



Civic Center
53990 Enterprise Way, Coachella, California
(760) 398-3502 ♦ www.coachella.org

AGENDA

OF A REGULAR MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

March 20, 2024
6:00 PM

<p>In-Person Meeting Location:</p> <p>Civic Center 53990 Enterprise Way, 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/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZ1pqUm0zQT09</p> <p>Or One tap mobile : +16694449171,,84544257915#,,,,*380084#</p> <p>Or Telephone: US: +1 669 900 6833</p> <p>Webinar ID: 845 4425 7915</p> <p>Passcode: 380084</p> <p>Spanish: El idioma español está disponible en Zoom seleccionado la opción en la parte de abajo de la pantalla</p>
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- Public comments may be received **either in person, via email, telephonically, or via Zoom** with a limit of **250 words, or three minutes:**
 - **In Real Time:**

If participating in real time via Zoom or phone, during the Public Comment Period, use the **“raise hand”** function on your computer, or when using a phone, participants can raise their hand by pressing *9 on the keypad.
 - **In Writing:**

Written comments may be submitted to the City Council electronically via email to cityclerk@coachella.org. Transmittal **prior to the start** of the meeting is required. All written comments received will be forwarded to the City Council and entered into the record.
 - If you wish, 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.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

SPECIAL ORDER OF BUSINESS:

Selection of Planning Commission Chair and Vice-Chair.

APPROVAL OF AGENDA:

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

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting Minutes February 21, 2024
2. Special Planning Commission Study Session Minutes February 29, 2024

WRITTEN COMMUNICATIONS:

PUBLIC COMMENTS (NON-AGENDA ITEMS):

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

REPORTS AND REQUESTS:

NON-HEARING ITEMS:

3. Coachella Valley Apartments 1st 1-Year Time Extension Architectural Review No. 22-12. The project consisting of a proposed development of a 242-unit multi-family residential gated community with 15 buildings totaling 223,740 square feet on 9.7 acres of vacant land located near the southwest corner of Van Buren Street and Avenue 48.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

4. Variance 23-04 – Rochin, Setback

Variance No. 23-04 a request for a for five foot five inch rear yard setback variance and five percent lot coverage variance for an existing 644 SF patio structure constructed without a permit at 48440 Charlton Peak Street. Applicant: Ramon Rochin.

5. CUP 375 AR No. 23-14 – Coachella Islamic Center Parking Lot for the construction of a parking lot to serve the existing building at 84650 Ave 49. Applicant: Islamic Society of Palm Springs
6. CUP No. 308 and AR No. 18-18 Modification - Coachella Lakes RV Resort Length of Stay Modification Request - The Applicant proposed a modification to Conditional Use Permit (CUP 308) and Architectural Review (AR 18-18) to extend the allowable time period of lodging beyond 30 days and minor modifications to the landscape plan for a new 469-Space Recreational Vehicle (RV) Campground, Coachella Lakes RV Resort, with average stall sizes of 2,580 sq. ft., including a 1,400 sq. ft. clubhouse, three laundry/restroom buildings, with private streets and common area. Applicant: Coach RV LLC

INFORMATIONAL:

ADJOURNMENT:

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

THIS MEETING IS ACCESSIBLE TO PERSONS WITH DISABILITIES



City Council Chamber
1515 6th Street, Coachella,
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AGENDA

DE UNA REUNIÓN ESPECIAL DE
LA
COMISIÓN DE PLANIFICACIÓN
PLANNING COMMISSION

20 de Marzo, 2024
6:00 PM

<https://us02web.zoom.us/j/84544257915?pwd=VTdHWitpYVdOUk1NQW8vZl1pqUm0zQT09>

O one tap mobile:

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

O teléfono:

Us: +1 669 900 6833

ID del webinar: 845 4425 7915

Código de acceso: 380084

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

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

En vivo:

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

Por escrito:

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

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

LLAMADO AL ORDEN:

JURAMENTO A LA BANDERA:

PASE DE LISTA:

ORDEN DEL DÍA ESPECIAL

Selection of Planning Commission Chair and Vice-Chair.

ORDEN DEL DÍA ESPECIAL

APROBACIÓN DE LA

AGENDA:

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

APROBACION DE LAS ACTAS:

1. Borrador de las Actas de la Comisión de Planificación – 21 de Febrero 2024.
2. Borrador de las Actas de la Comisión de Planificación – 29 de Febrero 2024.

COMUNICACIONES ESCRITAS:

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

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

INFORMES Y SOLICITUDES:

PUNTOS QUE NO SON DE AUDIENCIA:

3. Coachella Valley Apartments Primera extensión de 1 año Architectural Review No. 22-12. El proyecto consiste en una propuesta de desarrollo de una comunidad residencial multifamiliar cerrada de 242 unidades con 15 edificios que suman un total de 223,740 pies cuadrados en 9.7 acres de terreno baldío ubicado cerca de la esquina suroeste de Van Buren Street y Avenue 48.

CALENDARIO DE AUDIENCIAS PÚBLICAS (CUASI-JUDICIAL):

4. Variance No. 23-04 Rochin, Retranqueo de una estructura de patio existente de 644 pies cuadrados construida sin un permiso con un retranqueo de patio trasero de 4' 7” y una cobertura de patio trasero del 55% donde se requiere un retranqueo de 10 pies y se requiere un máximo de cobertura de patio trasero

del 50%. requerido.

5. AR No. 23-14 CUP 375 Estacionamiento del Centro Islámico Coachella para la construcción de un estacionamiento para dar servicio al edificio existente de la Sociedad Islámica Coachella de Palm Springs en 84650 49th Avenue. Solicitante: Sociedad Islámica de Palm Springs.
6. CUP No. 308 and AR No. 18-18 Modification - Coachella Lakes RV Resort Solicitud de modificación de la duración de la estadía: el solicitante propuso una modificación al Permiso de uso condicional (CUP 308) y a la Revisión arquitectónica (AR 18-18) para extender el período permitido de alojamiento más allá de 30 días y modificaciones menores al plan paisajístico para un nuevo 469. -Campamento para vehículos recreativos espaciales (RV), Coachella Lakes RV Resort, con un tamaño promedio de puestos de 2,580 pies cuadrados, incluida una casa club de 1,400 pies cuadrados, tres edificios de lavandería/baños, con calles privadas y área común.

INFORMATIVO:

SE SUSPENDE LA SESIÓN:

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

ESTA REUNIÓN ES ACCESIBLE PARA PERSONAS CON DISCAPACIDAD



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MINUTES

OF THE CITY OF THE
CITY OF COACHELLA
PLANNING COMMISSION

February 21, 2024
6:00 PM

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CALL TO ORDER: 6:01 PM

PLEDGE OF ALLEGIANCE:

Commissioner Murillo.

ROLL CALL:

Commissioners Present: Commissioner Arvizu, Commissioner Murillo, Vice Chair Hernandez, Chair Gonzalez.

Commissioners Absent: Commissioner Ramirez, Alternate Commissioner Fonseca

Staff Present: *Gabriel Perez, Development Services Director.
*Adrian Moreno, Associate Planner
*Jesus Medina, Information Technology Tech.

APPROVAL OF AGENDA:

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

IT WAS MOVED BY COMMISSIONER MURILLO AND SECONDED BY COMMISSIONER ARVIZU TO APPROVE THE AGENDA.

Approved by the following roll call vote:

AYES: Commissioner Murillo, Chair Gonzalez, Commissioner Arvizu.

NOES: None.

ABSTAIN: None.

ABSENT: Vice Chair Hernandez, Commissioner Ramirez, Alternate Commissioner Fonseca.

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting Minutes – February 7, 2024.

IT WAS MOVED BY COMMISSIONER ARVIZU AND SECONDED BY COMMISSIONER MURILLO TO APPROVE THE MINUTES.

Approved by the following roll call vote:

AYES: Commissioner Murillo, Commissioner Arvizu, Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Vice Chair Hernandez, Commissioner Ramirez, Alternate Commissioner Fonseca.

WRITTEN COMMUNICATIONS:

None.

PUBLIC COMMENTS (NON-AGENDA ITEMS):

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

REPORTS AND REQUESTS:

None.

NON-HEARING ITEMS:

2. Request for a third 12-Month Time Extension for Tentative Tract Map No. 37040, Conditional Use Permit No. 266, and Architectural Review 16-03 (Coachella Vineyards) to allow an 188-space recreational vehicle (RV) park/subdivision, 100 townhouses, and an 11-story, 200-unit hotel and associated facilities on a total of 48 acres of vacant land in the CT-PD (Tourist Commercial – Planned Development) zone located at the northeast corner of Vista Del Norte and Tyler Street.

Adrian Moreno, Associate Planner, gave a brief presentation for the item. A copy of the presentation is in the Planning Division file.

Public Hearing Opened at 6:14 pm by Chair Gonzalez.

Public Hearing Closed at 6:15 pm by Chair Gonzalez.

IT WAS MOVED BY VICE CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER MURILLO TO APPROVE A THIRD 12-MONTH TIME EXTENSION FOR TENTATIVE TRACT MAP NO. 37040, CONDITIONAL USE PERMIT NO. 266, AND ARCHITECTURAL REVIEW 16-03 (COACHELLA VINEYARDS) LOCATED AT THE NORTHEAST CORNER OF VISTA DEL NORTE AND TYLER STREET.

Approved by the following roll call vote:

AYES: Commissioner Arvizu, Commissioner Murillo, Vice Chair Hernandez, Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Ramirez, Alternate Commissioner Fonseca.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

3. Variance 23-04 – Rochin, Setback

Variance No. 23-04 a request for a for a setback and lot coverage variance for an existing 644 SF patio structure constructed without a permit at 48440 Charlton Peak Street. Applicant: Ramon Rochin.

Adrian Moreno, Associate Planner, gave a brief presentation for the item. A copy of the presentation is in the Planning Division file.

Public Hearing Opened at 6:52 pm by Chair Gonzalez.

Public Hearing Closed at 6:55 pm by Chair Gonzalez.

IT WAS MOVED BY VICE CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER ARVIZU TO APPROVE VARIANCE 23-04 AND DIRECTED STAFF TO PREPARE A PLANNING COMMISSION RESOLUTION FOR APPROVAL OF VARAINCE 23-04 THAT WILL RETURN TO THE NEXT PLANNING COMMISSION MEETING OF MARCH 20, 2024.

Approved by the following roll call vote:

AYES: Commissioner Arvizu, Commissioner Murillo, Vice Chair Hernandez, Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Ramirez, Alternate Commissioner Fonseca.

4. Architectural Review No. 23-08 Love's Travel Stop Façade Remodel a request to modify for exterior modifications to the Love's Travel Stop Exterior to include an approximately 200 sq. ft. addition at southwest corner of the building for an observation and IT room, tower and vestibule addition at the front of the building and new color scheme at 45-761 Dillon Road. Applicant: Mirna Smith

Gabriel Perez, Development Services Director, gave a brief presentation for the item. A copy of the presentation is in the Planning Division file.

Public Hearing Opened at 7:22 pm by Chair Gonzalez.

Public Hearing Closed at 7:47 pm by Chair Gonzalez.

IT WAS MOVED BY VICE CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER ARVIZU TO ADOPT RESOLUTION NO. PC 2024-04 APPROVING ARCHITECTURAL REVIEW NO. 23-08 TO ALLOW EXTERIOR MODIFICATIONS TO THE LOVE'S TRAVEL SHOP EXTERIOR LOCATED AT 45-761 DILLON ROAD WITH THE FOLLOWING MODIFICATIONS:

- REMOVE CONDITION NO. 5 REQUIRING ELEVATION PLANS TO BE REVISED TO INCLUDE ADDITIONAL WINDOWS ALONG THE FRONT ELEVATION
- SUBMIT A MODIFIED LANDSCAPE PLAN
- REQUIRE EXTERIOR PAINTING OF THE CARLS JR RESTAURANT THAT SHOWS CONSISTENCY WITH THE OVERALL PLANS

Approved by the following roll call vote:

AYES: Commissioner Arvizu, Commissioner Murillo, Vice Chair Hernandez, Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Ramirez, Alternate Commissioner Fonseca.

5. Sign Program for Covalda Apartments The applicant proposes a sign program for the design and regulation of commercial tenants and overall project signage for the approved Covalda mixed-use development consisting of 108 residential apartment units and 4 commercial tenants spaces. Applicant: Chelsea Investments

Gabriel Perez, Development Services Director, informed the Planning Commission that there was a noticing error for the item and it will be continued to the next Planning Commission meeting taking place February 29, 2024.

Public Hearing Opened at 7:51 pm by Chair Gonzalez.

IT WAS MOVED BY COMMISSIONER ARVIZU AND SECONDED BY COMMISSIONER MURILLO TO CONTINUE THE ITEM FOR THE NEXT PLANNING COMMISSION MEETING OF FEBRUARY 29, 2024.

Approved by the following roll call vote:

AYES: Commissioner Arvizu, Commissioner Murillo, Vice Chair Hernandez, Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Ramirez, Alternate Commissioner Fonseca.

6. CUP No. 308 and AR No. 18-18 Modification - Coachella Lakes RV Resort Length of Stay Modification Request - The Applicant proposed a modification to Conditional Use Permit (CUP 308) and Architectural Review (AR 18-18) to extend the allowable time period of lodging beyond 30 days and minor modifications to the landscape plan for a new 469-Space Recreational Vehicle (RV) Campground, Coachella Lakes RV Resort, with average stall sizes of 2,580 sq. ft., including a 1,400 sq. ft. clubhouse, three laundry/restroom buildings, with private streets and common area

Gabriel Perez, Development Services Director, informed the Planning Commission that the item will need to be renoticed and will return to the next Planning Commission meeting on February 29, 2024.

Public Hearing Opened at 7:54 pm by Chair Gonzalez.

IT WAS MOVED BY VICE CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER MURILLO TO CONTINUE THE ITEM FOR THE NEXT PLANNING COMMISSION MEETING OF FEBRUARY 29, 2024.

Approved by the following roll call vote:

AYES: Commissioner Arvizu, Commissioner Murillo, Vice Chair Hernandez, Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Ramirez, Alternate Commissioner Fonseca.

INFORMATIONAL:

7. Director's Development Update

- There will be a Special Planning Commission meeting on February 29, 2024.
- Next regular Planning Commission meeting will be cancelled due to Planning Commissioners attending the Planning Commissioners Academy.
- LAFCO meeting for the Sphere of Influence effort of the Pocket 7 Area will be taking place Thursday February 22, 2024. Recommendation by LAFCO staff is to approve the item.
- Another workshop regarding ADU pre-approved plans will take place on March 7, 2024.

Respectfully Submitted by,

Gabriel Perez

Planning Commission Secretary

ADJOURNMENT: 7:56 PM

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Development Services Department at 53-990 Enterprise Way, Coachella, California, and on the
City's website www.coachella.org.*

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MINUTES

OF A SPECIAL MEETING
OF THE
CITY OF COACHELLA
PLANNING COMMISSION

February 29, 2024
6:00 PM

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CALL TO ORDER: 6:00 PM**PLEDGE OF ALLEGIANCE:**

Commissioner Murillo.

ROLL CALL:

Commissioners Present: Commissioner Arvizu, Commissioner Murillo, Vice Chair Hernandez, Chair Gonzalez, Commissioner Ramirez.

Commissioners Absent: Alternate Commissioner Fonseca.

Staff Present: *Gabriel Perez, Development Services Director.
*Adrian Moreno, Associate Planner.
*Jason Stevens, Information Technology Manager.

APPROVAL OF AGENDA:

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

IT WAS MOVED BY VICE CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER ARVIZU TO APPROVE THE AGENDA.

Approved by the following roll call vote:

AYES: Commissioner Murillo, Vice Chair Hernandez, Chair Gonzalez, Commissioner Arvizu.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Ramirez, Alternate Commissioner Fonseca.

APPROVAL OF THE MINUTES:

1. Planning Commission Meeting Minutes – February 21, 2024.

IT WAS MOVED BY COMMISSIONER MURILLO AND SECONDED BY VICE CHAIR HERNANDEZ TO APPROVE THE MINUTES.

Approved by the following roll call vote:

AYES: Vice Chair Hernandez, Commissioner Murillo, Commissioner Arvizu, Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Ramirez, Alternate Commissioner Fonseca.

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

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

REPORTS AND REQUESTS:

None.

NON-HEARING ITEMS:

None.

PUBLIC HEARING CALENDAR (QUASI-JUDICIAL):

1. AR 23-10 Armttec Defense Technologies for the construction of (7) solar canopies and (1) ground mount solar grid at the southwest corner of Avenue 53 and Tyler Street, (APN: 778-420-013 and 778-390-008). Applicant: BayWare Power Solutions.

Adrian Moreno, Associate Planner, gave a brief presentation for the item. A copy of the presentation is on file in the Planning Division.

Public Hearing Opened at 6:20pm by Chair Gonzalez

Public Hearing Closed at 6:20pm by Chair Gonzalez

IT WAS MOVED BY VICE CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER MURILLO TO ADOPT RESOLUTION NO. PC 2024-06 APPROVING ARCHITECTURAL REVIEW 23-10 TO ALLOW FOR THE CONSTRUCTION OF (7) SOLAR CANOPIES AND (1) GROUND MOUNT SOLAR GRID AT THE SOUTHWEST CORNER OF AVENUE 53 AND TYLER STREET.

Approved by the following roll call vote:

AYES: Commissioner Arvizu, Commissioner Murillo, Vice Chair Hernandez, Chair Gonzalez.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Ramirez, Alternate Commissioner Fonseca.

2. AR No. 16-03 (Modification), CUP 266, TTM 37040 EA 16-01 Coachella Vineyards Luxury RV Park Modification – a modification of the configuration of hotel elements that include the parking structure and retail space for the approved Coachella Vineyards project at the northeast corner at Vista Del Norte and Tyler Street. Applicant: Abraham Gottlieb

Adrian Moreno, Associate Planner, gave a brief presentation for the item. A copy of the presentation is on file in the Planning Division.

Public Hearing Opened at 6:39pm by Chair Gonzalez

Abraham Gottlieb, Applicant, spoke and provided comments.

Public Hearing Closed at 6:46pm by Chair Gonzalez

IT WAS MOVED BY VICE CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER ARVIZU TO ADOPT RESOLUTION NO. PC 2024-05 APPROVING ARCHITECTURAL REVIEW 16-03 (MODIFICATION), CONDITIONAL USE PERMIT NO. 226, AND TENTATIVE TRACT MAP NO. 37040, AND ENVIRONMENTAL ASSESSMENT NO. 16-01 COACHELLA VINEYARD LUXURY RV PA

MODIFICATION FOR THE MODIFICATION OF THE ORIGINAL APPROVED COACHELLA VINEYARDS PROJECT LOCATED AT THE NORTHEAST CORNER OF VISTA DEL NORTE AND TYLER STREET WITH THE FOLLOWING MODIFICATION:

- INCLUSION OF RIVEROCK AT VARIOUS SIZES

Approved by the following roll call vote:

AYES: Commissioner Arvizu, Commissioner Murillo, Vice Chair Hernandez, Chair Gonzalez, Commissioner Ramirez.

NOES: None.

ABSTAIN: None.

ABSENT: Alternate Commissioner Fonseca.

3. Covalda “Tripoli” Mixed-Use Project Architectural Review (AR) No. 22-04 and (CUP) 351 modification to establish a sign program for a mixed-use development consisting of 108 apartment units and four retail units on 2.8 acres of vacant DT-PV (Downtown) zoned property at the northeast corner of Cesar Chavez Street and Bagdad Avenue (APN# 778-081-003 and -001) Applicant: Chelsea Investment Corporation
(Continued from February 21, 2024)

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

Public Hearing Opened at 7:11pm by Chair Gonzalez

Public Hearing Closed at 7:12pm by Chair Gonzalez

IT WAS MOVED BY VICE CHAIR HERNANDEZ AND SECONDED BY COMMISSIONER RAMIREZ TO ADOPT RESOLUTION NO. PC 2024-03 APPROVING ARCHITECTURAL REVIEW NO. 22-04 AND CONDITIONAL USE PERMIT NO. 351 MODIFICATION TO APPROVE A SIGN PROGRAM FOR A MIX-USE DEVELOPMENT CONSISTING OF 108 AFFORDABLE APARTMENT UNITS, WITH 1-3 BEDROOM OPTIONS, AND FOUR RETAIL SPACES ON 2.8 ACRES AT THE NORTHEAST CORNER OF CESAR CHAVEZ STREET AND BAGDAD AVENUE WITH THE FOLLOWING MODIFICATION:

- WINDOW SIGNS SHALL NOT OCCUPY MORE THAN 15% OF AREA OF THE WINDOW FRONTAGE UNLESS OTHERWISE APPROVED BY THE DEVELOPMENT SERVICES DIRECTOR.

Approved by the following roll call vote:

AYES: Commissioner Arvizu, Commissioner Murillo, Vice Chair Hernandez, Chair Gonzalez, Commissioner Ramirez.

NOES: None.

ABSTAIN: None.

ABSENT: Alternate Commissioner Fonseca.

4. CUP No. 308 and AR No. 18-18 Modification - Coachella Lakes RV Resort Length of Stay Modification Request - The Applicant proposed a modification to Conditional Use Permit (CUP 308) and Architectural Review (AR 18-18) to extend the allowable time period of lodging beyond 30 days and minor modifications to the landscape plan for a new 469-Space Recreational Vehicle (RV) Campground, Coachella Lakes RV Resort, with average stall sizes of 2,580 sq. ft., including a 1,400 sq. ft. clubhouse, three laundry/restroom buildings, with private streets and common area
Gabriel Perez, Development Services Director, gave a brief presentation for the item. A copy of the presentation is on file in the Planning Division.

Public Hearing Opened at 7:20pm by Chair Gonzalez.

IT WAS MOVED BY COMMISSIONER RAMIREZ AND SECONDED BY COMMISSIONER MURILLO TO CONTINUE CONDITIONAL USE PERMIT NO. 308 AND ARCHITECTURAL REVIEW NO. 18-18 MODIFICATION TO THE NEXT REGULAR PLANNING COMMISSION MEETING OF MARCH 20, 2024.

Approved by the following roll call vote:

AYES: Commissioner Arvizu, Commissioner Murillo, Vice Chair Hernandez, Chair Gonzalez, Commissioner Ramirez.

NOES: None.

ABSTAIN: None.

ABSENT: Alternate Commissioner Fonseca.

INFORMATIONAL:

5. Director's Development Updates

- The next Planning Commission Meeting will be canceled due to Planning Commissioners attending the Planning Commissioners Academy.

Respectfully Submitted by,

Gabriel Perez

Planning Commission Secretary

ADJOURNMENT: 7:35 PM

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STAFF REPORT
3/20/2024

TO: Planning Commission Chair and Commissioners

FROM: Gabriel Perez, Development Services Director

SUBJECT: Coachella Valley Apartments 1st 1-Year Time Extension Architectural Review No. 22-12. The project consisting of a proposed development of a 242-unit multi-family residential gated community with 15 buildings totaling 223,740 square feet on 9.7 acres of vacant land located near the southwest corner of Van Buren Street and Avenue 48.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission continue consideration of Coachella Valley Apartments 1st 1-Year Time Extension for Architectural Review No. 22-12 to the Planning Commission meeting of April 3, 2024. The project consisting of a proposed development of a 242-unit multi-family residential gated community with 15 buildings totaling 223,740 square feet on 9.7 acres of vacant land located near the southwest corner of Van Buren Street and Avenue 48.



STAFF REPORT 3/14/2024

TO: Planning Commission Chair and Commissioners

FROM: Adrian Moreno, Associate Planner

SUBJECT: Variance 23-04 – Rochin, Setback

SPECIFICS: Variance No. 23-04 a request for a for five foot five inch rear yard setback variance and five percent lot coverage variance for an existing 644 SF patio structure constructed without a permit at 48440 Charlton Peak Street. Applicant: Ramon Rochin.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. PC 2024-02 approving Variance (VAR) No. 23-04, a request for a five foot five inch rear yard setback variance and five percent lot coverage variance that allows for an accessory structure to be constructed at a four foot and seven inch rear yard setback from the rear property line and at 55% lot coverage for an existing 644 SF patio structure constructed without a permit at 48440 Charlton Peak Street.

BACKGROUND:

The applicant submitted an application for a JADU in June of 2023 where Staff discovered that the patio in the rear yard was not permitted with the City. The applicant chose to submit a variance for the rear yard setback and lot coverage that allows for an accessory structure to be constructed at a four foot and seven inch rear yard setback from the rear property line and at 55% lot coverage for an existing 644 SF patio structure. The variance would allow the applicant to keep the patio to remain as existing. On February 21, 2024, this item was heard by Planning Commission where they continued the item and directed staff to prepare a resolution of approval of Variance No. 23-04.

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 “New Construction or Conversion of Small Structures” (CEQA Guidelines, Section 15303). The proposed project consists of the location of a small patio structure.

ALTERNATIVES:

- 1) Adopt Resolution No. PC2024-02 approving Variance No. 23-04 with the findings and conditions as recommended by Staff.
- 2) Adopt Resolution No. PC2024-02 with the findings and conditions as recommended by Staff with modifications as proposed by the Planning Commission.
- 3) Not approve Resolution No. PC 2024-02 and request that staff prepare a Planning Commission Resolution for denial of Variance No. 23-04.
- 4) Continue this item and provide staff and the applicant with direction

CONCLUSIONS AND RECOMMENDATIONS

Based on the analysis contained herein and the findings listed below, staff is recommending that the Planning Commission approve Variance No. 23-04 with the findings listed in Resolution No. PC2024-02.

Attachments:

1. Resolution No. PC2024-02
2. Vicinity Map
3. Site Plan
4. Structural Plan
5. Site Photos
6. Riverside County Fire Department Comments
7. City Building Department Comments

RESOLUTION NO. PC 2024-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING VARIANCE NO. 23-04, A REQUEST FOR A FOR A FIVE FOOT AND FIVE INCH SETBACK VARIANCE AND FIVE PERCENT LOT COVERAGE VARIANCE FOR AN EXISTING 644 SF PATIO STRUCTURE CONSTRUCTED WITHOUT A PERMIT AT 48440 CHARLTON PEAK STREET. RAMON ROCHIN, APPLICANT.

