-story single-family residences. Lands immediately east and south of the site are designated "General Neighborhood" and will consist of single-family or small-scale multi-family developments not exceeding three stories. Therefore, the proposed GPA for the Project site is consistent with surrounding land use designations, and the Project will result in a residential development comparable to current/planned neighboring developments in density and height.

The following table provides a summary comparison of existing conditions analyzed in the EIR and the proposed GPA. The amendment is limited to the 37.3-acre site and no other General Plan amendments or changes are proposed.

Table 1
Buildout Land Use Summary Comparison
Existing vs Proposed Amendment

	Existing GP Land Use Designation	Proposed GP Land Use Amendments
Subject Site	37.3 acres	37.3 acres
Land Use Designation	Open Space	Suburban Neighborhood
Allowed Land Uses	Parks, passive/active recreational areas, and open space	Residential (predominantly single-family)
Density	N/A	2-8 DU/AC Commercial FAR: N/A
Max./Proposed Buildout Potential	N/A	298/155 DU
Max./Proposed Residential Population	N/A	1,386/721
Max. Building Height	N/A	2 stories

Based on an average of 4.65 persons per household in Coachella. E-5 City/County Population and Housing Estimates, California Department of Finance, January 1, 2020.

Exhibit 4 General Plan Designation Map Amendment



La Colonia II - General Plan Amendment GPA 21-01
General Plan Designation Map Amendment
Coachella, California

Exhibit

4

3. IMPACT ANALYSIS

In accordance with CEQA Guidelines §15162, the following analysis addresses each of the environmental issues analyzed in the certified EIR as compared to the potential changes in environmental impacts due to the proposed Project. The analyses below are based on buildout scenarios that would generate the greatest impacts for each particular issue area. Please note that the CGPU EIR analyzed a “Planning Area” which included lands both within City corporate limits, and within the City’s Sphere of Influence (SOI). The analysis below uses Planning Area when referring to the context of the EIR analysis, and City and/or SOI when appropriate.

AESTHETICS

Summary of Findings in the EIR

Scenic Vistas and Resources

The City of Coachella is located in the eastern Coachella Valley, which is a low desert basin flanked by the Santa Rosa and San Jacinto Mountains to the southwest and west, and the Little San Bernardino Mountains to the north and northeast. Scenic resources in the City mainly consist of mountain views of the Santa Rosa Mountains (up to 8,715 feet at Toro Peak) and Little San Bernardino Mountains (up to 5,267 feet), as well as the open spaces at the base of Mecca Hills. Views from the valley floor also include several rock outcroppings in the hillside areas to the east.

The Project site lies on the valley floor and is generally flat. There are no state-designated scenic highways in the City, and the site is not located along any locally recognized scenic corridors including sections of Dillon Road (old Highway 99), Harrison Street (old Highway 86), and Grapefruit Boulevard (old Highway 111). The General Plan Update contains policies to limit development and their density/scale in the eastern City which is near scenic resources including open spaces and scenic roadways.

Visual Character

The City of Coachella has a unique visual characteristic from its geographic setting, agricultural and rancho history, and the quality architecture of historic buildings. Urban uses currently consist of mostly one- and two-story residential developments with limited massing. Buildout of the General Plan Update will increase development and density primarily in the western City where there is existing development. The General Plan specifies appropriate building types in each of the seventeen designated subareas to ensure continuance of the existing small town character and cultural diversity in the City and prevent development that is not compatible with the existing character. The General Plan policies call for preservation of open space and natural resources and high-quality and long-lasting building materials and quality architecture.

The Project site lies in Subarea 1 – West Coachella Neighborhoods. The General Plan envisions that new development in Subarea 1 will occur as infill development which completes and repairs the neighborhood fabric of West Coachella and fulfills the City’s housing needs for single-family homes and multi-family buildings. As development occurs, the street network should be

retrofitted to be more pedestrian friendly and provide better connections between neighborhoods and commercial districts.

Light and Glare

In the western portion of the City, nighttime glare exists in dense neighborhoods with nighttime lights. The eastern portions are comprised of primarily agricultural open spaces, natural desert terrain and hillside areas that have little light pollution and minimal nighttime glare, if any. The City's Zoning Code regulates lighting for all new development in Chapter 16.28.150(L) Improvements and Grading, Chapter 17.56.010(J)(2)(e) Signs, and Chapter 17.54.010 (K) Off-Street Parking and Loading.

Summary of Impacts

The CGPU EIR concluded that development under the CGPU would have no impact on scenic resources, and less than significant impacts on scenic vistas and light and glare due to CGPU policies, land use program and Municipal Code requirements. However, the population is expected to more than double, which would change the visual makeup of the City by 2035. The overall scale of growth under the CGPU would have the potential to significantly impact the visual character of the City. The CGPU contains extensive policies, design guidelines and development strategies to reduce impacts to aesthetics, although impacts on visual character would be significant and unavoidable.

Analysis of the Proposed Project

The Project proposes low-density residential development on 37.3 acres of vacant land in the western end of Coachella. On the Project site, distant views of the upper Santa Rosa, San Jacinto, and San Bernardino mountains are available to the southwest, west, north and east, while middle and foreground views are generally obstructed by existing development, which include low- to medium-density residential and commercial development, paved roads, urban trees, and vacant land.

The Project site is not located near any locally identified scenic roadway. On the west and north, the Project site is surrounded by residential developments under the same "Suburban Neighborhood" designation as the proposed GPA for the site. These developments consist of one- and two-story single-family residences as allowed under the "Suburban Neighborhood" designation. On the east and south, the vacant lands are designated "General Neighborhood", which is the next density up from "Suburban Neighborhood" that allows single-family and small-scale multi-family residences up to three stories. The proposed Project will consist of up to two-story single-family homes, consistent with the proposed "Suburban Neighborhood" designation and existing and future surrounding developments. The Project would be subject to the same development standards as those analyzed in the EIR.

Compared to the recreational center originally intended for the site by the City, the proposed residential development would result in a more uniform and consistent residential character in the Project area, with essentially the same land use, pattern of development and building heights,

as well as architectural and landscaping features. While the proposed Project will increase light and glare on the site from single family development, the landscape, architectural, and street lighting will be subject to General Plan policies and Municipal Code requirements, which reduce potential impacts to less than significant levels. The level of lighting would be consistent with existing developments to the north and west. Compared to the intended recreational center under the current Open Space designation, lighting can be expected from lower heights and intensities in a residential development than would occur on ball or sports fields.

Because the proposed Project will result in similar development to that in the Project area in all aesthetic aspects analyzed above, it is not expected to result in impacts beyond those identified in the CGPU EIR. No significant impacts would occur as a result of the Project, as it occurs in the western City where existing development is concentrated. The Project will adhere to applicable General Plan policies and zoning requirements. Impacts associated with visual character, which were determined to be significant and unavoidable, would be less with the proposed Project, because the single family homes proposed would not change the character of the area in which it is located. Project impacts associated with scenic vistas and resources, visual character, and light and glare would not exceed those expected under the current land use designation, and thus would be comparable to, or less than those identified in the EIR.

AGRICULTURE AND FORESTRY RESOURCES

Summary of Findings in the EIR

Agriculture is integral to the City's economy, and agricultural land accounts for approximately 29 percent of the General Plan Planning Area. More than half of the agricultural land is located in the Sphere of Influence (SOI). More than half of the agricultural land within the City limits are classified as important farmland by the by the California Department of Conservation, including Prime Farmland, Unique Farmland, and Farmland of Local Importance. While the CGPU includes a comprehensive agricultural conservation program with multiple avenues to protect agricultural resources and agricultural operations, buildout of the General Plan would still result in conversion of 5,662 acres of Prime Farmland, 587 acres of Unique Farmland, and 3,613 acres of Farmland of Local Importance to urban uses. The CGPU EIR determined that build out of the General Plan would result in significant and unavoidable impacts on the loss and conversion of farmland to non-agricultural uses.

The CGPU Planning Area contains approximately 994 acres of Williamson Act contracted lands, and an additional 1,480 acres under Williamson Act contracts that are set to expire. These expiring contracted lands are designated with urban uses in the CGPU, as part of the City's strategy to manage the transition from agricultural to urban uses. The temporary conflict before the expiration of Williamson Act contracts on these lands represent significant and unavoidable impacts.

Future urban development under the CGPU may result in indirect impacts to adjacent farmland in the central portion of the City. However, the CGPU sets forth goals and policies to address such impacts, including right to farm and buffer requirements between agriculture and urban uses.

The EIR concluded these CGPU policies will reduce indirect impacts from other changes on the conversion of farmland to less than significant levels.

There is open space in the eastern Coachella and SOI; however, native vegetation consists primarily of Creosote Bush Scrub and Saltbush Scrub. The arid desert climate does not support forest growth above the native shrubs, and there is no forestland or timberland in the City and SOI. No impact would occur regarding loss of forest land or conversion to non-forest uses.

Analysis of the Proposed Project

The site has been previously graded and is currently vacant with minor native vegetation. According to the Farmland Mapping and Monitoring Program (FMMP) by the California Department of Conservation, the Project site is classified as Farmland of Local Importance. The Project site is not under a Williamson Act contract, and has not been in agricultural production nor designated for such uses for at least a decade. The Project site was approved for residential development in 2004, when the grading occurred and sewer lines were installed, prior to the project being abandoned. The City acquired the property and intended to develop a recreational center under the current Open Space designation under the CGPU; therefore, the loss of the subject property as Farmland of Local Importance is considered to have already occurred. Regardless of a recreational center or residential development occurs on the site, the same amount of important farmland will be lost and developed as non-agricultural uses. The proposed Project and General Plan Designation Map amendment would not create any new impacts associated with agricultural resources, and impacts would be consistent with those identified in the EIR. No impacts to forestry resources would occur under the proposed Project, consistent with those identified in the EIR.

AIR QUALITY

Summary of Findings in the EIR

Coachella is located in the Salton Sea Air Basin (SSAB) under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is the air pollution control agency principally responsible for comprehensive air pollution control in the South Coast Air Basin (SCAB) and Riverside County portion of the SSAB. Local development and population growth, traffic, construction activities, and various site disturbances in the City contribute to air quality emissions. The Coachella Valley portion of the SSAB is classified as a “non-attainment” area for PM₁₀ and ozone. The SSAB, including the City of Coachella, are in attainment with state and federal standards for carbon monoxide, nitrogen oxides, sulfur dioxide, and lead.

Air Quality Management Plan Compliance

During the preparation of the CGPU EIR, lands within the SCAQMD were subject to the 2012 Air Quality Management Plan (2012 AQMP) while the draft 2016 AQMP was being prepared. The AQMP is a comprehensive plan that establishes control strategies and guidance on regional emission reductions for air pollutants. The 2012 AQMP included specific measures to further implement the ozone strategy in the 2007 AQMP to assist attaining the 8-hour ozone standard

by 2023. While the following measures apply specifically to SCAB, they would also advance attainment for ozone standards in the Coachella Valley as much of the ozone level in the valley can be attributed to the SCAB due to the air pollution pathway through the San Gorgonio Pass:

- 8-hour Ozone Measures. Measures that provide for necessary actions to maintain progress towards meeting the 2023 8-hour ozone NAAQS, including regulatory measures, technology assessments, key investments, and incentives.
- Transportation Control Measures. Measures generally designed to reduce vehicle miles travelled (VMT) as included in SCAG's Regional Transportation Plan (RTP), which at the time of the CGPU EIR preparation was the 2012 RTP.

The AQMP is based, in part, on the land use plans of the jurisdictions in the region. To be consistent with the AQMP, the General Plan update must not exceed the population, housing or employment growth forecasts used in the development of the AQMP. According to Southern California Association of Governments (SCAG) growth forecasts in their 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), Coachella would have a resident population of 128,700 in 2035. Development facilitated by the CGPU would increase the City's population to a maximum of 135,000 by 2035, which is 4.9% (6,300 residents) more than SCAG's 2035 population forecast. However, the maximum theoretical buildout of the General Plan Designation Map would likely overstate the amount of growth, and the SCAG forecast was considered a reasonable estimate of future growth through 2035. Therefore, the EIR determined that the General Plan update would be roughly in line with SCAG projections, and thus generally consistent with the AQMP.

Final 2002 Coachella Valley PM₁₀ State Implementation Plan

The 2002 Coachella Valley PM₁₀ State Implementation Plan (SIP) plan includes control measures for the abatement of large particulates in the Coachella Valley. These dust control measures target construction and earth movement activities, disturbed vacant lands, unpaved roads and lots, paved road dust, and agriculture. The 2002 SIP was revised in 2003 to incorporate the latest approved mobile source emissions estimates, planning assumptions, and fugitive dust source emission estimates. The control measures from the 2002 SIP remain in effect, although a request for redesignation by SCAQMD's that the Coachella Valley be redesignated as in attainment of federal PM₁₀ standards is pending.

The CGPU Sustainability + Natural Environment Element contains policies consistent with the control measures set forth in the 2002 SIP, including Policy 11.8 requiring emission and dust control for construction activities; Policy 11.1 for minimizing creation of new air pollutant sources; and Policy 5.8 requiring a protective buffer between new developments and adjacent agricultural uses to reduce exposure to dust emissions from farm activities.

Air Quality and Land Use Handbook (Air Resources Board, 2005)

The California Air Resources Board (CARB) gave recommendations on the siting of sensitive land uses in relation to major sources of air pollutants in the Air Quality and Land Use Handbook. The CGPU Land Use + Community Character Element would lead to zoning changes to prevent

locating schools and other sensitive receptors within 500 feet of major sources of pollution. Other CGPU policies that promote environmentally friendly dry cleaning processes, regulate siting of new polluting sources, and call for thresholds of significance and mitigation for sensitive receptors near state highways are also consistent with CARB's handbook.

Construction Emissions

Construction activity facilitated by the CGPU would cause temporary emissions of various air pollutants, and may create a significant effect if substantial emissions occur near sensitive receptors. The CGPU EIR provides a qualitative approach on construction related emissions, while individual development proposed in the future would be subject to independent environmental review under CEQA for quantitative project-level air quality analysis. Future construction within the City would be subject to CGPU policies that prohibit siting of land uses that adversely impact existing sensitive receptors and require a minimum separation distance of 500 feet, as well as the control of emissions and dust control during construction. Future development will also be subject to SCAQMD rules 402 and 403 that seek to reduce fugitive dust and overall air pollutant emissions. A fugitive dust control plan would be required for any project larger than 5,000 square feet under SCAQMD Rule 403.1 to implement dust control. Individual projects under the CGPU would be required to implement additional mitigation if site-specific analysis identifies the potential to exceed pollutant thresholds. The EIR concluded that adherence to applicable CGPU policies and SCAQMD rules would reduce potential construction-related impacts to a less than significant level. No mitigation measures were required.

Long-Term Emissions

Future development in accordance with the CGPU would generate long-term emissions from mobile (vehicle trips) and stationary (electricity and natural gas) sources. Similar to construction emissions, operational emissions will be quantified at individual project-level CEQA review, and mitigation will be required if any pollutant threshold is exceeded. The CGPU would facilitate growth in the City that is largely consistent with regional forecasts, and implement policies and design standards consistent with SCAQMD measures and CARB recommendations.

Future emissions at buildout of CGPU in 2035 were compared to the SCAQMD region, the results of which showed the City's emissions of each criteria pollutant constituted less than one percent of total regional emissions. Furthermore, the CGPU contains multiple policies to promote multi-modal transportation networks, which will further reduce local emissions. The EIR concluded that impacts on long-term emissions would be less than significant under the CGPU, and no mitigation measures were required.

Carbon Monoxide Hot Spots

Elevated carbon monoxide levels can occur at or near intersections with severe traffic congestion, resulting in a carbon monoxide (CO) hot spot. A project would have a significant localized air quality impact if it creates a hot spot where the state standards for CO are exceeded. According to the EIR, a hot spot analysis should be conducted for congested intersections operating at levels of service (LOS) E or F. Based on the traffic impact analysis prepared for the CGPU, thirteen intersections were projected to experience LOS E or F during any peak hour period. None of these

intersections are located in the Project vicinity. The CGPU policies and mitigation measures in the EIR would reduce potential LOS impacts at these intersections to less than significant levels. Therefore, the EIR concluded that additional traffic after mitigation and implementation of CGPU policies would not degrade conditions at intersections to the extent that mobile-source emissions exceed the state standards and create CO hot spots. No additional mitigation measures were required.

Cumulative Impacts

Implementation of the CGPU would generate emissions of criteria air pollutants from construction and operation of projects, which would contribute to regional emissions within SCAQMD's jurisdiction. However, adherence to policies in the Land Use + Community Character, Mobility, and Sustainability + Natural Environment Elements, and compliance with existing SCAQMD rules, would reduce the generation of ozone precursors and particulates for which the Coachella Valley is in nonattainment. Furthermore, the City's contribution to regional emissions is projected to be minimal at CGPU buildout; attainment of ozone standards in the Coachella Valley depends predominantly on the application of control measures in the South Coast Air Basin. Because the City's air pollutant emissions will not be cumulatively considerable in the SCAQMD region, the EIR determined that the CGPU will not have a significant cumulative impact, and no mitigation was required.

Analysis of the Proposed Project

The Project will result in development of the proposed La Colonia II Project and is therefore subject to project-level CEQA review. The CGPU EIR provided programmatic analysis on CGPU policies and SCAQMD rules on future projects in the City, but deferred quantitative maximum daily emissions analysis for individual projects during the buildout of the General Plan. Project-level emissions were quantified for maximum buildout potential under both the existing land use designation and the proposed land use designation to provide a comparison of the maximum buildout scenario.

Construction Emissions

For the purpose of this analysis, criteria pollutant emissions were estimated using CalEEMod Version 2016.3.2, which bases emission projections on land use factors for energy use, mobile trips, water use, solid waste generation, and wastewater generation. The proposed Project would result in 37.3± acres of development. The site has been graded previously, and sewer lines were installed onsite. It is assumed that earthwork materials will be balanced onsite with no import/export.

Although the Project proposes 155 single-family homes, emission projections were modeled for the site's maximum buildout potential of 298 dwelling units, representing the buildout scenario that would generate the greatest impacts to air quality. For analysis purposes, it was assumed that all units would be single-family homes, which is representative of the residential development types allowed under the proposed "Suburban Neighborhood" designation.

For the existing conditions scenario, it was assumed the site would be developed with a multi-purposed recreational community center, including ten soccer fields and an 50,000 square foot indoor center with ball courts and other facilities. The assumptions are based on the City's original intent for the site. Based on the land use types, the recreational center would take up 29 acres of area in total, and the remaining 8.3 acres would be an open parking lot, driveways and landscaping areas.

Buildout assumptions used for the CalEEMod Version 2016.3.2 software are provided below.

Table 2
CalEEMod Buildout Assumptions

	Existing Conditions	Proposed Project
General Plan Designation	Open Space	Suburban Neighborhood
Site Acreage	37.3± acres	37.3± acres
Allowed Land Uses	Parks, passive/active recreational areas, and open space	Residential (predominantly single-family)
CalEEMod Land Use Assumptions	10 soccer fields and a 50,000 square feet indoor recreational center	298 single-family homes (1-2 levels) (8 DU/AC)
Density	N/A	2-8 DU/AC
Residential Population	N/A	1,386
Duration	2-year construction	3-year construction

Based on an average of 4.65 persons per household in Coachella. E-5 City/County Population and Housing Estimates, California Department of Finance, January 1, 2020.

The following table describes construction-related pollutant emissions for maximum buildout of the site.

Table 3
Construction Criteria Pollutant Emissions Comparison
(lbs./day)

Max. Daily Emissions	CO	NO _x	ROG	SO _x	PM ₁₀	PM _{2.5}
Existing Conditions	57.4	44.0	17.7	0.2	8.8	5.4
SCAQMD Threshold*	550.00	100.00	75.00	150.00	150.00	55.00
Exceeds Threshold	No	No	No	No	No	No
Proposed Amendment	35.0	38.9	71.2	0.1	8.8	5.4
SCAQMD Threshold*	550.00	100.00	75.00	150.00	150.00	55.00
Exceeds Threshold	No	No	No	No	No	No

Source: CalEEMod Version 2016.3.2. See Appendix A for detailed tables. Value shown represents the average mitigated emissions of summer and winter outputs.

*Source: "SCAQMD Air Quality Significance Thresholds" prepared by SCAQMD.

Note: Mitigation measures under SCAQMD Rules 403.1 and 1113 are applied, which are standard requirements imposed by the City and SCAQMD.

As shown in the table above, SCAQMD daily thresholds for CO, NO_x, ROG, SO_x, PM₁₀ and PM_{2.5} will not be exceeded under either buildout scenario. Buildout of the site under the proposed Project would result in fewer emissions when compared to buildout of the site under the existing land use for most criteria pollutants except for ROG, because the proposed Project would result in fewer units and thus overall lower emissions than the proposed GPA full buildout. Similar to findings in the EIR, impacts related to criteria pollutant emissions would be less than significant with adoption and implementation of the CGPU policies and programs and enforcement of current SCAQMD rules and regulations. Impacts during construction would be generally lower than that analyzed in the EIR, and remain below SCAQMD thresholds, and no mitigation measures are required.

Long-Term Emissions

Operational emissions are those released over the long-term life of the proposed Project. They include emissions generated by area, energy, and mobile sources. Area sources include consumable products, such as building maintenance and cleaning supplies, kitchen and restroom supplies, pavement off-gassing, and periodic reapplication of architectural coatings. Energy sources include the direct and indirect use of fossil fuels for energy, including natural gas and electricity use in buildings, parking lot lighting, ventilation equipment, and elevators. Mobile emissions are generated by motor vehicle trips.

CalEEMod Version 2016.3.2 was used to estimate daily operational emissions of site buildout using the multi-purpose recreational center land use assumption described above, and maximum potential buildout scenario of 8 DU/AC, or 298 units total, respectively. Trip generation rates were sourced from the Institute of Transportation Engineers (ITE) trip Generation (9th edition). The following table identifies the unmitigated pollutant emissions during operation of the two land uses at buildout. Data represent maximum daily emissions.

Table 4
Operational Criteria Pollutant Emissions Comparison
(lbs./day)

	CO	NO _x	ROG	SO _x	PM ₁₀	PM _{2.5}
Existing Conditions						
Max. Daily Emissions	41.9	32.9	5.9	0.2	9.9	2.7
SCAQMD Threshold*	550.00	100.00	75.00	150.00	150.00	55.00
Exceeds Threshold	No	No	No	No	No	No
Proposed Amendment						
Max. Daily Emissions	81.4	45.9	19.3	0.3	14.8	4.4
SCAQMD Threshold*	550.00	100.00	75.00	150.00	150.00	55.00
Exceeds Threshold	No	No	No	No	No	No

Table 4
Operational Criteria Pollutant Emissions Comparison
(lbs./day)

CO	NO _x	ROG	SO _x	PM ₁₀	PM _{2.5}
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Source: CalEEMod Version 2016.3.2. See Appendix A for detailed tables. Value shown represents the average emissions of summer and winter outputs.

*Source: "SCAQMD Air Quality Significance Thresholds" prepared by SCAQMD.

As shown in the table above, SCAQMD daily thresholds for CO, NO_x, ROG, SO_x, PM₁₀ and PM_{2.5} will not be exceeded under either buildout scenario. During operation, the maximum buildout of the GPA (298 units) results in higher emissions than the recreational center across all criteria pollutants. Since the Project (155 units) will reduce the intensity of development by 48% when compared to GPA build out, the Project will result in lower emissions than the GPA buildout and may result in similar emission levels to those projected for the recreational center. In either case, however, emissions would be below SCAQMD thresholds. Similar to findings in the EIR, impacts related to criteria pollutant emissions would be less than significant with adoption and implementation of the CGPU policies and programs and enforcement of current SCAQMD rules and regulations. No mitigation measures are required.