WHEREAS, Ramon Rochin filed an application for Variance 23-04, a request for a a five foot five inch rear yard setback variance and five percent lot coverage variance that allows for an accessory structure to be constructed at a four foot and seven inch rear yard setback from the rear property line and at 55% lot coverage for an existing 644 square foot patio structure constructed without a permit at 48440 Charlton Peak Street; Assessor's Parcel No. 612-573-009 ("Project"); and,

WHEREAS, the proposed project is exempt from the California Environmental Quality Act, as amended; and,

WHEREAS, the proposed patio construction is inconsistent with the residential development standards of the Zoning Ordinance and can only be permitted with approval of a variance pursuant to Chapter 17.76 Variances of the Coachella Municipal Code, subject to supported written findings of determination; and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing on Variance 23-04 on February 21, 2024 at 1515 6th Street, Coachella, California regarding the proposed Project; and,

WHEREAS, the Planning Commission on February 21, 2024 at the duly noticed public hearing motioned to continue Variance 23-04 to the planning commission hearing date of March 20, 2024 at 1515 6th Street, Coachella, California; 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.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Coachella, California does hereby approves Variance No. 23-04 that permits a five foot five inch rear yard setback variance and five percent lot coverage variance that allows for an accessory structure to be constructed at a four foot and seven inch rear yard setback from the rear property line and at 55% lot coverage at 48440 Charlton Peak Street, subject to the findings listed below.

FINDINGS FOR DENIAL OF VARIANCE No. 23-04:

1. That the strict application of the provisions of this chapter would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the chapter the Coachella Municipal Code. The lot is within the S-N Suburban Neighborhood zone which requires a minimum rear yard to be 20 feet for the main

residence, as required by the development standards of that zone. The subject property only has a 19 foot rear yard, below the required minimum rear yard required in the zone. The existing rear yard on the property unduly constrains the dimensions and total size of accessory structures on the site. This constrained size of the rear yard results in practical difficulties and unnecessary hardships on the construction of accessory structures on the site.

2. There are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity. The rear yard on this lot provides a 19 foot setback which is smaller than the 20 foot setback required in the S-N Suburban Neighborhood zone. The majority of homes in the vicinity have the 20 foot rear yard setback. The smaller size of the rear yard unduly constrains the extent of the size and shape of accessory structures in the yard. The subject property is oriented in an east-west orientation which is not at the recommended orientation for energy conservation per policy 5.10 of the Land Use and Community Charter of the General Plan which recommends lots at a north-west orientation. The smaller than required size of the rear yard and the east-west orientation of the lot compounds to a special circumstance in terms of location and size that is not typical for properties within that zone and vicinity.
3. The variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity, but which, because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question. As mentioned in Finding 1 and 2, meeting the standards of the Coachella Municipal Code will require a smaller patio size than what is typical of the zone and the vicinity. As mentioned in Finding 1 and 2, the orientation and of the lot negatively impacts energy conservation, which is compounded by the fact that the city of Coachella faces extreme heat and weather year round. Without the variance, a smaller size patio would be required to be constructed, a smaller patio than what is typical in that zone and in the vicinity. Granting of the setback and lot coverage Variance as proposed will ensure the preservation and enjoyment of constructing an accessory structure at a size that minimizes the unnecessary hardship faced by the property owner for the smaller size rear yard east-west orientation of the lot.
4. The granting of the proposed variance would not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located. The existing patio accessory structure would not be detrimental to the public or injurious to the property or improvements in the same zone or vicinity in which the property is located. The patio structure is located in the rear yard of the subject property, only visible along an internal street within the neighborhood, and not visible from the nearest park. The patio structure is subject to the comments received by the Riverside County Fire Department and are subject to the California Building Standards that will ensure the patio would not be permitted without substantially meeting building safety standards.

5. The granting of the variance would not adversely affect any element of the General Plan, as the General Plan does not preclude accessory patio structures within a 5-foot setback or less within the Suburban Neighborhood designation. The general plan also does not preclude an accessory structure that results in a 55% lot coverage or less in the Suburban Neighborhood zone.

PASSED APPROVED and ADOPTED this 20th day of March 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Ruben Gonzalez
Planning Commission Chairperson

ATTEST:

Gabriel Perez
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. PC2024-02 was duly adopted by the Planning Commission of the City of Coachella at a regular meeting thereof, held on this 20th day of March 2024 by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gabriel Perez
Planning Commission Secretary

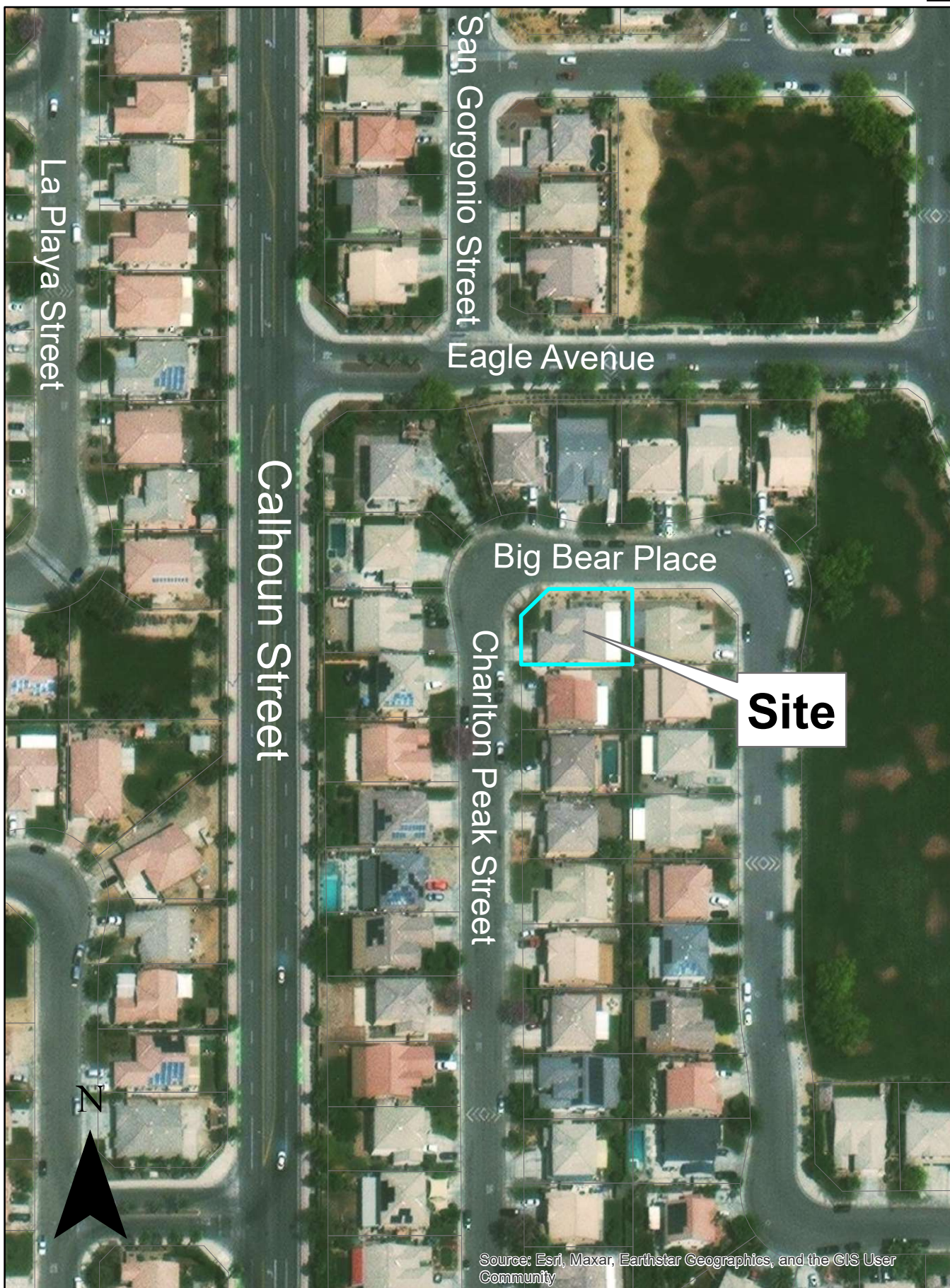
Exhibit A – Resolution No. PC2024-02
CONDITIONS OF APPROVAL FOR
VARIANCE NO. 23-04
ROCHIN, SETBACK

General Conditions

1. Variance 23-04 is approved for a five foot five inch rear yard setback variance and five percent lot coverage variance that allows for an accessory structure to be constructed at a four foot and seven inch rear yard setback from the rear property line and at 55% lot coverage at 48440 Charlton Peak Street.
2. The applicant shall defend, indemnify and hold harmless the City of Coachella, its officials, officers, employees, and agents from and against any claim, action, or proceeding against the City, its officials, officers, employees or agents to attack, set aside, void or annul any project approval or condition of approval of the city concerning this project, including but not limited to any approval or condition of approval or mitigation measure imposed by the City Council or Planning Commission. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officials, officers, employees and agents in the defense of the the City Attorney, within five days of the effective date of this approval.
3. The applicant shall submit a building permit application for the structure that shall be approved by the Development Services Department.

Fire

4. The projection shall comply with the minimum setback detailed in the CA Residential Code Section R302, Table R302.1(1). This section and table identify a minimum 5.0-foot setback for non-fire-resistance rated projections. The existing projection is less than the 5.0-feet required and will need to (1) be modified to reduce beyond this requirement, or (2) Provide Plans detailing compliance with the fire-resistance rated requirements. Building Official will need to review and approve for minimum CRC compliance.





Planning Note:

Google Map shows a 14 x 46 patio = 644 SF

Item 4.

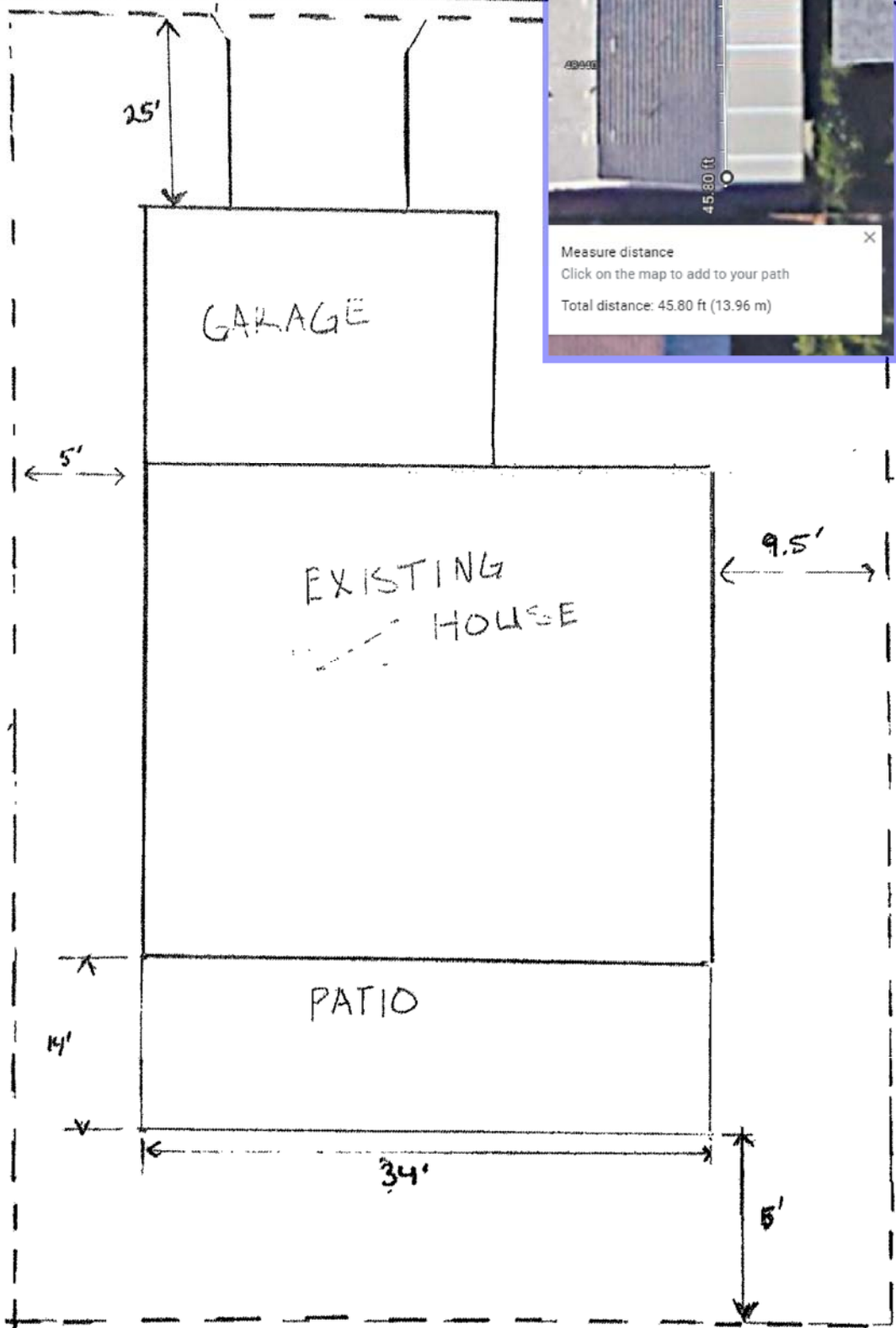
A site visit to the property, I measured a 4' 7" rear yard setback from fence to patio post.



OWNER NAME: Ramon Eocuin
PHONE NO: (760) 541-9499
PROJECT LOCATION: 48440 Charlton Peak Street
Coachella Ca 92236

THE ILLUSTRATED MINIMUM SETBACKS MUST BE OBSERVED WHILE DESIGNING PROPOSED STRUCTURES OR ADDITIONS. PATIO AREAS MAY ENCROACH INTO SETBACKS PROVIDED NO FIRE DANGERS ARE PRESENT.

NEW STRUCTURES MUST OBSERVE SIDE YARD SETBACKS OF 10 FEET ON ONE SIDE AND 5 FEET ON THE OTHER SIDE.



PAGES	DRAWING	SECTION DESCRIPTION
2 PAGES	GN01-2021 GN02-2021	GENERAL NOTES
1 PAGE		PROFESSIONAL ENGINEERING STAMPS PAGE
2 PAGES	SC01-2021 SC02-2021	SOLID PANEL STRUCTURAL CONFIGURATIONS ALUMAWOOD STRUCTURAL CONFIGURATIONS
4 PAGES		SECTION 1.0 RAFTER SPANS FOR COMMERCIAL AND PATIO STRUCTURES
38 PAGES		SECTION 2.0 POST SPACING, POST TYPE AND FOOTING SIZE FOR LATTICE COVERS
4 PAGES	LT01-2021 LT02-2021 LT03-2021 LT04-2021	COMPONENT PARTS AND CONNECTION DETAILS FOR LATTICE STRUCTURES
7 PAGES		SECTION 4.0 SOLID COVER PANEL SPANS FOR COMMERCIAL AND PATIO STRUCTURES
51 PAGES		SECTION 5.0 POST SPACING, POST TYPE AND FOOTING SIZE FOR SOLID COVERS
4 PAGES	NP01-2021 NP02-2021 NP03-2021 NP04-2021	COMPONENT PARTS AND CONNECTION DETAILS FOR NEWPORTS
9 PAGES	CD01-2021 CD02-2021 CD03-2021 CD04-2021 CD05-2021 CD06-2021 CD07-2021 CD08-2021 CD09-2021	COMPONENT PARTS AND CONNECTION DETAILS
11 PAGES	Misc1a-2021 Misc1b-2021 Misc2-2021 Misc3-2021 Misc4a-2021 Misc4b-2021 Misc5a-2021 Misc5b-2021 Misc6-2021 Misc7-2021 Misc8-2021	MISCELLANEOUS DETAILS MISCELLANEOUS DETAILS FAN BEAM DETAILS 7.0 POST AND FASTENER REQUIREMENTS FOR ALL STRUCTURES 7.0 ALTERNATIVE FOOTING TABLES 7.0 ALTERNATIVE FOOTING TABLES 7.0 REQUIREMENTS FOR SURFACE MOUNTED POSTS ON CONCRETE SLABS OR FOOTINGS FOR SINGLE SPAN ATTACHED LATTICE STRUCTURES 7.0 REQUIREMENTS FOR SURFACE MOUNTED POSTS ON CONCRETE SLABS OR FOOTINGS FOR SINGLE SPAN ATTACHED LATTICE STRUCTURES 7.0 FORCES ON EXISTING STRUCTURES STRUCTURAL PROPERTIES OF BEAMS, FASCIA, PANELS AND RAFTERS FOR USE BY DESIGN PROFESSIONALS CONCRETE SLAB REQUIREMENTS FOR CONSTRAINED FOOTINGS

Ramon Rochin
48440 Charlton Peak St
Coachella, CA 92236

Live Load: 10 psf
Wind Speed: up to 130 mph Exp C



Digitally
signed by Carl
M Putnam
Date:
2023.05.09
13:56:41
-04'00'

Carl M Putnam

December 16, 2022

GENERAL NOTES:

Item 4.

1. DESIGNED IN ACCORDANCE WITH THE 2021 INTERNATIONAL BUILDING CODE AND THE 2022 CALIFORNIA BUILDING CODE. THIS DESIGN ALSO CONFORMS TO THE 2021 IRC AND 2022 CRC.

2. ALUMINUM DESIGN IN ACCORDANCE WITH THE 2020 EDITION OF ALUMINUM ASSOCIATION'S SPECIFICATIONS AND CHAPTER 20 OF THE INTERNATIONAL BUILDING CODE.

3. DESIGN LOADINGS: Ct = 1.2, I = 1.0, Ce = 1.0 (ALL EXPOSURES EXCEPT B AND C WHEN LOCATED TIGHT AMONG CONIFERS)

GROUND SNOW LOAD	DESIGN LOAD
10 PSF	10 PSF LIVE LOAD ONLY
15 PSF	15 PSF DESIGN ROOF SNOW LOAD
20 PSF	20 PSF LIVE LOAD ONLY
25 PSF	21.0 PSF DESIGN ROOF SNOW LOAD
30 PSF	25.2 PSF DESIGN ROOF SNOW LOAD
35.7 PSF	30.0 PSF DESIGN ROOF SNOW LOAD
42 PSF	35.3 PSF DESIGN ROOF SNOW LOAD
50 PSF	42.0 PSF DESIGN ROOF SNOW LOAD
60 PSF	50.4 PSF DESIGN ROOF SNOW LOAD

FOR 0.25/12 < SLOPE < 1/12

WIND SPEEDS IN THE 2021 IBC ARE "BASIC DESIGN WIND SPEED". ALL STRUCTURES DESCRIBED IN THIS REPORT ARE DESIGNED USING PRESSURES CALCULATED FROM "BASIC DESIGN WIND SPEEDS" FOR RISK CATEGORY II. FOR ATTACHED STRUCTURES THE MAXIMUM MEAN ROOF HEIGHT OF THE EXISTING STRUCTURE IS 30'. Kzt WAS ASSUMED AS 1.0 FOR ALL WIND LOADS. SITE LOCATIONS REQUIRING HIGHER A HIGHER Kzt VALUE (ISOLATED HILLS, RIDGES, ESCARPMENTS) WILL REQUIRE HIGHER WIND LOADS AS PER ASCE7-16 SECTION 26.8 AND ARE OUTSIDE THE SCOPE OF THIS REPORT.

NOTE: EXPOSURE B: SHALL APPLY WHEN THE GROUND SURFACE ROUGHNESS CATEGORY B (URBAN AND SUBURBAN AREAS, WOODED AREAS, OR OTHER TERRAIN W/ NUMEROUS CLOSELY SPACED OBSTRUCTIONS HAVING THE SIZE OF A SINGLE FAMILY DWELLING OR LARGER) PREVAILS IN THE UPWIND DIRECTION FOR A DISTANCE OF AT LEAST 1500 FT.

EXPOSURE C: SHALL APPLY WHEN EXPOSURE B AND D (SMOOTH MUD FLATS, SALT FLATS, UNBROKEN ICE AND OTHER) DO NOT.

SEISMIC LOADING

MAXIMUM Ss = 150% SHOWN IN 2021 IBC FIGURE 1613.2.1(1)

Ss > 150% ARE NOT REQUIRED AS PER ASCE7-16 12.14.8.1

S1 NOT APPLICABLE TO THESE STRUCTURES

SITE CLASS = D

BASIC SEISMIC FORCE RESISTING SYSTEM

POSTS EMBEDDED INTO FOOTINGS =ORDINARY STEEL MOMENT FRAME >> R = 1.25

POSTS SURFACE MOUNTED = GENERIC SYSTEM >> R= 1.25

ANALYSIS PROCEDURE = EQUIVALENT LATERAL FORCE PROCEDURE

THESE ROOFS ARE NOT SUBJECT TO MAINTENANCE WORKERS AND HAVE NOT BEEN EVALUATED FOR A CONCENTRATED 300 LBF LOAD.

THE BASIS OF THE DESIGN FORCES ARE IN ACCORDANCE WITH THE BASIC LOAD COMBINATIONS DESCRIBED IN 2021 IBC SECTION 1605.1 INCLUDING EXCEPTION #2 AND ASCE7-16 SECTION 2.4 AND NO FURTHER INCREASES ARE PERMITTED FOR PATIO COVERS RESISTING WIND OR SEISMIC FORCES.

4. THIS ENTIRE ENGINEERING PACKAGE IS NOT REQUIRED FOR MOST BUILDING PERMITS. SUBMISSION FOR A BUILDING PERMIT MUST INCLUDE:

- a. GENERAL NOTES (2 PAGES)
- b. STRUCTURAL CONFIGURATIONS (1 OR 2 PAGES)
- c. RAFTER SPAN TABLES (FOR LATTICE STRUCTURES), PANEL SPAN TABLES FOR SOLID COVER STRUCTURES) OR BOTH (FOR COMBINATION STRUCTURES)
- d. HEADER POST SPACING, FOOTING SIZE AND POST TABLE FOR LIVE/SNOW AND WIND LOAD
- e. ALL APPROPRIATE DETAILS
- f. OTHER DOCUMENTATION REQUIRED BY LOCAL BUILDING AUTHORITY.

5. CONCRETE MIX: CONCRETE WILL MEET THE DURABILITY REQUIREMENTS OF ACI 318-19. PATIO STRUCTURES MAY BE ATTACHED TO CONCRETE SLAB WITHOUT FOOTINGS WHEN THE POST LOAD IS 750# OR LESS AND THE FROST DEPTH IS ZERO. CONCRETE SHALL BE A MINIMUM OF 3.5 INCHES THICK AND NO CRACKS WITHIN 2'-6" OF POSTS. POSTS AND CONCRETE ANCHORS SHALL BE SET BACK A MINIMUM OF 4 INCHES FROM EDGE OR EXPANSION JOINT OF A SLAB.

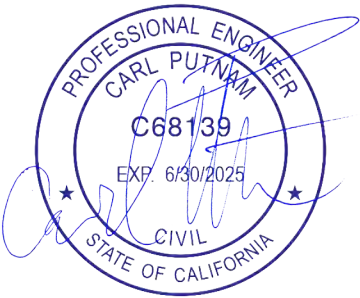
6. FOOTINGS HAVE BEEN DESIGNED FOR CLASS 5 SOIL AS PER 2021 IBC TABLE 1806.2. ALLOWABLE FOUNDATION PRESSURE IS 1500 POUNDS PER SQUARE FOOT. LATERAL BEARING PRESSURE IS 100 PSF/FT AND IS DOUBLED PER 2021 IBC SECTION 1806.3.4. THESE DESIGN VALUES DO NOT APPLY TO MUD, ORGANIC SILTS, ORGANIC CLAYS, PEAT OR UNPREPARED FILLS AND MAY REQUIRE FURTHER SOIL INVESTIGATION. THE BUILDING OFFICIAL MAY ASSIGN A LOAD BEARING CAPACITY. UNITS IN SNOW/LIVE LOAD AREA OF 25 PSF OR LESS MAY BE BUILT ON 1000 PSF BEARING SOIL W/O ADDITIONAL ENGINEERING. MINIMUM FOOTING DEPTH IS THE LOCAL FROST DEPTH.

7. 20 PSF AND HIGHER LIVE LOAD STRUCTURES MAY BE USED AS COVERS FOR PARKING OF MOTOR VEHICLES. CARPORTS MUST HAVE AT LEAST TWO OPEN SIDES AND HAVE FLOOR SURFACES MADE OF APPROVED NONCOMBUSTIBLE MATERIAL OR ASPHALT.


8. AT LEAST ONE HORIZONTAL DIMENSION (PROJECTION OR WIDTH) OF FREESTANDING COVERS SHALL BE LESS THAN 30'.

9. ALL STEEL SHALL BE GALVANIZED ASTM A-653 G90, A123 G45 OR A153 B-3, PAINTED ASTM A755 OR USE AN APPROVED COATING COMPLYING WITH 2021 IBC SECTION 2203.1.

10. ALTERNATE ALUMINUM ALLOYS OF EQUAL OR HIGHER STRENGTHS MAY BE USED. 3004H2x ALUMINUM MAY BE SUBSTITUTED FOR 3004H3x.



MAY 09 2023

		28921 US Hwy 74 Romoland, CA 92585	
EXTERIOR HOME PRODUCTS			
DRAWN BY: CMP			
SCALE: NONE	DRAWING OR PART NAME GENERAL NOTES		
DATE:	DRAWING OR PART NUMBER	GN01-2021	SHEET 1 OF 31

GENERAL NOTES:
(CONTINUED FROM SHEET NO. 1)

11. STEEL FASTENERS SHALL BE EITHER STAINLESS (300 SERIES), GALVANIZED OR DOUBLE CADMIUM PLATED. BOLTS SHALL BE ASTM A-307 HOT DIPPED GALVANIZED, MECHANICALLY GALVANIZED, ZINC ELECTROPLATED, ALUMINIZED OR 300 SERIES STAINLESS STEEL. CONCRETE ANCHOR BOLTS ARE SPECIFIED IN THE DETAILS. ALL WOOD SCREWS MUST COMPLY WITH ANSI/ASME STANDARD B18.6.1 AND AWC NDS-18 12.1.5. ALL LAG SCREWS MUST COMPLY WITH ANSI/ASME B18.2.1 AND AWC NDS-18 12.1.4. ALL STEEL WASHERS TO BE ASTM F844 W/ DIMENSIONS IN ACCORDANCE WITH ASME B18.22.1, TYPE A. ALL STEEL NUTS TO BE ASTM A563. THE MINIMUM WASHER DIAMETER SHALL BE 1" FOR BOLTED CONNECTIONS. SCREWS AND BOLTS WILL HAVE A MINIMUM EDGE DISTANCE OF 2X FASTENER DIAMETER.

12. EMBEDDED POST SURFACES SHALL BE CLEAN AND FREE FROM OILY SURFACES.

13. HEADER SPLICES SHALL NOT BE LOCATED NEARER TO THE END OF THE STRUCTURE THAN THE FIRST INTERIOR POST. (EXCEPT FOR FULL STRENGTH SPLICES) FULL STRENGTH SPLICES (DETAILS U, AND X) MAY BE LOCATED ANYWHERE.