Impacts on Nearby Sensitive Receptors

The nearest sensitive receptors are residents in the single-family homes located to the west of the Project site. To determine if maximum buildout of the proposed GPA has the potential to generate significant adverse localized air quality impacts, the mass rate Localized Significance Threshold (LST) Look-Up Table was used.

Based on the Project's size and proximity to existing housing, the 5-acre site tables at a distance of 25 meters were used to provide a conservative air quality analysis. Table 5 shows on-site emission concentrations during construction will not exceed LST thresholds. Because the proposed General Plan designation does not include major stationary polluters (such as a landfill, chemical plant, oil field, refineries etc.), LST analysis was not required or conducted for GPA buildout operation. Overall, the impacts to nearby sensitive receptors will be less than significant.

Table 5
Localized Significance Thresholds Emissions
(lbs./day)

Construction	CO	NO _x	PM ₁₀	PM _{2.5}
Maximum Emissions ¹	35.0	38.9	8.8	5.4
LST Threshold*	2,292	304	14	8
Exceeds Threshold	No	No	No	No

Source: CalEEMod model, version 2016.3.2.

*Source: LST Threshold Source: LST Mass Rate Look-up Table, revised October 21, 2009, SCAQMD.

¹ Operational emissions that affect sensitive receptors are limited to on-site area emissions. Energy and mobile emissions occur off-site.

Air Quality Plan Compliance

At the time the CGPU EIR was prepared, the relevant air quality management and land use plans were the SCAQMD 2012 AQMP, CV PM₁₀ SIP and 2012-2035 RTP/SCS. Since then, the 2016 AQMP and 2020-2045 RTP/SCS have been adopted and supersede the 2012 documents. The CV PM₁₀ SIP remains current.

According to SCAG growth forecasts in their 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), Coachella will have a resident population of 129,300 in 2045, which is a 600 population increase from the previous 2035 forecast. Development facilitated by the CGPU would bring the City's total population to 135,000, which is 5,700 more residents, or 4.4% more growth than the 2045 forecast. This exceedance is smaller than analyzed in the EIR (6,300 more residents, or 4.8% more growth than the 2035 forecast). As analyzed in the EIR, the GPU buildout population is calculated at the maximum capacity (highest density), and the SCAG forecast represents a more reasonable growth projection for the City and region. Therefore, the CGPU is roughly consistent with SCAG projections, and therefore generally consistent with the AQMP.

Under the proposed Project, residential density for the site is reduced from a maximum of 8 DU/AC to 4.2 DU/AC. Under current conditions, buildout of the site as a recreational center will not increase population onsite. Under the proposed land use designation, maximum buildout of the site would increase the population by 1,386, which would bring the City's previous population total from 135,000 to 136,386, which is 7,086 more residents, or 5.5% more growth than the 2045 forecast. As discussed above, similar to the existing conditions, the proposed GPA would be roughly consistent with the AQMP because the increase in population is not significantly greater than that projected by SCAG, and the actual Project proposed would result in a population of 721 persons, half of the GPA buildout. Similar to the CGPU EIR, build out of the GPA would not result in any significant impacts regarding the AQMP. The proposed GPA will be generally consistent with the AQMP.

Carbon Monoxide Hot Spots

As discussed in detail in Section 3.16, Transportation, at buildout, the proposed Project will result in substantial decreases in PM peak hour and daily trips (and a negligible increase in AM peak hour trips) as compared to the existing conditions. Therefore, the proposed Project is expected to generally reduce intersection volume assumptions analyzed in the EIR, thereby reducing the risk of CO hot spots. Impacts will remain less than significant under proposed Project conditions.

Nuisance Odors

The Project does not propose land uses that typically have odor issues, such as fast-food restaurants, photographic studios, laundry facilities, and other commercial or industrial uses. While the EIR did not specifically discuss odors, it focused on potential impacts to sensitive receptors and using land use planning and other strategies to minimize such impacts including those associated with odors. The proposed GPA and Project would not locate sensitive receptors near potential polluting sources, nor do they propose any new potential polluting sources. The proposed GPA and Project are consistent with CGPU policies to minimize impacts on sensitive receptors. Impacts related to nuisance odors would be less than significant with adoption and

implementation of the CGPU policies and programs and enforcement of current SCAQMD rules and regulations. No mitigation measures are required.

Summary of Impacts

Implementation of the General Plan Amendment and proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in the EIR. Overall impacts are expected to be similar to, if not less than, those previously identified in the EIR. Therefore, implementation of the proposed Project and General Plan Designation Map amendment would not result in any new adverse impacts or increase the severity of previously identified significant impacts in the CGPU EIR.

BIOLOGICAL RESOURCES

Summary of Findings in the EIR

The CGPU EIR analyzed sensitive plant, wildlife and habitat resources within the Planning Area, including the Project site. The EIR consulted resources such as the Final Recirculated Coachella Valley Multiple Species Conservation Plan (MSHCP) EIR (2007), the City of Coachella General Plan 2020 EIR (1997), the California Department of Fish and Game (CDFG) California Natural Diversity Database (CNDDDB) (2011), and publicly available documents for projects within or adjacent to the Planning Area.

Elevations in the CGPU Planning Area range from 1,000 feet in the Mecca Hills to approximately 160 feet below sea level north of Thermal. The City of Coachella is located in the eastern Coachella Valley in the Sonoran Desert subunit of the Colorado Desert. The valley floor experiences extreme heat and aridity, and hosts limited vegetation communities compared to the higher plant diversity and density in hillsides, alluvial fans, and mountainous areas. The City of Coachella is bisected by the Whitewater River and Coachella Canal, both of which traverse generally northwest to southeast.

Riparian or Other Sensitive Habitat

The CGPU Planning Area consists of the urban core area in the City, primarily agricultural land, and a few stands of undisturbed and disturbed Sonoran Creosote Bush Scrub and Colorado Saltbush Scrub. Sonoran Creosote Bush Scrub is the most common vegetation community in the Colorado Desert and dominant community in the Planning Area. The Colorado Saltbush Scrub occurs in low-lying basins and areas of periodic flooding within the Coachella Valley. In the CGPU Planning Area, this community dominates much of the vacant land along the old Whitewater River floodplain and areas near the Coachella Valley Stormwater Channel, and has some intermixing with Sonoran Creosote Bush Scrub. Remnants of the Desert Sand Fields habitat occur in the few undeveloped areas in the core Planning Area and on its eastern edge.

Within the Planning Area, there are limited areas of riparian habitat along the Whitewater River. However, these habitats are too limited and dispersed to support any sensitive species. There are no other sensitive habitats within the Planning Area. Therefore, the EIR determined that

buildout of the CGPU would result in less than significant impacts on riparian habitat or other sensitive habitats.

The Planning Area contains wetlands and waterways in the Whitewater River and its tributary washes, and channels east of the Coachella Canal. Implementation of the CGPU will result in increased density and development near these areas. However, the Sustainability + Natural Environment Element in the CGPU provides many strategies to protect water quality in the Planning Area including stormwater management, low impact development and conservation targets. In addition, future development that may impact waterways and wetlands will be subject to the Clean Water Act Sections 404 and 401 implemented by federal and state agencies and will be required to provide mitigation, where necessary.

Sensitive Species

The EIR identified ten special status plants and 31 wildlife species with potential to occur in the vicinity of the Planning Area. Of these, two sensitive plant species have low potential to occur: Creamy blazing star (*Mentzelia tridentata*) and Mecca-aster (*Xylorhiza cognata*). Both species are not federally or state listed as endangered or threatened, but are included in the California Native Plant Society (CNPS) List 1B. Neither has been observed in the Planning Area. The EIR determined potential impacts to these two species would be less than significant.

Eighteen of the 31 wildlife species were identified as having varying potential to occur in the Planning Area vicinity, including one insect, three reptiles, ten birds, and four mammals. The majority of these sensitive wildlife species are known or expected to occur in the undeveloped areas that will remain undeveloped under the CGPU. The Sustainability + Natural Environment Element also addresses protection of these species and habitats via ecological buffers, agriculture buffers, and preservation land. The EIR identified some potential for impacts to occur on sensitive species with CGPU implementation, and required a new policy to be added to the CGPU as mitigation. Policy 9.8 was added to the Sustainability + Natural Environment Element, requiring surveys for projects proposed in three subareas in the City to determine occurrence of sensitive species and mitigation where necessary during the City permitting process. The EIR concluded that impacts on sensitive species will be less than significant with mitigation.

Native Species Migration

The EIR identified two migratory species that reside seasonally within the Planning Area: Golden Eagle (*Aquila chrysaetoes*) and Swainson's Hawk (*Buteo swainsoni*). Both species migrate through undeveloped areas, grasslands, and agriculture lands in the Planning Area. Because the CGPU will preserve a significant portion of open space for habitat protection and low impact creation and promote land use efficiency within the developed areas, impacts on native species migration are expected to be less than significant.

Local Policies or Ordinances Protecting Biological Resources

The City of Coachella and SOI are within the boundary of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). Approved in 2008, the CVMSHCP is a comprehensive framework for species and ecosystem conservation, and short- and long-term land use planning in the Coachella Valley. The Plan covers 27 special-status plant and wildlife species and 27 natural

communities and establishes a network of Conservation Areas, generally outside of urbanized areas in the Valley, to maximize conservation values on protected lands. Each participating jurisdiction, including the City of Coachella, can authorize development outside of Conservation Areas without additional mitigation for covered species.

The Desert Tortoise and Linkage Conservation Area overlaps a small portion of the northeast City. This area is designated as Open Space under the CGPU. The Project site is located within the CVMSHCP boundary, but not within or near any Conservation Area. The City is required to assess development impact fees on new development to mitigate potential impacts to covered species. With the collection of these fees, impacts associated with local policies were determined to be less than significant.

Summary

The EIR determined that the CGPU would result in less than significant impacts to biological resources with implementation of CGPU policies, CVMSHCP provisions and requirements, and mitigation measures set forth in the EIR. The mitigation measures call for a new policy in the General Plan to require surveys in certain areas to determine occurrence of sensitive species and necessary mitigation, which is realized and reflected in Policy 9.8 of the Sustainability + Natural Environment Element.

Analysis of the Proposed Project

The implementation of the GPA would not significantly change impacts to biological resources, because the 37.3 acres would be expected to be fully disturbed and developed under either the current or the proposed General Plan land use designation. Under the existing "Open Space" designation, the City intended to develop a multi-purpose recreational community center consisting of soccer fields, ball courts, gymnasium and other indoor facilities. The proposed "Suburban Neighborhood" designation would result in single-family residential development of up to 8 units per acre. Both types of developments would result in the loss of native habitat, and provide some open space for common species such as birds to forage or nest. Therefore, implementation of either land use designation would result in similar, less than significant impacts on biological resources, consistent with those identified in the EIR.

The proposed Project site is located in a largely developed area of the City surrounded by a mix of residential uses, roadways, and vacant/agricultural land. The site is currently vacant, has been previously graded, and contains minor amounts of native vegetation which has regrown since site grading. The site soils were disturbed during installation of sewer lines, and a special event during a one-month period in 2017 that involved the use of temporary tents, parking lots, fencing, and clearing and grubbing activities onsite. The site is not located in or near a Conservation Area as defined by the CVMSHCP. No special status plants or wildlife have been observed within the Project site vicinity (Figure 4.3-2, CGPU EIR). Development of the Project site is subject to the payment of mitigation fees under the CVMSHCP, regardless of the land use designation, as identified in the General Plan EIR.

The Project site contains minor growth of shrubs which may provide limited nesting and foraging habitats for migratory birds protected under the Migratory Bird Treaty Act (MBTA). While not specifically listed in the EIR, the Project will be required to avoid any ground disturbance during nesting season or conduct pre-construction surveys for bird species prior to the issuance of grading permits to comply with the MBTA. This mitigation measure would be applied to any development on the site, whether under the current or the proposed land use designation. Compliance with the MBTA will also afford protection to any special-status bird species should they occur on the Project site. The MBTA surveys would determine whether nesting birds are present onsite immediately prior to site disturbance and, if present, prohibit Project-related work within avoidance buffers until the young have fledged.

The Project site does not contain wetlands or riparian areas, and is not suitable as a migratory corridor because of its primarily urban setting and distance from the mountains and wilderness. Given the previous site disturbance and current conditions, it does not have the potential to serve as a wildlife nursery site. This would be true under either the existing or proposed land use designation.

Overall, the proposed Project will not result in any new significant impacts or increase the severity of impacts identified in the CGPU EIR. Development consistent with the General Plan guidelines and in adherence to existing federal, state, and City regulations will ensure potential impacts remain less than significant.

CULTURAL/TRIBAL CULTURAL RESOURCES

Summary of Findings in the EIR

Historical Resources

According to a 2008 records search at the Eastern Information Center (EIC), there are 176 recorded cultural resources within the Planning Area, which include 68 historic-period sites or structures, 96 prehistoric sites, 10 that are both prehistoric and historic, and two of unknown age. The only registered historical resource is the Coachella Valley Water District Building along Highway 111 and Grapefruit Boulevard, which is designated as a California Point of Historical Interest and a Riverside County Historical Landmark. Many other sites are considered eligible for formal designation. The City's historic core is considered highly sensitive for historic resources, generally between Harrison Street and State Route 111 (EIR Figure 4.4-2).

The City has an existing ordinance (Municipal Code Chapter 15.48) to prevent destruction or impact on Class 1 historical resources. Federal and state codes also prevent the removal or destruction of any historic resources within the Planning Area. The CGPU Sustainability + Natural Environment Element addresses preservation of historical resources. Future development under the CGPU is required to comply with the existing regulations and CGPU policies that protect historic resources. The EIR determined that impacts to historic resources would be less than significant.

Unique Archaeological Resources

Based on the 2008 EIC records search, there are over 159 archaeological resources throughout the Planning Area, none of which are designated by any state or national register but may be considered eligible. Given the long history of Coachella as Native American land, the Planning Area contains significant archaeological resources. The Mecca Hills, Thermal Canyon, and washes north of Thermal Canyon host archaeologically significant trails, mining sites, and other artifacts from previous settlements. There are also possible sites along the west side of the Whitewater River, and in the downtown area.

The exact location of archaeological resources on Tribal Lands can only be known through a Sacred Lands Search by the Native American Heritage Commission. For safety reasons, the exact locations are kept confidential and thus not used for the EIR analysis. State regulations and CGPU policies protect against impacts to unique archaeological resources, through requirements that any findings of archaeological sites or objects should be reported immediately, a pre-grading site survey, and proper preservation and mitigation of archaeological resources. The CGPU requires new development to implement strategies to protect or reduce impacts on archaeological resources. Based on the existing regulations and CGPU policies, the EIR determined that impacts on unique archaeological resources would be less than significant.

Paleontological Resources

The Planning Area is comprised of the following rock types with their associated paleontological sensitivity:

Ocotillo Conglomerate – Low Sensitivity: present north of the Mecca Hills. No fossil site is recorded within the Planning Area.

Palm Springs Formation – High Sensitivity: Sandstones and siltstones present primarily in the Mecca Hills.

Lake Cahuilla Sediments – High and Undetermined Sensitivity: Silts and sands of Pleistocene and early Holocene Lake Cahuilla contain fossil birds, pond turtles, large and small fish, and bivalves and snails. These sediments underlie a majority of the Planning Area, on the floor of the Coachella Valley. High potential is assigned to the area expressed at or below the high stand of the Lake Cahuilla shoreline. Underdetermined potential is assigned to areas which are underlain by Lake Cahuilla sediments, but then overlain by recent sediments from the Whitewater Delta or that have been disturbed by agriculture.

Recent (Holocene) Alluvium – Low Sensitivity: The recent alluvium and dune sand does not contain fossils in a meaningful context. Recent alluvium can be found as alluvial fans deposited at the base of the hills on the eastern side of the Planning Area.

In general, the western and southern portion of the Planning Area have a low sensitivity, or probability, for having paleontological resources. The eastern portion of the Planning Area has high sensitivity for occurrence of paleontological resources, but much of this area is designated as Open Space under the CGPU, which limits or prevents development.

State law prevents the removal or destruction of any resource without presenting the findings and restricting and preserving the resources, or determination of resources not being worthy of reporting (Public Resources Code Section 5097.5). The CGPU Sustainability + Natural Environment Element also requires reporting of any paleontological artifacts found within the City or SOI and subsequent procedures. Future development would be required to comply with the existing regulations and CGPU policies in order to obtain development permits. Based on the regulatory framework protecting paleontological resources and the eastern portion of the Planning Area being designated as Open Space under the CGPU, the EIR determined that potential impacts are considered less than significant.

Human Remains

Within the Planning Area, there is potential for human remains to occur on Tribal Lands. The exact location of human remains on Tribal Lands would require a Sacred Lands Search through the Native American Heritage Commission (NAHC). However, information from the NAHC would indicate potential only for confidentiality, and is thus not used in the EIR analysis. The CGPU's Policy 12.5 supports the requirement of law regarding discovery of human remains: "Require that any human remains discovered during implementation of public and private projects within the City be treated with respect and dignity and fully comply with the California Native American Graves Protection and Repatriation Act and other appropriate laws." As a mitigation measure, Policy 12.8, Disturbance of human remains, was added to the CGPU Sustainability + Natural Environment Element, which requires surveys to establish occurrence of human remains in areas with a high chance of presence of human remains. The EIR determined that potential impacts to human remains are considered less than significant with mitigation.

Analysis of the Proposed Project

The proposed Project site is currently vacant and contains sparse native vegetation. As noted, the site was graded around 2004, and sewer lines were installed onsite to accommodate a 155-unit single-family residential development. According to the EIR, the site is classified as "sensitivity not listed" for historic resources (Figure 4.4-2). The site is not located within or near Tribal Lands, and is not near any identified archaeological resources (Figure 4.4-1). The site is also identified as "undetermined sensitivity" for paleontological resources. Development under either the current or proposed land use designation would result in disturbance of the entire site, and equivalent earth moving activities. Given the previous site disturbance, including deep excavation for sewer lines, it is unlikely that historic, archaeological, and/or paleontological resources, and/or human remains would be uncovered onsite during development.

The City has initiated the tribal consultation process pursuant to SB 18. On April 14, 2021, the City submitted a written request to the NAHC for a tribal consultation list for the proposed General Plan Amendment. Any responses and requests received during the process will be incorporated as conditions of approval, if required.

Overall, the proposed Project will not result in any new significant impacts or increase the severity of impacts already identified in the EIR. Development conducted pursuant to the General Plan, and in adherence to existing federal, state, and City regulations will ensure potential impacts are reduced to less than significant levels.

GEOLOGY/SOILS

Summary of Findings in the EIR

The City of Coachella is located in the eastern Coachella Valley, which forms the northerly part of the Salton Trough, a structural and topographic depression related to complex interactions with the San Andreas Fault system. The Coachella Valley is underlain by a thick sequence of sedimentary deposits from erosion of mountains including the Indio and Mecca hills along with deposition from the Gulf of California and Colorado River. Soils of different ages and compositions have developed on these sedimentary units, and on the younger alluvial units filling the valley floor. Mountains surrounding the valley include the Little San Bernardino Mountains to the northeast, the foothills of the San Bernardino Mountains to the northwest, and the San Jacinto and Santa Rosa Mountains to the southwest of the Planning Area.

Fault Rupture (Primary Seismic Hazard)

Three Alquist-Priolo Earthquake fault zones traverse the Planning Area in a northwest to southeast direction in the eastern City and SOI. The Alquist-Priolo Earthquake Fault Zoning Act requires a geologic investigation to demonstrate that no structure for human occupancy is placed over active fault traces and must be set back from the fault (generally 50 feet). The EIR found that implementation of the Alquist-Priolo Act, California Building Code, and CGPU policies will ensure that future development not be sited within the vicinity of a fault trace and be constructed with appropriate seismic upgrades if likely subject to fault rupture threat. The EIR determined that impacts would be less than significant.

Seismic Groundshaking

The San Andreas, San Jacinto, and Whittier-Elsinore fault zones are seismically active and are capable of generating strong groundshaking up to magnitude 7.9 within the Coachella area. Probabilistic seismic hazard maps indicate that peak ground acceleration in the Planning Area could reach or exceed 0.67g (gravity, 9.8 meters per second squared) which can cause considerable damage in structures not designed to withstand such groundshaking.

In addition to construction regulations and guidelines, including the California Building Code (CBC), the CGPU provides policies on more stringent requirements than the CBC for new development to adhere to and mitigation to protect people in buildings identified as most susceptible to earthquake damage. During the development application review, the City will evaluate proposed projects against CGPU policies for consistency based on project vulnerability to seismic groundshaking and grant approval only upon adequate consistency. The EIR concluded that impacts regarding groundshaking would be less than significant.

Ground Failure and Liquefaction

According to the EIR (Figure 4.5-5), the western portion of the Planning Area is generally identified with high potential for liquefaction, and most of the eastern portion has a moderate potential for liquefaction, with small areas of low potential. The City, state and federal agencies impose restrictions and requirements for development design and location that reduce impacts from seismic-related ground failure. Through the development review process of proposed structures in the Planning Area, a site-specific analysis is required to determine if structures are allowable and to assess building design against existing regulations and applicable codes. The CGPU also provides policies that require special studies for new construction and significant redevelopment during the development permit review process, as well as implementation of the engineering recommendations for mitigation. The EIR determined that compliance with existing regulations and CGPU policies will reduce impacts to less than significant.

Landslides & Other Hazards

Slope instability would pose a potential hazard as development encroaches into the hills in the northeastern portion of the Planning Area. Overall, the probability for landslide, rock fall and debris flow is considered low in the Planning Area. Development in the Planning Area is subject to regulations that require special studies to assess development risks from geological hazards including landslides prior to obtaining development permits. The CGPU Land Use + Community Character and Safety Elements contain multiple policies that address landslide related hazards, including limits on development in areas with steep slopes, slope failure mitigation, and field inspections. Existing regulations and CGPU policies would limit the siting of buildings in hazardous areas and enact additional safety precautions for construction and design. The EIR concluded that impacts would be less than significant.

Subsidence

Subsidence and associated ground fissuring have been attributed to groundwater withdrawal in the Coachella Valley. While subsidence has been documented in other parts of the valley (Palm Desert, Indian Wells and La Quinta), the potential for regional subsidence in the Planning Area is unclear. The CGPU includes policies to limit development in high risk areas and require site-specific studies to determine individual risk and develop appropriate design strategies. The CGPU also calls for groundwater resources protection to prevent over-drafting and regional subsidence due to excessive extraction. The EIR determined that implementation of the CGPU policies will ensure responsible development with minimal impact from unstable soil within the Planning Area. Potential impacts will be less than significant.

Expansive Soils

A small portion of the southeastern Planning Area is subject to potential expansive soil hazards in the vicinity of Thermal Airport and along the Southern Pacific Railroad tracks. Development in the Planning Area will be subject to the California Building Code to ensure structures are sound and engineered to reduce impacts from expansive soils. The CGPU also includes policies that require site-specific geotechnical investigations to determine if the development site is subject to expansive soils and other geological hazards and recommend measures to reduce potential

impacts, such as structural mitigation or ground improvements. The EIR determined that existing regulatory requirements and CGPU policies would ensure that impacts are less than significant.

Erosion

The CGPU Planning Area is subject to slight to moderate soil erosion hazard based on soil types present. Areas underlain by unconsolidated sediments throughout the Planning Area are subject to water and wind erosion, which can be accelerated by activities such as vegetation removal, drainage modification and slope construction. Geologic orientation of the hills and mountain ranges throughout the community provides little resistance to strong winds through the Coachella Valley, resulting in increased rates of erosion. The City requires temporary and permanent erosion control plans for new development (see Section 3.9 for measures to control erosion by water and Section 3.3 for dust control measures). CGPU policies that provide careful land management in hillside areas also help prevent downstream erosion. Based on the framework of stormwater control regulations, air quality regulations, and CGPU policies which all limit the erosion potential of development under the CGPU, the EIR concluded that impacts would be less than significant.

Analysis of the Proposed Project

The Project site is located in a semi-developed urban area and far from mountainous and hillside areas. The Project site is flat and surrounded by flat topography, and not subject to landslide risk. The site is not located within or near an Alquist-Priolo fault zone, but subject to strong ground shaking in the event of earthquakes generated by regional faults. According to the EIR, the entire site has high liquefaction susceptibility, and the top middle portion of the site has high erosion potential.

The Project will result in development of the proposed La Colonia II Project and is therefore subject to project-level CEQA review and site-specific analysis. The site would be fully developed, regardless of the existing land use designation or the proposed Suburban Neighborhood designation. It can be argued that the proposed residential designation and development have the potential to increase risk exposure to soil and geological hazards onsite compared to a recreational center under the existing designation, because homes will be occupied on a 24-hour basis, whereas fields and community center facilities will only be occupied for parts of the day. However, structures within the Project site will be required to adhere to the existing regulations and CGPU policies to reduce and mitigate potential impacts, including the preparation of site-specific geotechnical analysis prior to obtaining development permits. The Project will also be subject to standards in the California Building Code's seismic standards, which are designed specifically for seismic hazard areas, to ensure integrity and resistance to potential hazards. The Project, consisting of single-story homes, will not require extensive excavation or other special building techniques. As discussed in Section 3.9. Hydrology/Water Quality, the Project will be required to implement Best Management Practices and erosion control under the MS4 permit enforced by the City. During construction, the Project will be required to implement dust control per SCAQMD rules, as detailed in Section 3.3. Air Quality.

The Project would not generate new significant impacts or a substantial increase in previously identified impacts associated with geology and soils. Any project on the site will be subject to Uniform Building Code requirements in seismic zones. There is no new information of substantial importance which was not known and could not have been known when the EIR was certified. Implementation of CGPU policies and applicable standard requirements would ensure that impacts remain less than significant. Therefore, implementation of the proposed Project and General Plan Designation Map amendment would not result in any new adverse impacts or increase the severity of previously identified significant impacts in the Certified EIR.

GREENHOUSE GAS EMISSIONS

Summary of Findings in the EIR

The CGPU EIR greenhouse gas emissions analysis was based on the Coachella Climate Action Plan (May 2014), thresholds proposed by the South Coast Air Quality Management District (SCAQMD), and other publicly available resources. The analysis provided an overview of GHG emissions, California GHG inventory, Coachella GHG inventory, and potential emission reductions.

The California Air Resource Board (CARB) updates the statewide GHG emission inventory annually. The 2009 inventory was current at the time the EIR was prepared, which was 453 million metric tons of CO₂e (MMT CO₂e). In 2008, CARB also approved a 1990 statewide GHG level and 2020 limit of 427 MMT CO₂e. Signed into law in 2006, AB 32 called for emission reduction to 1990 levels by 2020. Based on statewide GHG inventory and the emission reduction goals of AB 32, SCAQMD proposed a 2020 service population metric of 6.6 MT CO₂e per capita per year and a similar metric for 2035 of 4.1 MT CO₂e per capita per year.

The City of Coachella prepared a citywide GHG inventory and determined that 2005 emissions totaled 312,628 metric tons CO₂e (MT CO₂e), which grew to 382,787 MT CO₂e (8.2 MT CO₂e per service population) in 2010. Factoring in population and employment growth, increased per capita energy use, and a rebounding economy, the citywide emissions are expected to increase to 923,091 MT CO₂e in 2020, or 9.8 MT CO₂e per service population. The Coachella Climate Action Plan (CAP) set a 49% reduction target from the 2010 per service population emission level by 2035, or 4.2 MT CO₂e per capita per year.

The CGPU EIR did not quantify total emissions associated with the CGPU Buildout, but instead provided a per capita analysis with potential GHG emission reductions to compare to thresholds appropriate for a General-Plan-level project. The table below illustrates the per capita GHG emissions anticipated to occur as a result of CGPU buildout. The EIR used the proposed SCAQMD general plan threshold of 6.6 MT CO₂e per capita per year for 2020, and the 4.2 MT CO₂e per capita per year by 2035 set by the City to determine impact significance (thresholds shown in bold).

**Table 6
Greenhouse Gas Emissions – General Plan Update Operations
(MT/yr)**

	2010 Conditions	2020 Reduction Potential	2035 Reduction Potential
Total Emissions	382,787	-	-
1) Reductions from CGPU policies	-	126,306	231,707
2) Combined federal, state, and CGPU policies	-	338,046	639,630
3) Combined all policies in 2) + CAP measures	-	-	838,494
Emissions Per Service Pop. with 2)	-	6.2	5.4
Emissions Per Service Pop. with 3)	-	-	4.2
SCAQMD Threshold	-	6.6	4.1
Coachella CAP Threshold	-	-	4.2

Data sourced from Tables 4.12-1, 4.12-3, and 4.12-4 and Section 4.12 of the CGPU EIR.

According to the EIR, implementation of federal, state, and CGPU policies would reduce City GHG emissions by 338,046 MT CO₂e per year, resulting in a per service population emissions level of 6.2 MT CO₂e in 2020, which is below the SCAQMD recommended threshold of 6.6 MT CO₂e per capita per year. Continuation of these policies would reduce emissions by 639,630 MT CO₂e, resulting in a per service population emissions level of 5.4 MT CO₂e in 2035, which exceeds the City's target of 4.2 MT CO₂e per capita per year.

The City's CAP included an analysis of more aggressive implementation programs and additional measures not included in the General Plan, such as increased recycling, recycled and grey water use, and installation of solar systems on existing commercial buildings. The EIR determined that implementation of the CAP measures is estimated to reduce GHG emissions by 838,494 MT CO₂e, resulting in a per service population emissions level of 4.2 MT CO₂e in 2035 that meets the City's target. The implementation of CAP measures is incorporated as mitigation measures in the EIR. The EIR concluded that impacts on GHG emissions from the CGPU buildout would be significant but mitigable.

Conflict with Greenhouse Gas Reduction Plans

As discussed in Section 3.16 Transportation, the Coachella General Plan Update contains policies that are consistent with the SCAG Regional Transportation Plan/Sustainable Communities Strategy. The 2012-2035 RTP/SCS set forth per capita GHG reduction goals of 8% by 2020 and 13% by 2035. As discussed above, the implementation of CGPU and statewide policies would result in a reduction in annual per service population emissions from 8.2 MT CO₂e in 2010 to 6.2 MT CO₂e in 2020 and 5.4 MT CO₂e in 2035, which represent approximately 25% and 34% reduction by 2020 and 2035, respectively. While per service population and per capita measures of GHG emissions are not identical, the projected reductions are generally consistent with the reduction goals set forth in the RTP/SCS. Because the CGPU contains policies, programs, and measures to reduce emissions from all sectors that are consistent with CARB's Scoping Plan to achieve AB 32 goals, the EIR concluded impacts regarding conflict with GHG reduction plans are less than significant under the CGPU.

Analysis of the Proposed Project

At the time of the EIR analysis, the SCAQMD's GHG emissions plan-level threshold was 6.6 metric tons of CO₂e per service population (residents plus employees) per year by the year 2020 and 4.1 metric tons of CO₂e per service population per year by the year 2035, consistent with California legislation (AB 32).

The Project will result in development of the proposed La Colonia II Project and is therefore subject to project-level CEQA review. The program EIR did not quantify GHG emissions specific to buildout of the subject site. Instead, the EIR assessed the per capita emissions from CGPU buildout of the Planning Area as a whole compared to the City's per capita reduction target for 2035. While the EIR determined that CGPU buildout would result in significant impacts that are mitigable by implementation of City's Climate Action Plan measures, individual developments are still required to undergo project-level environmental review, and mitigation measures will be identified to reduce any significant impacts.

Project-level emissions were quantified using CalEEMod Version 2016.3.2, for intended buildout under the existing land use designation and maximum buildout potential under the proposed land use designation. The following GHG estimates compare 2035 buildout conditions under the existing conditions and proposed GPA.

Table 7
2040 Operational GHG Emission Comparison
(Metric Tons CO₂e/Year)

Source	Existing Conditions	Proposed Amendment
Area Emissions	0.00071	10
Energy Emissions	73	1,990
Mobile Emissions	2,787	3,577
Waste Emissions	1	286
Water Emissions	222	242
Total w/out Construction GHG	3,083	6,105
Total w/out Construction w/ ZNE GHG¹	-	4,115
Construction Amortized²	43	18
Project Population	-	1,386
Per Capita Emissions	-	2.98

Source: CalEEMod Version 2016.3.2. See Appendix A for detailed output tables. Values shown represent the total unmitigated GHG emission projections for 2035 under existing conditions vs proposed conditions. Numbers have been rounded up to the nearest whole number except area emissions for existing conditions and per capita emissions for accuracy.

1. Zero Net Energy (ZNE) is required for residential construction after 2020 per California Building Code Title 24.

2. GHG emissions from construction are amortized over a 30-year period and added to the annual operation emissions. Total construction GHGs for existing conditions is 1,283 MTCO₂e over a 5-year buildout period (43 MTCO₂e amortized), and 552 MTCO₂e over a 3-year buildout period (18 MTCO₂e amortized).

As shown in the table above, the proposed GPA will result in an increase in GHG emissions of 1,007 MTCO₂e when compared to existing conditions analyzed in the EIR. However, the per capita emissions at maximum buildout of the proposed GPA is projected at 2.98 MT CO₂e, which would give a lower per service population emission level as employees are added to the Project population. The annual per service population emission level would be below 2.98 MT CO₂e, and lower than the City target of 4.2 MT CO₂e per service population per year. Therefore, the proposed GPA would not result in new or increased severity of impacts compared to those analyzed in the EIR.

On December 5, 2008, SCAQMD formally adopted a greenhouse gas significance threshold of 10,000 MT CO₂e/year that applies to stationary sources (industrial uses) only where SCAQMD is the lead agency (SCAQMD Resolution No. 08-35). This threshold was adopted based upon an October 2008 staff report and draft interim guidance document¹ that also recommended a threshold for all projects using a tiered approach.

It was recommended by SCAQMD staff that a project's greenhouse gas emissions would be considered significant if it could not comply with at least one of the following "tiered" tests:

- **Tier 1:** Is there an applicable exemption?
- **Tier 2:** Is the project compliant with a greenhouse gas reduction plan that is, at a minimum, consistent with the goals of AB 32?
- **Tier 3:** Is the project below an absolute threshold (10,000 MT CO₂e/yr for industrial projects and 3,000 MT CO₂e/yr for non-industrial projects)? A project's construction emissions are averaged over 30 years and are added to the project's operational emissions.
- **Tier 4:** Is the project below a (yet to be set) performance threshold?
- **Tier 5:** Would the project achieve a screening level with off-site mitigation?

Two of the above tiered tests can be used to assess the GPA buildout scenarios: Tier Test 2 and Tier Test 3. The Tier 2 test would evaluate the project's compliance with the reduction targets of AB 32. To achieve the state's revised AB 32 targets per the CARB 2017 Climate Change Scoping Plan, per capita emissions would need to be reduced to 6 MTCO₂e by 2030 and 2 MTCO₂e by 2050. The Tier 3 test is an absolute threshold of 3,000 MTCO₂e for a non-industrial project.

As shown in the table below, neither buildout scenario complies with the Tier 3 test and the 2050 target in the Tier 2 test. The proposed GPA complies with the 2030 AB 32 per capita target in the Tier 2 test. Buildout of the site under the current land use designation may or may not comply with the 2030 AB 32 per capita target under the Tier 2 test, because the intended recreational center would not generate population and the Citywide per service population levels are projected at 6.2 MTCO₂e in 2020, and 5.4 MTCO₂e or 4.2 MTCO₂e (with mitigation) in 2035. Since

¹ Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Threshold, prepared by SCAQMD, October 2008.

the Project would result in 155 units, rather than the 298 units analyzed for full buildout of the GPA, Project GHG emissions will be lower than the GPA maximum buildout. While the full buildout of the proposed GPA would result in 4,115 MT CO₂e as compared to 3,083 MT CO₂e at buildout under the existing designation, the Project will result in 48% fewer units and thus generate lower GHG emissions than the proposed GPA. Similar to the findings for air pollutant emissions, the proposed Project would result in GHG emissions similar to buildout of a recreational center under the current designation. Note that these projections did not take into account potential reductions due to implementation of CAP measures, which are predominantly City or community-level efforts, including a Residential/Commercial Energy Conservation Ordinance, Transportation Demand Management, and Intelligent Transportation Systems. These CAP measures, once implemented by the City, can further reduce projected total and per capita emissions for both existing and proposed designations.

**Table 8
SCAQMD GHG Tiered Test Analysis**

Threshold Test	Existing Conditions Scenario	Proposed Amendment Scenario
Tier 2: AB 32 Per Capita 2030 Target: 6 MTCO ₂ e 2050 Target: 2 MTCO ₂ e	- Undetermined Does Not Comply	3.0 MTCO₂e Complies Does Not Comply
Tier 3: Non-Industrial Project 3,000 MTCO ₂ e	3,126 MTCO₂e Does Not Comply	4,133 MTCO₂e Does Not Comply

Note that per capita emissions are anticipated to decrease over the next 20 years due to future technology improvements, increased use of alternative modes of transportation, improved building efficiency, and increased use of renewable energy sources. However, the elective use of alternative modes of transportation and future efficiency potentials cannot be confidently quantified and applied as a mitigation measure. Therefore, operational impacts of the existing and proposed condition buildout scenario as they currently stand are not in compliance with the 2050 AB 32 per capita targets, and impacts would remain significant for the near future.

Neither the existing nor proposed General Plan designation is projected to comply with SCAQMD thresholds for GHG emissions using the Tier 3 test. However, the proposed Project will result in almost 50% fewer units compared to the proposed GPA maximum buildout, and the GHG emissions would be similar to or less than the existing General Plan designation. The Project per service population emission level, without mitigation, would be lower than the Citywide level including the mitigated level with CAP measures. No new or increased impacts are expected as a result of the Project compared to those identified in the EIR.

HAZARDS & HAZARDOUS MATERIALS

Summary of Findings in the EIR

Coachella Fire Services, as part of the Riverside County Fire Department supports the Riverside County Health Department in maintaining a permit program that cover anyone operating a hazardous occupancy or using, storing, or transporting hazardous materials.

Transportation of Hazardous Materials

Transportation of hazardous materials may occur on State Routes 86 and 111, and Interstate 10, which all run through the Planning Area. The CGPU will facilitate industrial and commercial development that may involve temporary or continuous transportation of hazardous materials. In addition to the federal and state regulations on transportation of hazardous materials, the CGPU Safety Element calls for enforcement actions, identification of hazardous materials transport routes, effective response, and proper siting of hazardous materials facilities and sensitive uses.

Hazardous Materials and Emissions

Development under the CGPU would have the potential to cause release of hazardous materials mostly likely on industrial land in the City. The use, storage, disposal, and cleanup of hazardous waste is regulated by an extensive framework of state and federal laws, such as those implemented by the US and California EPA, Occupational Safety and Health Administration, and regional agencies including the Colorado River Regional Water Quality Control Board.

Both the Coachella Valley and Desert Sands Unified School Districts oversee existing and future schools in the CGPU Planning Area. The CGPU Safety Element set forth development constraints for land uses that could release hazardous emissions near schools, including buffer zones between schools and agricultural land, avoiding siting of hazardous materials facilities near schools or utilizing building techniques to mitigate indoor air quality. The CGPU policies would ensure that any project emitting or handling hazardous materials would occur beyond the one-quarter mile buffer around schools.

Hazardous Materials Sites

The State Water Resource Control Board (SWRCB) maintains the GeoTracker database which includes sites with reported releases of fuels (Leaking Underground Fuel Tanks or LUFT) or non-fuels. As of September 2008, the GeoTracker database includes 34 sites within the City, primarily located along Grapefruit Boulevard and Harrison Street. Many of these sites have been closed, indicating that the reported release has been remediated to levels that require no further action based on existing land use. Ten sites remain open for monitoring, assessment, or remediation.

Government Code Section 65962.5 requires the California Department of Toxic Substances Control (DTSC) to compile and regularly update a list of hazardous waste sites, known as the Cortese List. The Planning Area has one registered site containing hazardous materials as of 2008, the Foster-Gardner Inc. pesticide and fertilizer parcel located on 1577 First Street. Given the existing and historical uses on the site, future development of any hospital, school, day-care centers, agriculture, and groundwater use is prohibited on the site via a deed restriction filed with Riverside County.

Airports/Airstrips

There are no private airstrips within the Planning Area and its vicinity. The Jacqueline Cochran Regional Airport is located two miles south of the City of Coachella. The southern portion of the Planning Area is located within airport compatibility zones (Class B through E). The CGPU will facilitate primarily industrial land use and suburban retail uses in the area within compatibility zone Class B through D. The CGPU Land Use + Community Character Element contains policies that require new development to conform to the airport land use and safety plans, facilitates regional coordination and Riverside County Airport Land Use Commission review of planning documents and regulations.

Emergency Response Plan

The City Fire and Emergency Medical Services Master Plan (2007) and City of Coachella Emergency Operations Plan (2007) were referenced in the CGPU EIR. The CGPU Safety Element policies prevent interference with existing and future emergency response plans, including the Local Hazard Mitigation Plan mandated by FEMA, plans for sensitive and critical facilities, public preparedness and educational programs, regional hospital, mutual aid and other cooperation agreements.

Wildland Fires

The CGPU generally continues the development pattern of urban land uses concentrated in the western Planning Area, and agricultural and open space in the east. Under the CGPU, residential and other urban development could grow near natural landscapes and increase wildfire risks at the wildland-urban interface (WUI). The CGPU Sustainability + Natural Environment Element requires buffers between agriculture and urban uses, when new development of either type is proposed. The Safety Element seeks to reduce fire threat to structures and open space through a multitude of measures such as vegetation control, fire-resistant building materials, sprinkler retrofits, fire inspections, and climate/weather tracking.

Summary of Impacts

The Coachella General Plan Update would facilitate new development of various land use types, which would result in increased transport, use, storage, and disposal of hazardous materials in the Planning Area. In addition to the federal, state and regional regulations on hazardous materials use, handling, and transportation, the CGPU includes policies to reduce potential impacts from hazardous materials through proper siting of hazardous materials facilities and sensitive receptors, setting up buffer zones, and establishing an effective response system through local planning and regional collaboration. The EIR determined that implementation of existing federal, state, and local laws and regulations, as well as CGPU policies concerning the handling, transport, and disposal of hazardous materials, would reduce potential impacts to less than significant levels regarding hazardous materials sites, emissions, and transportation, potential impacts on schools and airports, wildfire risks, and emergency plans.

Analysis of the Proposed Project

The proposed Project site is located in the western end of the City and surrounded by local streets, vacant/agricultural land, and urban development. Hazardous materials monitoring and emergency response within the Project area will be covered by the Riverside County Department of Environmental Health Hazardous Materials Branch, Riverside County Fire Department and Environmental Health HazMat Program staff and CalFire.

Currently there are no hazardous waste sites listed on the Cortese List nor any LUFT sites listed in proximity to the Project site per the SWRCB GeoTracker. According to the GeoTracker, there is one permitted underground storage tank (UST) located at the Tower Market at the southwest corner of Avenue 50 & Calhoun Street. The UST is under the jurisdiction of the Riverside County Department of Environmental Health, and no issues have been reported with this UST.

The GPA proposed for the Project site has the potential to result in 298 residential units. The residents of the proposed Project would use chemicals and potentially hazardous materials for daily activities, including indoor and outdoor cleaning, pool disinfection, and landscaping, but well below the amount threshold to constitute potential threat or hazards. The proposed Project will result in 155 single family homes, which would be expected to use, store and transport lesser amounts of household materials. The use, storage, and transportation of such materials would be subject to existing regulations, under either the GPA or the smaller proposed Project. The park and community center envisioned under the current designation would likely store larger quantities of fertilizers, pool cleaners or chlorine, and similar products, but would also be subject to these regulations. Therefore, the proposed Project would not create any new impacts associated with hazardous and toxic materials, nor increase the severity of any such impacts identified in the EIR.

The proposed Project will result in the development of 155 single-family homes. The Project construction will necessitate the storage and use of hazardous materials on site, such as paints, solvents, and fuels, which are potential sources of pollutants, as would construction of a park and recreation facility on the site. However, the Project and its contractor will be subject to existing laws and regulations which require hazardous materials and wastes are used, stored, transported, and disposed of appropriately.

The nearest school is Imagine Schools – Riverside County, located approximately 0.15 miles south of the Project site. Given the implementation of the regulatory framework as described in the CGPU, the Project will have equivalent, and less than significant impacts associated with release/emission of hazardous materials on nearby schools as would a park and recreation center.

Overall, neither the existing or the proposed conditions would result in a hazardous materials facility, and buildout under either designation would be subject to the same regulations as those discussed in the EIR. Therefore, implementation of the proposed Project and General Plan Designation Map amendment would not result in any new adverse impacts or increase the severity of previously identified significant impacts in the EIR.

HYDROLOGY/WATER QUALITY

Summary of Findings in the EIR

The dominant drainage in the Coachella Valley is the Whitewater River. The Whitewater River watershed is under the jurisdiction of the Colorado River Basin Regional Water Quality Control Board (RWQCB). The Whitewater River has perennial flow in the mountains, but becomes dry further downstream due to diversions and percolation into the groundwater basin. The Whitewater River is channelized downstream from La Quinta, known as the Coachella Valley Stormwater Channel (CVSC) and serves as drainage for irrigation return flows, treated community wastewater, and storm runoff.

Water Quality Standards

The CGPU will expand the Planning Area from a small town to a mid-sized city with development and supporting infrastructure that may impact existing waterways. Development under the CGPU will be monitored and allowed only upon demonstrated compliance with current federal, state, and local regulations and standards, including the Clean Water Act, Porter-Cologne Water Quality Control Act, Regional Water Quality Control Plans, Safe Drinking Water Act (1976) and recycled water regulations. Permits for development activity are issued upon compliance with these regulations, and violation would result in activity being stopped. The CGPU contains policies to ensure compliance with these regulations by limiting the pollutants that can be discharged to water bodies and regularly monitoring standards for water quality. The EIR concluded that impacts on violations of state or federal regulations or standards from development under the CGPU are considered less than significant.

Groundwater Supplies (Also see Section 3.18.)

The CGPU Planning Area is underlain by the Whitewater River Basin. The Lower Whitewater River Basin water is extracted by the Coachella Valley Water District and other water agencies including the Coachella Water Agency (CWA). CWA is the water supplier for the entire City and SOI under the CGPU. Water demand in the City is met through groundwater extracted from wells.