14. ALL SELF DRILLING AND SELF TAPPING SCREWS MUST COMPLY TO ICC- ESR 1271, 1408, 1976, 2196, 3006, 3215, 3223, 3231, 3294, 3332, 3528, 3558, 4229, 5057, 4374 OR EQUIVALENT AND USE HEADS W/ DIAMETERS EQUAL TO #8 = $\frac{5}{16}$ ", #10 = $\frac{3}{8}$ ", #12 = $\frac{13}{32}$ " AND #14 = $\frac{1}{2}$ " OR STEEL WASHERS OF SIMILAR DIAMETER AND AS PER GENERAL NOTE #11

15. STRUCTURES MAY NOT BE ENCLOSED IN ANY MANNER WITHOUT ADDITIONAL ENGINEERING ANALYSIS OR APPROVAL OF THE LOCAL BUILDING AUTHORITY.

16. ALUMINUM SOLID ROOF PANELS ARE CLASS A FIRE RATED AS INDICATED BY THE EXCEPTION #2 IN 2021 IBC SECTION 1505.2. ALUMINUM IS A NONCOMBUSTIBLE MATERIAL AS PER 2021 IBC CHAPTER 20 AND THE ALUM ASSOC. 2020 ALUMINUM DESIGN MANUAL (AA ADM 1) PART III SECTION 7.

17. STRUCTURES MAY BE ATTACHED TO EAVE OVERHANGS PER SCHEDULE.

18. WHERE ALUMINUM ALLOY PARTS ARE IN CONTACT WITH DISSIMILAR METALS (OTHER THAN STAINLESS, ALUMINIZED OR GALVANIZED STEEL) OR ABSORBENT BUILDING MATERIALS, LIKELY TO BE CONTINUOUSLY OR INTERMITTENTLY WET, THE FAYING SURFACES SHALL BE PAINTED OR OTHERWISE SEPARATED IN ACCORDANCE WITH THE ALUMINUM DESIGN MANUAL PART I SECTION M7.1 OR M7.2.

19. WHEN A SINGLE SPAN ATTACHED UNIT HAS POSTS ATTACHED TO A WOODEN DECK, THE MAXIMUM DEAD LOAD + ROOF LOAD FROM THE PATIO COVER IS 750 LBS AND THE POST SPACING SHALL NOT EXCEED THAT SPECIFIED FOR ATTACHING TO A CONCRETE SLAB. THE MAXIMUM CONNECTION UPLIFT LOAD IS 1162 LBS FOR 115 MPH EXP C WIND SPEED. THE EXISTING DECK STRUCTURE MUST BE ADEQUATE TO SUSTAIN THESE ADDITIONAL LOADS. THE STRUCTURAL ADEQUACY OF THE DECK TO SAFELY SUSTAIN THESE ADDITIONAL LOADS WILL REQUIRE APPROVAL BY LOCAL BUILDING AUTHORITY OR ADDITIONAL ENGINEERING. SEE DETAIL L13, N12 OR AL. CONSTRUCTION OUTSIDE OF THESE PARAMETERS MAY REQUIRE ADDITIONAL ENGINEERING.

20. NOTE INTENTIONALLY LEFT BLANK.

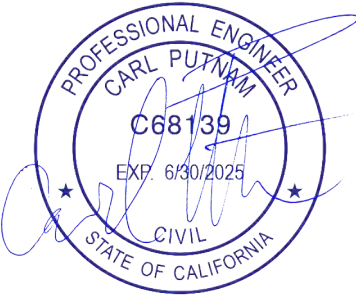
21. DRIFTING SNOW IS ADDRESSED IN DETAIL M4. SLIDING SNOW IS BEYOND THE SCOPE OF THIS REPORT.

22. ALL MULTISPAN TABLES AND DETAILS ASSUME EQUAL SPANS WITHIN 20%. ALL SPECIFICATIONS MUST BE BASED ON LONGEST ACTUAL SPAN.


23. WOOD USED IN CONNECTIONS SHALL BE PROTECTED FROM WEATHER AS PER IBC SECTION 1402.2 (WALLS) AND/OR 1503 (ROOFS), WHICHEVER IS MORE APPROPRIATE.

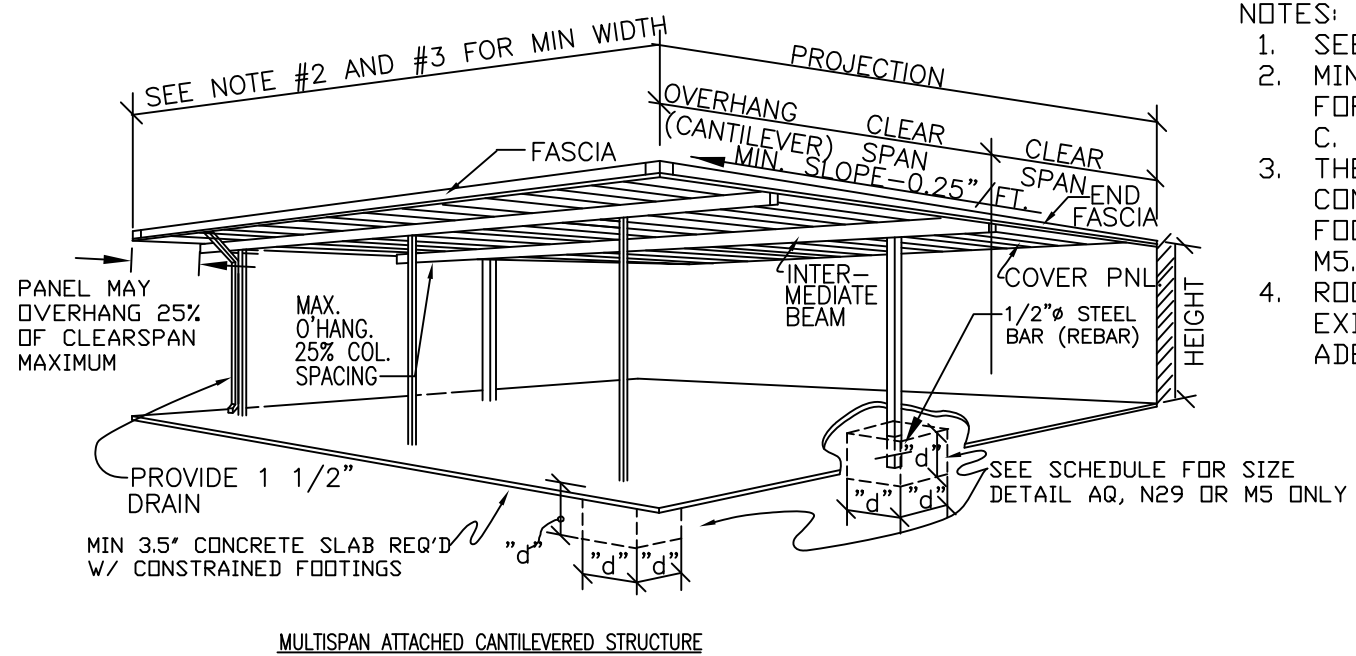
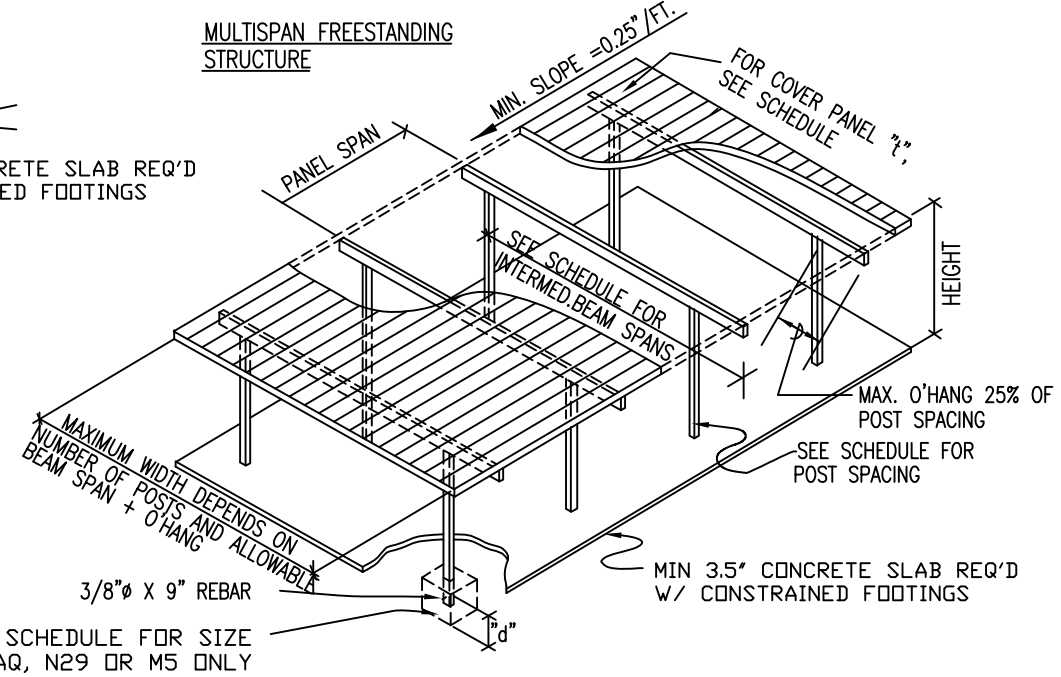
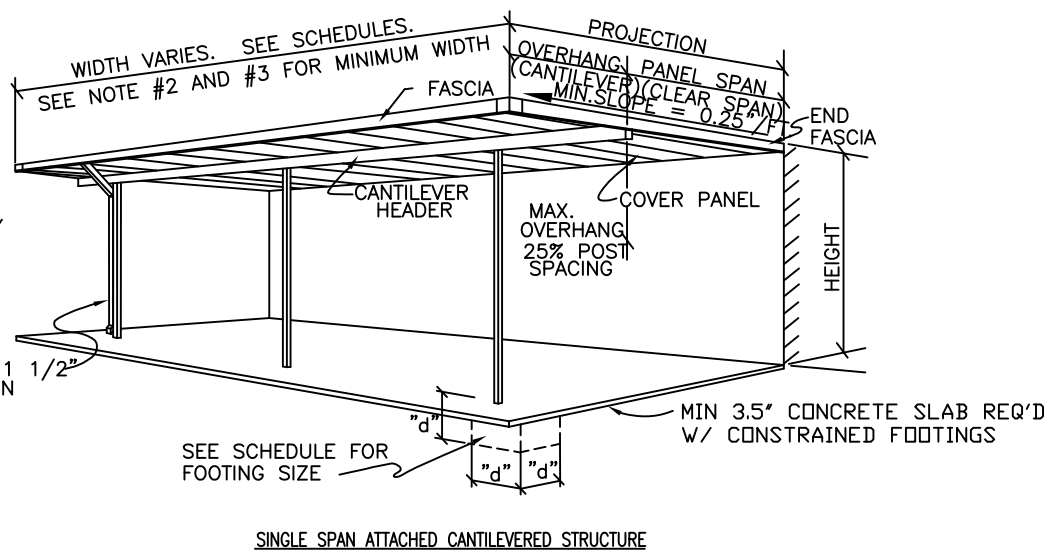
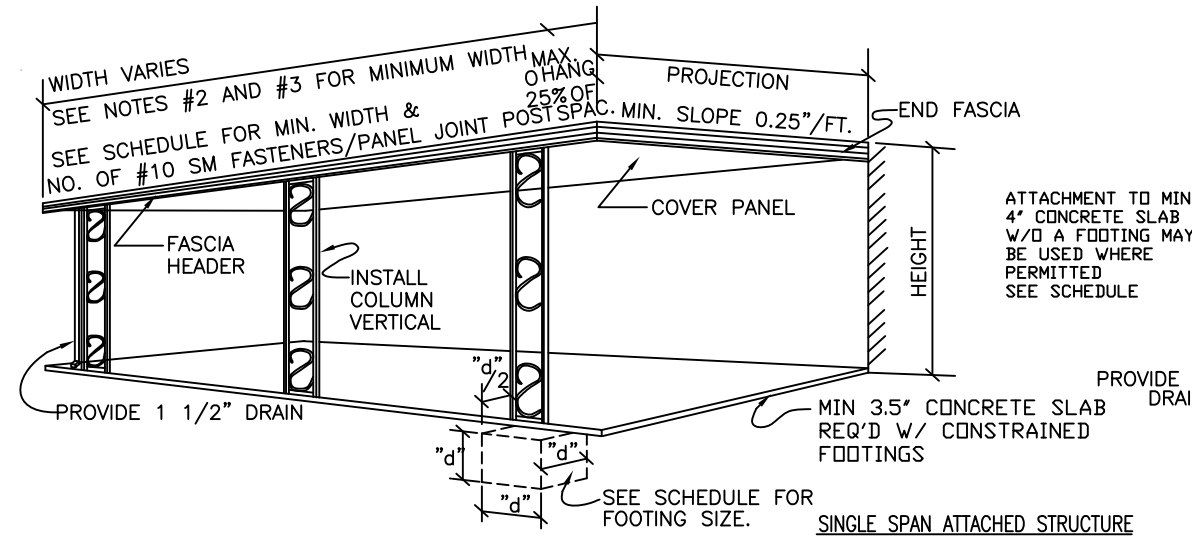
GENERAL NOTES FOR LATTICE STRUCTURES:
(PERTAINS TO LATTICE STRUCTURES ON DRAWINGS SC02 AND LT01 THRU LT04.)

1. SEE GENERAL NOTE #3 FOR LIVE AND SNOW LOADS.
2. NOTE INTENTIONALLY LEFT BLANK.
3. SINGLE SPAN ATTACHED LATTICE STRUCTURES THAT DO NOT USE DETAIL L29 ON SHEET LT03 or M5 ON SHEET Misc1b MUST COMPLY WITH TABLE L1 AND L2 ON SHEET Misc5a OR Misc5b.

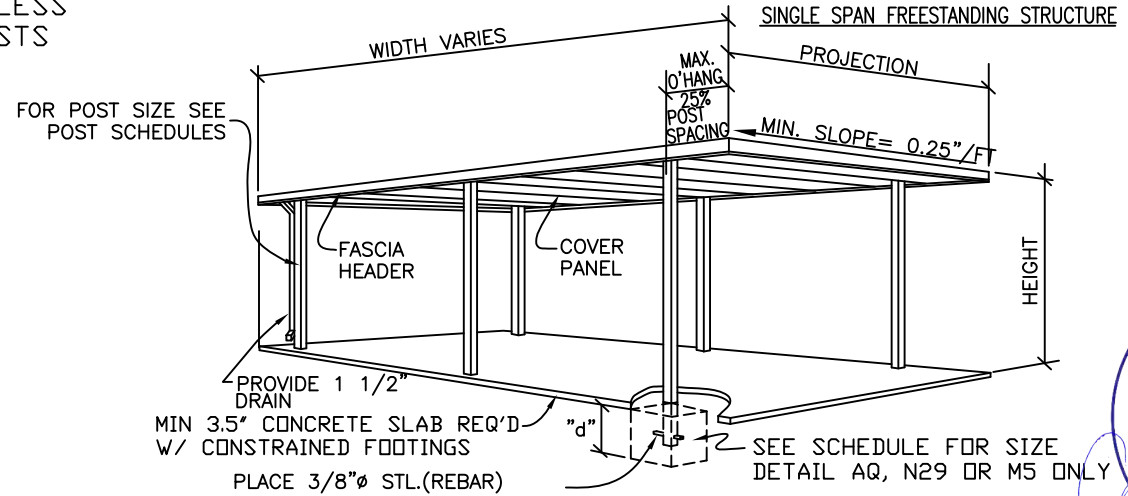


MAY 09 2023

		28921 US Hwy 74 Romoland, CA 92585	
EXTERIOR HOME PRODUCTS			
DRAWN BY: CMP			
SCALE: NONE	DRAWING OR PART NAME GENERAL NOTES		
DATE:	DRAWING OR PART GN02-2021	SHEET 2 OF 2	32

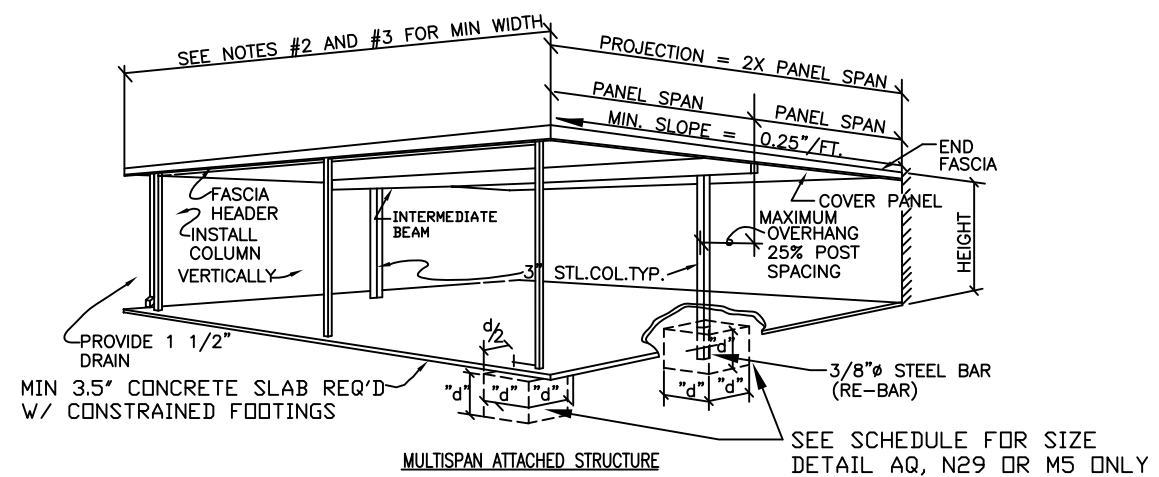


- NOTES:
1. SEE SCHEDULES FOR POST SPACING
 2. MIN WIDTH IS 100% OF PROJECTION FOR WIND SPEEDS UP TO 150 MPH EXP C. HIGHER WIND SPEEDS MUST BE 110%.
 3. THERE IS NO MINIMUM WIDTH IF USING CONSTRAINED OR NONCONSTRAINED FOOTINGS AND DETAILS N29, AQ OR M5.
 4. ROOF SLOPE IS ALWAYS AWAY FROM EXISTING STRUCTURE UNLESS ADEQUATE DRAINAGE EXISTS



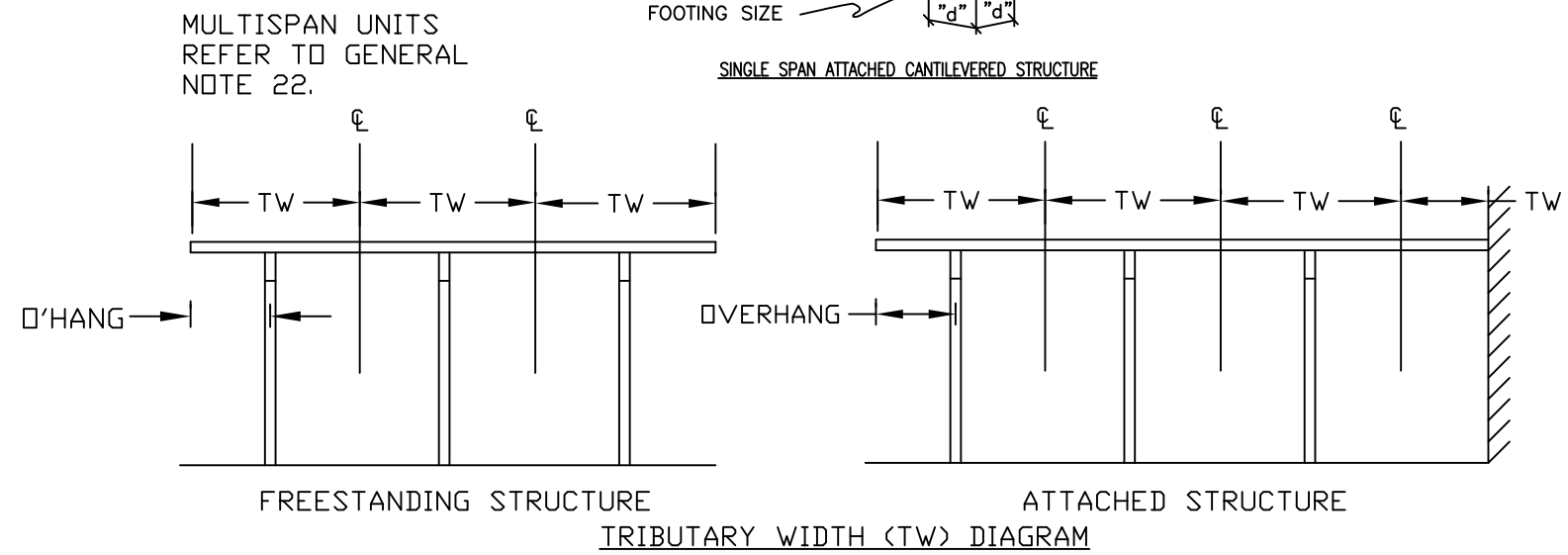
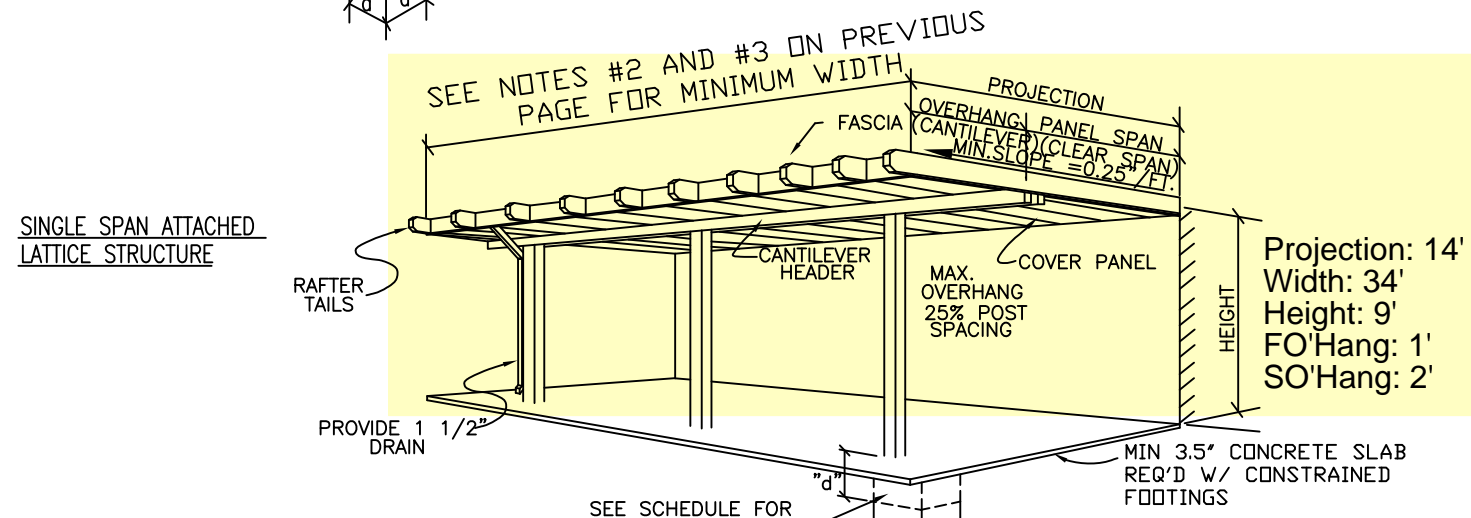
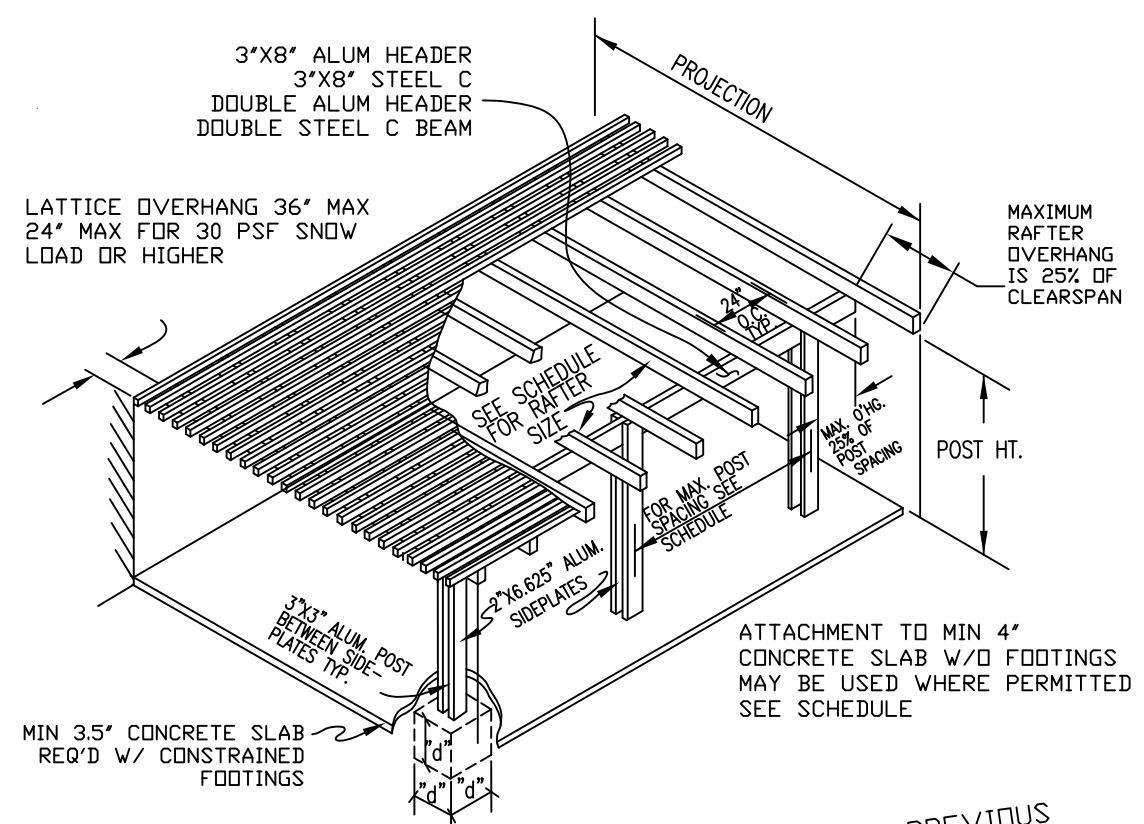
PATIO COVERS ARE LIMITED TO 12' HEIGHT. CARPORTS AND COMMERCIAL STRUCTURES ARE LIMITED TO 15' HEIGHT.