The CGPU Planning Area had a water demand of 8,709.5 acre feet (AF) in 2010, which is projected to increase to 27,276 AF in 2035. The Coachella Valley Water Management Plan Update (2010) outlined several strategies to increase and diversify water supply to meet future needs, including increasing water supply from the Colorado River Watershed Basin and the State Water Project, water conservation, water recycling programs, and groundwater recharge. According to the water supply analysis conducted for the CGPU, the 2035 water demand would be met by groundwater in the Lower Whitewater River Basin with a current capacity of 28.8 million acre feet and a current level of 25 million acre feet. The CGPU contains policies to address impacts with high water demand, including grey water use, groundwater recharge, and designing water conscious buildings and landscapes. These policies, together with the City's and CVWD's Urban Water Management Plans, will facilitate multi-organization coordination to reduce impacts from the increased demand and water extraction needed to supply new development. The EIR determined that under the CGPU, water supply is adequate to meet future demands, and impacts on groundwater supplies would be less than significant because of the efforts and programs in place to conserve water and recharge groundwater basins.

Flooding

Waterways within the CGPU Planning Area include the Coachella Canal and the partially channelized Whitewater River. While there is no planned waterway relocation or path alteration, development under the CGPU has the potential to change drainage patterns and result in water runoff or flooding impacts on the Whitewater River. The CGPU Sustainability + Natural Environment and Infrastructure + Public Services Elements include policies to preserve natural land features and require drainage studies for new development to prevent on- or off-site flooding. The EIR concluded that the regulatory framework and CGPU policies will ensure that potential impacts of drainage and runoff remain less than significant.

Erosion, Polluted Runoff, and Water Quality

Development under the CGPU will have the potential to result in erosion from local changes in run off or construction activities that disturb soils. The Clean Water Act and its Streambed Alteration Agreements prohibit development that would alter waterways from erosion or runoff. Projects seeking permits for development or activity within the Planning Area will be required to comply with these provisions. The CGPU Sustainability + Natural Environment Element contains policies that require erosion control during construction and other soil disturbing activities. The EIR determined that implementation of the existing regulatory framework will ensure impacts on erosion or sedimentation remain less than significant.

Development under the CGPU has the potential to cause harm from polluted runoff. Under the Clean Water Act, the Colorado River Basin Regional Water Quality Control Board (RWQCB) is responsible for regulating water quality in the Planning Area and implementing the National Pollution Discharge Elimination System (NPDES) program. The City of Coachella operates under a municipal separate storm sewer system (MS4) permit, which requires implementation of best management practices (BMPs) to reduce pollutants in urban storm water discharge and monitoring of ambient water quality to determine effectiveness of BMPs. All future development under the CGPU will be subject to the MS4 permit requirements including implementation of BMPs, as well as policies in the Land Use, Infrastructure + Public Facilities, and Sustainability + Natural Environment Elements that address development impacts of runoff. The EIR concluded that CGPU policies supporting the current regulatory framework will ensure new development is built with adequate infrastructure to reduce runoff impacts on the existing environment by limiting volumes of stormwater discharge and treating stormwater runoff prior to discharge. Impacts were determined to be less than significant.

Water quality within the Planning Area is controlled by the Coachella Valley Water district in conjunction with State Water Resources Control Board (SWRCD) and the Colorado River Basin RWQCB. The Clean Water Act, including Section 401, also requires that any activity which may result in a discharge to waters of the U.S. must obtain State Water Quality Certification demonstrating that the proposed activity will comply with state water quality standards. The EIR concluded that under existing regulations and CGPU policies that address water quality in both the Sustainability + Natural Environment and Safety Elements, new development will be required

to integrate design features to limit water pollution, and impacts on water quality will be less than significant.

Housing and Structures in 100-Year Flood Areas

Areas designated as a 100-year flood hazard zone within the Planning Area occur within the banks of the Whitewater River. There are residential land uses west of the river. Channelization along the Whitewater River allows the river to handle 82,000 cubic feet squared (cfs) which is considered the largest flood that can occur within the area and twice the 42,000 cfs water volume of 100-year floods within the Planning Area. A large portion of the Planning Area west of the Coachella Canal is located within FEMA Zone X, a 500-year flood zone or 100-year flood zone with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas that are protected by levees from 100-year flood. This flood zone area covers primarily existing urban and agriculture development and proposed new development areas under the CGPU. Most flooding in this area is from the occurrence of summer monsoons.

Existing regulations and ordinances regarding development in a 100-year flood plain would ensure development under the CGPU would not place structures or people at risk of severe damage from a 100-year flood. The Floodplain Management Section of the Coachella Valley Water District implements Riverside County Ordinance 458 for projects located within floodplains, which require approval of a Floodplain Permit. These projects are required to adhere to the ordinance requirements. This permitting process helps prevent harm or damage to structures and people from flooding.

Additionally, under the CGPU, new development is proposed within Zone X, which is considered a low and moderate risk area with low occurrence. The severity of flooding was determined to be manageable through site specific design and engineering. The CGPU calls for open space and natural trails development in floodplains to reduce the numbers of structures exposed to flood risks, and requires retrofitting existing development that is subject to frequent flooding. The EIR concluded that considering the existing infrastructure within the Planning Area, existing regulations and CGPU policies, impacts from flooding would be less than significant.

Levee and Dam Failure

Infrastructure protecting the Planning Area from flooding includes channelization and levees of the Whitewater River and the East Side Dike. The City of Coachella Engineering Department manages levees, channels, and dikes within the Planning Area. The Riverside County Flood Control District (RCFCD) manages levees, channels, and dikes in unincorporated areas of the Planning Area.

The existing regulatory framework, including the Riverside County Ordinance 458 implemented by CVWD, provides an impact reduction strategy from levee or dam failure for housing located within floodplains that are most susceptible to flooding from levee failure. In addition, the CGPU policies require the City to carefully monitor and mitigate development in areas that are prone to flooding risks from possible infrastructure failure and create disaster response plans to protect

users of critical facilities. The EIR concluded that the implementation of strict development and land use standards will ensure impacts from levee or dam failure remain less than significant.

Seiche, Tsunami, or Mudflow

The Planning Area is over 100 miles away from the coast, which eliminates any potential impact from tsunamis. The Planning Area is located over 10 miles away from Salton Sea, the closest large water body, and is thus outside the area that could be affected by seiches. Minor seiches may occur within the Planning Area in smaller ponds or lakes, however the water level rise is unlikely to exceed 1.6 feet. There is potential for mudflows in the areas below Mecca Hills. The CGPU contains policies to address mudflow and landslide issues and require geotechnical investigations prior to permitting and developing on a site, including engineering structural changes to reduce mudflow impacts. With the open space land use designations and safety measures required in the CGPU, the EIR concluded that potential impacts from mudflow or seiche would be less than significant.

Analysis of the Proposed Project

Development of the site could result in a multi-purpose recreational center under the existing designation, or a maximum of 298 residential units under the proposed GPA. Please see Section 3.17 for a discussion of water demand.

Implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in the EIR. Development of the site would increase the amount of impervious surfaces in the City under both existing and proposed buildout scenarios. The Project site is located within the FEMA Zone X and outside a 100-year flood zone. The Project will be required to comply with all City regulations under the MS4 permit, including the implementation of Best Management Practices and erosion control to prevent surface and ground water pollution. Buildout of the site is required to comply with applicable regulations, and policies set forth in the CGPU on protection of local hydrology and water quality, regardless of the type of development that occurs there. Implementation of the same regulatory framework and policies as analyzed in the EIR will ensure that overall impacts are similar to those previously identified in the EIR. Therefore, implementation of the proposed Project and GPA would not result in any new adverse impacts or increase the severity of previously identified significant impacts identified in the EIR.

LAND USE AND PLANNING

Summary of Findings in the EIR

The City and SOI largely consist of urban settlement (residential, industrial, and commercial land uses), agricultural land, open space, and undeveloped land. Buildout of the CGPU would transform the City from a small town to a mid-sized city, with a population growth from 40,704 (2010) to 135,000 by 2035.

The majority of urban and residential development is within the western portion of the Planning Area, roughly west of the Whitewater River between Avenue 52 and Avenue 62. This area holds Coachella's downtown, civic buildings, commercial corridors, and a majority of residential development. Specifically, the area west of State Route 111 has the highest population density within the Planning Area.

The eastern portion of the Planning Area consists mostly of open space, agriculture, and tribal land. The majority of agricultural land is located between the Whitewater River and Coachella Canal, and east of the canal is planned to remain open space.

The CGPU Land Use, Mobility, and Community Health + Wellness Elements aim to maintain and strengthen the established communities in the Planning Area with connectivity, social programs, and community character enhancements. The relevant CGPU policies call for a family-friendly community, neighborhood transitions and subdivision gateways, equitable distribution of facilities and services, as well as connectivity at project, subarea, and Citywide levels. The EIR determined that the CGPU would contribute to community engagement, strength, and connectivity through the aforementioned policies and would not lead to division of existing established communities. Impacts would be less than significant regarding physically dividing established communities.

The EIR determined that the proposed land use plan and policies under the CGPU are consistent with local and regional plans, including the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), the Jacqueline Cochran Airport Master Plan, and SCAG's Regional Transportation Plan (RTP). The adoption of the CGPU would prompt update of the Zoning Code to ensure consistency with the CGPU Designation Map under state law. The EIR concluded that the CGPU would not create any inconsistencies or conflicts with these regional plans and policies, and impacts would be less than significant.

The EIR determined that adoption and implementation of the General Plan update would increase the number of housing units, nonresidential square footage, and the population in Coachella. Development facilitated by the CGPU would increase the City's population to a maximum of 135,000 by 2035, which is 4.9% (6,300 residents) more than SCAG's 2035 population forecast. However, the maximum theoretical buildout of the General Plan Designation Map would likely overstate the amount of growth, and the SCAG forecast was considered a reasonable estimate of future growth through 2035. Therefore, the EIR determined that the CGPU would be consistent with existing local and regional planning documents. Overall, the EIR determined that the General Plan update would have a less than significant impact to land use or land use planning.

Analysis of the Proposed Project

The proposed General Plan Amendment will change the current Open Space designation to the Suburban Neighborhood designation for the 37.3-acre site and limit the allowable land use to low-density residential (2-8 du/ac). Under the current designation, the City intended to build a

multi-purpose recreational center. While the General Plan Amendment results in a different use, the residential development would result in environmental impacts generally similar to the previously approved designation, or lower depending on the actual density, as described throughout this document. Either the existing or the proposed designation are compatible with the surrounding area, which includes residential developments under the Suburban Neighborhood designation and vacant lands to be built out under the General Neighborhood designation. The proposed GPA will blend into the existing and future neighboring residential developments in density and in character. The proposed GPA is consistent with the following CGPU policies:

5.23 Neighborhood preservation. Preserve and enhance the character of existing residential neighborhoods.

5.24 Infill neighborhoods. In existing developed areas of the City, encourage repair oriented development that creates complete neighborhoods (as defined above). Such activities include:

- Enhancing connectivity and reducing block size, including reasonable and related improvements in off-site locations.
- Completing abandoned subdivisions with building types identified in this General Plan.
- Making pedestrian-oriented blocks out of large scale superblocks through the addition of new streets.

5.17 Neighborhood transitions. Require that new neighborhoods provide appropriate transitions in scale, building type and density between different General Plan designations.

As analyzed under Section 3.3, the proposed GPA would result in a maximum buildout population of 1,386 onsite, which would increase the City's buildout population from 135,000 to 136,386. The total population with GPA would exceed SCAG's 2045 forecast by 7,086 residents (5.5%). As discussed above, similar to the existing conditions, the proposed GPA would be in line with regional forecasts given the limited increase and that the Project density would be almost 50% lower.

Development of the proposed Project will be in accordance with the General Plan guidelines, Municipal Code, and other applicable regulations, including payment of the CVMSHCP development impact fee. The Project will install street improvements to meet the City standards and provide internal pedestrian connections to provide neighborhood connectivity, consistent with zoning requirements.

The residential developments to the north and west of the Project site are independent of each other. The Project site is surrounded by vacant/agricultural land and sparse single-family homes on the south and east. Under either the existing or the proposed designation, buildout of the Project site will not physically divide an established community.

Implementation of the proposed Project would not result in any new significant impacts or increase the severity of a previously identified significant impact as previously analyzed in the

EIR. Overall impacts are expected to be similar to those previously identified in the EIR. Therefore, implementation of the proposed Project and General Plan Designation Map amendment would not result in any new adverse impacts or increase the severity of previously identified significant impacts in the EIR.

MINERAL RESOURCES

Summary of Findings in the EIR

The California Mineral Land Classification System, developed by the State Geologist, identifies Mineral Resources Zones (MRZs) for mapping and reporting purposes under the Surface Mining and Reclamation Act (SMARA). The western portion of the CGPU Planning Area is located in MRZ-1, where available geological information indicates that little likelihood exists for presence of significant mineral resources. The majority of the eastern Planning Area is located in MRZ-3, which indicates the area has known mineral deposits that may qualify as mineral resources (MRZ-3a), or the area may have inferred deposits which may qualify as mineral resources (MRZ-3b).

Some areas in the southeastern SOI are classified as MRZ-1 and MRZ-2, where geologic data indicate that significant measured or assumed mineral resources are present. Two permitted mining operations occur in the MRZ-2 area, the Coronet Concrete – Palm Desert Rock Sand Mine, and Coachella Valley Aggregates – Fargo Canyon Mine. The MRZ-2 area is designated as Open Space under the CGPU, where mining activity is a permitted use. No loss of mineral availability is expected.

Current state regulation prohibits the removal of mineral resources in California. The CGPU Sustainability + Natural Environment Element includes policies to encourage resource recycling and proper land use compatibility planning to protect mineral resources. The CGPU EIR determined that given minerals being located in Open Space lands under the CGPU and the current regulatory framework and supportive policies, any potential impacts on mineral resources will be reduced to a level of less than significant.

Analysis of the Proposed Project

The Project site and surrounding area are located in MRZ-1, where available geological information indicates that little likelihood exists for presence of significant mineral resources. The western City, including the Project site, are mostly developed with urban uses. There are no mining land uses or activities in the Project vicinity. Under either the existing or proposed land use designation, the site will be developed as an urban use and no mining activity is allowed. Given the Project site location in the MRZ-1 and existing CGPU policies and state laws to protect mineral resources elsewhere, no impact on mineral resources would occur on the Project site regardless of the land use designation.

Implementation of proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in the EIR. Overall impacts are expected to be the same as those previously identified in the EIR. Therefore, implementation of the proposed Project and General Plan Designation Map Amendment would not result in any new

adverse impacts or increase the severity of previously identified significant impacts in the Certified EIR.

NOISE

Summary of Findings in the EIR

Ambient Noise Levels and Noise Standards

Automobile traffic is the most significant source of noise in Coachella, according to the CGPU EIR. Based on the noise modeling results, by the year 2035, peak noise levels along I-10, SR-86S, Dillon Road, as well as certain segments of Grapefruit Boulevard and Avenue 52, are expected to exceed 75 dBA CNEL. Peak noise levels along all modeled segments are expected to exceed 70 dBA CNEL, with the 65 dBA CNEL contour expected to extend over 100 feet from the centerline of all modeled roadways, including Avenue 50 in the Project area. Sensitive uses near these roads, including residences and parks, are expected to be exposed to noise levels exceeding the City's 65 dBA CNEL exterior noise standard for residential uses.

Under the CGPU, development activities including construction would expose noise-sensitive receptors to substantial temporary or periodic ambient noise increases. The CGPU Noise Element Policy 2.2 requires the City to "Minimize stationary noise impacts on sensitive receptors and noise emanating from construction activities, private development/residences, landscaping activities, night clubs and bars and special events." Implementation of the CGPU policies and enforcement of the City's Noise Ordinance, would ensure that construction noise impacts do not create a significant adverse effect on sensitive receptors.

The CGPU Noise Element contains policies that require noise analysis and mitigation for new development/redevelopment, and traffic calming measures where roadway noise exceeds the normally compatible range established in the CGPU. Stationary noise sources will be subject to the Municipal Code provisions (Title 7 Noise Control). The EIR determined that while future development may increase ambient noise levels, implementation of the CGPU policies and Municipal Code will ensure the noise levels would not exceed the City's adopted noise standards, and impacts would be less than significant.

Groundborne Noise and Vibration

Development under the CGPU would involve construction activities at discrete locations in the City, and vibration from such activity may impact existing buildings and their occupants if they are located close enough to the construction sites. The Coachella Municipal Code Section 7.04.030 forbids any person to "make, continue, or cause to be made or continued, within the city limits, any disturbing, excessive, or offensive noise or vibration which causes discomfort or annoyance to any reasonable person of normal sensitivity residing in the area or that is plainly audible at a distance greater than fifty (50) feet from the source's point for any purpose." While daytime construction noise is exempt from the City standards, construction vibration impacts are subject to City review during the building permit process. The EIR determined that the CGPU policies that reduce impacts from auto traffic-related noise would also reduce impacts from auto traffic-related vibration. Vibration levels from trains would continue to be intermittent, and

would not increase significantly as a result of the CGPU. Overall, the EIR concluded that development under the CGPU would be subject to the City's standards and review process, which will ensure that such development would not expose persons to or generate excessive groundborne vibration or groundborne noise levels. Impacts would be less than significant.

Airport Noise

The Jacqueline Cochran Regional Airport is the only public or private airport within two miles of Coachella. The current and future (2025) noise contours from Jacqueline Cochran Regional Airport barely fall within the City limits. The land use designation for areas within the airport's land use plan will be comprised of 70 to 90 percent industrial and up to 20 percent Suburban Retail District, consistent with land uses allowed for each airport compatibility zone. Neither of these designations allow residential uses or other noise-sensitive receptors, and development of these areas would therefore not expose noise-sensitive receptors to excessive noise levels from the airport. The EIR concluded that impacts would be less than significant given the land use distribution under the CGPU and implementation of relevant CGPU policies.

Analysis of the Proposed Project

Under the existing Open Space designation, the City would develop a multi-purpose recreational center including soccer fields, indoor and outdoor courts, a community center and other amenities. The proposed GPA would result in a residential development with up to 298 units on the site, and a Project planned for 155 single family homes. As discussed in Section 3.16, maximum buildout of the proposed GPA would increase daily and AM peak hour trips compared to the existing designation by about 18% and 96%, respectively. The increased traffic may lead to increase in long-term noise levels on the surrounding streets. However, comparing the residential use to a recreational center, the proposed GPA may generate lower noise levels than buildout under the existing designation which would involve high noise generators such as sports games on soccer fields and indoor/outdoor sports facilities. Impacts associated with long term noise would be further reduced with implementation of the Project, which results in fewer units, and lowers daily and PM peak hour trips by about 61% and 49%, respectively, when compared with the existing conditions.

Construction noise would be expected to be similar under both the current and proposed land use designations, insofar as both will result in construction of the entire site. Because of the intensity of development associated with the current land use designation, construction activities would likely continue for a longer period, however.

The proposed Project will result in the development of the La Colonia II Project and will therefore be required to conduct a project-level noise analysis in conjunction with the preparation of building plans. Construction activities associated with build out of the proposed Project would be required to comply with the City's allowable construction hours (Municipal Code Section 7.04.070), and would also be temporary in nature. Therefore, the construction noise impacts are considered to be less than significant given their occurrence during less sensitive daytime hours and short duration, consistent with the conclusions of the CPGU EIR. The Project will be subject

to the same CGPU policy on minimizing stationary noise impacts and the City's review on potential vibration impacts during the building permit process. Therefore, construction-related noise and vibration due to the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact previously analyzed in the EIR.

Operational activities would be limited to residential activities that are not expected to generate excessive long-term noise or vibration. Operational noise under the proposed Project is subject to the City's noise ordinance requirements and is expected to be less than significant and less than that of buildout of the site under existing conditions, which consist of soccer fields and indoor/outdoor sports facilities, which would generate higher levels of noise for specific time periods when sports games were being played. Long-term operation of residential uses, either at maximum buildout or the La Colonia II density, would not result in any new impacts or increase the severity of a previously identified significant impacts as previously analyzed in the EIR.

The site is currently surrounded by residential developments and agricultural/vacant lands. The site is not located in proximity to a private air strip and is well outside of Jacqueline Cochran Regional Airport's noise contours. There are no sources of excessive noise in the immediate Project vicinity that would impact future residents. Given the distance of 1.17 miles to the railroad, noise and vibration impacts are considered less than significant. The primary noise sources in the Project area are traffic noise from Avenue 50 and Calhoun Street. According to the EIR Table 4.10-5 Coachella Land Use/Noise Compatibility Matrix, normally compatible exterior noise levels for single-family residential land uses is up to 70 dBA CNEL. The EIR determined that noise levels (unmitigated) on Avenue 50 along the Project frontage would be 70 dBA CNEL at 61 feet from centerline (EIR Table 4.10-4; Calhoun Street was not included in the model). The proposed Project is expected to provide at least 61 feet between the residences and centerline of Avenue 50 through setbacks, and also buffers including landscaping and walls. Therefore, noise levels in private yards will be kept below the City's standard.

Overall, build out of the proposed Project will result in impacts that are generally lower than what was analyzed for the CGPU EIR, and with the implementation of CGPU policies and Municipal Code, will remain less than significant.

POPULATION, EMPLOYMENT, AND HOUSING

Summary of Findings in the EIR

Population Growth

Between 2005 and 2010, Coachella's population increased by nearly one-third from 30,879 to 40,704. The City population is projected to grow to 135,000 by 2035. In 2010, there were 9,903 housing units, of which 8,998 were occupied. On average, 4.51 persons were living within each occupied housing unit, which is higher than the statewide (2.96) and countywide averages (3.2) and indicates an overcrowding issue. At the time of preparation of the EIR, the City had five vulnerable communities as defined by SB 244, including Vista Santa Rosa south of the Project site.

The City had approximately 5,831 jobs, with the largest job sector in agriculture (29.7%). In 2012, the City had a higher unemployment rate (20.0%) than neighboring communities (7.6% for Palm Desert, 13.8% for Indio), county (12.7%) and state (11.0%) averages. The City has aligned its goals with the conservation of agriculture lands to ensure a stable agricultural economy.

Southern California Association of Governments' (SCAG) 2012 RTP/SCS forecasts that the City will have a population of 128,700 in 2035, which is approximately 4.9 percent less than the CGPU population projections but considered reasonably similar. As projected by SCAG, population growth in the City is imminent and will result in a substantial change of size of the City. The CGPU was prepared in response to such trends to guide development to accommodate the population increase. While the CGPU would induce growth relative to economic expansion, population growth, and encroachment into open space, it also presents a comprehensive program for managing growth in Coachella so as to minimize inappropriate development patterns and environmental impacts. Due to the general consistency of the City's long term population with regional forecasts, and the comprehensive program of policies meant to manage this growth, the EIR determined that impacts related to population growth would be less than significant.

Displacement of Housing

The CGPU does not propose displacing housing or people. However, the vulnerable communities might be subject to displacement because their uses are generally unpermitted and may offer greater economic returns to landowners as the City grows. The EIR projected that near 45,000 new housing units will be developed, which can absorb any displaced population and offset the impacts. The CGPU will facilitate proper construction of housing and adequate infrastructure, which many of the vulnerable communities are lacking, and their residents would benefit from improved living conditions.

The City's existing Housing Element includes comprehensive policies to accommodate population growth while also protecting affordable housing needs for vulnerable populations such as farmworkers and low-income residents. The upcoming Housing Element updates are expected to expand existing housing options and provide further support for affordable housing. The EIR determined that impacts would be less than significant regarding displacement of housing or people, due to existing protections under law, and the CGPU's policies and programs.