NONCONSTRAINED FOOTINGS DO NOT REQUIRE A CONCRETE SLAB



MAY 09 2023

		28921 US Hwy 74 Romoland, CA 92585	
EXTERIOR HOME PRODUCTS			
DRAWN BY: CMP	SOLID PANEL STRUCTURAL CONFIGURATIONS		
SCALE: NONE	DRAWING OR PART NAME	SC01-2021	
DATE:	DRAWING OR PART NUMBER	SHEET 1 OF 33	33



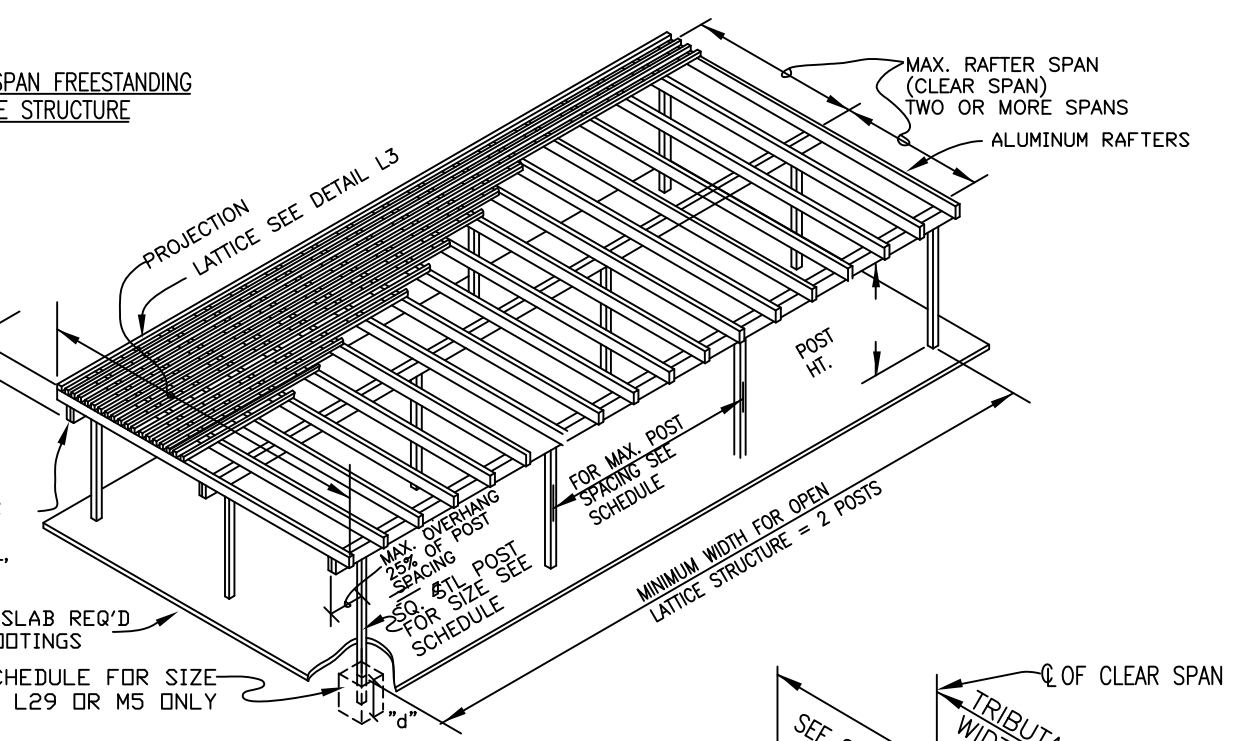
MULTISPAN FREESTANDING LATTICE STRUCTURE

LATTICE OVERHANG 36" MAX
24" MAX FOR 30 PSF SNOW LOAD OR HIGHER

LATTICE HEADER W/ OR W/O STEEL "C" BEAM FOR BEAM WRAP DETAIL, DETAIL 'L18'.

MIN 3.5" CONCRETE SLAB REQ'D W/ CONSTRAINED FOOTINGS

SEE SCHEDULE FOR SIZE DETAIL L29 OR M5 ONLY

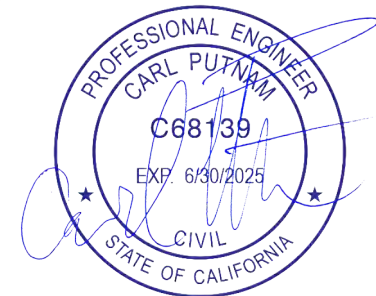
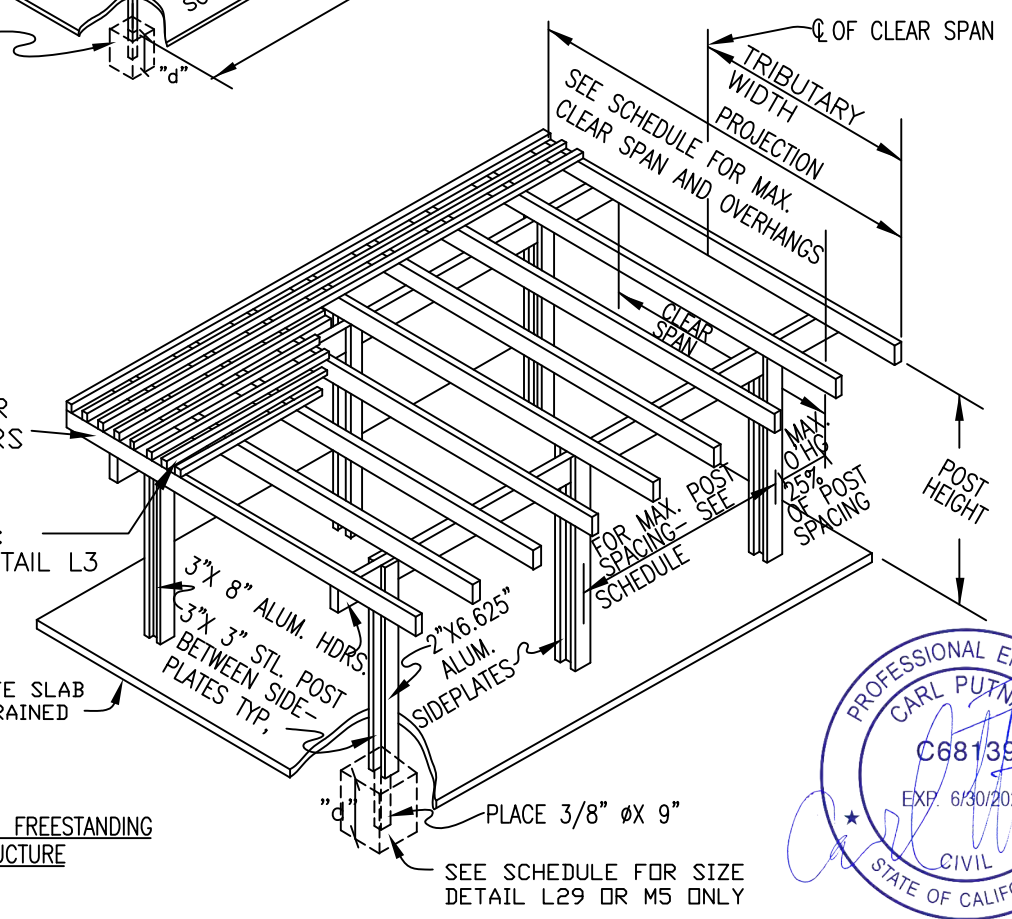


2"x6.625", 3"x8" OR 3"x3" ALUM RAFTERS

LATTICE: SEE DETAIL L3

MIN 3.5" CONCRETE SLAB REQ'D W/ CONSTRAINED FOOTINGS

SINGLE SPAN FREESTANDING LATTICE STRUCTURE



MAY 09 2023

		28921 US Hwy 74 Romoland, CA 92585	
EXTERIOR HOME PRODUCTS			
DRAWN BY: CMP		DRAWING OR PART NAME: ALUMAWOOD STRUCTURAL CONFIGURATIONS	
SCALE: NONE		DRAWING OR PART NUMBER: SC02-2021	
DATE:		SHEET 2 OF 34	

SECTION 4.0 SOLID COVER INSTRUCTIONS AND POST TABLES

GENERAL INSTRUCTIONS FOR THESE TABLES

1. CHOOSE FREESTANDING OR ATTACHED STRUCTURE
2. CHOOSE PROJECTION (DIMENSION PARALLEL W/ PANELS), WIDTH (DIMENSION PERP TO PANELS) AND OVERHANG OF UNIT
3. DETERMINE WIND, LIVE (OR GROUND SNOW LOAD) AND Ss (see Gen Not #3) OF STRUCTURE SITE
(PATIO COVERS USE 10 PSF MIN, CARPORT & COMMERCIAL UNITS USE 20 PSF MIN)
4. a. DETERMINE IF PANELS ARE SINGLE OR MULTISPAN. CHOOSE A PANEL FROM **SECTION 4.0** THAT HAS ADEQUATE CLEARSPAN FOR YOUR NEEDS.
b. FOR AN ATTACHED STRUCTURE, CONFIRM THE ALLOWABLE SPAN BASED ON THE PANEL SUPPORT DETAIL.
c. DETERMINE THE PANEL TO HEADER FASTENING REQUIREMENTS
5. DETERMINE TRIBUTARY WIDTH FROM TABLE 4.1 OR CALCULATE FROM TRIBUTARY DIAGRAM ON SC02 PAGE 2 OF 2
6. LOCATE HEADER TABLE IN **SECTION 5.0** W/ CORRECT PARAMETERS

a. GROUND SNOW LOAD, SEE GEN NOTE #3

b. LIVE LOAD, SEE #3 ABOVE

c. WIND SPEED, SEE GEN NOTE #3

d. EXPOSURE, SEE GEN NOTE #3

e. SEISMIC, SEE GEN NOTE #3

f. ATTACHED OR FREESTANDING

g. TRIBUTARY WIDTH

h. a-e ARE SET BY YOUR LOCAL BUILDING AUTHORITY

7. CHOOSE A HEADER FROM TABLES IN **SECTION 5.0** THAT HAS ADEQUATE POST SPACING. FOR PATIO COVERS SUPPORTED BY CONCRETE SLAB GOT TO STEP SLAB7
8. DETERMINE FOOTING SIZE

USE THE UPLIFT FOOTING IF BOTH OF THESE CONDITIONS ARE MET

- a. STRUCTURE IS ATTACHED TO AN EXISTING STRUCTURE
- b. PROJECTION IS EQUAL OR SHORTER THAN WIDTH (SEE SHEET SCO1) OR TABLES L1 AND L2 ON MISC5 ARE SATISFIED

c. GO TO #9a TO DETERMINE POST TYPE

IF **EITHER** 8a OR 8b ARE **NOT** TRUE THEN:

- d. CHOOSE CONSTRAINED FOOTING SIZE FROM SECTION 5.0 BASED ON THE POST HEIGHT
- e. USE THE **LARGER** OF THE UPLIFT OR CONSTRAINED FOOTING SIZE
- f. CONSTRAINED FOOTINGS **MUST** USE DETAIL N29, AQ OR M5
- g. GO TO 9b

9. DETERMINE POST TYPE

- a. IF **BOTH** 8a AND 8b ARE TRUE THEN USE POST SHOWN IN TABLE IN SECTION 5.0 UNDER MIN POST TYPE. CROSS REFERENCE LETTER CODE W/ TABLE 4.2
IF THIS POST'S MAX HEIGHT IS TOO SHORT, UPGRADE THE POST.
EXAMPLE: IF POST CODE FROM SECTION 5.0 IS H3, WHICH HAS A MAX HEIGHT OF 9' BUT A 10' IS DESIRED THEN UPGRADE POST TO TYPE I1
- b. IF EITHER 8a OR 8b ARE **NOT** TRUE THEN:
DETERMINE POST TYPE FROM CROSS REFERENCING THE UPLIFT FOOTING AND CONSTRAINED FOOTING ON TABLE 4.3
example 1: A 40" UPLIFT FOOTING AND A 20" CONSTRAINED FOOTING ARE REQUIRED. POST TYPE "H4" IS REQUIRED. TABLE 4.2 SHOWS POST TYPE "H4" TO BE A 0.041"x3"x3" STEEL CLOVER POST WITH A MAX HEIGHT OF 8'.
example 2: A 20" UPLIFT FOOTING AND A 40" CONSTRAINED FOOTING ARE REQUIRED. POST TYPE "K2" IS REQUIRED. TABLE 4.2 SHOWS POST TYPE "K2" TO BE A 3/16"x4"x4" STEEL POST WITH A MAX HEIGHT OF 12'.

10. DETERMINE HEADER TO POST OR EXISTING STRUCTURE REQUIREMENTS

11. USE THE APPROPRIATE DETAILS (N1-N35 on SHEETS NP01-NP04 or A-BM ON SHEETS CD01-CD09)

12. UPLIFT FOOTING MAY CHANGE SHAPE (ROUND, SET DEPTH) OR REDUCE SIZE USING TABLES 7.8, 7.9, 7.10, 7.11 AND 7.12.

13. CONSTRAINED FOOTINGS MAY CHANGE SHAPE OR BECOME NONCONSTRAINED USING TABLE 7.8
CONSTRAINED FOOTINGS MAY BE REDUCED IN SIZE USING TABLE 7.12

FOR PATIO SLABS FOLLOW 1-7 FROM ABOVE THEN

SLAB 7. FROM THE APPLICABLE TABLE IN SECTION 5.0, USE THE **SMALLER** OF THE POST SPACING "ON SLAB" OR HEADER POST SPACING

SLAB 8. BOTH 8a AND 8b MUST BE TRUE

SLAB 9. FOLLOW **9a** FROM ABOVE

SLAB 10. FOLLOW 10 AND 11 FROM ABOVE

SLAB 11. FOR **TWO** POST STRUCTURES USE **TABLE 7.1** ON SHEET **Misc3** TO DETERMINE "**ON SLAB**" POST POST SPACING REQUIREMENTS INSTEAD OF SECTION 5.0. **HEADER** POST SPACING REQUIREMENTS ARE STILL DETERMINED FROM SECTION 5.0

TABLE 4.1 TRIBUTARY WIDTHS FOR SINGLE SPAN ATTACHED STRUCTURES																					
OVER-HANG	6'	7'	8'	9'	10'	11'	12'	13'	14'	15'	16'	17'	18'	19'	20'	21'	22'				
0'	3'	3.5'	4'	4.5'	5'	5.5'	6'	6.5'	7'	7.5'	8'	8.5'	9'	9.5'	10'	10.5'	11'				
0.5'	3.25'	3.75'	4.25'	4.75'	5.25'	5.75'	6.25'	6.75'	7.25'	7.75'	8.25'	8.75'	9.25'	9.75'	10.3'	10.8'	11.3'				
1'	3.5'	4'	4.5'	5'	5.5'	6'	6.5'	7'	7.5'	8'	8.5'	9'	9.5'	10'	10.5'	11'	11.5'				
1.5'	n/a	4.25'	4.75'	5.25'	5.75'	6.25'	6.75'	7.25'	7.75'	8.25'	8.75'	9.25'	9.75'	10.3'	10.8'	11.3'	11.8'				
2'	n/a	n/a	n/a	5.5'	6'	6.5'	7'	7.5'	8'	8.5'	9'	9.5'	10'	10.5'	11'	11.5'	12'				
2.5'	n/a	n/a	n/a	n/a	n/a	6.75'	7.25'	7.75'	8.25'	8.75'	9.25'	9.75'	10.25'	10.8'	11.3'	11.8'	12.3'				
3'	n/a	n/a	n/a	n/a	n/a	n/a	n/a	8'	8.5'	9'	9.5'	10'	10.5'	11'	11.5'	12'	12.5'				
3.5'	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	9.25'	9.75'	10.25'	10.75'	11.3'	11.8'	12.3'	12.8'				
4'	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	10.5'	11'	11.5'	12'	12.5'	13'				
4.5'	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	11.8'	12.3'	12.8'	13.3'				
5'	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	13'	13.5'				

Table 4.2

Post Description	Max Hgt	POST Type	Detail
Twin 0.060"x1.5"x1.5" Scroll	10'	A1	AC
0.040"x3"x3" Aluminum Post	10'	A2	N14/Z
0.042"x3"x8" Aluminum Post	11'	A3	N30
0.024"x3"x3"Post with 0.024" Sideplates	10'	B	N16, BK
0.040"x3"x3"Post with 0.024" Sideplates	10'	C	N16, BK
Clover 0.030"x3"x3" Alum	11'	D	N11, AH
Clover 0.040"x3"x3" Alum	11'	E	N11, AH
0.040"x3"x3"Post with 0.032" Sideplates	10'	F	N16, BK
Colonial 0.062" Extruded	11'	G	AE
0.041"x3"x3" Steel Clover	11'	H1	N11, AH
0.041"x3"x3" Steel Clover	10'	H2	N11, AH
0.041"x3"x3" Steel Clover	9'	H3	N11, AH
0.041"x3"x3" Steel Clover	8'	H4	N11, AH
0.041"x3"x3" Steel Clover	7'	H5	N11, AH
1/8"x3"x3" Steel Square	12'	I1	N17, AG
1/8"x3"x3" Steel Square	10'	I2	N17, AG
3/16"x3"x3" Steel Square	12'	J1	N17, AG
3/16"x3"x3" Steel Square	10'	J2	N17, AG
3/16"x4"x4" Steel Square	15'	K1	N17, AG
3/16"x4"x4" Steel Square	12'	K2	N17, AG
3/16"x5"x5" Steel Square	15'	L1	N17, AG
3/16"x5"x5" Steel Square	12'	L2	N17, AG
3/16"x6"x6" Steel Square	15'	M1	N17, AG

Item 4.

TABLE 4.3

Uplift d (in)	Constrained d (in)																																															
	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49														
14	H1	H1	H1	H1	H1	H1	H1	H1	I1	I1	I1	I1	I1	I1	I1	I1	J1	J1	J2	J2	J2	J2	J2	J2	K2	K2	K2	K2	K2	M1	M1	M1	M1	M1														
15	H1	H1	H1	H1	H1	H1	H1	H1	I1	I1	I1	I1	I1	I1	I1	I1	J1	J1	J2	J2	J2	J2	J2	J2	K2	K2	K2	K2	K2	M1	M1	M1	M1	M1														
16	H1	H1	H1	H1	H1	H1	H1	H1	I1	I1	I1	I1	I1	I1	I1	I1	J1	J1	J2	J2	J2	J2	J2	J2	K2	K2	K2	K2	K2	M1	M1	M1	M1	M1														
17	H1	H1	H1	H1	H1	H1	H1	H1	I1	I1	I1	I1	I1	I1	I1	I2	J1	J1	J2	J2	J2	J2	J2	J2	K2	K2	K2	K2	K2	M1	M1	M1	M1	M1														
18	H1	H1	H1	H1	H1	H1	H1	H1	I1	I1	I1	I1	I1	I1	I1	I2	J1	J1	J2	J2	J2	J2	J2	J2	K2	K2	K2	K2	K2	M1	M1	M1	M1	M1														
19	H1	H1	H1	H1	H1	H1	H1	H1	I1	I1	I1	I1	I1	I1	I1	J1	J1	J1	J2	J2	J2	J2	J2	J2	K2	K2	K2	K2	K2	M1	M1	M1	M1	M1														
20	H1	H1	H1	H1	H1	H1	H1	H1	I1	I1	I1	I1	I1	I1	I1	J1	J1	J1	J2	J2	J2	J2	J2	J2	K2	K2	K2	K2	K2	M1	M1	M1	M1	M1														
21	H1	H1	H1	H1	H1	H1	H1	H1	I1	I1	I1	I1	I1	I1	I1	J1	J1	J1	J2	J2	J2	J2	J2	J2	K2	K2	K2	K2	K2	M1	M1	M1	M1	M1														
22	H1	H1	H1	H1	H1	H1	H1	H2	I1	I1	I1	I1	I1	I1	I1	J1	J1	J1	J2	J2	J2	J2	J2	J2	K2	K2	K2	K2	K2	M1	M1	M1	M1	M1														
23	H1	H1	H1	H1	H1	H1	H1	H2	I1	I1	I1	I1	I1	I1	I1	J1	J1	J1	J2	J2	J2	J2	J2	J2	K2	K2	K2	K2	K2	M1	M1	M1	M1	M1														
24	H1	H1	H1	H1	H1	H1	H1	H3	I1	I1	I1	I1	I1	I1	I1	J1	J1	J1	J2	J2	J2	J2	J2	J2	K2	K2	K2	K2	K2	M1	M1	M1	M1	M1														
25	H1	H1	H1	H1	H1	H1	H1	H4	I1	I1	I1	I1	I1	I1	I1	J1	J1	J1	J2	J2	J2	J2	J2	J2	K2	K2	K2	K2	K2	M1	M1	M1	M1	M1														
26	H1	H1	H1	H1	H1	H1	H1	H5	I1	I1	I1	I1	I1	I1	I1	J1	J1	J1	J2	J2	J2	J2	J2	J2	K2	K2	K2	K2	K2	M1	M1	M1	M1	M1														
27	H1	H1	H1	H1	H1	H1	H1	H5	I1	I1	I1	I1	I1	I1	I1	J1	J1	J1	J2	J2	J2	J2	J2	J2	K2	K2	K2	K2	K2	M1	M1	M1	M1	0														
28	H1	H1	H1	H1	H1	H1	H1	I1	I1	I1	I1	I1	I1	I1	I1	J1	J1	J1	J2	J2	J2	J2	J2	J2	K2	K2	K2	K2	K2	M1	M1	M1	M1	0														
29	H1	H1	H1	H1	H1	H1	H2	I1	I1	I1	I1	I1	I1	I1	I1	J1	J1	J1	J2	J2	J2	J2	J2	J2	K2	K2	K2	K2	K2	M1	M1	M1	M1	0														
30	H1	H1	H1	H1	H1	H1	H3	I1	I1	I1	I1	I1	I1	I1	I2	J1	J1	J1	J2	J2	J2	J2	J2	J2	K2	K2	K2	K2	K2	M1	M1	M1	M1	0														
31	H1	H1	H1	H1	H1	H1	H3	I1	I1	I1	I1	I1	I1	I1	I2	J1	J1	J1	J2	J2	J2	J2	J2	J2	K1	K2	K2	K2	K2	M1	M1	M1	M1	0														
32	H1	H1	H1	H1	H1	H2	H4	I1	I1	I1	I1	I1	I1	I1	I2	J1	J1	J2	J2	J2	J2	J2	J2	J2	K1	K2	K2	K2	K2	M1	M1	M1	M1	0														
33	H1	H1	H1	H1	H1	H2	H4	I1	I1	I1	I1	I1	I1	I1	I2	J1	J1	J2	J2	J2	J2	J2	J2	J2	K1	K2	K2	K2	K2	M1	M1	M1	M1	0														
34	H1	H1	H1	H1	H1	H3	H5	I1	I1	I1	I1	I1	I1	I1	I1	J1	J1	J1	J2	J2	J2	J2	J2	J2	K1	K2	K2	K2	K2	M1	M1	M1	M1	0														
35	H1	H1	H1	H1	H2	H3	I1	I1	I1	I1	I1	I1	I1	I1	I1	J1	J1	J1	J2	J2	J2	J2	J2	J2	K2	K2	K2	K2	K2	M1	M1	M1	M1	0														
36	H1	H1	H1	H1	H2	H4	I1	I1	I1	I1	I1	I1	I1	I2	J1	J1	J1	J2	J2	J2	J2	J2	J2	J2	K2	K2	K2	K2	K2	M1	M1	M1	M1	0														
37	H1	H1	H1	H2	H3	H4	I1	I1	I1	I1	I1	I1	I1	I2	J1	J1	J1	J2	J2	J2	J2	J2	J2	J2	K2	K2	K2	K2	K2	L1	M1	M1	M1	0														
38	H1	H1	H1	H2	H3	H5	I1	I1	I1	I1	I1	I1	I1	I2	J1	J1	J1	J2	J2	J2	J2	J2	J2	J2	K2	K2	K2	K2	K2	L1	M1	M1	M1	0														
39	H1	H1	H2	H3	H4	H5	I1	I1	I1	I1	I1	I1	I1	I2	J1	J1	J2	J2	J2	J2	J2	J2	J2	K2	K2	K2	K2	K2	L1	M1	M1	M1	0															
40	H1	H2	H2	H3	H4	I1	I1	I1	I1	I1	I1	I1	I1	I2	J1	J1	J2	J2	J2	J2	J2	J2	J2	K1	K2	K2	K2	K2	L1	M1	M1	M1	0															
41	H2	H2	H3	H3	H4	I1	I1	I1	I1	I1	I1	I1	I1	I2	J1	J1	J1	J2	J2	J2	J2	J2	J2	K1	K2	K2	K2	K2	M1	M1	M1	M1	0															
42	H2	H3	H3	H4	H5	I1	I1	I1	I1	I1	I1	I1	I1	I2	J1	J1	J1	J2	J2	J2	J2	J2	J2	K1	K2	K2	K2	K2	M1	M1	M1	M1	0															
43	H3	H3	H3	H4	H5	I1	I1	I1	I1	I1	I1	I2	I2	J1	J1	J1	J2	J2	J2	J2	J2	J2	J2	K1	K2	K2	K2	K2	M1	M1	M1	M1	0															
44	H3	H3	H4	H5	I1	I1	I1	I1	I1	I1	I1	I2	I2	J1	J1	J2	J2	J2	J2	J2	J2	J2	J2	K1	K2	K2	K2	K2	M1	M1	M1	M1	0															
45	H3	H4	H4	H5	I1	I1	I1	I1	I1	I1	I1	I2	J1	J1	J1	J2	J2	J2	J2	J2	J2	J2	J2	K1	K2	K2	K2	K2	M1	M1	M1	M1	0															
46	H4	H4	H5	I1	I1	I1	I1	I1	I1	I1	I2	I2	J1	J1	J1	J2	J2	J2	J2	J2	J2	J2	J2	K1	K2	K2	K2	K2	M1	M1	M1	M1	0															
47	H4	H5	H5	I1	I1	I1	I1	I1	I1	I1	I2	I2	J1	J1	J1	J2	J2	J2	J2	J2	J2	J2	J2	K1	K2	K2	K2	K2	M1	M1	M1	M1	0															
48	H5	H5	I1	I1	I1	I1	I1	I1	I1	I1	I2	I2	J1	J1	J2	J2	J2	J2	J2	J2	J2	J2	K1	K2	K2	K2	K2	M1	M1	M1	M1	0																
49	H5	I1	I1	I1	I1	I1	I1	I1	I1	I2	I2	J1	J1	J1	J2	J2	J2	J2	J2	J2	J2	J2	K1	K2	K2	K2	K2	L1	M1	M1	M1	0																
50	H5	I1	I1	I1	I1	I1	I1	I1	I2	I2	I2	J1	J1	J1	J2	J2	J2	J2	J2	J2	J2	J2	K1	K2	K2	K2	K2	L1	M1	M1	M1	0																
51	I1	I1	I1	I1	I1	I1	I1	I2	I2	I2	J1	J1	J1	J2	J2	J2	J2	J2	J2	J2	J2	K1	K1	K2	K2	K2	K2	L1	M1	M1	M1	0																
52	I1	I1	I1	I1	I1	I1	I2	I2	I2	J1	J1	J1	J1	J2	J2	J2	J2	J2	J2	J2	J2	K1	K1	K2	K2	K2	K2	L1	M1	M1	M1	0																

CL = P - OH = 14' - 1' = 13'

SECTION 4.0 SOLID COVER PANEL SPANS FOR ATTACHED COMMERCIAL AND PATIO STRUCTURES

2.5" x6" Super Six (Single Span) Detail N3, A

Ground Snow Load (psf)	Panel Gauge (in)	Wind Speed and Exposure						
		Exposure C				Exposure C		
		115	120	130	140	150	160	170
10	0.018	8'-4"	7'-11"	7'-3"	6'-8"	6'-2"	5'-9"	5'-5"
	0.024	10'-11"	10'-5"	9'-6"	8'-9"	8'-1"	7'-7"	7'-1"
	0.032	14'-2"	13'-6"	12'-4"	11'-4"	10'-6"	9'-9"	9'-2"
	0.036	15'-10"	15'-1"	13'-9"	12'-8"	11'-8"	10'-10"	10'-2"
15	0.018	8'-4"	7'-11"	7'-3"	6'-8"	6'-2"	5'-9"	5'-5"
	0.024	10'-11"	10'-5"	9'-6"	8'-9"	8'-1"	7'-7"	7'-1"
	0.032	14'-2"	13'-6"	12'-4"	11'-4"	10'-6"	9'-9"	9'-2"
	0.036	15'-10"	15'-1"	13'-9"	12'-8"	11'-8"	10'-10"	10'-2"
20	0.018	8'-4"	7'-11"	7'-3"	6'-8"	6'-2"	5'-9"	5'-5"
	0.024	10'-11"	10'-5"	9'-6"	8'-9"	8'-1"	7'-7"	7'-1"
	0.032	14'-2"	13'-6"	12'-4"	11'-4"	10'-6"	9'-9"	9'-2"
	0.036	15'-1"	14'-9"	13'-9"	12'-8"	11'-8"	10'-10"	10'-2"
25	0.018	8'-4"	7'-11"	7'-3"	6'-8"	6'-2"	5'-9"	5'-5"
	0.024	10'-11"	10'-5"	9'-6"	8'-9"	8'-1"	7'-7"	7'-1"
	0.032	14'-2"	13'-6"	12'-4"	11'-4"	10'-6"	9'-9"	9'-2"
	0.036	14'-11"	14'-9"	13'-9"	12'-8"	11'-8"	10'-10"	10'-2"
30	0.018	8'-3"	7'-11"	7'-3"	6'-8"	6'-2"	5'-9"	5'-5"
	0.024	10'-11"	10'-5"	9'-6"	8'-9"	8'-1"	7'-7"	7'-1"
	0.032	13'-9"	13'-6"	12'-4"	11'-4"	10'-6"	9'-9"	9'-2"
	0.036	14'-3"	14'-3"	13'-9"	12'-8"	11'-8"	10'-10"	10'-2"
35.7	0.018	7'-8"	7'-7"	7'-3"	6'-8"	6'-2"	5'-9"	5'-5"
	0.024	10'-5"	10'-2"	9'-6"	8'-9"	8'-1"	7'-7"	7'-1"
	0.032	13'-2"	13'-0"	12'-4"	11'-4"	10'-6"	9'-9"	9'-2"
	0.036	13'-10"	13'-9"	13'-6"	12'-8"	11'-8"	10'-10"	10'-2"
42	0.018	7'-4"	7'-3"	7'-1"	6'-8"	6'-2"	5'-9"	5'-5"
	0.024	9'-11"	9'-8"	9'-5"	8'-9"	8'-1"	7'-7"	7'-1"
	0.032	12'-6"	12'-4"	12'-1"	11'-4"	10'-6"	9'-9"	9'-2"
	0.036	13'-4"	13'-2"	12'-10"	12'-7"	11'-8"	10'-10"	10'-2"
50	0.018	6'-11"	6'-10"	6'-8"	6'-6"	6'-2"	5'-9"	5'-5"
	0.024	9'-4"	9'-2"	8'-11"	8'-9"	8'-1"	7'-7"	7'-1"
	0.032	11'-8"	11'-5"	11'-2"	10'-11"	10'-6"	9'-9"	9'-2"
	0.036	12'-7"	12'-5"	12'-2"	11'-8"	11'-4"	10'-10"	10'-2"

TABLE 4.12

3.5" x12 Super 12 (Single Span) Detail D

Ground Snow Load (psf)	Panel Gauge (in)	Wind Speed and Exposure						
		Exposure C				Exposure C		
		115	120	130	140	150	160	170
10	0.018	7'-5"	6'-8"	5'-6"	4'-8"	4'-1"	3'-7"	3'-2"
	0.024	13'-0"	12'-9"	12'-2"	11'-2"	10'-7"	9'-5"	8'-2"
	0.032	15'-8"	15'-4"	14'-3"	13'-8"	12'-11"	12'-3"	11'-4"
	0.036	16'-9"	16'-4"	15'-7"	14'-7"	13'-10"	13'-1"	12'-8"
15	0.018	7'-4"	6'-8"	5'-6"	4'-8"	4'-1"	3'-7"	3'-2"
	0.024	11'-8"	11'-5"	10'-9"	10'-5"	9'-11"	9'-5"	8'-2"
	0.032	13'-11"	13'-8"	13'-2"	12'-8"	12'-1"	11'-2"	10'-9"
	0.036	15'-3"	15'-3"	14'-1"	13'-7"	12'-11"	12'-6"	12'-0"
20	0.018	6'-4"	6'-1"	5'-6"	4'-8"	4'-1"	3'-7"	3'-2"
	0.024	10'-9"	10'-7"	10'-3"	9'-10"	9'-5"	9'-0"	8'-2"
	0.032	12'-11"	12'-8"	12'-3"	11'-6"	11'-1"	10'-8"	10'-3"
	0.036	13'-10"	13'-10"	13'-7"	13'-1"	12'-4"	11'-5"	11'-0"
25	0.018	6'-1"	5'-11"	5'-5"	4'-8"	4'-1"	3'-7"	3'-2"
	0.024	10'-7"	10'-5"	10'-1"	9'-8"	9'-5"	9'-0"	8'-2"
	0.032	12'-11"	12'-8"	12'-3"	11'-4"	11'-1"	10'-8"	10'-3"
	0.036	13'-10"	13'-10"	13'-7"	13'-1"	12'-2"	11'-5"	11'-0"
30	0.018	5'-7"	5'-5"	5'-0"	4'-7"	4'-1"	3'-7"	3'-2"
	0.024	10'-1"	9'-11"	9'-8"	9'-3"	8'-11"	8'-7"	8'-2"
	0.032	12'-1"	12'-1"	11'-4"	10'-11"	10'-6"	10'-2"	9'-10"
	0.036	12'-11"	12'-11"	12'-4"	11'-3"	10'-10"	10'-6"	10'-6"
35.7	0.018	5'-0"	4'-10"	4'-6"	4'-3"	4'-0"	3'-7"	3'-2"
	0.024	9'-8"	9'-5"	9'-2"	8'-11"	8'-7"	8'-4"	8'-1"
	0.032	11'-4"	11'-1"	10'-9"	10'-6"	10'-2"	9'-10"	9'-6"
	0.036	12'-4"	12'-2"	11'-6"	11'-3"	10'-10"	10'-6"	10'-2"
42	0.018	4'-6"	4'-4"	4'-2"	3'-11"	3'-8"	3'-6"	3'-2"
	0.024	9'-2"	8'-11"	8'-9"	8'-6"	8'-3"	8'-0"	7'-7"
	0.032	10'-9"	10'-6"	10'-3"	10'-0"	9'-9"	9'-5"	9'-2"
	0.036	11'-6"	11'-3"	11'-0"	10'-9"	10'-5"	10'-1"	9'-10"
50	0.018	4'-0"	3'-11"	3'-8"	3'-6"	3'-4"	3'-1"	2'-11"
	0.024	8'-7"	8'-5"	8'-3"	8'-1"	7'-9"	7'-5"	7'-1"
	0.032	10'-2"	9'-11"	9'-9"	9'-6"	9'-3"	9'-0"	8'-9"
	0.036	10'-10"	10'-8"	10'-5"	10'-2"	9'-11"	9'-8"	9'-5"

TABLE 4.13

2.5" x 12" Mark X (Single Span) Detail B

Ground Snow Load (psf)	Panel Gauge (in)	Wind Speed and Exposure						
		Exposure C				Exposure C		
		115	120	130	140	150	160	170
10	0.018	5'-5"	5'-2"	4'-10"	4'-5"	4'-2"	3'-11"	3'-8"
	0.024	7'-6"	7'-2"	6'-6"	6'-0"	5'-7"	5'-2"	4'-11"
	0.032	10'-4"	9'-10"	9'-0"	8'-3"	7'-8"	7'-1"	6'-8"
	0.036	11'-4"	10'-10"	9'-11"	9'-1"	8'-5"	7'-10"	7'-4"
15	0.018	5'-5"	5'-2"	4'-10"	4'-5"	4'-2"	3'-11"	3'-8"
	0.024	7'-6"	7'-2"	6'-6"	6'-0"	5'-7"	5'-2"	4'-11"
	0.032	10'-4"	9'-10"	9'-0"	8'-3"	7'-8"	7'-1"	6'-8"
	0.036	11'-4"	10'-10"	9'-11"	9'-1"	8'-5"	7'-10"	7'-4"
20	0.018	5'-5"	5'-2"	4'-10"	4'-5"	4'-2"	3'-11"	3'-8"
	0.024	7'-6"	7'-2"	6'-6"	6'-0"	5'-7"	5'-2"	4'-11"
	0.032	10'-4"	9'-10"	9'-0"	8'-3"	7'-8"	7'-1"	6'-8"
	0.036	11'-4"	10'-10"	9'-11"	9'-1"	8'-5"	7'-10"	7'-4"
25	0.018	5'-5"	5'-2"	4'-10"	4'-5"	4'-2"	3'-11"	3'-8"
	0.024	7'-6"	7'-2"	6'-6"	6'-0"	5'-7"	5'-2"	4'-11"
	0.032	10'-4"	9'-10"	9'-0"	8'-3"	7'-8"	7'-1"	6'-8"
	0.036	11'-4"	10'-10"	9'-11"	9'-1"	8'-5"	7'-10"	7'-4"
30	0.018	5'-5"	5'-2"	4'-10"	4'-5"	4'-2"	3'-11"	3'-8"
	0.024	7'-6"	7'-2"	6'-6"	6'-0"	5'-7"	5'-2"	4'-11"
	0.032	10'-3"	9'-10"	9'-0"	8'-3"	7'-8"	7'-1"	6'-8"
	0.036	11'-1"	10'-10"	9'-11"	9'-1"	8'-5"	7'-10"	7'-4"
35.7	0.018	5'-5"	5'-2"	4'-10"	4'-5"	4'-2"	3'-11"	3'-8"
	0.024	7'-2"	7'-1"	6'-6"	6'-0"	5'-7"	5'-2"	4'-11"
	0.032	9'-10"	9'-7"	9'-0"	8'-3"	7'-8"	7'-1"	6'-8"
	0.036	10'-8"	10'-5"	9'-10"	9'-1"	8'-5"	7'-10"	7'-4"
42	0.018	5'-1"	5'-1"	4'-10"	4'-5"	4'-2"	3'-11"	3'-8"
	0.024	6'-10"	6'-9"	6'-6"	6'-0"	5'-7"	5'-2"	4'-11"
	0.032	9'-4"	9'-1"	8'-10"	8'-3"	7'-8"	7'-1"	6'-8"
	0.036	10'-2"	9'-11"	9'-8"	9'-1"	8'-5"	7'-10"	7'-4"
50	0.018	4'-10"	4'-9"	4'-8"	4'-5"	4'-2"	3'-11"	3'-8"
	0.024	6'-5"	6'-4"	6'-2"	6'-0"	5'-7"	5'-2"	4'-11"
	0.032	8'-9"	8'-7"	8'-5"	8'-3"	7'-8"	7'-1"	6'-8"
	0.036	9'-7"	9'-4"	9'-2"	9'-0"	8'-5"	7'-10"	7'-4"

TABLE 4.14

2"x6" Flat Panel (Single Span) Detail N2, C

Ground Snow Load (psf)	Panel Gauge (in)	Wind Speed and Exposure						
		Exposure C				Exposure C		
		115	120	130	140	150	160	170
10	0.018	9'-2"	8'-9"	8'-5"	8'-1"	7'-5"	7'-0"	6'-8"
	0.024	12'-3"	12'-0"	11'-1"	10'-3"	9'-6"	8'-10"	8'-3"
	0.032	13'-5"	13'-2"	12'-10"	12'-5"	11'-11"	11'-1"	10'-5"
	0.040	14'-5"	14'-2"	13'-9"	13'-4"	12'-10"	12'-5"	11'-11"
15	0.018	8'-5"	8'-3"	7'-8"	7'-3"	7'-0"	6'-8"	6'-4"
	0.024	11'-1"	10'-10"	10'-3"	9'-11"	9'-6"	8'-10"	8'-3"
	0.032	12'-7"	12'-5"	12'-2"	11'-7"	11'-3"	10'-11"	10'-5"
	0.040	13'-7"	13'-4"	13'-0"	12'-9"	12'-4"	11'-8"	11'-5"
20	0.018	7'-8"	7'-6"	7'-2"	6'-10"	6'-7"	6'-4"	6'-2"
	0.024	10'-3"	10'-1"	9'-9"	9'-4"	9'-0"	8'-8"	8'-3"
	0.032	12'-0"	11'-8"	11'-5"	11'-1"	10'-10"	10'-7"	10'-4"
	0.040	12'-10"	12'-9"	12'-5"	12'-2"	11'-8"	11'-4"	11'-1"
25	0.018	7'-6"	7'-5"	7'-1"	6'-9"	6'-6"	6'-4"	6'-1"
	0.024	10'-1"	9'-11"	9'-8"	9'-3"	9'-0"	8'-8"	8'-3"
	0.032	12'-0"	11'-7"	11'-4"	11'-0"	10'-10"	10'-7"	10'-4"
	0.040	12'-10"	12'-9"	12'-5"	12'-2"	11'-8"	11'-4"	11'-1"
30	0.018	7'-2"	7'-1"	6'-9"	6'-6"	6'-4"	6'-1"	5'-11"
	0.024	9'-8"	9'-6"	9'-3"	8'-10"	8'-6"	8'-3"	8'-0"
	0.032	11'-4"	11'-3"	11'-0"	10'-9"	10'-6"	10'-2"	9'-10"
	0.040	12'-4"	12'-4"	11'-10"	11'-6"	11'-3"	11'-0"	10'-9"
35.7	0.018	6'-9"	6'-8"	6'-5"	6'-4"	6'-1"	5'-10"	5'-8"
	0.024	9'-3"	9'-0"	8'-9"	8'-6"	8'-3"	8'-0"	7'-6"
	0.032	11'-0"	10'-10"	10'-8"	10'-6"	10'-2"	9'-10"	9'-7"
	0.040	11'-10"	11'-8"	11'-5"	11'-3"	11'-0"	10'-9"	10'-7"
42	0.018	6'-5"	6'-4"	6'-3"	6'-0"	5'-10"	5'-8"	5'-6"
	0.024	8'-9"	8'-6"	8'-4"	8'-2"	7'-9"	7'-6"	7'-3"
	0.032	10'-8"	10'-6"	10'-4"	10'-1"	9'-9"	9'-6"	9'-3"
	0.040	11'-5"	11'-3"	11'-1"	10'-11"	10'-8"	10'-6"	10'-3"
50	0.018	6'-1"	6'-0"	5'-10"	5'-9"	5'-7"	5'-5"	5'-3"
	0.024	8'-3"	8'-1"	7'-9"	7'-7"	7'-4"	7'-1"	6'-11"
	0.032	10'-2"	10'-0"	9'-9"	9'-7"	9'-4"	9'-1"	8'-10"

Headers	Panel Thickness (in)	115 MPH EXP C or 130 MPH EXP B				120 MPH EXP C or 140 MPH EXP B			130 MPH EXP C or 150 MPH EXP B			140 MPH EXP C or 160 MPH EXP B					150 MPH EXP C or 170 MPH EXP B						160 MPH EXP C or 170 MPH EXP B						
		1	2	3	4	1	2	3	1	2	3	1	2	3	4	5	1	2	3	4	5	6	1	2	3	4	5	6	7
		Number of #10 Sheet Metal Screws Required per foot at Header/Panel Connection (Number of screws required per header for double headers)																											
Dble Headers	0.018	3'	6'	9'	MAX	3'	6'	9'	2'	5'	7'	2'	4'	6'	8'	10'	2'	4'	5'	7'	9'	11'	2'	3'	5'	6'	8'	10'	MAX
Single 3x8	0.018	2'	3'	5'	6'	1'	3'	4'	1'	2'	4'	1'	2'	3'	4'	5'	1'	2'	3'	4'	5'	5'	1'	2'	2'	3'	4'	5'	6'
5.5" Alum Fascia	0.018	2'	3'	5'	6'	1'	3'	4'	1'	2'	4'	1'	2'	3'	4'	5'	1'	2'	3'	4'	5'	5'	1'	2'	2'	3'	4'	5'	6'
All others	0.018	2'	3'	5'	6'	1'	3'	4'	1'	2'	4'	1'	2'	3'	4'	5'	1'	2'	3'	4'	5'	5'	1'	2'	2'	3'	4'	5'	6'
Dble Headers	0.024	4'	8'	12'	MAX	4'	8'	11'	3'	6'	10'	3'	6'	8'	11'	14'	2'	5'	7'	10'	12'	15'	2'	4'	6'	8'	11'	13'	15'
Single 3x8	0.024	2'	4'	6'	8'	2'	4'	6'	2'	3'	5'	1'	3'	4'	6'	7'	1'	2'	4'	5'	6'	7'	1'	2'	3'	4'	5'	6'	7'
5.5" Alum Fascia	0.024	2'	4'	6'	8'	2'	4'	6'	2'	3'	5'	1'	3'	4'	6'	7'	1'	2'	4'	5'	6'	7'	1'	2'	3'	4'	5'	6'	7'
All others	0.024	2'	4'	6'	8'	2'	4'	6'	2'	3'	5'	1'	3'	4'	6'	7'	1'	2'	4'	5'	6'	7'	1'	2'	3'	4'	5'	6'	7'
Dble Headers	0.032	6'	11'	17'	MAX	5'	10'	15'	4'	9'	13'	4'	7'	11'	15'	MAX	3'	6'	10'	13'	16'	MAX	3'	6'	8'	11'	14'	17'	MAX
Single 3x8	0.032	3'	6'	8'	11'	3'	5'	8'	2'	4'	6'	2'	4'	6'	7'	9'	2'	3'	5'	6'	8'	10'	1'	3'	4'	6'	7'	8'	10'
5.5" Alum Fascia	0.032	3'	6'	8'	11'	3'	5'	8'	2'	4'	6'	2'	4'	6'	7'	9'	2'	3'	5'	6'	8'	10'	1'	3'	4'	6'	7'	8'	10'
All others	0.032	3'	6'	8'	11'	3'	5'	8'	2'	4'	6'	2'	4'	6'	7'	9'	2'	3'	5'	6'	8'	10'	1'	3'	4'	6'	7'	8'	10'
Dble Headers	0.036	6'	11'	17'	MAX	5'	10'	15'	4'	9'	13'	4'	8'	11'	15'	19'	3'	7'	10'	13'	16'	MAX	3'	6'	9'	11'	14'	17'	MAX
Single 3x8	0.036	3'	6'	9'	12'	3'	5'	8'	2'	5'	7'	2'	4'	6'	8'	10'	2'	3'	5'	7'	9'	10'	2'	3'	5'	6'	8'	9'	11'
5.5" Alum Fascia	0.036	3'	6'	9'	12'	3'	6'	9'	2'	5'	7'	2'	4'	6'	8'	10'	2'	4'	5'	7'	9'	11'	2'	3'	5'	6'	8'	10'	11'
All others	0.036	3'	6'	9'	12'	3'	6'	9'	2'	5'	7'	2'	4'	6'	8'	10'	2'	4'	5'	7'	9'	11'	2'	3'	5'	6'	8'	10'	11'

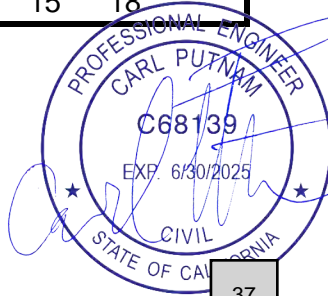
Table 4.36b Maximum Tributary Width for Each Header/Panel and Number of #10 Screw Combination

Headers	Panel Thickness (in)	115 MPH EXP C or 130 MPH EXP B				120 MPH EXP C or 140 MPH EXP B			130 MPH EXP C or 150 MPH EXP B			140 MPH EXP C or 160 MPH EXP B					150 MPH EXP C or 170 MPH EXP B						160 MPH EXP C or 170 MPH EXP B					
		1	2	3	4	1	2	3	1	2	3	1	2	3	4	5	1	2	3	4	5	6	1	2	3	4	5	6
		Number of #14 Sheet Metal Screws Required per foot at Header/Panel Connection (Number of screws required per header for double headers)																										
Dble Headers	0.018	6'	MAX	MAX	MAX	5'	11'	MAX	5'	9'	MAX	4'	8'	MAX	MAX	MAX	3'	7'	10'	MAX	MAX	MAX	3'	6'	9'	MAX	MAX	MAX
Single 3x8	0.018	3'	6'	9'	MAX	3'	5'	8'	2'	5'	7'	2'	4'	6'	8'	10'	2'	3'	5'	7'	9'	10'	2'	3'	5'	6'	8'	9'
5.5" Alum Fascia	0.018	3'	6'	9'	MAX	3'	5'	8'	2'	5'	7'	2'	4'	6'	8'	10'	2'	3'	5'	7'	9'	10'	2'	3'	5'	6'	8'	9'
All others	0.018	3'	6'	9'	MAX	3'	5'	8'	2'	5'	7'	2'	4'	6'	8'	10'	2'	3'	5'	7'	9'	10'	2'	3'	5'	6'	8'	9'
Dble Headers	0.024	7'	15'	MAX	MAX	7'	14'	MAX	6'	12'	MAX	5'	10'	15'	MAX	MAX	4'	9'	13'	MAX	MAX	MAX	4'	8'	11'	MAX	MAX	MAX
Single 3x8	0.024	4'	8'	12'	MAX	4'	7'	11'	3'	6'	9'	3'	5'	8'	10'	13'	2'	5'	7'	9'	11'	14'	2'	4'	6'	8'	10'	12'
5.5" Alum Fascia	0.024	4'	8'	12'	MAX	4'	7'	11'	3'	6'	9'	3'	5'	8'	10'	13'	2'	5'	7'	9'	11'	14'	2'	4'	6'	8'	10'	12'
All others	0.024	4'	8'	12'	MAX	4'	7'	11'	3'	6'	9'	3'	5'	8'	10'	13'	2'	5'	7'	9'	11'	14'	2'	4'	6'	8'	10'	12'
Dble Headers	0.032	7'	15'	MAX	MAX	7'	14'	MAX	6'	12'	17'	5'	10'	15'	MAX	MAX	4'	9'	13'	17'	MAX	MAX	4'	8'	11'	15'	MAX	MAX
Single 3x8	0.032	4'	8'	12'	16'	4'	7'	11'	3'	6'	9'	3'	5'	8'	10'	13'	2'	5'	7'	9'	11'	14'	2'	4'	6'	8'	10'	12'
5.5" Alum Fascia	0.032	5'	10'	16'	MAX	5'	10'	14'	4'	8'	12'	3'	7'	10'	14'	17'	3'	6'	9'	12'	15'	MAX	3'	5'	8'	11'	13'	16'
All others	0.032	5'	10'	16'	MAX	5'	10'	14'	4'	8'	12'	3'	7'	10'	14'	17'	3'	6'	9'	12'	15'	MAX	3'	5'	8'	11'	13'	16'
Dble Headers	0.036	7'	15'	MAX	MAX	7'	14'	MAX	6'	12'	17'	5'	10'	15'	MAX	MAX	4'	9'	13'	17'	MAX	MAX	4'	8'	11'	15'	19'	MAX
Single 3x8	0.036	4'	8'	12'	16'	4'	7'	11'	3'	6'	9'	3'	5'	8'	10'	13'	2'	5'	7'	9'	11'	14'	2'	4'	6'	8'	10'	12'
5.5" Alum Fascia	0.036	5'	11'	16'	MAX	5'	10'	15'	4'	8'	13'	4'	7'	11'	14'	18'	3'	6'	9'	13'	16'	19'	3'	5'	8'	11'	14'	16'
All others	0.036	6'	12'	18'	MAX	5'	11'	16'	5'	9'	14'	4'	8'	12'	16'	MAX	3'	7'	10'	14'	17'	MAX	3'	6'	9'	12'	15'	18'

Table 4.37b Maximum Tributary Width for Each Header/Panel and Number of #14 Screw Combination

Amerimax Exterior Home Products
28921 US Hwy 74
Romoland, CA 92585

Carl Putnam, P. E.
3441 Ivylink Place
Lynchburg, VA 24503
(434) 384-2514
carlputnam@comcast.net



Item 4.