Analysis of the Proposed Project

Under the existing Open Space designation, buildout of the site would not generate new population or housing. The proposed GPA would allow a maximum residential density of 8 DU/AC and a buildout potential of 298 units for the site, but the proposed Project would result in 4.2 DU/AC and 155 units. According to 2020 California Department of Finance data, the City of Coachella has an average of 4.65 persons per household.² Maximum buildout of the site would increase the population by 1,386 persons under the proposed land use designation. The proposed Project would result in 721 new residents. The proposed GPA would increase the City's

² E-5 City/County Population and Housing Estimates, California Department of Finance, January 1, 2020.

previous buildout population from 135,000 to 136,386, which is 7,086 more residents, or 5.5% more growth than SCAG's most recent forecast (129,300 by 2045). According to the EIR, the SCAG forecast represents a more reasonable projection, while the CGPU buildout is based on the maximum capacity; therefore both population projections are considered generally similar and consistent with each other. The difference would be even smaller under the proposed Project, which is an example of the difference described in the EIR between maximum capacity and realistic capacity.

Implementation of the proposed Project would not result in any new significant impacts or increase the severity of a previously identified significant impact as previously analyzed in the EIR. The proposed General Plan Amendment would expand the City's housing stock compared to existing conditions. The site is vacant and will not displace any existing population or cause a need for additional housing elsewhere. The site is located near the Vista Santa Rosa area, which is designated a Disadvantaged Unincorporated Community per SB 244 and in need of stormwater/drainage facilities. The development of the site and any required street improvements would not negatively impact the Vista Santa Rosa area. Therefore, implementation of the proposed Project and General Plan Designation Map amendment would not result in any new adverse impacts or increase the severity of previously identified significant impacts in the EIR.

PUBLIC SERVICES

Summary of Findings in the EIR

Fire Protection

The City of Coachella contracts with Riverside County Fire Department (RCFD) for fire and emergency services. The RCFD is administered and operated by the California Department of Forestry and Fire Prevention under an agreement with the County of Riverside. The Coachella Fire Service is a "Full Service" agency, providing fire protection, emergency medical, emergency management, and public assistance services to citizens within its jurisdiction. At the time of the EIR, the CGPU Planning Area was served by two fire stations, Battalion 6 Coachella Fire Station #79 that serves the incorporated City and the City of Indio Fire Station that serves in unincorporated areas of the Planning Area. The existing fire stations have current response times longer than five minutes, and a service population ratio of 0.4 firefighter people per 1,000 residents. The requirement for level of service times is less than five minutes, and a ratio of 1.0 firefighter people per 1,000 residents as outlined in the City of Coachella Fire and Emergency Master Plan (2007). Therefore, the City is currently under-serving its residents.

The CGPU would facilitate development and population growth that generates a higher demand for increased fire stations throughout the Planning Area. The City of Coachella Fire and Emergency Medical Services Master Plan (2007) identified a need for at least three additional fire stations to be added in the southern and western portion of the Planning Area, where the majority of urban development is anticipated.

The CGPU calls for increased level of service and fire protection facilities along with conscious development and adequate land use allocation to reduce adverse impacts on fire protection facilities. The CGPU also contains policies in multiple elements to address potential impacts from public service buildings, including fire stations, through sustainable site design, energy conservation efforts, noise compatibility, and development impact review. The EIR determined that impacts regarding fire protection facilities would be less than significant.

Law Enforcement

At the time of the EIR, the City of Coachella Police Department operated a substation from the Riverside County Sheriff's Department located at 82-695 Dr Carreon Boulevard. The City's Police Department operated out of a single facility with response times of about three minutes for emergency calls. The Riverside County Sheriff's Department served the unincorporated portion of the Planning Area.

In 2012, the City's Department had 36 sworn officers and two non-sworn personnel for a total of 38 positions. 24 officers were dedicated to the patrol division with the remaining deputies dedicated to special assignments such as the Community Action Team (C.A.T.), a School Resource Officer, along with Gang and Narcotics Enforcement. The Coachella Police Department divides the City into three geographical patrol districts (beats).

Coachella was operating at a service ratio of 0.64 sworn officers per 1,000 residents, under the recommendation of 1.3 staff per 1,000 residents in the Riverside County Department of Fire and Emergency Service Master Plan. The CGPU would facilitate population growth and generate additional demand for law enforcement services. The CGPU included a well-connected street pattern which would help resolve potential issues with slow response times. The Infrastructure + Public Services Element contains policies that require new police service is added concurrently with development to ensure new growth does not impact service level. According to the EIR, development of additional law enforcement facilities should undergo a development review to assess and mitigate potential negative impacts from any project. The EIR determined that impacts regarding police facilities and service levels would be less than significant.

Schools

The Planning Area is served by Desert Sands Unified School District (DSUSD) and the Coachella Valley Unified School District (CVUSD). DSUSD covers the north and northwest portions of the Planning Area, which is served by one elementary, middle, and high school. The majority of the Planning Area is located within the CVUSD boundaries. CVUSD operated 14 elementary (K-6) schools, 3 middle schools (7-8) and 3 high schools (9-12), with three other schools in the planning stages at the time of the CGPU EIR.

Buildout of the CGPU would create demand for additional schools serving all ages. The CGPU Community Health + Wellness Element encourages increased level of service for schools, and the Land Use + Community Character, Sustainability + Natural, and Infrastructure + Public Services Elements include siting, design, and operation principles to avoid and mitigate potential

environmental impacts associated with new school facilities. The EIR concluded that impacts on schools would be less than significant with the implementation of CGPU policies.

Parks

The CGPU Planning Area has 60.2 acres of developed parks and 109 acres of parkland and open space. At the time of the EIR, the Planning Area was deficient in parkland by 61.91 acres and did not meet the ratio of three acres of parkland per 1,000 people. Buildout of the CGPU would require an additional 333.8 acres of parkland to serve the 135,000 population at the 3 acres/1,000 people ratio.

The CGPU Sustainability + Natural Environment calls for the provision of new parkland concurrent with new development and ensures adequate levels of park service. Park development and maintenance may cause environmental impacts. Multiple CGPU elements contain policies to reduce these potential impacts, including desert friendly landscaping, energy efficient lighting, joint facilities with school play yards, and reclaimed water use for maintenance. The CGPU also calls for parks and open space to be designed to preserve sensitive habitat communities, be built in flood zones to reduce structure impacts from flooding, and offer a trail system to use alternative modes of transportation. The EIR determined that impacts from new or expanded park or open space facilities would be less than significant.

Medical Core

There are seven medical facilities in the region that provide routine health services to the Planning Area, including Desert Hospital in Palm Springs and John F. Kennedy Memorial Hospital in Indio. The CGPU would facilitate population growth and could require additional hospital and medical facilities to maintain existing levels of service. Multiple elements in the CGPU contain policies that call for the increase of medical services, as well as sustainable development practices to reduce impacts from medical facilities. The EIR determined that based on the scaled development of medical facilities and implementation of the CGPU policies, impacts from construction and maintenance of additional medical facilities would be less than significant.

Analysis of the Proposed Project

Under the existing Open Space designation, the site would be built out as a multi-purpose recreational center. The proposed GPA would result in a single-family residential development with up to 298 units. While the GPA would change the type of development and generate new population onsite, the proposed Suburban Neighborhood designation is an existing CGPU land use analyzed in the EIR. Under either designation, development of the Project site would be subject to CGPU policies and review by fire and police departments to ensure adequate safety design. The maximum buildout of the GPA would result in 1,386 more residents, which is equivalent to approximately 1% of the CGPU buildout population. The proposed Project would be required to pay development impact fees to contribute its fair share toward public facilities. Specifically, the Project will be required to pay a one-time fee (\$3,541 per dwelling unit) toward park improvement under the City's Quimby Ordinance 868.

The proposed GPA will reduce the inventory of undeveloped parkland in the City, but because the City will use the proceeds of the surplus land sale to acquire additional parkland elsewhere within the City, the loss of parkland will be temporary, and parks will be constructed in the future consistent with the CGPU policies.

The proposed GPA would result in an increase in population, and associated increases in school-aged children within the Planning Area. The Project will be assessed a \$3.79 per square foot school facility fee for new residential construction by the CVUSD.

Payment of these fees and compliance with CGPU policies and other regulations would ensure potential impacts on public facilities remain less than significant as a result of the GPA and proposed Project. Overall, implementation of the proposed Project and General Plan Designation Map amendment would not result in any new adverse impacts or increase the severity of previously identified significant impacts in the EIR.

RECREATION

Summary of Findings in the EIR

The CGPU EIR included a brief discussion of recreation in Section 4.15 Public Services. At the time of the EIR, the City of Coachella was experiencing a deficiency in community trails and recreational facilities. The CGPU Planning Area had no recreational trails or bike trails. Regional parks near the City of Coachella include Coral Mountain Regional Park and Lake Cahuilla County Park, a regional park containing approximately 710 acres of open space and campgrounds, hiking trails, swimming pools, showers, restrooms, picnic facilities, and access to Lake Cahuilla.

The Coachella Valley Community Trails Alliance, with funding from the County of Riverside Department of Health, envisioned a regional trail system and was developing an Urban Trails and Bikeways map for the entire Coachella Valley. Recreational facilities in the Planning Area includes the Coachella Valley Boxing Club, Jack Delgado Karate Club, and Eleanor Shadowen Senior Citizen Center. Non-governmental organizations offering recreational programs and services in the Planning Area include the Boys and Girls Club of Coachella, the Esperanza Youth and Family Center, churches, and Parent-led Sports Programs.

As discussed for parks, development under the CGPU would demand additional recreational facilities. The CGPU Community Health and Wellness Element calls for joint use with schools, and co-location of parks and schools to encourage efficient use of recreational facilities. The CGPU Sustainability + Natural Environment Element encourages new recreation centers and diverse recreation programs, and establishment of a multi-use trail along the Coachella Canal and Whitewater River as well as other active recreational areas. The policies requiring sustainable design and siting principles for parks also apply to future recreational facilities. According to the CGPU EIR, recreation was analyzed under parks and similar to overall park facilities, impacts from new or expanded recreational facilities would be less than significant.

Analysis of the Proposed Project

The Project site was graded around 2004 with sewer lines installed for a 155-unit residential development. In 2010, the City acquired the Project site and intended to develop the site as a multi-purpose recreational community center, including soccer fields, indoor and outdoor ball courts, community center and other amenities. However, the City has identified other sites more suitable for the intended recreational center and similar uses, and decided to sell the site. The intended buyer will complete the 155-unit residential development, and the City will replenish its Quimby Fund with interest and put the remaining capital gains into the General Fund. Given the financial benefits which contribute toward future recreational resources and the availability of more suitable sites elsewhere in the City, the proposed GPA and the Project would not negatively impact recreational resources.

The maximum buildout of the GPA would result in 1,386 more residents, which is equivalent to approximately 1% of the CGPU buildout population. The required one-time fee (\$3,541 per dwelling unit) for the Project will go toward park and recreation services community-wide under the City's Quimby Ordinance 868. The Project will provide open areas or tot lots associated with drainage retention on the site. The Project impacts on recreation services are expected to be less than significant. Overall, implementation of the proposed Project and General Plan Designation Map amendment would not result in any new adverse impacts or increase the severity of previously identified significant impacts in the Certified EIR.

TRANSPORTATION

Summary of Findings in the EIR

Coachella's existing transportation network consists of the regional highway system, the local street system, local and regional transit routes, and bicycle/pedestrian facilities. Interstate 10 provides regional access, while State Route 86, 86S, and 111 also connect to neighboring cities.

Roadway Congestion

The General Plan Mobility Element identifies thirteen street types in the City that are classified based on their functional capacity and other characteristics, such as cross-section, bicycle and pedestrian facilities, and parking facilities. Street typologies include Country Road, Major Arterial, Primary Arterial, and Collector, Suburban Residential With Parking, Urban Residential With Parking, Local Industrial Street, Industrial Collector, and Urban Street 2-Lane or 4-Lane.

Level of Service (LOS) are letter grades from A (minimal delay) to F (excessive congestion) that describe the performance of a roadway or intersection. The City considers an allowable threshold of LOS D for intersections and roadway segments in Coachella.

At the time the EIR was drafted, the segment of Avenue 50 adjacent to the Project site (west of Van Buren Street) was carrying a volume of 10,000 vehicles per day and operating at a LOS C or better. The intersection of Van Buren Street at Avenue 50 east of the Project site was operating at LOS F during PM peak hour.

Level of Service Standards

In the City of Coachella, Interstate 10 (I-10) and State Route 86 South (SR 86S) are within the jurisdiction of the Riverside County Congestion Management Program (CMP). According to the EIR, eight intersections were projected to operate at a level worse than LOS D at CGPU buildout, the closest one to the Project site being Van Buren Street & Avenue 48. Ten roadway segments were projected to operate at a level worse than LOS D at CGPU buildout, and the nearest segment to the Project site is Harrison Street (north of Avenue 52). Mitigation measures in the EIR require physical improvements at intersections including Van Buren Street & Avenue 48 and expansion of Avenue 50. Implementation of the mitigation measures, supplemented by multiple policies in the Land Use and Mobility Elements, would ensure all intersections and roadway segments operate at LOS D or better at CGPU buildout, except several segments of SR 86S. The EIR projected that development under the CGPU and in areas out of the City will result in LOS E during peak hours for I-10 and LOS F for SR 86S. While the CGPU Mobility Element provides policies to encourage multi-modal transportation for regional travel, these regional impacts cannot be fully mitigated and would be significant and unavoidable. Full mitigation would require widening of I-10 and SR 86S, which are not provided in the Long Range Transportation Plan by Southern California Association of Governments or other planning documents.

Air Traffic Patterns

The General Plan will have no direct or indirect impacts upon any existing air facilities. The Jacqueline Cochran Regional Airport Land Use Plan is fully incorporated in the CGPU. Therefore, the EIR determined impacts on air transportation will be less than significant.

Traffic Hazards

The CGPU Mobility Element and Health Element provide policies on design of transportation facilities to limit hazardous conditions, including policies for pedestrian and cyclist safety, traffic calming and the pedestrian network. Given the EIR provides mitigation measures to limit congestion during peak hours, and the roadway network will be expanded to serve all areas of City, the EIR determined that implementation of the CGPU would not impede access by emergency vehicles. Impacts would be less than significant.

Non-Motorized Transportation

The SunLine Transit Agency provides transit service in Coachella, including Routes 1, 6, 8, and paratransit with pickup and drop-off within $\frac{3}{4}$ miles of a bus route. The nearest bus stop to the Project site is at the northeast corner of Calhoun Street & Avenue 50, served by Route 8.

At the time of General Plan Update, the City had a limited bicycle network mainly in shared on-road facilities. There is one bike lane on Calhoun Street between Avenue 50 and Avenue 48, which continues north into City of Indio. Sidewalks are generally well-connected in the residential and commercial areas, but are uncommon in industrial and agricultural areas. There is currently sidewalk along the west side of Calhoun Street and the north side of Avenue 50 in the Project area.

Summary of Impacts

Implementation of the CGPU will increase Citywide population and housing, thereby creating additional vehicular trips. The EIR traffic analysis studied roadway segments and intersections of streets classified as arterials. Under 2035 conditions (CGPU buildout), eight intersections and ten roadway segments were projected to operate at deficient LOS (LOS E or F). None of these impacted facilities are located in the Project vicinity.

To mitigate for deficient LOS, the City would update the Development Impact Fee program to provide funding for physical improvements at various intersections and on Avenue 50 east of Highway 111. However, several segments of State Route 86 South would continue to operate at LOS E or F near Airport Boulevard. Because these facilities serve both local and regional traffic and are impacted by growth in and out of Coachella, full mitigation is beyond the scope of the CGPU EIR and impacts remain significant and unavoidable.

The CGPU Mobility Element provides policies to encourage development of transit, bicycle, and pedestrian facilities. The proposed roadway network would provide nearly 200 miles of in-street bicycle lanes and over 50 miles of off-street facilities. Sidewalks will be required according to proposed cross-sections in the Mobility Element. These City facilities complement the Coachella Valley Association of Governments' Regional Non-Motorized Plan. The EIR determined impacts on alternative transportation would be less than significant.

Analysis of the Proposed Project

The La Colonia II Project proposes 155 residential units, however the GPA would allow a buildout potential of up to 298 units on the 37.3-acre site. Using the ITE Trip Generation Manual, 9th Edition daily rate of 9.52 trips per single-family unit, the GPA and proposed Project would generate 2,837 and 1,476 daily trips, respectively.

The City intended to develop a multi-purpose recreational center at the site, including soccer fields, indoor/outdoor ball courts, gymnasium, as well as meeting space and classrooms. For analysis purposes, it is assumed the site would be developed with ten soccer fields onsite and a recreational community center of 50,000 square feet. Using the Manual's daily rates of 71.33 trips per field and 33.82 trips per thousand square feet, the site buildout under existing conditions would generate a total of 2,404 daily trips.

Table 9
Trip General Comparisons

Buildout Scenario	Land Use	Trip Rate per Unit	Unit	AM Peak Total	PM Peak Total	Daily
Existing GP LU	Soccer Complex	71.33	10 (Fields)	11	177	713
	Recreational Community Center	33.82	50 (KSF)	103	137	1,691
	Total	-	-	114	314	2,404
GPA Buildout	Single Family Homes	9.52	298 (DU)	224	298	2,837
Proposed Project	Single Family Homes	9.52	155 (DU)	116	155	1,476

GPA Variance from Existing	110	-16	433
Proposed Project Variance from Existing	2	-159	-928

As shown in the table above, the GPA would increase daily trips and AM peak hour trips, but decrease PM peak hour trips when compared to existing conditions. The nearest intersection to be impacted by buildout of the CGPU is Van Buren Street & Avenue 48 (LOS E at buildout), located approximately 1.1 miles northeast of the Project site. Due to the site’s distance from this intersection and the relatively small change in trip generation, the proposed GPA is not expected to significantly deteriorate LOS previously projected for the roadways and intersections near the Project site as compared to the existing conditions analyzed in the EIR. In addition, the proposed Project will result in substantial decreases in PM peak hour and daily trips (and a minimal increase in AM peak hour trip) as compared to the existing conditions. As such, the GPA and proposed Project would not result in any new significant impact nor significant increase in the severity of impacts disclosed in the EIR, and would not require any new mitigation measures.

At buildout, future Project residents will have access to bus service directly across Avenue 50. Avenue 50 is designated as a major arterial with bicycle facility, and Calhoun Street is designated as a collector with bicycle facility in the Project area. Regardless of the designation for the Project site, future development will be required to improve Project frontages to meet City standards including sidewalks and bicycle facilities. The proposed GPA and Project will not result in any new impact as compared to the existing conditions analyzed in the EIR.

Neither the existing or proposed designation would result in land uses that could cause substantial safety risks for or from air operations. The proposed GPA and Project would allow single-family residential developments with a two-story height limit. No impact would occur on air traffic patterns. Regardless of the designation, future development on the Project site is subject to current state and federal regulations and standards applicable to roadway design, police protection and fire department access. The proposed GPA and Project would not result in any new impact on emergency access compared to those identified in the EIR. Impacts would be less than significant.

UTILITIES AND ENERGY

Summary of Findings in the EIR

At the time of preparation of the CGPU EIR, Energy was not a standalone topic required by the CEQA guidelines. The EIR analyzed energy consumption and efficiency under the Public Utilities section. Water, wastewater, and storm drain facilities and capacities are discussed in Section 3.17.

Natural Gas and Electricity Consumption

The City of Coachella is served by the Imperial Irrigation District (IID) for electricity. In 2010, the Citywide electricity usage was 220,782,340 kWh including residential, commercial, industrial, public, agricultural, and outdoor/street lighting sectors, and was expected to increase to 1,099,608,548 kWh in 2035.

The Southern California Gas Company (SoCalGas) provides natural gas to the City. Citywide natural gas usage in 2010 for residential, commercial, industrial, and public sectors was 3,823,723 therms, and was expected to increase to 17,009,166 therms by 2035.

Energy Efficiency

The CGPU would increase energy demand, as the Planning Area population is projected to triple from 40,000 to 135,000 at buildout. The CGPU contains multiple planning strategies and policies to address energy efficiency, including street layout in the Land Use Element, building types and various construction, energy performance and design policies in the Sustainability + Natural Environment Element. The City's Climate Action Plan provides additional measures on energy efficiency and conservation through multiple approaches including water conservation.

According to the EIR, implementation of CGPU policies and CAP measures will achieve energy savings of 174,028,014 kWh for electricity and 1,921,802 therms for natural gas in 2035, which represent a per capita decrease of 1,289 kWh and 14 therms per year, respectively. The EIR concluded that the City will be able to increase energy efficiency and avoid wasteful use of energy. Impacts would be less than significant.

Table 10
Annual Electricity and Natural Gas Use Projections

	2010	2035
Electricity (kWh)	220,782,340	1,099,608,548
Potential reduction	-	174,028,014
Natural Gas (Therms)	3,823,723	17,009,166
Potential reduction	-	1,921,802

Source: Table 4.14-3 and Section 4.14 of the CGPU EIR.

Natural Gas, Electricity, and Telecommunication Infrastructure

Buildout of the Coachella General Plan Update through 2035 will demand expansion of natural gas, electricity, and telecommunication infrastructure to meet increasing needs from population growth in currently expanding and undeveloped areas. Expansion of utility infrastructure may result in impacts related to disruption to wildlife migration patterns and birds' flight path, aesthetic views of visual resources, reductions in level of service from disasters, and leaks or damages in infrastructure from earthquakes or other natural disasters. However, the CGPU Infrastructure + Public Services Element provides planning strategies to reduce these impacts, including utility line undergrounding, utility siting standards, co-location of facilities and transmission corridors. The EIR concluded that impacts related to infrastructure would be less than significant with the incorporation of CHPU policies on utility standards maintenance.

Landfills and Solid Waste Regulations

The City of Coachella contracts with Burrtec to provide regular trash, recycling, and green waste pickup. Municipal solid waste generated in the City of Coachella is taken to the Coachella Valley Transfer Station, located on Landfill Road east of Dillon Road and north of Interstate 10.

The CGPU will facilitate population growth and result in solid waste generation of up to 131,800 tons per year by 2035. The CGPU Infrastructure + Public Services Element contains policies and strategies on waste management, including greener waste management practices, public education and zero waste policies. The CGPU policies will not conflict with the regulatory framework for solid waste, and future projects under the CGPU will be required to comply with the applicable regulations on solid waste. The EIR determined that based on the landfill capacities and projected growth and policies under the CGPU, impacts on landfills and solid waste regulations would be less than significant at CGPU buildout.

Analysis of the Proposed Project

Electricity and Natural Gas Consumption and Efficiency

Under both existing and proposed buildout scenarios, there will be electricity demand during construction, which would vary during the different construction phases. Electricity demand comes from outdoor security and worksite lighting, operation and charging of electronic equipment, and powering a temporary worksite office or trailer. Such electricity demand would be temporary, nominal, and would cease upon the completion of construction under both the existing land use designation and the proposed Project.

Development of the Project site under any buildout scenario typically would not involve the consumption of natural gas during construction. Construction would, however, involve installation of new natural gas connections to serve the Project site, and would be required under both buildout scenarios. The use of natural gas during construction would not be wasteful, inefficient, or unnecessary.

During operation of either the recreational center or residential development, electricity will be used for multiple purposes, including but not limited to air conditioning, lighting, electronics, refrigeration and other kitchen appliances. Demand for natural gas would come from heating and cooking. According to the CalEEMod outputs prepared for both buildout scenarios, operation of the existing land use designation at buildout will consume 126,542 kWh of electricity for parking lot only, because the CalEEMod city park land use assumption does not include indoor energy uses. This calculation does not include any of the community buildings' use of electricity for lighting, heating and air conditioning, or cooking.

The maximum buildout of the site under the proposed land use designation would consume 2,597,510 kWh of electricity and approximately 91,198 therms of natural gas per year. However, new residential buildings are required to be constructed zero net energy (ZNE) after 2020 under the 2019 California Building Code, while nonresidential buildings are required to be constructed ZNE after 2030. Therefore, buildout of the proposed GPA would likely result in lower net energy consumption than under the existing conditions. The Project will not exceed, and will most likely

reduce the severity of impacts previously analyzed in the EIR, and therefore impacts are less than significant.

Transportation Energy

During construction, gasoline and diesel fuels would be the primary energy source consumed by construction equipment, material hauling vehicles, and worker commutes. It is assumed that construction equipment would consume primarily diesel fuel, while worker commutes would consume primarily gasoline traveling to and from the Project area in their private vehicles. It is expected that most construction workers will live locally, which would minimize the need for long commutes and limit fuel consumption. Overall, petroleum and diesel use during construction would be temporary and minimal and would not be wasteful or inefficient.

During operation, the Project would generate vehicle trips to and from the Project site that demand petroleum-based fuels. According to the CalEEMod outputs prepared for both buildout scenarios, and using trip generation rates for each buildout scenario as shown in Section 3.16, maximum buildout of the site under the proposed land use designation has the potential to generate 6,297,489 vehicle miles traveled (VMT), which is 1,713,834 miles higher compared to operation of the site under existing conditions (4,583,655). However, the proposed Project would result in 143 (near 50%) fewer residential units than assumed for maximum site buildout (298 units), which would substantially reduce VMTs. Future technology advancements and more stringent regulations on vehicle fuel efficiency will decrease the energy intensity per VMT, which will help reduce transportation energy consumption. The Project is not expected to result in new impacts or increase the severity of impacts previously analyzed in the EIR, and would have less than significant impacts on transportation energy.

Natural Gas, Electricity, and Telecommunication Infrastructure

According to the Appraisal Report (2019) for the Project site, public utilities are available to the site and meet market standards for the area. There is no overhead utility line along the Project boundary, but the lands across from Avenue 50 and Calhoun Street are developed as residential communities. It is expected there are underground facilities within the public right-of-way surrounding the Project site, and local connections will be provided during Project development. As discussed, the Project will be constructed to be zero-net-energy (ZNE) in accordance with 2019 California Green Building Code. The Project is not expected to demand new or expansion of utility infrastructure other than onsite connections. Impacts will be less than significant and consistent with those identified in the EIR.

Landfills and Solid Waste Regulations

The CGPU EIR compared buildout waste generation to the permitted capacity of Lamb Canyon Landfill and Badlands Landfill. Both landfills are owned by the Riverside County, and had a

combined remaining capacity of 34,991,749 cubic yards as of 2015.³ The maximum buildout of the Project site under the proposed land use designation would generate 665 tons of solid waste per year, which is equivalent to 14,003 cubic yards per year and approximately 0.04% of the remaining capacity of the two landfills serving the City.⁴ This has not taken into account the mandatory 50% diversion mandated by the California Integrated Waste Management Act of 1989. Commingled recyclable materials (e.g., paper, plastic, glass, cardboard, aluminum) will be transported to Burrtec’s material recovery facilities for recycling and reuse. Although buildout of the proposed GPA would result in higher solid waste generation compared to the existing designation, it constitutes a marginal increase compared to the remaining capacity of regional landfills, and will be reduced by mandatory recycling. The proposed Project would result in 155 units, almost 50% less than the maximum GPA buildout. Therefore, impacts on solid waste generation will be less than significant, similar to those identified in the EIR.

Table 11
Estimated Solid Waste Disposal at the Project Buildout

Land Use	Estimated Solid Waste Generation Rates*	Proposed	Solid Waste Disposal (pounds per day)	Solid Waste Disposal (tons per year)
Residential (proposed designation)	12.23 lb/unit /day	298 units	3,644.5	665
Recreational Center (existing designation)	0.007 lb/sq ft/day	50,000 sq ft	350	64

*Estimated Solid Waste Generation Rates by CalRecycle, <https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates>, accessed April 2021.

Burrtec is responsible for maintaining standards that assure that all waste is handled in a manner that meets local, state and federal standards. These requirements will assure that impacts associated with solid waste disposal remain less than significant and the Project will not conflict with any regulation on solid waste. No new significant impact or increased severity of impacts would occur as a result of the Project compared to those analyzed in the EIR.

WATER SUPPLY AND WASTEWATER

Summary of Findings in the EIR

Water Supplies and Facilities

The Coachella Water Agency (CWA), a department of the City of Coachella, and the Coachella Valley Water District (CVWD) provide domestic water services to the City. The Coachella General Plan Update EIR conducted water supply and demand analysis based on the most recent water supply planning documents at the time of preparation, including the City of Coachella 2010 Urban

³ CalRecycle SWIS Facility/Site Activity Details. <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2246?siteID=2368>, accessed April 2021.

⁴ Assumes that 1 CY of residential solid waste is equivalent to 95 lbs. “Volume to Weight Conversion Factors,” US EPA Office of Resource Conservation and Recovery. April 2016.

Water Management Plan (UWMP), CVWD's 2010 Urban Water Management Plan, CVWD's 2010 Coachella Valley Water Management Plan Update (CVWMP) and its 2011 Subsequent Programmatic Environmental Impact Report for the 2010 CVWMP (SPEIR).

The City's 2010 UWMP was prepared during the economic recession, and thus contained very conservative demand projections. However, the water demands associated with the Coachella General Plan Update were analyzed in CVWD's 2010 CVWMP and its 2011 SPEIR. The 2010 CVWMP identifies programs and projects to ensure sufficient and sustainable water supply by CVWD and other water agencies to meet the needs of projected growth throughout the Coachella Valley, including the CGPU Planning Area, for the next 30 years and beyond.

According to the CGPU EIR analysis of the aforementioned documents, the Coachella Valley Groundwater Basin contains approximately 25 million acre feet of groundwater, and also additional storage space that will continue to be utilized for storage of millions acre feet of supplemental supplies that occur in normal and above-normal years. Therefore, based on the 2010 CVWMP and 2011 SPEIR, the EIR determined that the total projected water supplies available to the Lower Whitewater River Subbasin area during normal, single-dry and multiple-dry periods through 2045 are sufficient to meet current and projected water needs, specifically including the future water needs within the CGPU Planning Area. The CGPU incorporated elements of both the City and CVWD UWMP, including policies on indoor and outdoor water conservation and other sustainable design features. Pursuant to SB 610 and SB 221, future development projects under the CGPU above certain sizes will be required to prepare a Water Supply Assessment, and any future approval of a development agreement or tentative tract map within the City of Coachella and SOI that includes a subdivision must be conditioned on obtaining a Written Verification from the Coachella Water Authority. The CGPU EIR concluded that the CGPU would not substantially deplete groundwater such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, and potential impacts on groundwater levels and sufficient water supplies and entitlements would be less than significant.

The City of Coachella's Coachella Water Authority (CWA) is the water supplier for the entire City and SOI under the CGPU. The CWA maintains a close cooperation with CVWD on water supply planning and water conservation programs. The CGPU EIR analyzed potential impacts on water infrastructure from the demand-supply aspect. The CWA fully participates in the 2010 CVWMP and CVWD replenishment assessment programs, which established a comprehensive and managed effort to eliminate the overuse of local groundwater supplies. The CGPU EIR showed that the total projected water supplies available to the CWA will be sufficient to meet the water demand of CGPU buildout including from agricultural and manufacturing uses during a normal year, single-dry year, and multiple-dry year from 2010 to 2035. In light of the City's participation in the regional water planning and implementation of water conservation programs in public parks and the community, the EIR concluded that the CGPU will have less significant impacts on water supply and additional water facilities.

Wastewater Treatment Requirements

The Colorado River Basin Regional Water Quality Control Board (RWQCB) provides regulations on wastewater treatment within its jurisdiction, including the City of Coachella. The Valley

Sanitary District and Coachella Sanitary District manage wastewater treatment facilities and implement regulations imposed by the Colorado River Basin RWQCB. The Coachella Sanitary District is required to conduct annual reporting to the RWQCB to monitor its treatment practices and ensure compliance with the regulations. The CGPU also contains policies to require adequate wastewater treatment capacity for new development before granting building permits, if necessary, through upgrades of additional facilities or construction of new facilities. These policies will ensure development under CGPU will not result in overuse of wastewater treatment facilities in a manner that exceeds requirements outlined by the applicable RWQCB regulations. The EIR concluded that this regulatory framework will ensure impacts on wastewater treatment are less than significant.

Wastewater Treatment Facilities

The majority of the CGPU Planning Area is served by the City's Sanitary District, and Valley Sanitary District (VSD) provides wastewater treatment to the remaining SOI area. According to the EIR, VSD had a treatment capacity of 11.0 million gallons per day (mgd) and a current treatment amount of 6.5 mgd. The Coachella Sanitary District's sole Wastewater Treatment Plant (WWTP) is located in the southern City on Avenue 54, with a current capacity of approximately 2 mgd. The Coachella Sanitary District (CSD) also operates a 12-acre Agricultural Wash Water Treatment Facility primarily to manage the flows from several agricultural processing facilities. According to the EIR, buildout of the CGPU will require a wastewater treatment capacity of 18 mgd. Assuming CSD will serve the entire Planning Area, the buildout demand will necessitate construction of a new WWTP or expansion of the existing WWTP. While the new or expanded WWTP can have high potential to impact local waterways from new sludge and water discharge, the site development impacts of the WWTP would be similar to other development under the CGPU and were analyzed in the EIR. The CGPU contains policies to reduce potential impacts including service standards, sewer master plan, facility design, and fair-share costs. The City will assess the potential environmental impacts of new wastewater facilities on a project by project basis and develop necessary mitigation measures. Impacts on wastewater treatment facilities are generally covered in the programmatic analysis of the EIR, and are considered less than significant.

Storm Drain Facilities

Coachella Valley Water District (CVWD) provides regional flood protection by intercepting and conveying regional flood flows through the Coachella Valley to the Salton Sea, including the City of Coachella. This regional stormwater conveyance system consists of the 50-mile Whitewater River/Coachella Valley Stormwater Channel (CVSC) and related tributary stormwater facilities. Portions of the CVSC has been channelized to handle flood flows of up to 80,000 cubic feet per second and the channel drains into the Salton Sea. As discussed in Section 3.9, the Whitewater River/CVSC is constructed to hold more than the 100-year flood volume within the City of Coachella, and is expected to adequately support stormwater drainage for development under the CGPU. However, site-specific and City-wide stormwater drainage facilities would be needed as development occurs. The Infrastructure + Public Utilities and Sustainability + Natural Environment Elements of the CGPU provide explicit direction to reduce impacts associated with local stormwater flows by requiring continual monitoring, maintenance, and concurrent

upgrades to system capacity. Given the existing regional facility capacity and City policies including fair-share costs, development impacts fees, and monitoring that help prevent impacts related to inadequate capacity of stormwater drainage facilities, impacts of new or expanded stormwater drainage facilities under the CGPU are considered less than significant.

Analysis of the Proposed Project

Water Supplies and Facilities

According to the EIR, the CGPU Planning Area had a water demand of 8,709.5 acre feet (AF) in 2010, which is projected to increase to 27,276 AF in 2035. Based on the CalEEMod results for the existing and proposed buildout of the Project site, there will be a total (indoor and outdoor) water demand of approximately 31.66 million gallons, or 97 acre-feet per year (AFY) for the maximum buildout of the proposed General Plan Amendment (GPA), which is 8.4% less than that of the existing conditions (approximately 106 AFY). The maximum GPA buildout would represent less than 0.4% of the 2035 projected total water demand at CGPU buildout.

As noted above, the EIR determined that the Coachella Water Authority will have sufficient water supplies to meet projected water demand in the Planning Area through 2035 in a normal, single dry, and multiple dry year. In addition, the proposed Project will result in 155 residential units, almost 50% fewer than the maximum GPA buildout (298 units), thus further reducing the water demand. The Project site is well served by utilities that meet market standards in the area. The Project is expected to connect to existing water lines in the site vicinity and will not otherwise demand new or expanded water facilities. Project impacts will be less than significant and similar to those identified in the EIR. No new or increase severity of impacts would occur.

Wastewater Treatment Requirements and Facilities

The City of Coachella 2015 Sewer System Master Plan evaluated the existing system capacity of Coachella Sanitary District (CSD), identified existing and future deficiencies as a result of future development through 2040, and recommended phased improvements.⁵ The plan modeled sewer flows for various land uses in the City, including Medium Density Residential (0-10 du/ac) at 1,800 gallons per day per acre (gpd/acre) and Public Use at 1,600 gpd/acre. The proposed General Plan Amendment would allow up to 8 du/ac on the site, which would have a wastewater flow close to 1,800 gpd/acre. The Public Use category included schools, city parks, and government buildings, and the intended multi-purpose recreational community center under the existing General Plan designation would fit in this category. As the land use assumption for the existing condition included ten soccer fields and 9 acres of parking, the Project site may have an overall wastewater flow rate somewhat lower than 1,600 gpd/acre. Therefore, under the existing or proposed conditions, full buildout of the site will result in largely similar wastewater generation. To provide a conservative analysis of the proposed GPA buildout, it is assumed the site will generate wastewater at 1,800 gpd/acre, resulting in 67,140 gallons per day. According to the 2015 Sewer System Master Plan, the CSD WWTP on Avenue 54 had an existing capacity of 4.5 million gallons per day (MGD) in 2012 after completion of the Phase 2 expansion. The Plan modeled three

⁵ City of Coachella 2015 Sewer System Master Plan, June 2015.

scenarios: Existing, Intermediate, and 2040 to assess sewer system capacity. The Intermediate scenario represented at least 50% sewer connections in the central and southwestern City, including full service for the Project site. The 2040 scenario represented at least 50% sewer connections throughout the Sanitary District boundary, which is less than full service level at CGPU buildout. The Existing flow was modeled at approximately 2.54 MGD, the Intermediate flow at 8.72 MGD, and 2040 flow at 12.80 MGD. Because the Intermediate scenario exceeds the current WWTP capacity (4.5 MGD), CSD would need to plan for expansion to accommodate future development including the Project site buildout included in the Intermediate scenario. The plan recommended that the City perform a future evaluation of the WWTP capacity and consider its expansion depending on the growth rate of future development to accommodate future flows. Wastewater generated at maximum GPA buildout would constitute less than 1.5% of the current WWTP capacity. Because the proposed Project would result in 155 units, almost 50% fewer than the maximum GPA buildout, wastewater generation will be further reduced. Regardless of the type of development on the site, the site would receive sewer service under the Intermediate scenario per the 2015 plan, and CSD would need to expand the WWTP capacity to meet service needs under the Intermediate scenario. Therefore, Project impacts on wastewater facilities are considered less than significant, and no new or increased severity of impacts would occur compared to those identified in the CGPU EIR.

Storm Drain Facilities

Under either the existing or proposed General Plan designation, development of the site will be subject to the same regulatory framework discussed in the EIR on drainage control and storm drain facilities. The City of Coachella Municipal Code Section 13.16.047 requires compliance with best management practices (BMPs) consistent with the California Stormwater Best Management Practice Handbooks or the Riverside County Stormwater Program's "Report of Waste Discharge". The Project will be required to submit a water quality management plan (WQMP) to the City engineer for approval prior to obtaining a grading or building permit (Municipal Code Section 13.16.340). These standard requirements will ensure that the Project will have less than significant impacts on the storm drain facilities. No new or increased severity of impacts would occur compared to those identified in the EIR.

WILDFIRE

Summary of Findings in the EIR

At the time the CGPU EIR was prepared, wildfire was not a standalone topic required by the CEQA Guidelines. The EIR included brief discussions of wildland fires under Section 4.6 Hazardous Materials and Section 4.15 Public Services. While the CGPU would facilitate new development that may increase community exposure to wildland fires, the EIR determined that careful planning under the CGPU and compliance with federal, state, and local agencies including the California Wildland Fire Coordinating Group, supplemented by CGPU policies that require fire suppression techniques and fire-resistant materials to reduce vulnerability of new structures to fire, impacts relating to wildland fires would be less than significant.

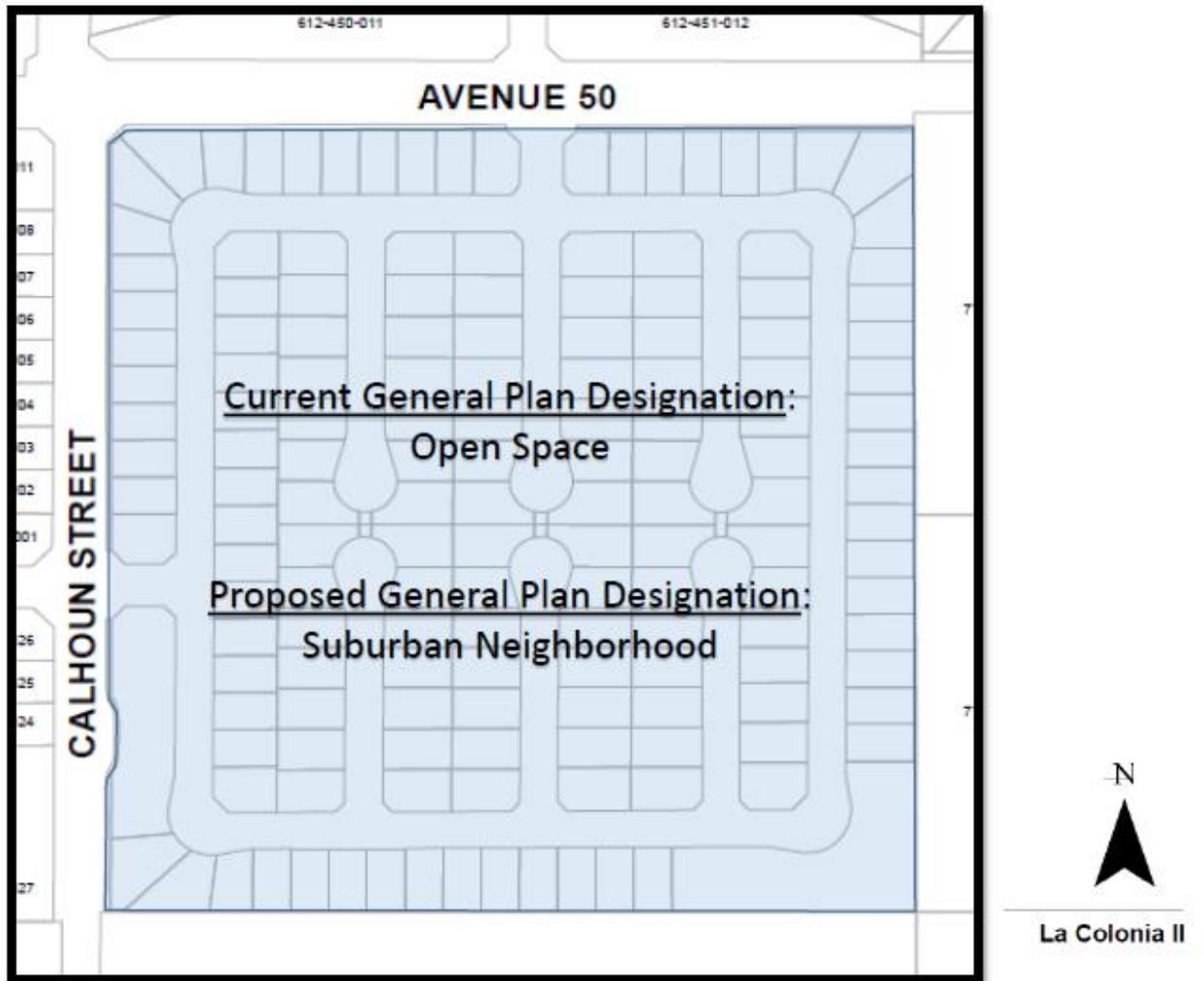
Analysis of the Proposed Project

The California Department of Forestry and Fire Protection (CalFire) has mapped areas of significant fire hazards in the state through its Fire and Resources Assessment Program (FRAP).

There are no state responsibility areas or very high fire hazard severity zones in the City of Coachella and the surrounding areas. The nearest fire hazard severity zones are located miles away to the southwest, near the Santa Rosa Mountains and foothills. Under either the existing or proposed designation, buildout of the site would be subject to the same CGPU policies and fire department requirements on fire safety and emergency access. There would be no impact as a result of the proposed General Plan Amendment or proposed Project relating to wildfires. No new or increased severity of impacts would occur compared to those identified in the EIR

EXHIBIT "B"

General Plan Amendment 21-01 – Map Exhibit





STAFF REPORT
7/14/2021

TO: Honorable Mayor and City Council Members

FROM: Gabriel Perez, Assistant Community Development Director

SUBJECT: Paradise Liquor – Alcohol Sales Request

SPECIFICS: Adopt resolution 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)

STAFF RECOMMENDATION:

Staff recommends that the City Council adopt Resolution No. 2021-48 denying Conditional Use permit (CUP) No. 338, a request to allow a liquor sales license (Type 21, Off-Sale, General) at “Paradise Liquor” located at 50-223 Cesar Chavez Street, Suite “B” pursuant to the findings attached resolution.

BACKGROUND:

The applicant, Paradise Liquor, Inc. requests a Conditional Use Permit to allow the off-sale of liquor (beer, wine and spirits) in conjunction with a new 2,500 square foot convenience grocery market. At the regular Planning Commission meeting of June 2, 2021, the Commission voted to deny CUP 338 and on June 16, 2021, the Planning Commission approved a resolution to deny CUP 3438.

DISCUSSION/ANALYSIS:

The applicant, Paradise Liquor, Inc. has submitted a request for CUP 338 to allow the off-sale of liquor (beer, wine and spirits) in conjunction with a new 2,500 square foot convenience grocery market. The owner has stated that this will allow local residents to have “grab and go” capabilities without having to go to the larger markets for their grocery items (i.e., Cardenas, 99 Cents Store, Smart & Final, etc.). As such, they envision that the store will serve the neighborhood commercial use of the immediate neighborhoods to the east and west of the property.

The zoning designation of the commercial center where the store is proposed is within the C-G (General Commercial) and allows retail sales and grocery stores by right. Several years ago the City adopted an ordinance requiring a conditional use permit for any off-sale alcohol sales

establishment, with additional land use regulations contained in Section 17.74.015 of the Zoning Code. The additional land use regulations state as follows:

Section 17.74.015C-2

- a. The establishment does not fall within seven hundred (700) feet, measured from property line to property line, of a use for religious worship, school (public or private), park, playground, residential or any similar sensitive use; and*
- b. The establishment does not fall within seven hundred (700) feet, measured from property line to property line, of an existing liquor, off-sale use.*

The proposed liquor sales store is located within 200 feet away from the playground located on the west side of the parking lot, and within 700 feet away from other residential uses on the east side of Cesar Chavez Street. Currently, there is one off-sale alcohol license within 700 feet located at the “99 Cent Store” at 50-249 Cesar Chavez Street, Suite J.