Roof Solidity: 100%

Structures are Attached to Existing Building

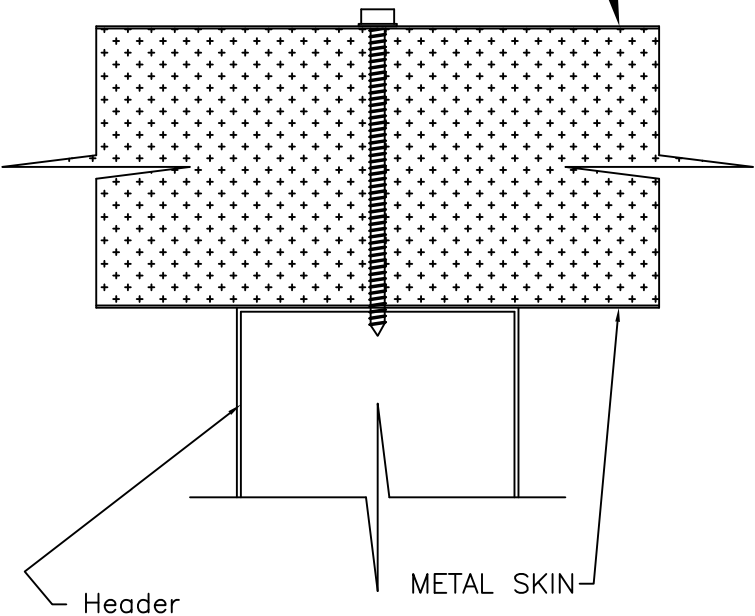
Freestanding Structures

Carl Putnam, P. E.
3441 Ivylink Place
Lynchburg, VA 24503
carlputnam@comcast.net



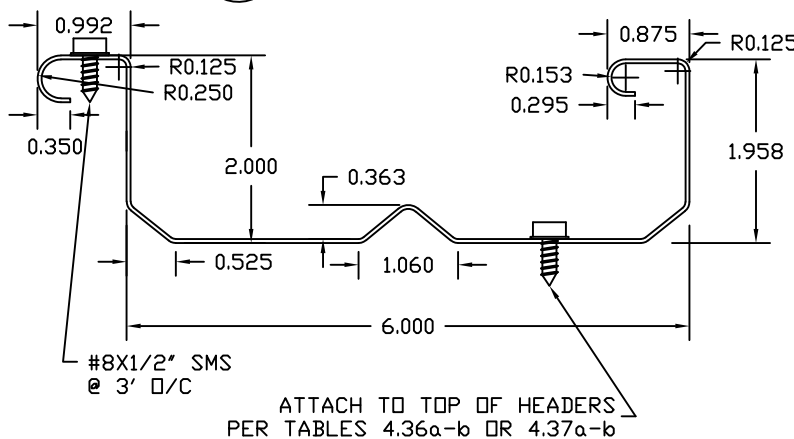
USE OF FOAM CORE SANDWICH PANELS WILL REQUIRE THE USE OF A REGISTERED DESIGN PROFESSIONAL TO COMPLY WITH EXISTING ICC ESR

FOAM CORE SANDWICH PANEL
W/ CURRENT ICC ESR

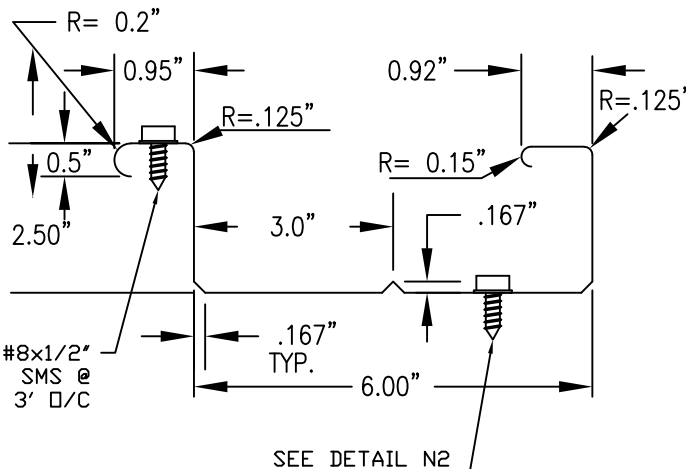


(N1) SANDWICH PANEL TO
HEADER CONNECTION

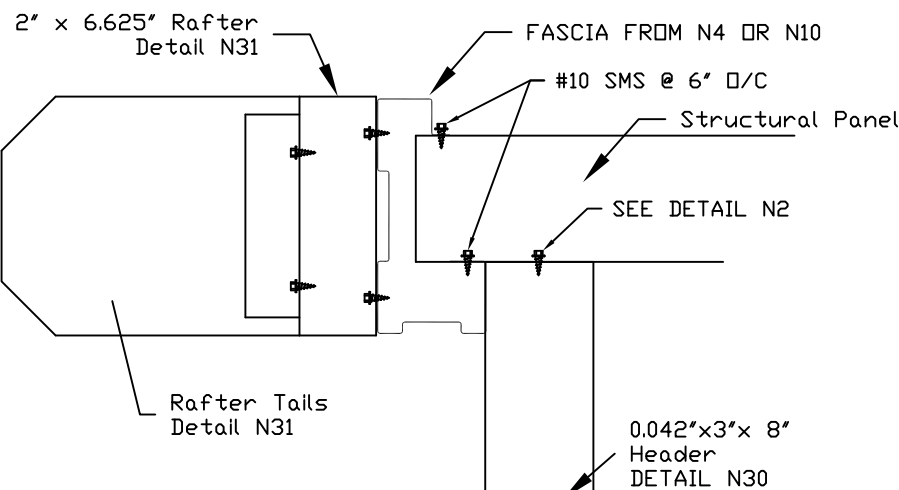
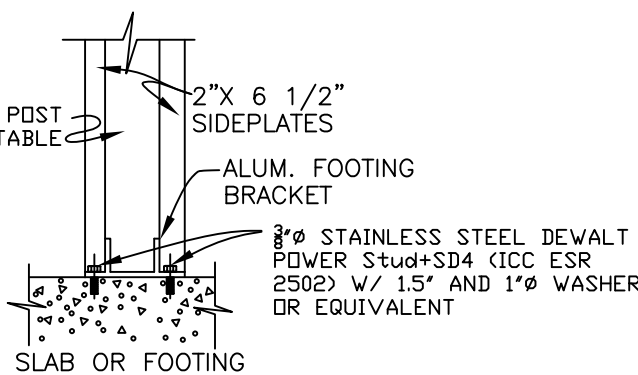
(N2) 2"x6" ALUM FLAT PANEL
t=0.018" 3004H36
t>0.018" 3004H34



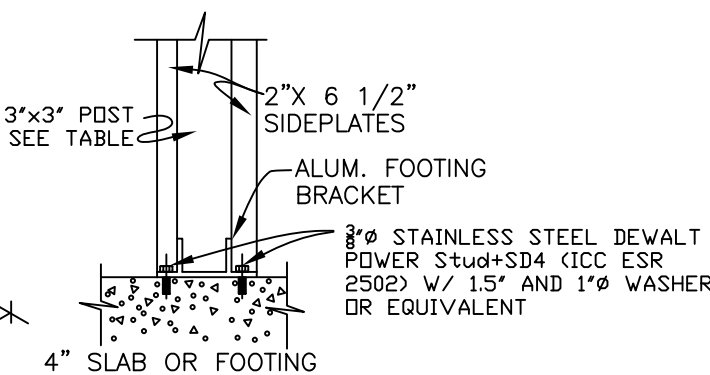
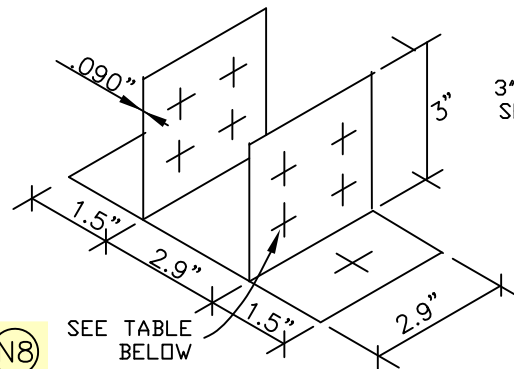
(N3) 2.5"x6" SUPER SIX
ALUM FLAT PANEL
t=0.018" 3004H36
t>0.018" 3004H34



(N4) 6 1/2" ROLLFORMED SIDE FASCIA
(3105-H25 ALUM. ALLOY)

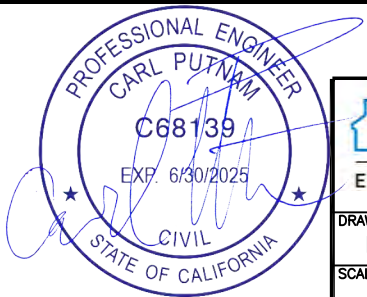


(N5) NEWPORT FASCIA
DETAIL



BRACKET FOR CONNECTING POST TO SLAB OR FOOTING (6063-T6 ALUM ALLOY)
SINGLE SPAN ATTACHED UNITS ONLY

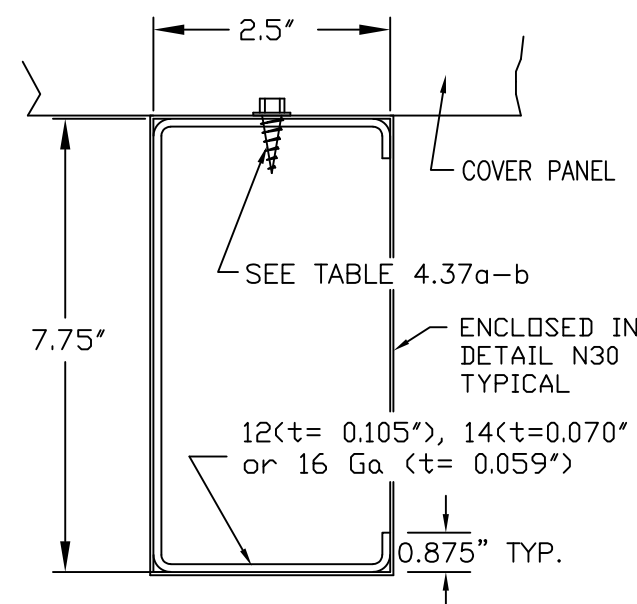
Footing d (in)	Number Of #14 SMS	3"x3" Post	Concrete Anchors	Maximum Wind Condition for "On Slab" Attachment
24	8	0.024" Alum	3/8"	100 mph Exp B/ 95 mph Exp C
26	10	0.024" Alum	3/8"	115 mph Exp B / 105 mph Exp C
27	8	0.032" Alum	3/8"	125 mph Exp B / 110 mph Exp C
28	4	0.041" Steel	3/8"	125 mph Exp B / 110 mph Exp C



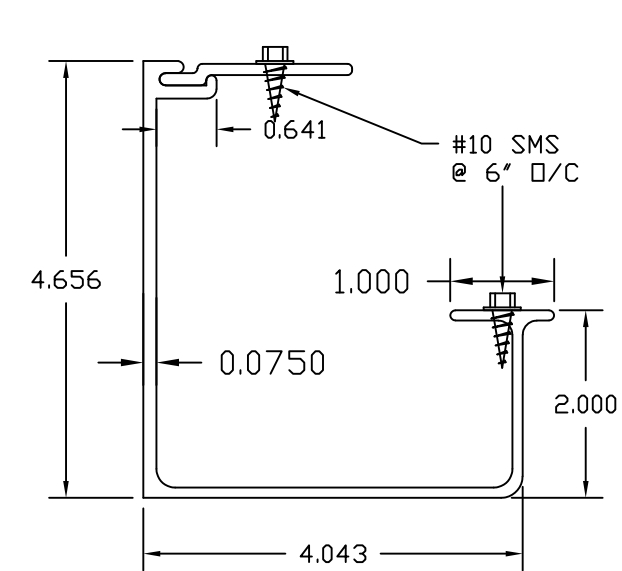
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DRAWN BY: BEJ/CP	TYPE:
SCALE: NTS	NAME: Component Parts & Connection Details for Newport Patio Structures
DATE:	FILE#: NP01-2021
	SHEET: 1 of 4

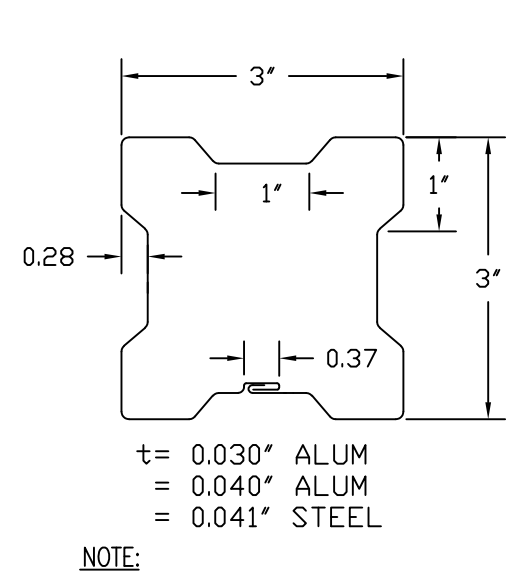
MAY 09 2023



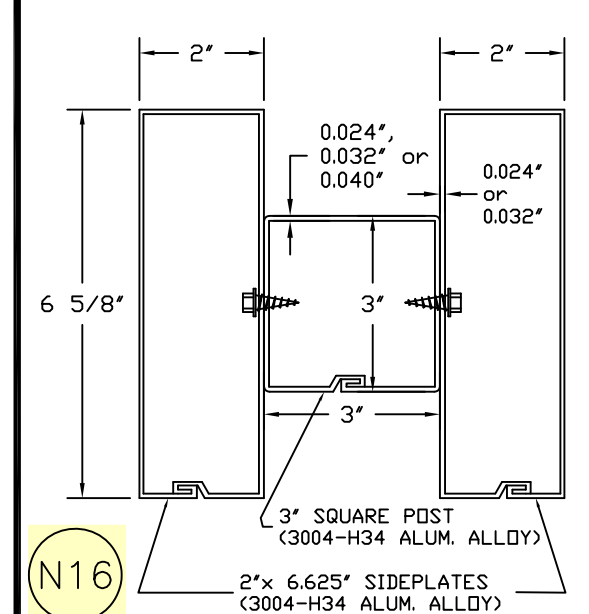
N9 STEEL "C"— CHANNEL HEADER (STEEL A-653 Fy=50 KSI)



N10 CALIFORNIA FASCIA (ALUM 6063 T6)



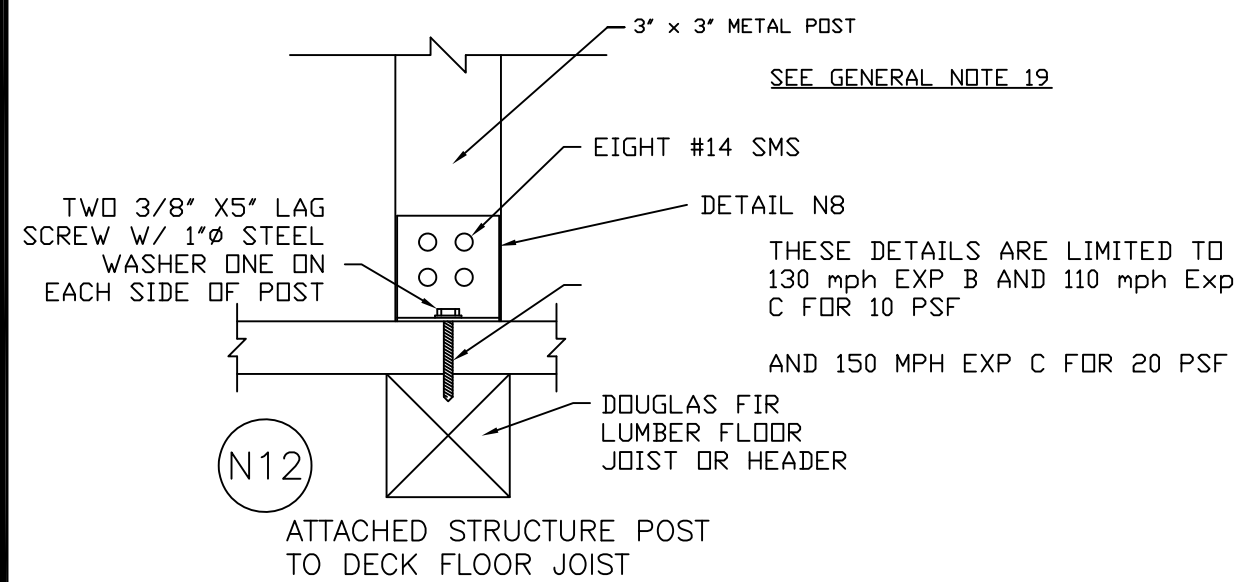
N11 3" ALTERNATE POST (3105-H25 ALUM. ALLOY OR A-653 Fy=40 KSI STEEL)



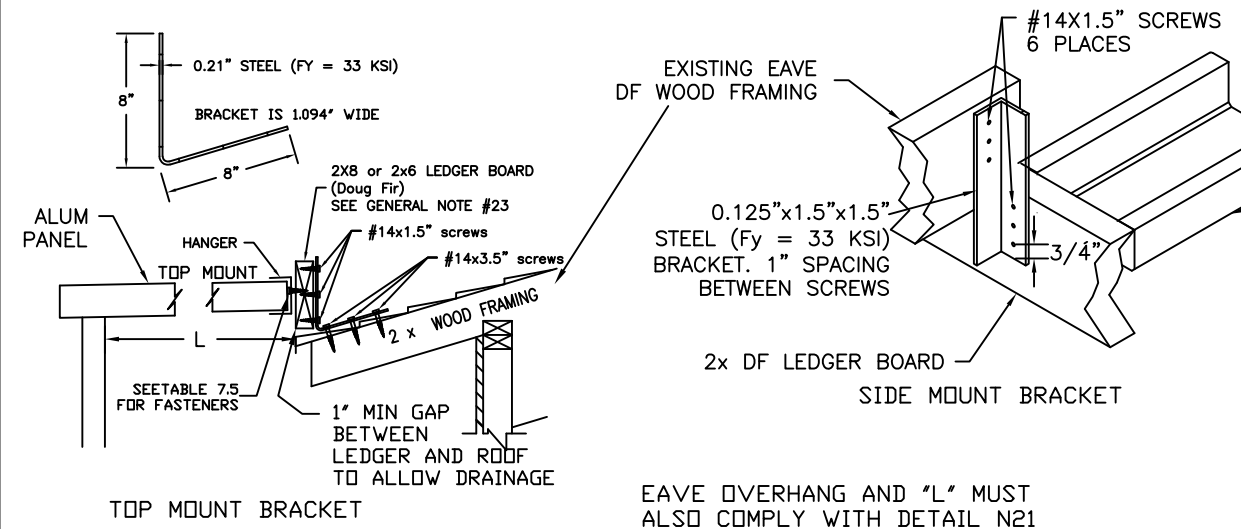
N16 SIDEPLATE CONNECTION DETAIL

Live Load (psf)	Wind Speed and Exposure	MAX "L" FOR TOP OR SIDE MOUNT	
		16" o/c	24" o/c
10	115 mph Exp B	15'-2"	10'-1"
	130 mph Exp B	13'-7"	9'-1"
	100 mph Exp C	15'-2"	10'-1"
	110 mph Exp C	14'-7"	9'-8"
	115 mph Exp C	13'-10"	9'-3"
	130 mph Exp C	12'-2"	8'-2"
20	115 mph Exp B	10'-3"	6'-9"
	100 mph Exp C	10'-3"	6'-9"
	110 mph Exp C	10'-0"	6'-8"
	115 mph Exp C	9'-8"	6'-6"
	130 mph Exp C	8'-9"	5'-10"

TOP MOUNT BRACKET NOT ALLOWED IN SNOW LOAD AREAS
SEE GENERAL NOTE #9 FOR CORROSION PROTECTION



N12 ATTACHED STRUCTURE POST TO DECK FLOOR JOIST



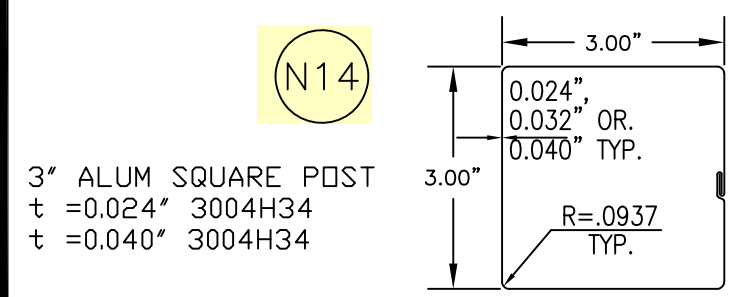
EAVE OVERHANG AND "L" MUST ALSO COMPLY WITH DETAIL N21

N18 ALTERNATIVE EAVE ATTACHMENT

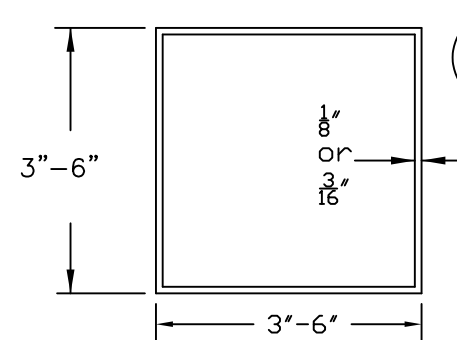
ALL HOUSE PENETRATIONS MUST BE COMPLETELY AND PERMANENTLY SEALED

PROFESSIONAL ENGINEER
CARL PUTNAM
C68139
EXP 6/30/2025
STATE OF CALIFORNIA

MAY 09 2023



N14 3" ALUM SQUARE POST
t =0.024" 3004H34
t =0.040" 3004H34

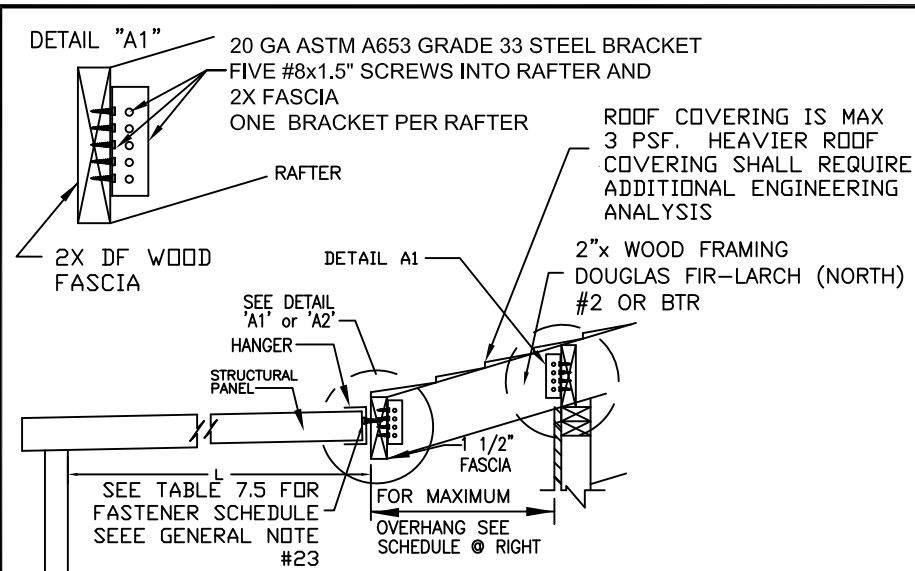


N17 ASTM A500 GRADE B STEEL POST
SEE GENERAL NOTE #9 FOR CORROSION PROTECTION

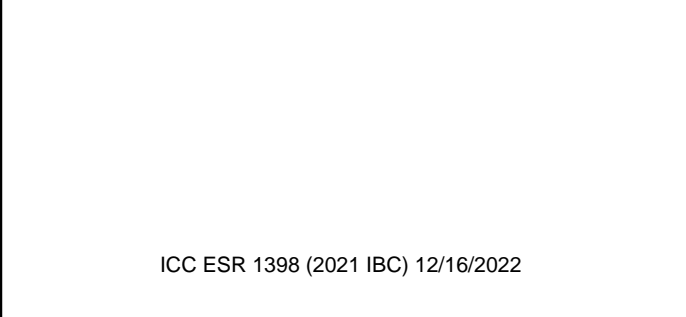
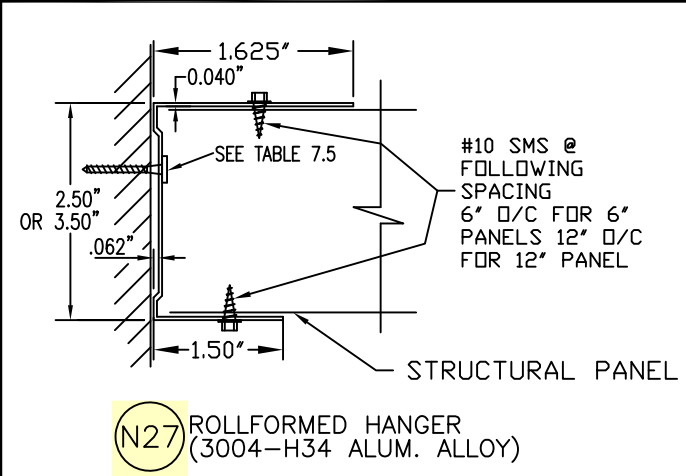
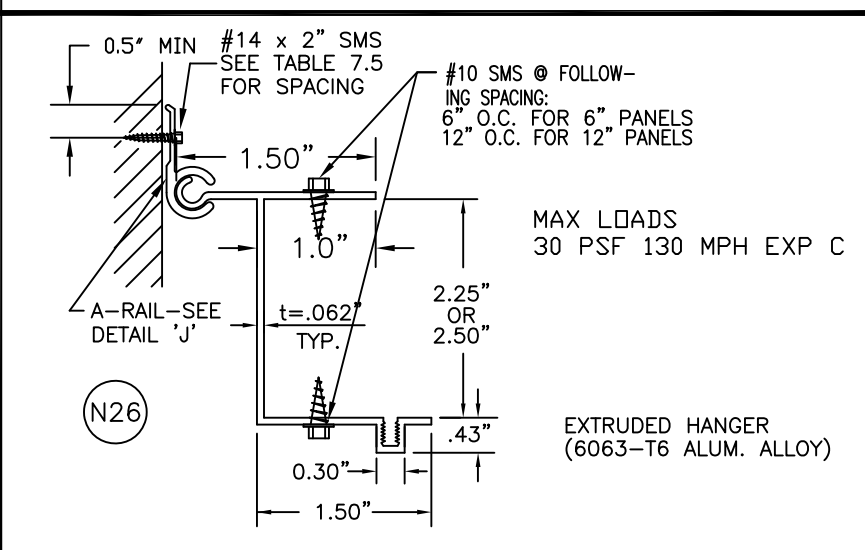
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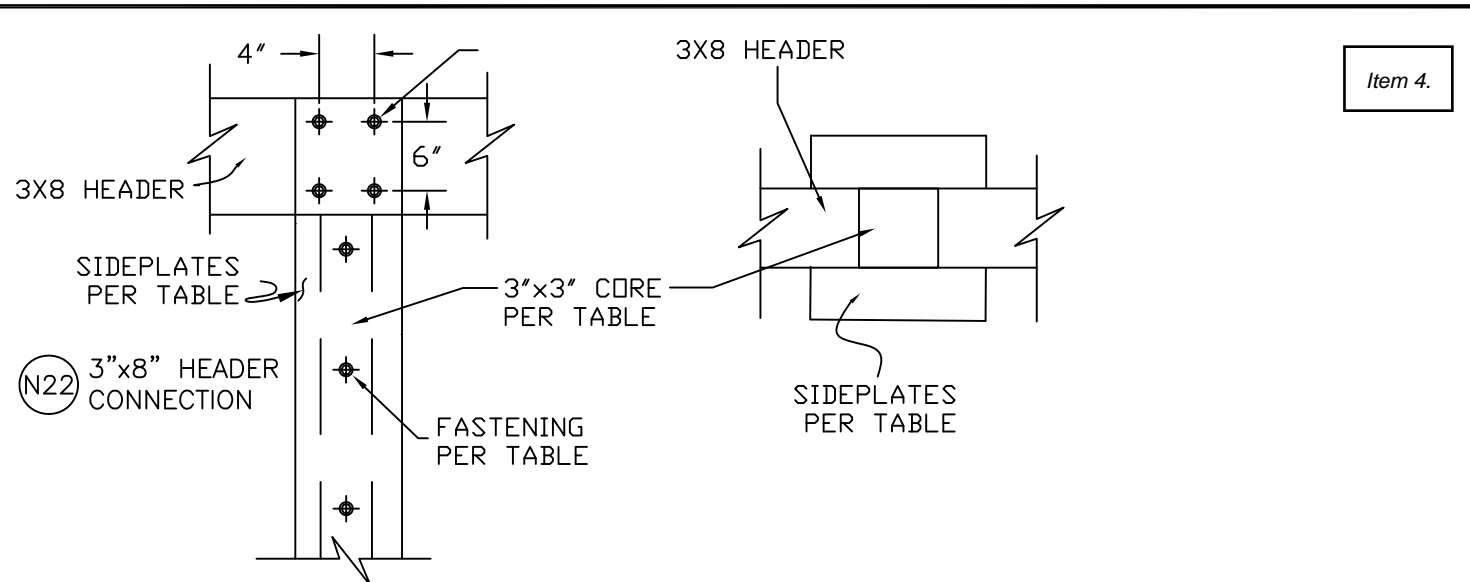
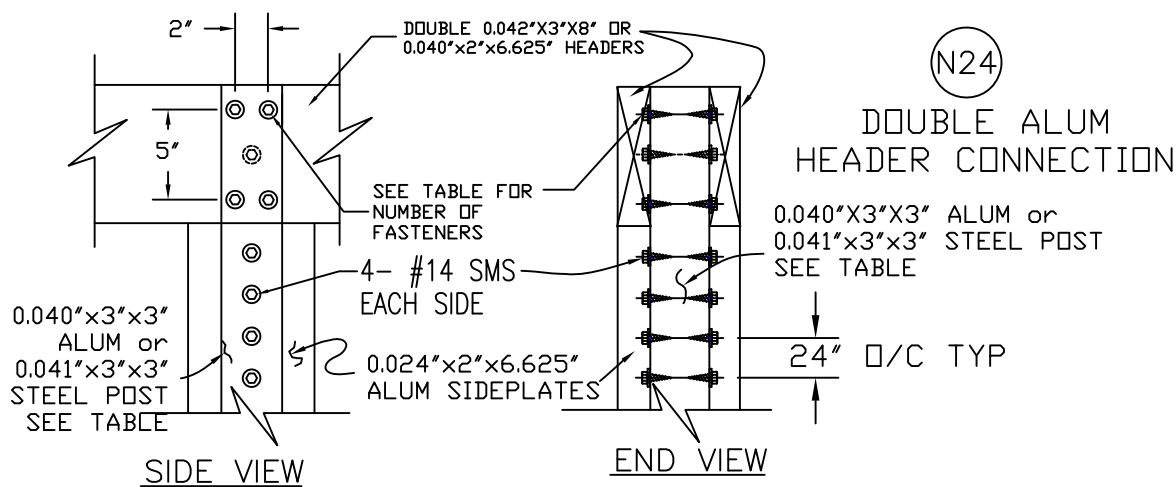
DRAWN BY: BEJ/CP	TYPE:
SCALE: NTS	NAME: Component Parts & Connection Details for Newport Patio Structures
DATE:	FILE#: NP02-2021
SHEET: 40 of 4	