Section 17.74.015C of the Zoning Code allows the City to allow off-sale liquor establishments (liquor stores) that are less than 700 feet from playgrounds, residential property, and other liquor stores, provided the following additional findings are made:

- i. The planning commission may find that the public benefit outweighs the distance restrictions of subsections (a) and/or (b) above, upon additional findings that:

 - (A) The establishment provides a substantial benefit to the immediate neighborhood not provided by another existing establishment within the restricted distance; and*
 - (B) Not greater than five percent of the sales floor area or one thousand (1,000) square feet, whichever is less, shall be used for the display or sale of alcoholic beverages;**
- c. That the requested establishment at the proposed location will not adversely affect the economic welfare of the nearby community; and*
- d. That the exterior appearance of the structure of the proposed establishment will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight or deterioration, or substantially diminish or impair the property values within the neighborhood.*

Proposed Floor Plan:

The floor plan shows a large walk-in cooler along the long side of the tenant space (Attachment 6). The owner has stated that a variety of non-alcoholic beverages and food items will be displayed for sale, in addition to alcoholic beverages, in the coolers. Additionally, there will be several gondolas in the open sales area of the store to display packaged foods, canned food items, dry goods, and similar convenience store items.

In order to allow the proposed liquor sales within 700 feet of the existing playground, residential uses, and 99-Cent Store off-sale alcohol establishment, the above special findings shall be made, in addition to the normal CUP findings of fact. At the Planning Commission meeting of June 2, 2021, Commissioners stated that they were unable to support the project as they could not make the special findings.

Hours of Operation:

The applicant has not indicated specific hours of operation for the convenience store. The City Municipal Code does not legislate any hour of operation restrictions. However, staff is concerned that the late evening hour sale of alcoholic beverages could have an adverse effect on the adjoining residential uses to the west. Accordingly, staff recommended that the hours of operation for the business be limited to 7:00 am to 10:00 pm Sunday through Wednesday, and 7:00 am to 11:00 pm Thursday through Saturday.

Environmental Setting:

The subject site is a small commercial center located at the southwest corner of Westerfield Way and Cesar Chavez Street and is substantially surrounded by urban uses, with adjoining zoning and land uses as follows:

- North:** Cardenas Shopping Center, multi-tenant uses / (C-G, General Commercial)
- South:** Multifamily Residential / (R-M, Residential Multifamily)
- East:** Single-family residential / (C-G, General Commercial)
- West:** Playground/ Single Family Residential / (R-M, Multifamily Residential)

Site Plan / Parking and Circulation:

The site is fully developed with one driveway access from Westerfield Way and an additional driveway along Cesar Chavez Street. The site provides ample parking spaces for all the existing uses at the commercial center.

ENVIRONMENTAL REVIEW:

Staff has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as “Existing Facilities” (CEQA Guidelines, Section 15301). The proposed project consists of the operation, licensing and minor alteration of an existing private commercial structure involving no expansion of existing or former commercial use on the property. The subject site has been used for commercial retail establishments and no expansions of floor area are proposed.

ALTERNATIVES:

1. Adopt Resolution No. 2021-48 and deny Conditional Use Permit No. 338.
2. Direct Staff to modify the Conditions of Approval of Conditional Use Permit No. 338.
3. Continue this item and provide staff direction.
4. Grant the appeal and direct staff to prepare a resolution to approve Conditional Use Permit 338.

CONCLUSIONS AND RECOMMENDATIONS

Based on the analysis contained herein and the findings listed below, staff is recommending that the City Council adopt Resolution No. 2021-48 denying Conditional Use Permit No. 338 with the findings and conditions listed below, and in the attached resolution.

- Attachments:
1. Resolution No. 2021-48
 2. Planning Commission Staff Report June 2, 2021
 3. Draft Planning Commission Minutes June 2, 2021
 4. Vicinity Map
 5. Site Plan
 6. Floor Plan

RESOLUTION NO. 2021-48

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA AFFIRMING PLANNING COMMISSION'S DECISION AND DENYING CONDITIONAL USE PERMIT NO. 338, A REQUEST FOR A 2,500 SQUARE FOOT CONVENIENCE STORE WITH LIQUOR SALES (ABC LICENSE TYPE 21 – OFF-SALE GENERAL) WITHIN 700 FEET OF PROPERTY USED FOR RESIDENTIAL PURPOSES, (CMC SEC. 17.74.015(C)(2).) (TO THE SOUTH AND EAST OF THE PROPOSED CONVENIENCE STORE), IN AN EXISTING COMMERCIAL BUILDING LOCATED AT 50-223 CESAR CHAVEZ STREET, SUITE "B" (APN 768-050-003); PARADISE LIQUOR, INC., APPLICANT.

WHEREAS, Paradise Liquor, Inc. filed an application for Conditional Use Permit No. 338 (CUP 339) to allow a 2,500 square foot convenience market/store with liquor sales (ABC License Type 21 – Off-Sale General) within 700 feet of property used for residential purposes (CMC Sec. 17.74.015(C)(2).) (to the east and south of the proposed convenience store) in an existing commercial building located at 50-223 Cesar Chavez Street, Suite "B"; Assessor's Parcel No. 768-050-003 ("Project"); and,

WHEREAS, the Planning Division completed an initial environmental assessment of the above matter in accordance with the California Environmental Quality Act (CEQA) and determined that the project is Categorical Exempt from CEQA as "Existing Facilities" (CEQA Guidelines, Section 15301). The proposed project consists of the operation, licensing and minor alteration of an existing private commercial structure involving no expansion of existing or former commercial use on the property. The subject site has been used for commercial retail establishments and no expansions of floor area are proposed. is exempt from the California Environmental Quality Act, as amended; and,

WHEREAS, the Project is permitted pursuant to Chapter 17.26 of the Coachella Municipal Code, subject to additional findings for Conditional Use Permits for liquor, on-sale and off-sale; and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing on CUP No. 338 on June 2, 2021 at the Coachella Permit Center, 53-990 Enterprise Way, Coachella, California regarding the proposed Project; and,

WHEREAS, the Planning Commission on June 2, 2021 voted to deny the proposed Project and on Jun 16, 2021 the Planning Commission approved Resolution No. 2021-12 to deny Conditional Use Permit 338; and,

WHEREAS, the applicant filed an appeal to the City Council of the Planning Commission's decision to deny CUP 338; and,

WHEREAS, the City Council conducted a duly noticed public hearing to consider the

appeal by Paradise Liquor, Inc. for CUP No. 338 on July 14, 2021 at the Coachella Permit Center, 53-990 Enterprise Way, Coachella, California regarding the proposed Project; and,

WHEREAS, at the City Council hearing, the Applicant and members of the public were present and were afforded an opportunity to testify regarding the Project.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Coachella, California does hereby affirms the Planning Commission decision to deny Conditional Use Permit No. 338, subject to the findings listed below.

Section 1. The above recitals are hereby incorporated by reference.

Section 2. At its regular meeting on July 14, 2021, the City Council conducted a public hearing on the appeal of the Planning Commission decision to deny Conditional Use Permit for the operation of a 2,500 square foot convenience market/store with liquor sales within 700 feet of property used for residential purposes (CMC Sec. 17.74.015(C)(2).) in an existing building located at 50-223 Cesar Chavez Street, Suite “B”, Assessor’s Parcel No. 768-050-003.

Section 3. Based upon the administrative record which includes the conditional use permit application, maps, and diagrams of the property, the oral and written evidence presented at the hearing, and upon the independent discretion and criteria enumerated by Section 17.74.015(C)(2) of the Coachella Municipal Code, the City Council finds as follows:

- A. The proposed off-sale use would not be located, operated and maintained so as to be compatible with the existing character of the general vicinity and would change the essential character of the same area because the proposed use would be located within 200 feet of a playground where the Municipal Code Section 17.74.015(C)(2)(a) requires that alcohol establishment not fall within 700 feet of a park or playground.
- B. Where the proposed use may be potentially hazardous or disturbing to existing or reasonably expected neighboring uses and finding for the common public interest as a benefit to the community as a whole cannot be made due to the proximity of the proposed use to an existing playground within 200 feet at the Desert Palms Apartments multi-family complex where the Municipal Code Section 17.74.015(C)(2)(a) requires that alcohol establishment not fall within 700 feet of a residential use.
- C. The public benefit for the proposed use does not outweigh the distance restrictions in that the benefit provided by the proposed establishment to the immediate neighborhood is already served by existing retail establishments that includes the “99 Cent Store” with an off-sale alcohol license at 50-249 Cesar Chavez Street, Suite J and “Cardenas Markets” with off-sale beer, wine and liquor at 50037 Cesar Chavez Street.

PASSED, APPROVED and ADOPTED, this 14th 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 Resolution No. 2021-48 was duly adopted by the City Council of the City of Coachella at a regular meeting thereof, held on this 14th day of July 2021, by the following vote of Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Andrea J. Carranza, MMC
Deputy City Clerk



STAFF REPORT
6/2/2021

TO: Planning Commission Chair and Commissioners

FROM: Luis Lopez, Development Services Director

SUBJECT: Paradise Liquor – Alcohol Sales Request

SPECIFICS: Conditional Use Permit No. 338 to allow 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)

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. PC 2021-08 approving Conditional Use permit No. 338 and Variance No. 21-02 to allow a liquor sales license (Type 21, Off-Sale, General) at “Paradise Liquor” located at 50-223 Cesar Chavez Street, Suite “B” pursuant to the findings and conditions of approval contained in the staff report and attached resolution.

BACKGROUND:

The subject site is a vacant commercial tenant space located within a 1.08-acre neighborhood commercial center located at the southwest corner of Westerfield Way and Cesar Chavez Street. The tenant space was previously occupied by “Radio Shack” for many years, but has remained empty for several years. The parking lot serving this commercial center is located in the rear portion of the site which is adjacent to an existing multifamily residential apartments complex.

DISCUSSION/ANALYSIS:

The applicant, Paradise Liquor, Inc. has submitted a request for Conditional Use Permit to allow the off-sale of liquor (beer, wine and spirits) in conjunction with a new 2,500 square foot convenience grocery market. The owner has stated that this will allow local residents to have “grab and go” capabilities without having to go to the larger markets for their grocery items (i.e., Cardenas, 99 Cents Store, Smart & Final, etc.). As such, they envision that the store will serve the neighborhood commercial use of the immediate neighborhoods to the east and west of the property.

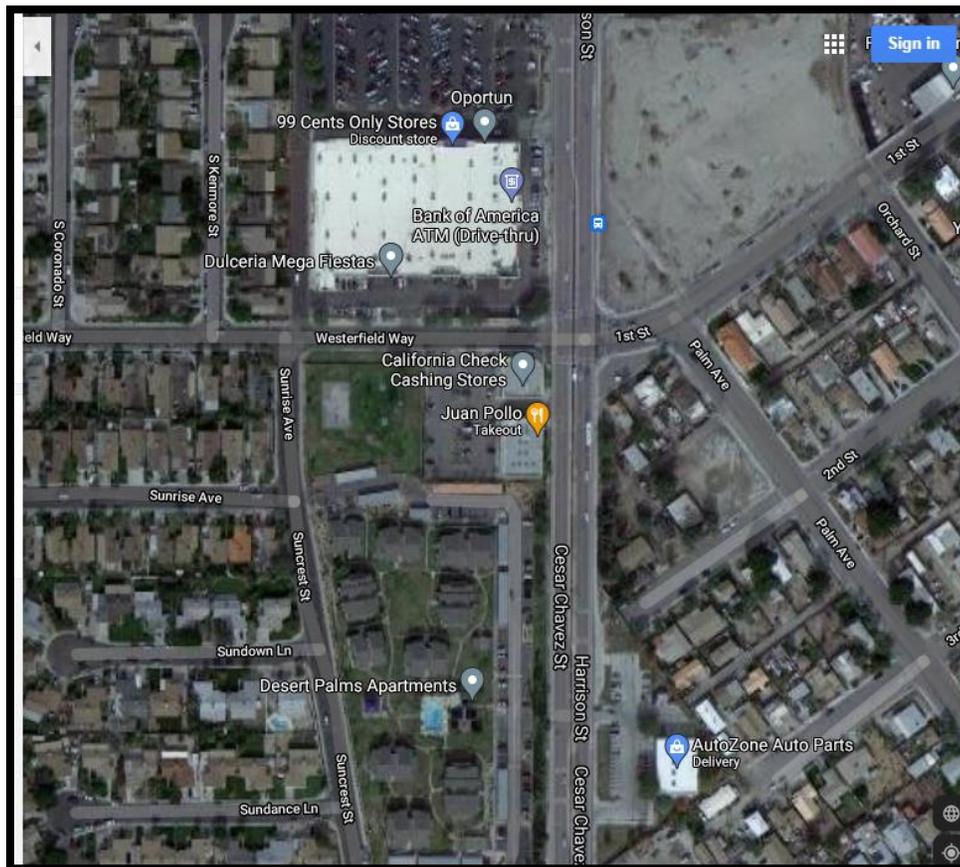
The zoning designation of the commercial center where the store is proposed is within the C-G (General Commercial) and allows retail sales and grocery stores by right. Several years ago the City adopted an ordinance requiring a conditional use permit for any off-sale alcohol sales

establishment, with additional land use regulations contained in Section 17.74.015 of the Zoning Code. The additional land use regulations state as follows:

Section 17.74.015C-2

- a. The establishment does not fall within seven hundred (700) feet, measured from property line to property line, of a use for religious worship, school (public or private), park, playground, residential or any similar sensitive use; and*
- b. The establishment does not fall within seven hundred (700) feet, measured from property line to property line, of an existing liquor, off-sale use.*

The proposed liquor sales store is located within 200 feet away from the playground located on the west side of the parking lot, and within 700 feet away from other residential uses on the east side of Cesar Chavez Street. The aerial photograph below shows the location of the commercial center at the southwest corner of Westerfield Way and Cesar Chavez Street. Currently there is one off-sale alcohol license within 700 feet located at the “99 Cent Store” at 50-249 Cesar Chavez Street, Suite J.



Paradise Liquor (next to Juan Pollo and CA Check Cashing)

Section 17.74.015C of the Zoning Code allows the City to allow off-sale liquor establishments (liquor stores) that are less than 700 feet from playgrounds, residential property, and other liquor stores, provided the following additional findings are made:

- i. *The planning commission may find that the public benefit outweighs the distance restrictions of subsections (a) and/or (b) above, upon additional findings that:

 - (A) *The establishment provides a substantial benefit to the immediate neighborhood not provided by another existing establishment within the restricted distance; and*
 - (B) *Not greater than five percent of the sales floor area or one thousand (1,000) square feet, whichever is less, shall be used for the display or sale of alcoholic beverages;**
- c. *That the requested establishment at the proposed location will not adversely affect the economic welfare of the nearby community; and*
- d. *That the exterior appearance of the structure of the proposed establishment will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight or deterioration, or substantially diminish or impair the property values within the neighborhood.*

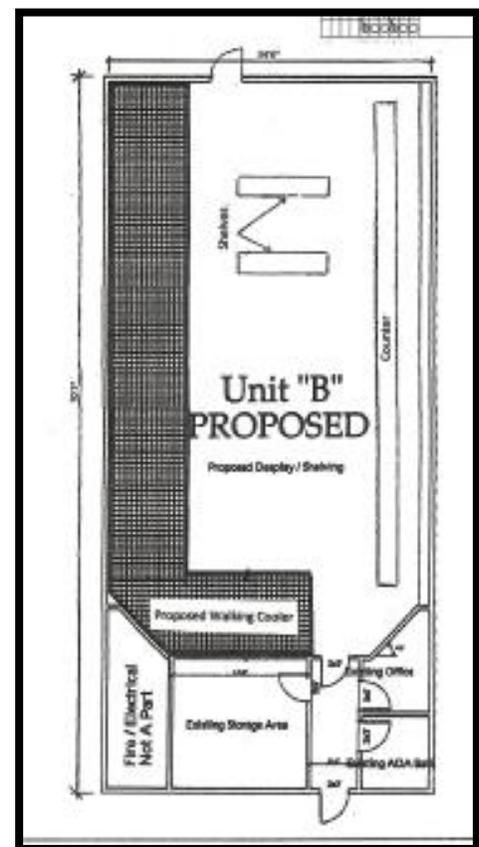
The floor plan for the Paradise Liquor business is shown to the right. The floor plan shows a large walk-in cooler along the long side of the tenant space. The owner has stated that a variety of non-alcoholic beverages and food items will be displayed for sale, in addition to alcoholic beverages, in the coolers. Additionally, there will be several gondolas in the open sales area of the store to display packaged foods, canned food items, dry goods, and similar convenience store items.

In order to allow the proposed liquor sales within 700 feet of the existing playground, residential uses, and 99-Cent Store off-sale alcohol establishment, the Planning Commission must make the above special findings, in addition to the normal CUP findings of fact.

Staff believes that this store will provide a convenient “grab and go” option for many residents in the vicinity that do not wish to travel and take extra time to go into the larger supermarkets in the larger vicinity. Accordingly, staff has prepared findings for approval of the CUP as proposed.

Hours of Operation:

The applicant has not indicated specific hours of operation for the convenience store. The City Municipal Code does not legislate any hour of operation restrictions, per se. However, staff is



concerned that the late evening hour sale of alcoholic beverages could have an adverse effect on the adjoining residential uses to the west. Accordingly, staff recommends that the hours of operation for the business be limited to 7:00 am to 10:00 pm Sunday through Wednesday, and 7:00 am to 11:00 pm Thursday through Saturday.

Environmental Setting:

The subject site is a small commercial center located at the southwest corner of Westerfield Way and Cesar Chavez Street and is substantially surrounded by urban uses, with adjoining zoning and land uses as follows:

North: Cardenas Shopping Center, multi-tenant uses / (C-G, General Commercial)

South: Multifamily Residential / (R-M, Residential Multifamily)

East: Single-family residential / (C-G, General Commercial)

West: Playground/ Single Family Residential / (R-M, Multifamily Residential)

Site Plan / Parking and Circulation:

The site is fully developed with one driveway access from Westerfield Way and an additional driveway along Cesar Chavez Street. The site provides ample parking spaces for all the existing uses at the commercial center.

ENVIRONMENTAL REVIEW:

Staff has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as “Existing Facilities” (CEQA Guidelines, Section 15301). The proposed project consists of the operation, licensing and minor alteration of an existing private commercial structure involving no expansion of existing or former commercial use on the property. The subject site has been used for commercial retail establishments and no expansions of floor area are proposed.

CONCLUSIONS AND RECOMMENDATIONS

Based on the analysis contained herein and the findings listed below, staff is recommending that the Planning Commission approve Conditional Use Permit No. 338 with the findings and conditions listed below, and in the attached resolution.

FINDINGS OF APPROVAL FOR CONDITIONAL USE PERMIT NO. 338:

1. The proposed use will not be in conflict with, but will be in harmony with and in accordance with the objectives of the general plan because the proposed restaurant use with alcohol sales is within the Neighborhood Center land use designation according to the General Plan 2035,

which allows the intended physical character to provide a comfortable, walkable environment for shoppers and diners and envisions neighborhood commercial uses mixed with high-density residential uses. The liquor sales establishment will be part of a convenience store that will provide for the sale of grocery items to serve adjoining residents.

2. The proposed use will be located, designed, constructed, operated and maintained so as to be compatible with the existing character of the general vicinity and shall not change the essential character of the same area because the proposed use is within a zoning designation of 'C-G' (General Commercial) which permits grocery stores subject to obtaining a conditional use permit to sell alcoholic beverages. The proposed use is on a major commercial thoroughfare street within a multi-tenant site that is compatible with the adjoining commercial uses and the conditional use permit can be revoked if any of the conditions of approval are violated.
3. Consideration has been given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities, to harmful effect, if any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of development, because the existing commercial tenant space is within an existing commercial center with all infrastructure available on-site for the proposed grocery convenience store. Additionally, there is adequate ingress and egress into and out of the existing center to maintain the adequacy of the traffic circulation system serving the proposed use.
4. Where the proposed use may be potentially hazardous or disturbing to existing or reasonably expected neighboring uses, it must be justified by the common public interest as a benefit to the community as a whole. As conditioned, the proposed use will provide for the sale of alcoholic beverages in conjunction with a convenience grocery store with limitations on hours of operation. As such, there will be no hazardous or disturbing effects to the existing and neighboring uses.
5. The proposed use provides vehicular approaches to the property designed for reasonable minimal interference with traffic on surrounding public streets or roads, because all approaches are in full use for the patrons of the commercial center and no alterations are proposed as part of the request to sell and/or serve alcohol at the existing 944 square foot restaurant and no negative effects exists.
6. The City of Coachella has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as an "Existing Facilities" project (CEQA Guidelines, Section 15301a). The project involves minor alterations to interior partition walls, and existing electrical, plumbing, and mechanical systems within an existing commercial building.

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT NO. 338:

1. Conditional Use Permit No. 338 is an approval for the sale of alcohol in conjunction with a proposed 2,500 square foot convenience grocery store. This approval is based on the floor plan submitted for the proposed project. Violation of any of the conditions of approval shall be cause for revocation of the Conditional Use Permit.
2. Alcohol sales must be commenced within 12 months of the effective date of this Conditional Use Permit unless a request for an extension of time is reviewed by the Planning Commission. A request for time extension shall be filed in a timely manner with applicable fees.
3. Any break in service, meaning the closure of the convenience grocery store use for a period of 180 consecutive days, will result in the expiration of this CUP.

4. The applicant will agree to defend and indemnify the City of Coachella against all claims, actions, damages, and losses, including attorney fees and costs, in the event that anyone files legal challenges to the approval of this project on the basis of the California Environmental Quality Act (CEQA). Prior to the issuance of building permits, the applicant shall execute a standard indemnification agreement subject to review by the City Attorney.
5. All plan submittals for interior renovations of the proposed convenience grocery store shall be the responsibility of the applicant; this includes plan submittals to the City of Coachella Building Division, and the Riverside County Fire Marshall's Office.
6. The applicant shall be responsible for informing all subcontractors or other business entities providing services related to the project of their responsibility to comply with all pertinent requirements in the Coachella Municipal Code, including the requirement that a business license be obtained by all entities doing business in the City.
7. The use shall meet the standards within the limits established by the Coachella Municipal Code as related to emissions of noise, odor, dust, vibration, wastes, fumes, or any public nuisances arising or occurring incidental to the establishment or operation.
8. The applicant shall pay all fees at the time fees are due and comply with all requirements of other outside agencies.
9. Any sign approval for the project is a separate process requiring the issuance of a sign permit and building permit and it is subject to review and approval by the Development Services Department and Building and Safety. The applicant shall not place any signs on west side of the building facing the playground adjacent to the parking lot serving the business, such that any brands of alcohol are visible from the playground.
10. The sale of alcoholic beverages is approved under this CUP is for a 2,500 square foot convenience store that provides a variety of grocery food items and dry goods. The operator shall work with the City's Police Department to deter theft of beer and wine items from the refrigerated display areas.
11. Hours of operation for the convenience store may be from 7:00 a.m. to 10:00 p.m. Sunday thru Wednesday and from 7:00 am to 11:00 pm Thursday through Saturday. The business shall offer the sale of prepared meals at all hours of operation. The last call for alcohol sales shall be 30 minutes before closing time.
12. The applicant shall comply with all requirements imposed by the State Department of Alcoholic Beverage Control and a review of this conditional use permit will be required if the business results in an increase in floor area.