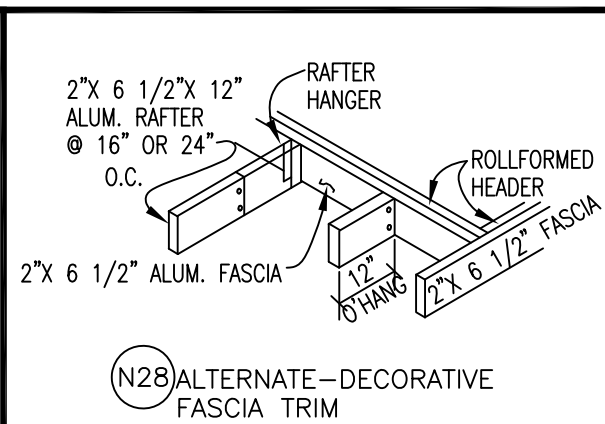
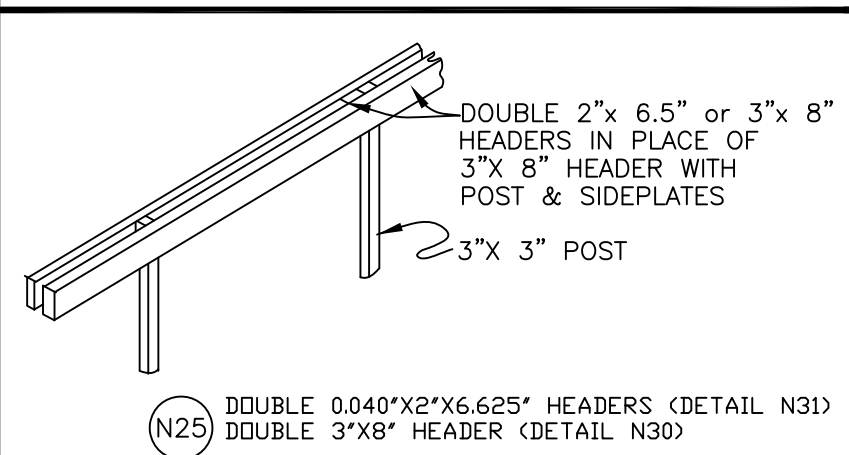
(N21) ALTERNATE EAVE ATTACHMENT



Live/Snow Load Solid Cover Wind (psf)	RAFTER SIZE (24" O/C)	MAX DISTANCE TO FIRST ROW OF POSTS "L"					# of #14 Screws
		6"	12"	18"	24"	30"	
10 115 MPH EXP B	2x4	20'-6"	18'-7"	10'-6"	5'-11"	2'-8"	2
	2x6	20'-6"	20'-6"	20'-6"	20'-6"	14'-10"	
	2x8	20'-6"	20'-6"	20'-6"	20'-6"	20'-6"	
10 105 MPH EXP C	2x4	20'-6"	18'-7"	10'-6"	5'-11"	2'-8"	2
	2x6	20'-6"	20'-6"	20'-6"	20'-6"	14'-10"	
	2x8	20'-6"	20'-6"	20'-6"	20'-6"	20'-6"	
10 110 MPH EXP C	2x4	20'-6"	18'-7"	10'-6"	5'-11"	2'-8"	2
	2x6	20'-6"	20'-6"	20'-6"	20'-6"	14'-10"	
	2x8	20'-6"	20'-6"	20'-6"	20'-6"	20'-6"	
10 115 MPH EXP C	2x4	20'-6"	18'-0"	10'-2"	5'-8"	2'-7"	2
	2x6	20'-6"	20'-6"	20'-6"	20'-6"	14'-4"	
	2x8	20'-6"	20'-6"	20'-6"	20'-6"	20'-6"	
10 120 MPH EXP C	2x4	20'-6"	16'-6"	9'-3"	5'-2"	2'-4"	2
	2x6	20'-6"	20'-6"	20'-6"	18'-9"	13'-2"	
	2x8	20'-6"	20'-6"	20'-6"	20'-6"	20'-6"	
10 130 MPH EXP C	2x4	20'-6"	13'-11"	7'-10"	4'-5"	2'-0"	3
	2x6	20'-6"	20'-6"	20'-6"	15'-11"	11'-2"	
	2x8	20'-6"	20'-6"	20'-6"	20'-6"	20'-6"	
10 140 MPH EXP C	2x4	20'-6"	12'-0"	6'-9"	3'-9"	1'-8"	3
	2x6	20'-6"	20'-6"	19'-11"	13'-8"	9'-7"	
	2x8	20'-6"	20'-6"	20'-6"	20'-6"	19'-4"	
20 140 MPH EXP C	2x4	18'-0"	9'-9"	5'-6"	3'-1"	1'-4"	3
	2x6	18'-0"	18'-0"	16'-2"	11'-1"	7'-9"	
	2x8	18'-0"	18'-0"	18'-0"	18'-0"	15'-8"	
25 140 MPH EXP C	2x4	18'-0"	10'-8"	6'-0"	3'-4"	1'-6"	3
	2x6	18'-0"	18'-0"	17'-9"	12'-2"	8'-6"	
	2x8	18'-0"	18'-0"	18'-0"	18'-0"	17'-3"	
30 140 MPH EXP C	2x4	17'-0"	8'-10"	4'-11"	2'-8"	1'-1"	3
	2x6	17'-0"	17'-0"	14'-9"	10'-0"	6'-11"	
	2x8	17'-0"	17'-0"	17'-0"	17'-0"	14'-3"	
35.7 140 MPH EXP C	2x4	16'-0"	7'-4"	3'-11"	1'-11"	0'-6"	3
	2x6	16'-0"	16'-0"	12'-3"	8'-2"	5'-6"	
	2x8	16'-0"	16'-0"	16'-0"	15'-11"	11'-8"	
42 140 MPH EXP C	2x4	13'-11"	6'-1"	3'-2"	1'-4"	0'-1"	4
	2x6	14'-6"	14'-6"	10'-3"	6'-8"	4'-4"	
	2x8	14'-6"	14'-6"	14'-6"	13'-4"	9'-7"	
50 140 MPH EXP C	2x4	11'-8"	5'-0"	2'-5"	0'-10"	0'-0"	4
	2x6	13'-3"	13'-3"	8'-5"	5'-4"	3'-3"	
	2x8	13'-3"	13'-3"	13'-3"	10'-11"	7'-8"	
60 140 MPH EXP C	2x4	9'-8"	4'-0"	1'-9"	0'-4"	0'-0"	4
	2x6	12'-2"	11'-7"	6'-9"	4'-1"	2'-4"	
	2x8	12'-2"	12'-2"	12'-2"	8'-9"	6'-0"	



FOOTING d (in)	Number of #14 SMS	Side Plates	3"x3" Core	Maximim Wind Condition for "On Slab" Attachment
26	10	0.024"x2"x6.625"	0.024"	105 mph Exp B
30	8	0.032"x2"x6.625"	0.032"	130 mph Exp B/110 MPH Exp C
31	16	0.024"x2"x6.625"	0.024"	115 mph Exp C
34	12	0.032"x2"x6.625"	0.032"	130 mph Exp C



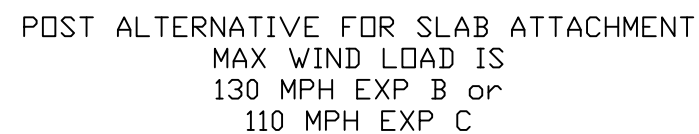
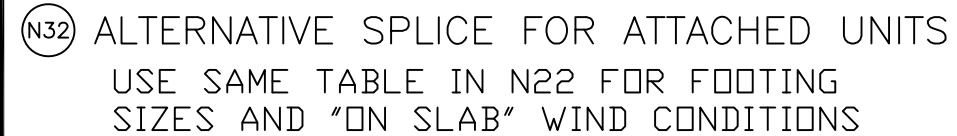
Max Uplift Footing d (in)	Total Number of #14 SMS	Maximim Wind Condition for "On Slab" Attachment	Minimum 3"x3" Post
29	8	130 mph Exp B/110 mph Exp C	0.040" Alum
31	10	120 mph Exp C	0.040" Alum
33	12	130 mph Exp C	0.040" Alum
32	8	120 mph Exp C	0.041" Steel
35	10	150 mph Exp C	0.041" Steel



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SCALE: NTS	NAME: Component Parts & Connection Details for Newport Patio Structures
DATE:	FILE#: NP03-2021
	SHEET: 3 of 4

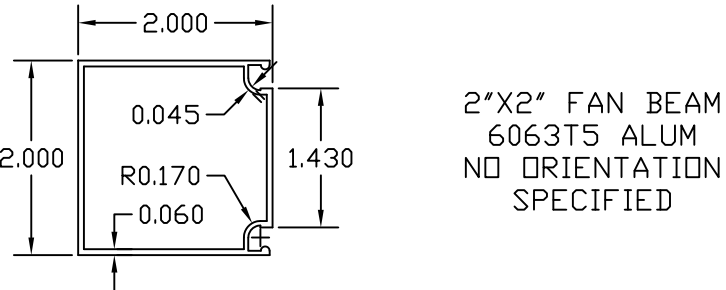
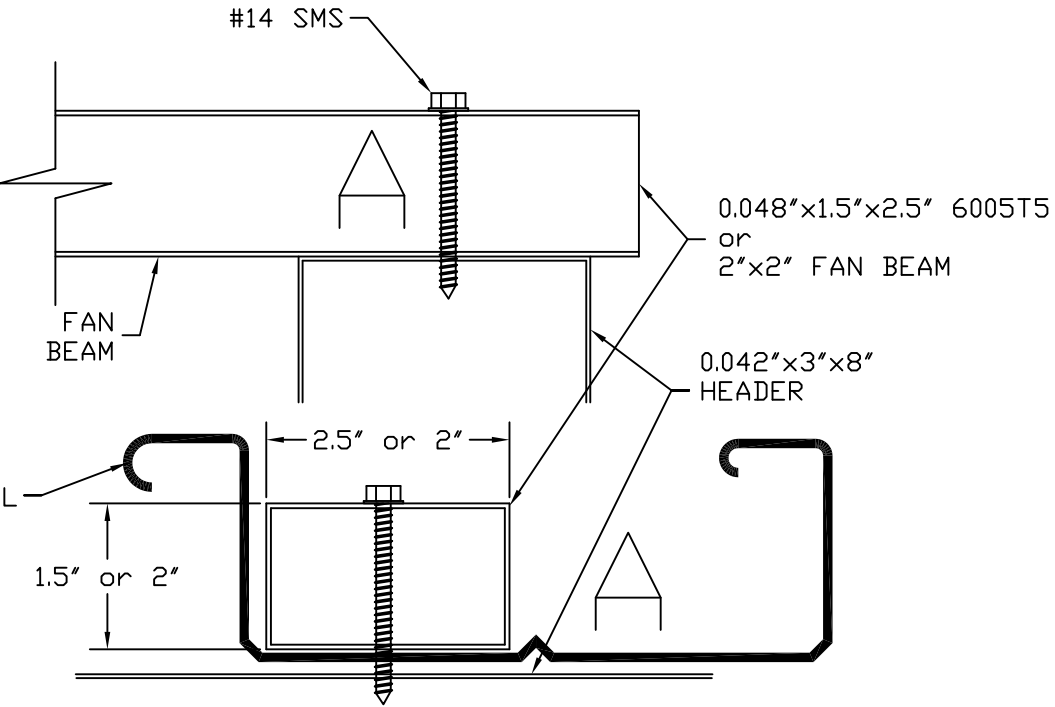
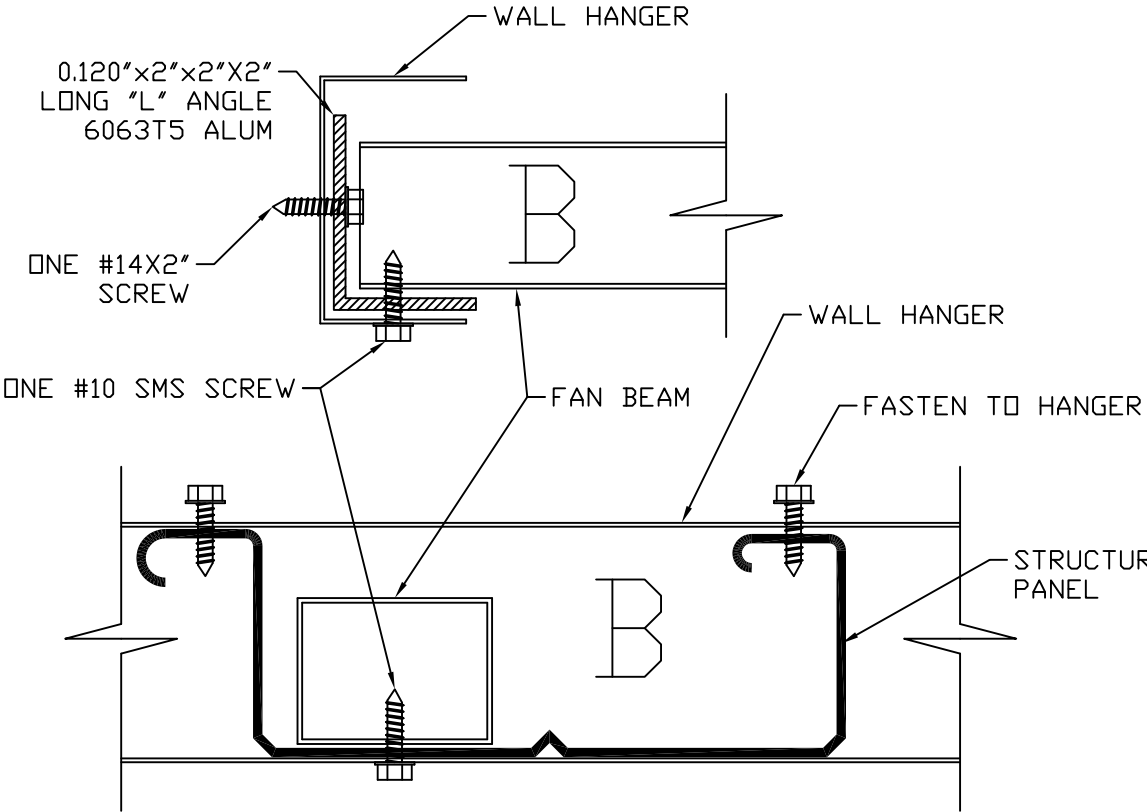


MAY 09 2023

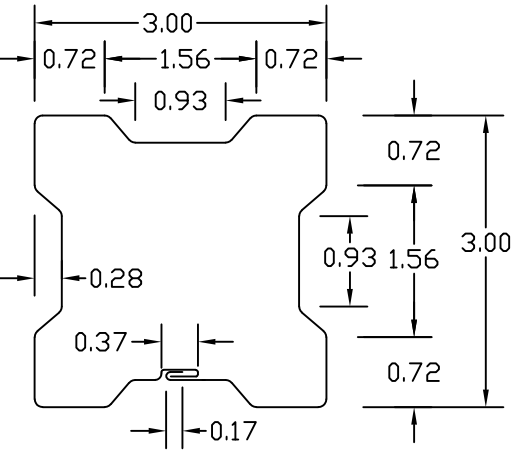


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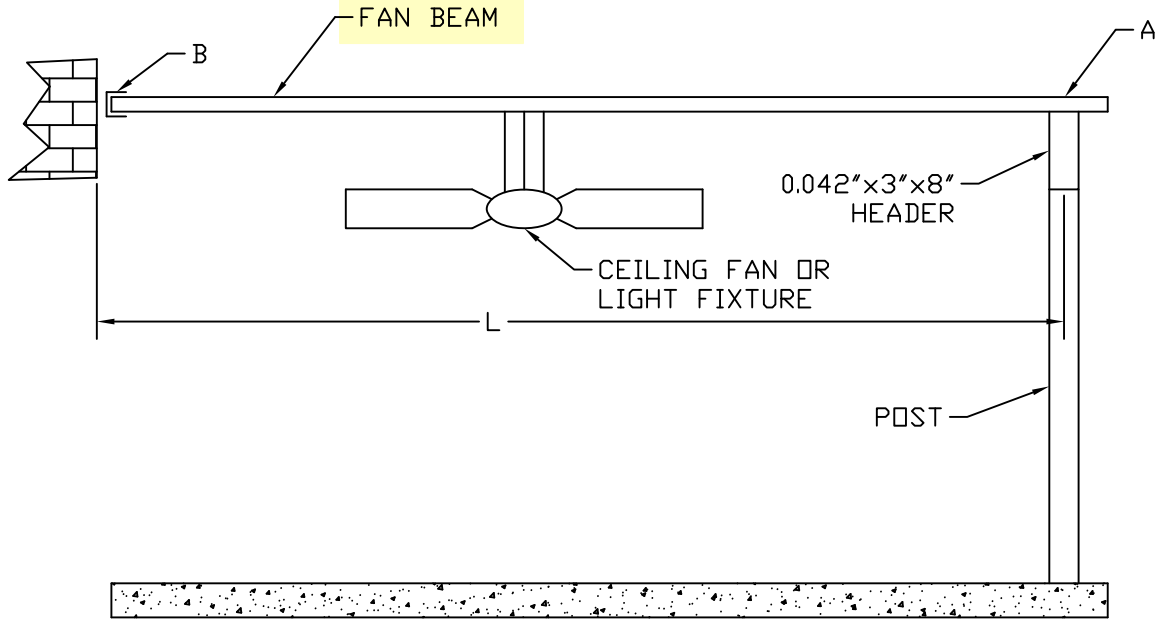
of 4



2"X2" FAN BEAM
6063T5 ALUM
NO ORIENTATION
SPECIFIED

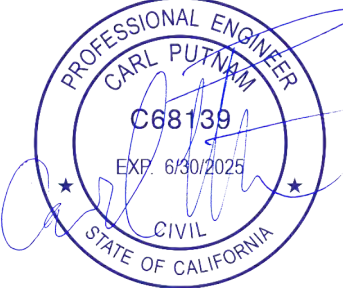


t = 0.041"
3" X 3" CLOVERLEAF HEADER
(A-653 Fy=40 KSI STEEL)



CONFORMANCE TO THE APPLICABLE ELECTRICAL CODE IS OUTSIDE THE SCOPE OF THIS DETAIL AND MUST BE APPROVED SEPERATELY.

Weight of fan/lights	Allowable Fan Beam Spans	
	0.048"x1.5"x2.5"	2"x2" Fan Beam 3x3 Steel Beam
30 lbs	15'-10"	23'



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DRAWN BY: CP	TYPE:
SCALE: NTS	NAME: Miscellaneous Details
DATE:	FILE#: Misc2-2021
	SHEET: 43



Front View (December 2023)



Side View (December 2023)



Rear View (December 2023)



Aerial View



Google Maps Side Elevation (November 2022)



Google Maps Front Elevation (November 2022)



CAL FIRE - RIVERSIDE UNIT RIVERSIDE COUNTY FIRE DEPARTMENT

ATTACHMENT 6

Item 4.

BILL WEISER - FIRE CHIEF

Office of the Fire Marshal (East)

77-933 Las Montanas Rd., Ste 201, Palm Desert, CA 92211

Bus: (760) 863-8886 ~ Fax: ~ rивcoplus.org

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DR. YXSTIAN GUTIERREZ
DISTRICT 5

Ramon Rochin

January 24, 2024

Attn:

48440 CHARLTON PEAK ST
COACHELLA, CA 92236

Project Name:	Variance No. 23-04. (Bluebeam Session ID: 638-905-490) The submittal for a Variance application for an existing patio located at 52226 Cesar Chavez Street. Enclosed is a site plan showing the approximately 644 SF existing patio structure that was built without a building permit application. The patio provides approximately a 5 foot setback, where a 10 foot setback is required. The patio covers approximately 55% of the rear yard, where a maximum of 50% is allowed. The applicant requests a variance to the setback and rear yard lot coverage for the existing patio.	Permit Number:	FPSBA2400001
Project Address:	48440 CHARLTON PEAK ST COACHELLA, CA 92236	Case Type:	Fire Set Back Adjustment (FP
APN(s):	612573009	Reviewer:	Kohl Hetrick
		Review Number:	2

Riverside County Fire Department (RVCFD) Office of the Fire Marshal (OFM) has reviewed the submitted plans for the referenced project and they are approved with the following conditions.

015 - Fire

Fire Conditions of Approval for Set Back Adjustment/Variance

Office of the Fire Marshal does not have an issue with the requested variance from the Coachella Municipal Code requirement for a 10-foot setback.

However, the projection shall comply with the minimum setback detailed in the CA Residential Code Section R302, Table R302.1(1). This section and table identify a minimum 5.0-foot setback for non-fire-resistance rated projections. The existing projection is less than the 5.0-feet required and will need to (1) be modified to reduce beyond this requirement, or (2) Provide Plans detailing compliance with the fire-resistance rated requirements. Building Official will need to review and approve for minimum CRC compliance.

*It is observed via latest satellite view maps of the subject area, that other/neighboring properties are likely out of compliance as well.



CAL FIRE - RIVERSIDE UNIT RIVERSIDE COUNTY FIRE DEPARTMENT

Item 4.

BILL WEISER - FIRE CHIEF

Office of the Fire Marshal (East)

77-933 Las Montanas Rd., Ste 201, Palm Desert, CA 92211

Bus: (760) 863-8886 ~ Fax: ~ rivcoplus.org

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

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

We appreciate the opportunity to work together to ensure fire, rescue, medical and all hazard emergency services are provided to our County and all of the residents.

Should you have additional questions, please contact me via phone at (760) 863-8886 or email at kohl.hetrick@fire.ca.gov.

Kohl Hetrick
Supervising Fire Marshal

BOARD OF SUPERVISORS

KEVIN JEFFRIES
DISTRICT 1

KAREN SPIEGEL
DISTRICT 2

CHARLES WASHINGTON
DISTRICT 3

V. MANUEL PEREZ
DISTRICT 4

DR. YXSTIAN GUTIERREZ
DISTRICT 5

From: Lizzandro Diaz
Sent: January 17 24 6:26 AM
To: Adrian Moreno
Subject: RE: RAC - Variance 23-04 Rochin, Setback

Good morning Adrian,

I have no comments against permitting the patio as is. The structure is built of alumawood which makes it non-flammable therefor allowing for it to be built near the property line. The structural plans provided also meet our minimum structural design requirements for the City.

Lizzandro Diaz, CBO
Building Official
City of Coachella
Off: 442-400-5751
Cell: 442-637-2735
53990 Enterprise Way
Coachella, CA 92236



From: Adrian Moreno <amoreno@coachella.org>
Sent: January 16 24 5:59 PM
To: Lizzandro Diaz <ldiaz@coachella.org>; Gabriel Perez <gperez@coachella.org>;
kohl.hetrick@fire.ca.gov; rruofmplanningeast@fire.ca.gov; Eva Lara <elara@coachella.org>
Subject: RAC - Variance 23-04 Rochin, Setback

Hello Everyone,

For your review, please find the attached Request for Agency Comments for the **Variance 23-04, Rochin Setback**.

Enclosed is a structural plan and a site plan showing the approximately 644 SF existing patio structure that was built without a building permit application. The applicant is looking to get city approval for the existing patio, and are requesting a Variance for setback and rear lot coverage. The patio provides approximately a 5 foot setback, where a 10 foot setback is required. The patio covers approximately 55% of the rear yard, where a maximum of 50% is allowed. I did include some planning notes on the site plan.