Attachments: Resolution No. PC 2021-08
 Applicant Memo
 Correspondence

RESOLUTION NO. PC 2021-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING CONDITIONAL USE PERMIT NO. 338 AND VARIANCE NO. 21-02 TO ALLOW A 2,500 SQUARE FOOT CONVENIENCE STORE WITH LIQUOR SALES (ABC LICENSE TYPE 21 – OFF-SALE GENERAL) WITHIN 700 FEET OF PROPERTY USED FOR RESIDENTIAL PURPOSES (TO THE SOUTH AND EAST OF THE PROPOSED CONVENIENCE STORE), IN AN EXISTING COMMERCIAL BUILDING LOCATED AT 50-223 CESAR CHAVEZ STREET, SUITE “B” (APN 768-050-003); PARADISE LIQUOR, INC., APPLICANT.

WHEREAS, Paradise Liquor, Inc. filed an application for Conditional Use Permit No. 338 (CUP 339) and Variance No. 21-02 (VAR 21-02) to allow a 2,500 square foot convenience market/store with liquor sales (ABC License Type 21 – Off-Sale General) within 700 feet of property used for residential purposes (to the east and south of the proposed convenience store) in an existing commercial building located at 50-223 Cesar Chavez Street, Suite “B”; Assessor’s Parcel No. 768-050-003 (“Project”); and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing on CUP No. 338 and VAR 21-02 on June 2, 2021 at the Coachella Permit Center, 53-990 Enterprise Way, Coachella, California regarding the proposed Project; 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 17.26 of the Coachella Municipal Code, subject to the attendant application for Variance No. 21-02 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 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 Planning Commission of the City of Coachella, California does hereby approve Conditional Use Permit No. 338 and Variance No. 21-02, subject to the findings and conditions of approval listed below.

FINDINGS FOR APPROVAL OF CONDITIONAL USE PERMIT NO. 338:

1. The proposed use will not be in conflict with, but will be in harmony with and in accordance with the objectives of the general plan because the proposed restaurant use with alcohol sales is within the Neighborhood Center land use designation according to the General Plan 2035, which allows the intended physical character to provide a comfortable, walkable environment for shoppers and diners and envisions neighborhood commercial uses mixed with high-density residential uses. The liquor sales establishment will be part of a convenience store that will provide for the sale of grocery items to serve adjoining residents.
2. The proposed use will be located, designed, constructed, operated and maintained so as to be compatible with the existing character of the general vicinity and shall not change the essential character of the same area because the proposed use is within a zoning designation of 'C-G' (General Commercial) which permits grocery stores subject to obtaining a conditional use permit to sell alcoholic beverages. The proposed use is on a major commercial thoroughfare street within a multi-tenant site that is compatible with the adjoining commercial uses and the conditional use permit can be revoked if any of the conditions of approval are violated.
3. Consideration has been given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities, to harmful effect, if any, upon desirable neighborhood character, to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of development, because the existing commercial tenant space is within an existing commercial center with all infrastructure available on-site for the proposed grocery convenience store. Additionally, there is adequate ingress and egress into and out of the existing center to maintain the adequacy of the traffic circulation system serving the proposed use.
4. Where the proposed use may be potentially hazardous or disturbing to existing or reasonably expected neighboring uses, it must be justified by the common public interest as a benefit to the community as a whole. As conditioned, the proposed use will provide for the sale of alcoholic beverages in conjunction with a convenience grocery store with limitations on hours of operation. As such, there will be no hazardous or disturbing effects to the existing and neighboring uses.

5. The proposed use provides vehicular approaches to the property designed for reasonable minimal interference with traffic on surrounding public streets or roads, because all approaches are in full use for the patrons of the commercial center and no alterations are proposed as part of the request to sell and/or serve alcohol at the existing 944 square foot restaurant and no negative effects exists.
6. The City of Coachella has determined that the proposed project is categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act as an “Existing Facilities” project (CEQA Guidelines, Section 15301a). The project involves minor alterations to interior partition walls, and existing electrical, plumbing, and mechanical systems within an existing commercial building.

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT NO. 338:

1. Conditional Use Permit No. 338 is an approval for the sale of alcohol in conjunction with a proposed 2,500 square foot convenience grocery store. This approval is based on the floor plan submitted for the proposed project. Violation of any of the conditions of approval shall be cause for revocation of the Conditional Use Permit.
2. Alcohol sales must be commenced within 12 months of the effective date of this Conditional Use Permit unless a request for an extension of time is reviewed by the Planning Commission. A request for time extension shall be filed in a timely manner with applicable fees.
3. Any break in service, meaning the closure of the convenience grocery store use for a period of 180 consecutive days, will result in the expiration of this CUP.
4. The applicant will agree to defend and indemnify the City of Coachella against all claims, actions, damages, and losses, including attorney fees and costs, in the event that anyone files legal challenges to the approval of this project on the basis of the California Environmental Quality Act (CEQA). Prior to the issuance of building permits, the applicant shall execute a standard indemnification agreement subject to review by the City Attorney.
5. All plan submittals for interior renovations of the proposed convenience grocery store shall be the responsibility of the applicant; this includes plan submittals to the City of Coachella Building Division, and the Riverside County Fire Marshall’s Office.
6. The applicant shall be responsible for informing all subcontractors or other business entities providing services related to the project of their responsibility to comply with all pertinent requirements in the Coachella Municipal Code, including the requirement that a business license be obtained by all entities doing business in the City.
7. The use shall meet the standards within the limits established by the Coachella Municipal Code as related to emissions of noise, odor, dust, vibration, wastes, fumes, or any public nuisances arising or occurring incidental to the establishment or operation.

- 8. The applicant shall pay all fees at the time fees are due and comply with all requirements of other outside agencies.
- 9. Any sign approval for the project is a separate process requiring the issuance of a sign permit and building permit and it is subject to review and approval by the Development Services Department and Building and Safety. The applicant shall not place any signs on west side of the building facing the playground adjacent to the parking lot serving the business, such that any brands of alcohol are visible from the playground.
- 10. The sale of alcoholic beverages is approved under this CUP is for a 2,500 square foot convenience store that provides a variety of grocery food items and dry goods. The operator shall work with the City’s Police Department to deter theft of beer and wine items from the refrigerated display areas.
- 11. Hours of operation for the convenience store may be from 7:00 a.m. to 10:00 p.m. Sunday thru Wednesday and from 7:00 am to 11:00 pm Thursday through Saturday. The business shall offer the sale of prepared meals at all hours of operation. The last call for alcohol sales shall be 30 minutes before closing time.
- 12. The applicant shall comply with all requirements imposed by the State Department of Alcoholic Beverage Control and a review of this conditional use permit will be required if the business results in an increase in floor area.

PASSED APPROVED and ADOPTED this 2nd day of June 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Stephanie Virgen
Planning Commission Chairperson

ATTEST:

Yesenia Becerril
Planning Commission Secretary

APPROVED AS TO FORM:

Carlos Campos
City Attorney

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

I HEREBY CERTIFY that the foregoing Resolution No. PC2021-08 was duly adopted by the Planning Commission of the City of Coachella at a regular meeting thereof, held on this 2nd day of June 2021 by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

Yesenia Becerril
Planning Commission Secretary

Business Experiences

Our family has operated businesses for twenty-one (21) years, giving us immense experience in real estate and operating regulated retail businesses. In that time, we have seen our businesses grow and prosper. Our philosophy of business operation involves hands-on management and attention to detail. We take an active role in hiring staff, training, constant supervision, and operations. We take great pride in serving our community by creating jobs and providing great services.

We own multiple shopping centers including: 1194 East Lassen Avenue, Chico CA 95173 and 5790 State Highway 38 in San Bernardino County. Both of these locations host successful, long-term tenants who provide goods, services, and jobs for their community. Our experience as both property owners and tenants serve us well in operating a nuisance-free business and looking out for the welfare of other tenants.

Currently we hold licenses for the California Department Alcoholic Beverage Control (ABC) for four retail locations in the state:

Licensed Business	Address	ABC License No.
Paradise Express Liquor, Inc.	41007 Highway 74, Unit A, Hemet, CA 92544	533920
SNR Angelus Oaks, Inc.,	37686 State Highway 38, Angelus Oaks CA 92305	594226
Hot Springs Liquor, Inc.	64949 Mission Lakes Blvd., Suite 123-125, Desert Hot Springs, CA 92240	615966

We have been model citizens in our community. The businesses proactively remove litter, prohibit loitering, and maintain open lines of communication with law enforcement. The properties are in good repair and consistent with the neighborhoods in which they are located. We take care to select and cultivate qualified managers and staff members who are committed to the community-oriented vision of the companies. This care is evident in the fact that each business operates successfully without generating complaints or nuisance activity.

Additionally, we have had previous experience in retail business operation:

Licensed Business	Address
R N Lucky Market and Liquor INC	259 N Sanderson AVE Hemet CA,92545
Paradise 99 Market	288 E main ST San Jacinto CA 92853
Paradise Smoke Shop	2281 W Esplanade, Suite 102, San Jacinto, CA 92582
Paradise Express Smoke Shop	41007 State Hwy 74, Suite F, Hemet CA,92544



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

MINUTES
OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

June 02, 2021
6:00 PM

PURSUANT TO EXECUTIVE ORDER N-29-20, THIS MEETING WILL BE CONDUCTED BY TELECONFERENCE AND THERE WILL BE NO IN-PERSON PUBLIC ACCESS TO THE MEETING LOCATION.

YOU MAY SUBMIT YOUR PUBLIC COMMENTS TO THE PLANNING COMMISSION ELECTRONICALLY. MATERIAL MAY BE EMAILED TO LLOPEZ@COACHELLA.ORG, GPerez@COACHELLA.ORG AND YBECERRIL@COACHELLA.ORG.

TRANSMITTAL PRIOR TO THE START OF THE MEETING IS REQUIRED. ANY CORRESPONDENCE RECEIVED DURING OR AFTER THE MEETING WILL BE DISTRIBUTED TO THE PLANNING COMMISSION AND RETAINED FOR THE OFFICIAL RECORD.

YOU MAY PROVIDE TELEPHONIC COMMENTS BY CALLING THE PLANNING DEPARTMENT AT (760)-398-3102 **NO LATER THAN 4:00 P.M.** THE DAY OF THIS MEETING TO BE ADDED TO THE PUBLIC COMMENT QUEUE. AT THE APPROPRIATE TIME, YOU WILL BE CALLED SO THAT YOU MAY PROVIDE YOUR PUBLIC TESTIMONY TO THE PLANNING COMMISSION.

PLEASE CLICK THE LINK BELOW TO JOIN THE WEBINAR:

[HTTPS://US02WEB.ZOOM.US/J/88900660100?PWD=C1UwVjB0SVpkK3NtWWNqNEFAC214Zz09](https://us02web.zoom.us/j/88900660100?pwd=c1UwVjB0SVpkK3NtWWNqNEFAC214Zz09)

PASSCODE: 674336

OR IPHONE ONE-TAP :

US: +16699006833,,88900660100#,,,,*674336# OR +12532158782,,88900660100#,,,,*674336#

WEBINAR ID: 889 0066 0100

PASSCODE: 674336

CALL TO ORDER:

Meeting was called to order at 6:03pm by Chair Virgen.

PLEDGE OF ALLEGIANCE:

Pledge of allegiance lead by Vice Chair Navarrete.

ROLL CALL:

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

Absent: None.

APPROVAL OF AGENDA:

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

Motion to Approve Agenda for the Planning Commission Meeting of June 2nd, 2021

Made by: Commissioner Figueroa.

Seconded by: Commissioner Gonzalez.

Approved, by the following roll call vote:

AYES: Commissioner Figueroa, Commissioner Gonzalez, Commissioner Huazano, Vice Chair Navarrete, Chair Virgen.

NOES: None.

ABSTAIN: None.

ABSENT: None.

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting Minutes for May 5th, 2021.

Motion to Approve Minutes for the Planning Commission Meetings of May 5th, 2021.

Made by: Commissioner Huazano.

Seconded by: Commissioner Gonzalez.

Approved, by the following roll call vote:

AYES: Commissioner Figueroa, Commissioner Gonzalez, Commissioner Huazano, Vice Chair Navarrete, Chair Virgen.

NOES: None.

ABSTAIN: None.

ABSENT: None.

Planning Commission Meeting Minutes for May 19th, 2021.

Motion to correct and bring back Minutes for the Planning Commission Meetings of May 19th, 2021.

Made by: Vice Chair Navarrete.

Seconded by: Commissioner Gonzalez.

Approved, by the following roll call vote:

AYES: Commissioner Figueroa, Commissioner Gonzalez, Commissioner Huazano, Vice Chair Navarrete, Chair Virgen.

NOES: None.

WRITTEN COMMUNICATIONS:

None.

PUBLIC COMMENTS (NON-AGENDA ITEMS):

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

None.

REPORTS AND REQUESTS:

Per Luis Lopez, new staff, Gabriel Perez to assume duties of Development Services Director. Rebecca Contreras, interim remote planner.

Per Luis Lopez, new City Manager takes his seat on Friday June 4th, 2021.

Last day upcoming for Luis Lopez.

NON-HEARING ITEMS:

None.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

3. Conditional Use Permit No. 339 to allow an alcoholic beverage license (Beer and Wine- ABC License Type 41) as part of an existing 944 square foot restaurant located at 84-705 Avenue 50, Suite 1 (dba: Tacos Pericos), in the C-G (General Commercial) zone within an existing commercial center.

Public Hearing Opened at 6:21pm by Chair Virgen.

None.

Public Hearing Closed at 6:22 pm by Chair Virgen.

Motion: To Approve Item 3. Conditional Use Permit No. 339 to allow an alcoholic beverage license (Beer and Wine- ABC License Type 41) as part of an existing 944 square foot restaurant located at 84-705 Avenue 50, Suite 1 (dba: Tacos Pericos), in the C-G (General Commercial) zone within an existing commercial center.

Made by: Commissioner Gonzalez.
Seconded by: Vice Chair Navarrete.

Approved by the following roll call vote:

AYES: Commissioner Figueroa, Commissioner Gonzalez, Commissioner Huazano, Vice Chair Navarrete, Chair Virgen.

NOES: None.

ABSTAIN: None.

ABSENT: None.

4. Paradise Liquor – Alcohol Sales Request

Conditional Use Permit No. 338 to allow 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).

Public Hearing Opened at 6:41pm by Chair Virgen.

Elyana Steih- applicant/with applicant.

Public Hearing Closed at 6:51pm by Chair Virgen .

Motion to approve Item 4. Conditional Use Permit No. 338 to allow 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).

***With the added finding that there is a benefit to the community that outweighs zoning restrictions and the need for a zoning variance. AND that advertisements for said establishment limit the use of the word, “liquor.”

Made by: Commissioner Gonzalez.

Seconded by Commissioner Navarrete

Motion fails/does not pass by the following roll call vote:

AYES: Commissioner Gonzalez, Vice Chair Navarrete.

NOES: Commissioner Figueroa, Commissioner Huazano, Chair Virgen.

ABSTAIN: None.

ABSENT: None.

****Luis Lopez, Development Services Director advised applicant can appeal to the City Council within 15 days.*

INFORMATIONAL:

Gabriel Perez, introduction.

Luis Lopez advised new City Manager Appointment.

ADJOURNMENT:

Meeting Adjourned by Chair Virgen at 7:03 pm.

Respectfully Submitted by,

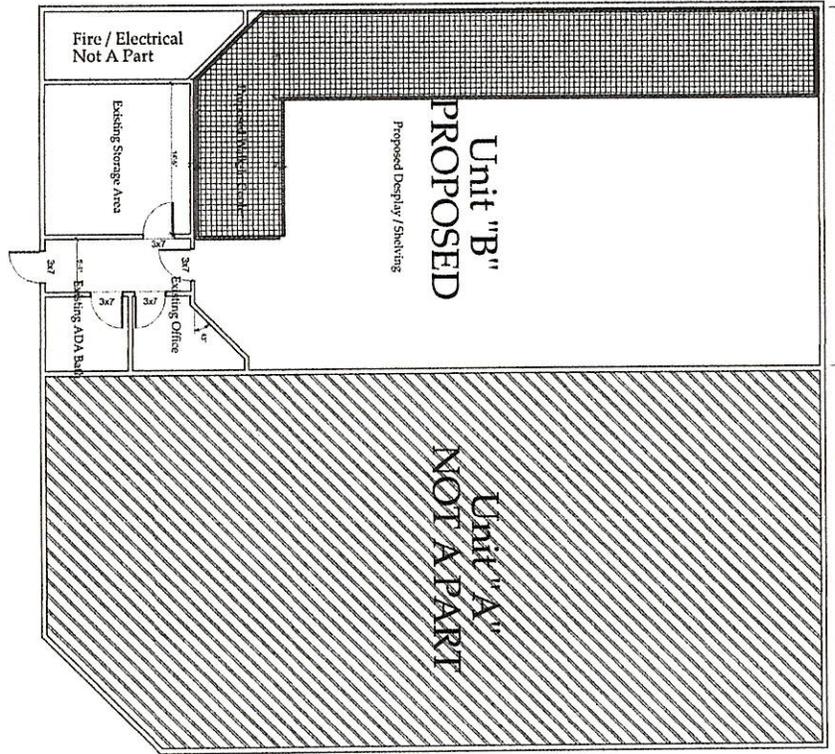
Yesenia Becerril

Planning Commission Secretary

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

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES

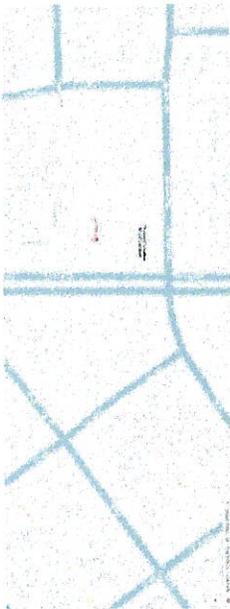




Former Radio Shack Location / View From Parking Lot Off Of Westfield Way



Left Side Of Building / View From Corner Of Westfield Way & Harrison
No Exterior Modifications / Signage Deferred, On Seperate Permit



TENNANT IMPROVEMENT FOR:
Liquor / Convenience Store
50-233 Harrison St. Suite "B"
Coachella, CA. 92236

GENERAL CONTRACTOR:
T.D.EICHELBERGER
41-750 Rancho Las Palmas Dr. Ste# K-3
Rancho Mirage California 92270
Tele: 760-360-7708
License# 478747

<input checked="" type="checkbox"/>	PRELIMINARY PLANS
<input checked="" type="checkbox"/>	DESIGN PLANS
<input checked="" type="checkbox"/>	CONSTRUCTION PLANS
<input checked="" type="checkbox"/>	PERMIT DOCUMENTS
<input checked="" type="checkbox"/>	SPECIAL INSPECTION PLANS
<input checked="" type="checkbox"/>	CONTRACTOR BID PLANS
<input type="checkbox"/>	

SUBMITTALS
Elevation / Planning

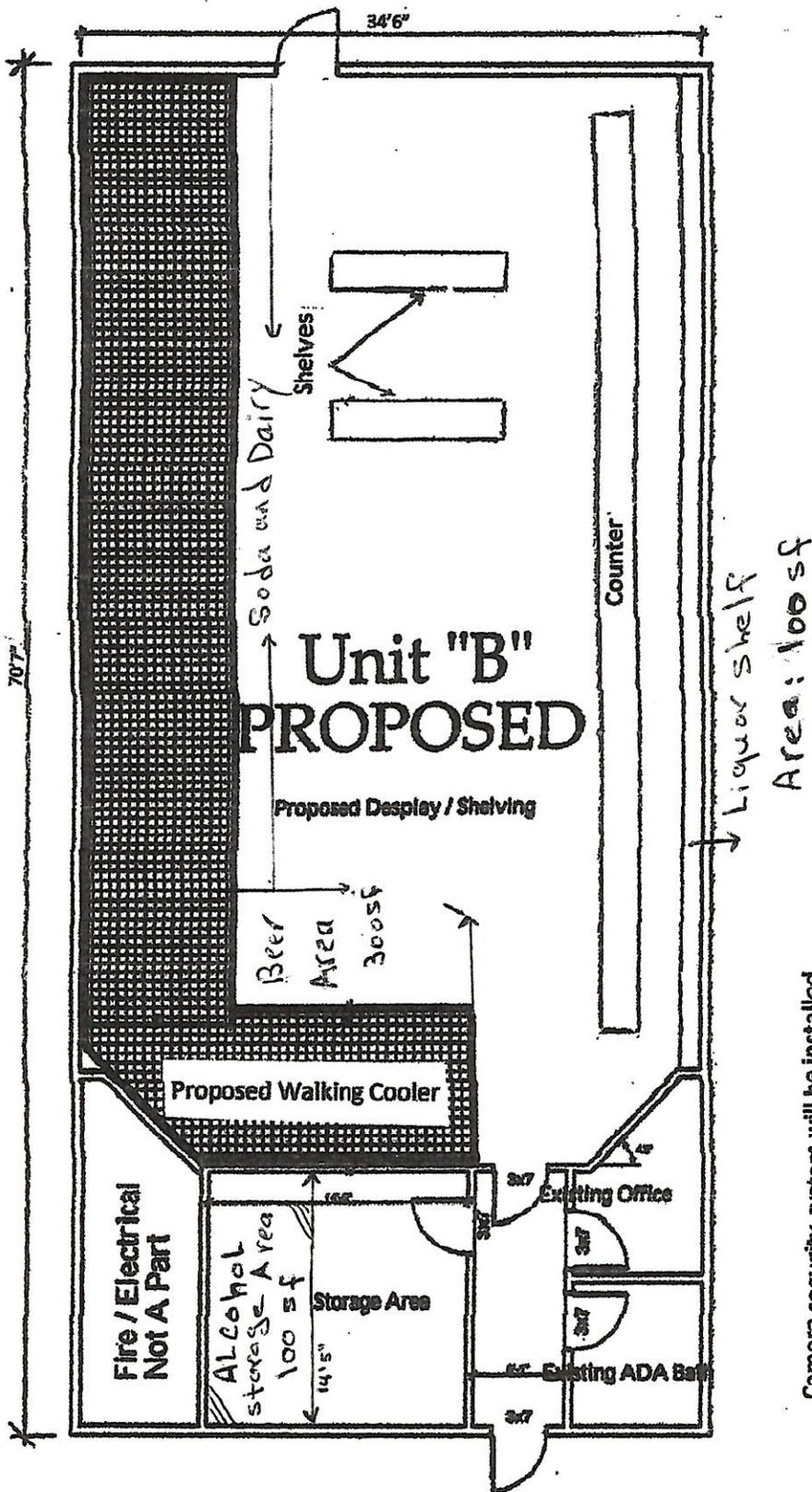
PR.1.2

GENERAL CONTRACTOR:
 T.J. SICHTELBERGER
 41-150 Rancho Las Palms Dr. Suite R-3
 Rancho Mirage California 92270
 Tel: 709-341-7708
 License #478942

TENANT IMPROVEMENT FOR:
Liquor / Convenience Store
 50-233 Harrison St. Suite "B"
 Coachella, CA. 92230

<input type="checkbox"/>	MECHANICAL PLANS
<input type="checkbox"/>	ELECTRICAL
<input type="checkbox"/>	CONSTRUCTION
<input type="checkbox"/>	FINISH SCHEDULES
<input type="checkbox"/>	SPECIAL INSPECTION PLANS
<input type="checkbox"/>	CENTRAL AIR PLANS

Floor Plan
 Note:
 Total Alcohol storage
 area is 500 sf
PR1.2



Camera security system will be installed
 Alarm System will be installed