You may also access the files via Bluebeam Session ID: 638-905-490

Session URL: <https://studio.bluebeam.com/hyperlink.html?link=studio.bluebeam.com/sessions/638-905-490>

If possible, please return comments by **Wednesday, January 24, 2024.**

Thanks,

Adrian Moreno | **Associate Planner**

City of Coachella • **Development Services Department**

53990 Enterprise Way • Coachella, CA 92236

Phone: 760-398-3502 Ext: 118

Email: amoreno@coachella.org



Office Hours: Monday - Thursday 7:00 AM to 6:00 PM

Closed Fridays

[Website](#) | [Map](#) [f](#) [t](#)



STAFF REPORT
3/20/2024

TO: Planning Commission Chair and Commissioners

FROM: Adrian Moreno, Associate Planner

SUBJECT: CUP 375 AR No. 23-14 – Coachella Islamic Center Parking Lot for the construction of a parking lot to serve the existing building at 84650 Ave 49. Applicant: Islamic Society of Palm Springs

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission continue consideration of Resolution No. PC2024-07 approving Conditional Use Permit 375 and Architectural Review No. 23-14 for the construction of a parking lot to serve the existing building at 84650 Ave 49, (APN: 603-250-015) to the Planning Commission meeting of April 3, 2024 as the project will require site plan modifications subject to Fire Department safety concerns.



STAFF REPORT 3/20/2024

TO: Planning Commission Chair and Commissioners

FROM: Gabriel Perez, Development Services Director

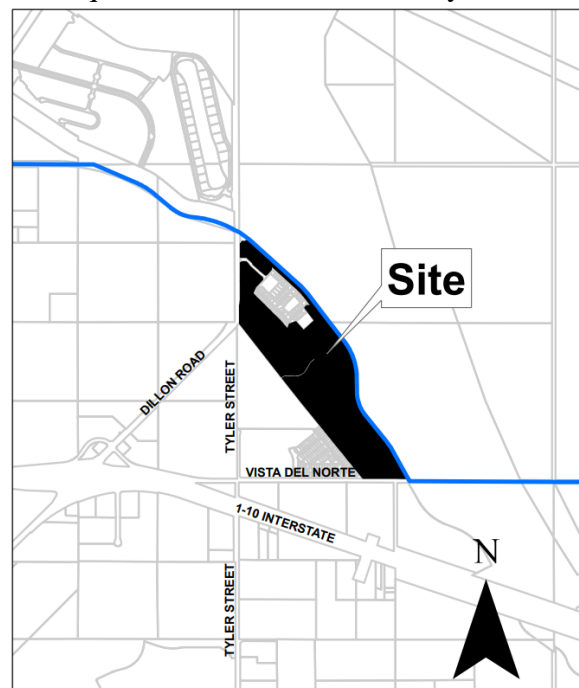
SUBJECT: CUP No. 308 and AR No. 18-18 Modification - Coachella Lakes RV Resort Length of Stay Modification Request - The Applicant proposed a modification to Conditional Use Permit (CUP 308) and Architectural Review (AR 18-18) to extend the allowable time period of lodging beyond 30 days and minor modifications to the landscape plan for a new 469-Space Recreational Vehicle (RV) Campground, Coachella Lakes RV Resort, with average stall sizes of 2,580 sq. ft., including a 1,400 sq. ft. clubhouse, three laundry/restroom buildings, with private streets and common area. Applicant: Coach RV LLC

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. PC 2024-08 approving modification to Conditional Use Permit No. 308 and Architectural Review No. 18-18 to extend the allowable time period of lodging beyond 30 days and minor modifications to the landscape plan for a new 469-Space Recreational Vehicle (RV) Campground, Coachella Lakes RV Resort, with average stall sizes of 2,580 sq. ft., including a 1,400 sq. ft. clubhouse, three laundry/restroom buildings, with private streets and common area.

BACKGROUND:

On March 6, 2019, the Planning Commission approved the Red Moon RV Park project on 78.3 acres of vacant land located within the existing Vineyards Luxury Motorcoach Resort at 44-790 Dillon Road. This project is a deviation from the existing Vineyards Luxury Motorcoach Resort that consisted of subdivided lots for both RV parking and “Casitas”. The Red Moon RV Park project was approved with Environmental Assessment (EA 18-03), Conditional Use Permit (CUP 308), and Architecture Review (AR 18-18) for a Recreational Vehicle (RV) Campground consisting of 469 RV parking rental spaces with no structures, clubhouse, laundry/restroom buildings with private streets and common area amenities.



The development name “Red Moon RV Park” was recently renamed to “Coachella Lakes RV Resort” and is partially completed. The facility is currently open to the public for the project phase 1. Conditional Use Permit No. 353 was approved by the Planning Commission on July 16, 2022 allowing a Type 41 (On-Sale Beer & Wine – Eating Place) alcohol license for the existing facility “Pro Shop” and the Clubhouse.

DISCUSSION/ANALYSIS:

The applicant, Coach RV LLC, submitted a request to modify condition of approval No. 2 of CUP No. 308 and AR No. 18-18 with respect to length of stay to lift the restriction of 30 days maximum stays to 179 days. Condition of Approval No. 2 reads as follows:

“...The CC&R’s shall stipulate a restriction on the duration of stay for any Recreational Vehicle patron to no more than 30 days. The CC&R’s shall include provisions for owner participation in the maintenance of the street center median along Dillon Road.”

Current RV resorts stays are required by this existing condition of approval to not exceed 30 days pursuant to the short term rental regulations of the Coachella Municipal Code Chapter 5.80 as defined as follows:

“Short-term vacation rental” shall mean a “dwelling unit” as defined by the city’s zoning ordinance that is rented by the owner to another party for a period of not more than thirty (30) consecutive days in exchange for any form of monetary or non-monetary consideration such as but not limited to trade, fee, swap or any other in lieu of cash payments.’

The City is able to collect transit occupancy tax (TOT) for stays of 30 days or less but is unable to collect TOT for stays that exceed 30 days. The applicant, Coach RV LLC, who purchased the original Red Moon RV Resort indicated that the current restrictions to a maximum of 30-day stays do not allow the RV resort to be competitive with other RV resorts, which allow stays beyond 30 days but not exceeding 179 days. The applicant provided information of 6 other RV resorts in neighboring Coachella Valley cities (Desert Hot Springs, Indio, Palm Desert and Cathedral City) that allow for long-term stays ranging between 3 months to 6 months. The applicant also operates RV resorts in the state of Arizona that does not have restrictions for the term of stay. The applicant operates the Verde Ranch RV Resort in Camp Verde Arizona where in 2022 and 2023 where more than 80% of reservations were for less than 30 days and the average length of stay was 15 days. The applicant states in their justification letter that they anticipate 30% of the total mix of RV stays would exceed 30 days. The applicant stated that if the City were to restrict stays above 30 days, that a 40% cap would be preferred. Staff believes a cap of 35% for stays longer than 30 days would be acceptable to ensure a majority of the mix of RV Resort stays are paying TOT and would be comparable to long term stay cap of 35% at the Cathedral Palms RV Resort.

Site Plan / Parking and Circulation:

The project site main entrance is located on Dillon Road with secondary access from Vista Del Norte. The project site main entrance is located on Dillon Road with secondary access from Vista Del Norte. Both of the Registration Office and Clubhouse will be open to the public, therefore the Restaurant and Office Parking Standard under the Municipal Code will apply. The combined

required parking spaces within the property is 54 parking spaces. The Coachella Lakes RV Resort has a combined parking area including golf cart parking throughout the development is 92 parking spaces. Since a large part of the customers that will utilize these facilities are within the Resort, other on-site parking is used to satisfy the parking requirement considering that RV renters may utilize alternative means such as walking and use of golf carts to access the facilities.

Landscape Plan Median

The existing Dillon Road median along the Coachella Lakes RV Resort project frontage was conditioned under original approvals of the Coachella Vineyard project to be landscaped and maintained by the applicant through a Landscape and Lighting Maintenance District. The landscape in the median was installed but not maintained and has deteriorated over time. The applicant under CUP No. 208 and AR No. 18-18 is required to ensure that maintenance of all landscape areas be secured through the project CC&Rs. The CC&Rs have not been drafted or recorded. Staff has added a condition of approval that requires that the landscape median be improved prior to the offering to patrons of stays beyond 30 days. The proposed landscape plan is attached to the staff report and includes a minimalist drought tolerant landscaping scheme consistent with landscape median design proposed for the Dillon Road median along the frontage of the 29 Palms Casino. The plan would maintain existing palm trees and shade trees and eliminate any shrubs. Decorative crushed rock of 4-8" is proposed as groundcover in the median. Three metal artistic representations of Joshua Trees are proposed in the median which would be consistent with art sculptures proposed in Dillon Road medians along the frontage of the Spotlight 29 Casino. Staff believes a minimalist landscape scheme for the median can be supported on the condition that additional shrubs be included in the landscape plan.

CONCLUSIONS AND RECOMMENDATIONS

- 1) Adopt Resolution No. 2024-08 approving modifications to CUP No. 308 and Architectural Review No. 18-18 with the findings and conditions as recommended by the applicant.
- 2) Adopt Resolution No. PC 2024-08 approving modification to CUP No. 308 and Architectural Review No. 18-18 as modified by the Planning Commission.
- 3) Not approve Resolution No. PC 2024-08.
- 4) Continue this item and provide staff and the applicant with direction.

Attachments:

1. Resolution No. PC 2024-08 Modification to CUP No. 308 and AR No. 18-18 Exhibit A – Conditions of Approval
2. Applicant Justification Letter
3. Resolution No. 2019-07 CUP No. 308 and AR No. 18-18
4. Proposed Landscape Plan – Dillon Road Median
5. Original Conceptual Landscape Plan

RESOLUTION NO. PC 2024-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COACHELLA, CALIFORNIA APPROVING A MODIFICATION TO CONDITIONAL USE PERMIT (CUP 308) AND ARCHITECTURAL REVIEW (AR 18-18) TO EXTEND THE ALLOWABLE TIME PERIOD OF LODGING BEYOND 30 DAYS AND MINOR MODIFICATIONS TO THE LANDSCAPE PLAN FOR A NEW 469-SPACE RECREATIONAL VEHICLE (RV) RESORT ON 78.3 ACRES LOCATED AT 44790 AND 44800 DILLON ROAD. APPLICANT: COACH RV LLC DBA COACHELLA LAKES RV RESOIRT COACH RV LLC, APPLICANT.

WHEREAS, Coach RV LLC filed an application for a modification to Conditional Use Permit No. 308 (CUP 308) and Architectural Review No. 18-18 for a modification to Conditional Use Permit (CUP 308) and Architectural Review (AR 18-18) to extend the allowable time period of lodging beyond 30 days and minor modifications to the landscape plan for a new 469-Space Recreational Vehicle (RV) Campground, Coachella Lakes RV Resort, with average stall sizes of 2,580 sq. ft., including a 1,400 sq. ft. clubhouse, three laundry/restroom buildings, with private streets and common area. Applicant: Coach RV LLC dba Coachella Lakes RV Resort: and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing on CUP No. 308 and Architectural Review No. 18-18 on March 6, 2019 under Resolution No. PC 2019-07 and approved the project subject to conditions of approval; and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing on the modification to CUP No. 308 and Architectural Review No. 18-18 on March 20, 2024 and approved the modification with amended conditions of approval; 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 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 modification for length of stay for the Coachella Lakes RV Resort is proposed by the applicant to allow the resort to remain competitive with nearby RV resorts; and,

WHEREAS, an Initial Environmental Study recommending the adoption of a Mitigated Negative Declaration was prepared for this project, pursuant to the California Environmental Quality Act Guidelines (CEQA Guidelines) and mitigation measures have been recommended in order to reduce the environmental effects of the project to a level of less than significant. The project will not have any significant adverse effects on the

environment. conjunction with an establishment in an approved RV Resort development.

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 resolve as follows:

Section 1. Incorporation of Recitals

The Planning Commission hereby finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the Planning Commission as fully set forth in this resolution.

Section 2. CEQA Findings

The City of Coachella has determined that the proposed project is consistent with the Mitigated Negative Declaration prepared and adopted by Resolution No. PC 2019-06 for this project, pursuant to the California Environmental Quality Act Guidelines (CEQA Guidelines) and mitigation measures have been recommended in order to reduce the environmental effects of the project to a level of less than significant. The project will not have any significant adverse effects on the environment.

Section 3. Conditional Use Permit and Architectural Review

With respect to the Conditional Use Permit (CUP) 308, the Planning Commission finds as follows for the proposed liquor license sales:

1. The proposed projects are consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has a Regional Retail District and Open Space land use designation with Sub-Area No. 12 (North Dillon) policies which encourage a final designation buildout mix that includes 25% of the sub-area for Resort uses that allows gated communities. The proposed project is part of The Vineyards Planned Development which is an RV Subdivision and Golf Course community that is in keeping with the community character envisioned by the General Plan.
2. The proposed development pattern and incidental structures will be in keeping with the policies of the General Neighborhood and land use classification and the project is internally consistent with other General Plan policies for this type of development. The General Plan seeks to have an appropriate location for resort residential uses such as this development where there is adequate access and scenic vistas that can be preserved. The City's Health and Wellness policies encourage neighborhood parks and neighborhood serving commercial uses in close proximity to the Regional Retail District designations. The proposed uses is an RV resort with easy access to services near the Dillon Road and I-10 Freeway interchange.

3. The proposed project is in compliance with the applicable land use regulations and development standards of the City's Zoning Code. The site plan proposes a 469-Space RV Park with incidental clubhouse and laundry/restroom buildings in a gated community that is designed to substantially match the architectural Planned Development and the Design Guidelines for the project which are based on the previous City's RM (Multifamily Residential) base district zoning regulations (now the Regional Commercial Zone) and the off-street parking and landscaping standards.
4. Every use, development of land and application of architectural guidelines and development standards shall be considered on the basis of the suitability of the site for a particular use or development intended, and the total development, including the prescribed development standards, shall be so arranged as to avoid traffic congestion, ensure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and shall be in accord with all elements of the general plan. The proposed project site is within the Regional Retail land use designation and the Sub-Area 12 policy area of the City's general plan. This category provides for medium to high density residential uses in combination with resort/tourist camp uses as proposed by this project.
5. The proposed tourist camp use will be compatible with neighboring properties with respect to land development patterns and application of architectural treatments. The plans submitted for this project propose a clubhouse building and new laundry/restroom buildings that will substantially match the architecture for the existing The Vineyards RV Subdivision. The surrounding properties to the south and west will include RV Subdivision and Resort Residential uses which are compatible with an RV Campground in an open space setting. As such, the proposed project will be in keeping with the scale, massing, and aesthetic appeal of the existing neighborhood and future development.
6. An Initial Environmental Study recommending the adoption of a Mitigated Negative Declaration was prepared and adopted for this project, pursuant to the California Environmental Quality Act Guidelines (CEQA Guidelines) and mitigation measures have been recommended in order to reduce the environmental effects of the project to a level of less than significant. The project will not have any significant adverse effects on the environment and the modifications to the landscape median and extending the length of stay beyond 30 days are in substantial conformance with the original approved project.

Section 4. Planning Commission Approval

Based on the forgoing recitals and findings above, and the written and oral comments, facts and evidence presented, the City of Coachella Planning Commission approve the modification to Conditional Use Permit (CUP No. 308) and Architectural Review (AR No. 18-18) for the Coachella Lakes RV Resort and subject to the modified Conditions and Approval as set forth in "Exhibit A":

PASSED APPROVED and ADOPTED this 20th day of March 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Ruben Gonzalez
Planning Commission Chairperson

ATTEST:

Gabriel Perez
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. PC2024-08 was duly adopted by the Planning Commission of the City of Coachella at a regular meeting thereof, held on this 20th day of March 2024 by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gabriel Perez
Planning Commission Secretary

Resolution No. PC 2024-08

EXHIBIT A

**CONDITIONS OF APPROVAL FOR MODIFICATION TO CONDITIONAL USE PERMIT NO. 353 AND
ARCHITECTURAL REVIEW NO. 18-18:**

Revised Condition of Approval #2 with modifications in bold:

2. The construction of all new common-area structures shall be in conformance with construction drawings and landscaping plans submitted with this application and are intended to act as the project's design guidelines, as intended by Chapter 17.38 of the Coachella Municipal Code, and subject to the conditions of approval imposed below:
 - a. All exterior building materials and colors shall substantially match the exhibits submitted with the Red Moon RV Park Planned Development application exhibits.
 - b. Conditional Use Permit No. 308 hereby approves a Recreational Vehicle (RV) Tourist Camp for leased spaces. All RV Space leases shall be subject to the City's Transient Occupancy Tax payment, which shall be paid by the owners to the City of Coachella on a monthly basis.
 - c. Conditional Use Permit No. 308 hereby establishes minimum RV Space size of 2,400 square feet, with a minimum width of 30 feet and minimum depth of 80 feet. No structures of any kind are permitted on the RV Spaces.
 - d. The developer or successor in interest shall record Covenants, Conditions, and Restrictions (CC & Rs) establishing bylaws and a new management association for the maintenance of all common area improvements and perimeter walls. The CC&R's shall prohibit the use of any enclosed structure within the RV Park complex from being used more than 2,000 person hours annually. The CC&R's shall stipulate a restriction on the duration of stay for 60% of Recreational Vehicle patron occupancy to no more than 30 days. 40% of patron occupancy may exceed a duration of stay longer than 30 days and not exceed 179 days. The CC&R's shall include provisions for owner participation in the maintenance of the street center median along Dillon Road.
 - e. All masonry perimeter walls and garden walls shall be decorative masonry with decorative cap subject to review by the Development Services Director, and subject to the City's Building Codes. The perimeter walls for the Project shall be subject to HOA approval, and subject to issuance of a separate building permit by the City Building Division.
 - f. All parking lots shall have adequate lighting for after-hours use by patrons. Low-voltage lighting and/or bollard lighting for pedestrians shall be incorporated into all landscaped common areas where active amenities are proposed such as laundry rooms, restrooms, and gazebo areas.

Added Conditions of Approval in Bold:

- 60. The Applicant/Property Owner shall abide by the Conditions of Approval 2d. under the Conditional Use Permit 308 and Architecture 18-03, Resolution PC 2019-07, stating that a Covenants, Conditions and Restrictions (CC&Rs) to establish laws and a new management association for maintenance of all common area improvements and perimeter walls. The CC&R's shall include provisions for owner participation in the maintenance of the street center medial along Dillon Road. The Applicant shall create and record the CC&Rs prior to issuance of Certificate of Occupancy of any structures within the project. The Applicant/Property Owner alternatively may enter into Landscape Maintenance Agreement with the City Coachella identifying RV Resort owner maintenance responsibilities for project perimeter landscaping, common areas, Dillon median and parkways in a first class condition subject to concurrence of the Development Services Director.**
- 61. The Applicant/Property Owner shall replace on-site missing, dead or decaying landscaping along the center median and perimeter the project site along Dillon Road the satisfaction of the Code Enforcement Manager and Development Services Director. The applicant shall arrange a field inspection with the Code Enforcement Manager and Development Services Director to affirm that this conditional approval was addressed.**
- 62. A final landscape plan for the Dillon Road median at the project frontage shall be submitted and include shrubs and landscape lighting. The completion of Dillon Road median landscaping planting shall occur before stays of 179 days or longer are permitted.**



March 4, 2024

Mr. Gabriel Perez
Development Services Director
City of Coachella
53990 Enterprise Way
Coachella, CA 92236

Dear Mr. Perez,

In response to your request for information supporting Coach RV LLC's request to allow guest stays beyond 30-days at Coachella Lakes RV Resort in advance of the Planning Commission meeting on March 20th, 2024, please find the following; an explanation as to why we are making this request, information gathered from the competitive RV resorts in adjacent cities, comparative data from one of our RV Resorts in Camp Verde Arizona, and an explanation from a tax expert regarding TOT tax collection.

Background, length of stay at the resort, and TOT tax for stays over 30 days:

The resort was purchased with the intent to host a mixture of short-term transient and seasonal, or longer-term guest stays, as is standard practice at RV resorts across the country. Unfortunately, the seller did not inform us of the 30-day maximum stay stipulation prior to acquisition.

We are requesting lengths of stay up to 179 days. We do not expect to fill all spots with this length of stay, but it could be up to 30% of the total mix. Please understand that it is industry standard across the country, as well as the neighboring cities to Coachella, to offer varying lengths of stays. Seasonal stays are particularly vital in the Coachella Valley to capture "Snowbird" transient business, and particularly seasonal Canadian Snowbird business for up to 179 days (which is the maximum allowable consecutive time Canadians may stay in the US).

The resort cannot operate competitively or successfully without the ability to capture seasonal guests. Guests will simply stay at other RV Resorts in the Coachella Valley or in other areas or states. Furthermore, if the resort is not able to accommodate longer-term stays, it will negatively impact the volume of the short-term, less than 30-day stays as well. This is because affinity groups are very influential within the industry and generally only support or recommend resorts that can serve the needs of all their members. So, if a resort doesn't offer seasonal or longer-term stays, they are not included in the group's 'Recommended Resort List' or promoted by the group.

The ordinance in most states and municipalities that we are aware across the country collect TOT (or tax by other name) on stays of 30-days or less for RV resorts, hotels, VRBO and Airbnb rental homes. However, they do not assess or collect tax on stays exceeding 30 days.

Industry and CRR comparative data:

- Most resorts in the neighboring cities provide options for stays longer than 30 days. A brief list is provided in **Exhibit A**. We are happy to provide a more extensive list if needed.
- According to the California Civil Code relating to Recreational Vehicle Park Law, there are classifications for various lengths of stays, see **Exhibit B**. We intentionally cap stays at 179 days to ensure that **no guest** can be



classified as a “Resident”. **The property is a resort, not a community, and as such will not allow guests to establish residency in the resort.**

- In **Exhibit C**, we provided operational information from an RV resort we own and operate, Verde Ranch RV Resort, in Camp Verde Arizona, to demonstrate the mostly transient nature of our resorts. For the years 2022 and 2023, **more than 80% of reservations are less than 30 days.**
- For the years 2022 and 2023, **the average length of stay has been 15 days.**

Ancillary spend in a city by resort guests:

- **Exhibit D** is data provided by the National Association of RV Parks and Campgrounds (ARVC) regarding additional spend into the community for a family of 4 staying at a resort illustrating it is likely for them to spend an additional \$200 per day into the local community. We estimate this could drive more than \$10 million into the city of Coachella annually – at approximately 35% long term mix, 2.5 guests per site.

TOT tax information:

- As noted previously, most municipalities across the country collect TOT tax on stays of 30 days or less, but do not collect tax on stays longer than 30 days. To underscore this fact, we provide an example of how Airbnb operates in Coachella. In this example at the Vineyards, they collect tax from the guest who books for less than 30 days, but not on a stay longer than 30 days. **Exhibit E.**
- **Exhibit F** is a letter from WWP, LLC a national tax consultant firm that we engaged in 2022 to confirm the tax ordinance in Coachella. We do this as standard practice in every municipality we operate to confirm we understand the local ordinances and abide by them. As previously mentioned, we were not aware there was a 30-day maximum stay stipulation when we acquired the property.

We appreciate your support in allowing the resort to accommodate guest stays up to a maximum of 179 days. It is vital to our business, and the industry in general, to allow longer-term transient stays. And as is customary practice throughout the state and the country, we request the city assess the TOT tax only on stays of 30 days or less. This will allow the resort to be competitive in the market and, as has been demonstrated throughout the country, our guests’ ancillary spending in the local community will help other businesses thrive and create additional tax revenue for the city.

Regards,

A handwritten signature in black ink, appearing to read 'Mike Harrison', followed by a horizontal line.

Mike Harrison
Coach RV LLC
Chief Operating Officer – CRR Hospitality



Exhibit A

Local Competitor Information on Extended stays

1. Shadow Hills RV Resort

40655 Jefferson St., Indio, CA 92203

(760) 360-4040

Number Sites – 120 RV Sites, Cottages, Vintage Trailers, Tent Sites, Tee Pees

Extended Stays – YES, 3 Month Maximum on Extended Stays

No Restriction on Percentage

2. Sky Valley Resort

74711 Dillon Road, Desert Hot Springs, CA 92241

(760) 329-2900

Number of Sites – 130 RV Sites, Vacation Rentals

Extended Stays – YES, 6 Month maximum on extended stays

No Restriction on Percentage

3. Caliente Springs

70200 Dillon Rd, Desert Hot Springs, CA 92241

(760) 329-8400

Number of Sites – Over 114 RV Sites

Extended Stays – YES, 6 Month maximum on extended stays

No Restriction on Percentage

4. Indian Waters RV Resort and Cottages

47202 Jackson St., Indio, CA 92201

(760) 342-8100

Number of Sites – 274 RV Sites

Extended Stays – YES

No maximum on extended stays – must checkout in April due to the festival

No Restriction on Percentage

5. Emerald Desert RV Resort

76000 Frank Sinatra Dr., Palm Desert, CA 92211

(760) 406-5240

Number of Sites – 261 RV Sites plus Cottages

Extended Stays – YES, 6 Month Maximum

No Restriction on Percentage

6. Cathedral Palms RV Resort

35901 Cathedral Canyon Dr., Cathedral City, CA 92234

Number of Sites – 85 RV Sites

Extended Stays – YES, No Maximum

35% for Long term stays



Exhibit B

Recreational Vehicle Park Occupancy Law

CHAPTER 2.6 OF THE CALIFORNIA CIVIL CODE states:

799.25 DEFINITION OF GUEST

“Guest” means a person who is lawfully occupying a recreational vehicle located in a park but who is not an occupant, tenant, or resident. An occupant, tenant, or resident shall be responsible for the actions of his or her guests.

(Repealed and added by Stats. 1992, Chap. 310 (AB 3074, Wyman), eff. 1/1/1993)

799.26 DEFINITION OF MANAGEMENT

“Management” means the owner of a recreational vehicle park or an agent or representative authorized to act on his or her behalf in connection with matters relating to the park.

(Repealed and added by Stats. 1992, Chap. 310 (AB 3074, Wyman), eff. 1/1/1993)

799.27 DEFINITION OF OCCUPANCY

“Occupancy” and “occupy” refer to the use of a recreational vehicle park lot by an occupant, tenant, or resident.

(Repealed and added by Stats. 1992, Chap. 310 (AB 3074, Wyman), eff. 1/1/1993)

799.28 DEFINITION OF OCCUPANT

“Occupant” means the owner or operator of a recreational vehicle who has occupied a lot in a park for 30 days or less.

(Repealed and added by Stats. 1992, Chap. 310 (AB 3074, Wyman), eff. 1/1/1993)

799.29 DEFINITION OF RV

“Recreational vehicle” has the same meaning as defined in Section 18010 of the Health and Safety Code.

(Repealed and added by Stats. 1992, Chap. 310 (AB 3074, Wyman), eff. 1/1/1993)

799.30 DEFINITION OF RV PARK

“Recreational vehicle park” or “park” has the same meaning as defined in Section 18862.39 of the Health and Safety Code.

(Amended by Stats. 2004, Chap. 530 (AB 196, (Leslie), eff. 1/1/2005)

799.31 DEFINITION OF RESIDENT

“Resident” means a tenant who has occupied a lot in a park for nine months or more.

(Repealed and added by Stats. 1992, Chap. 310 (AB 3074, Wyman), eff. 1/1/1993)

799.32 DEFINITION OF TENANT

“Tenant” means the owner or operator of a recreational vehicle who has occupied a lot in a park for more than 30 consecutive days.

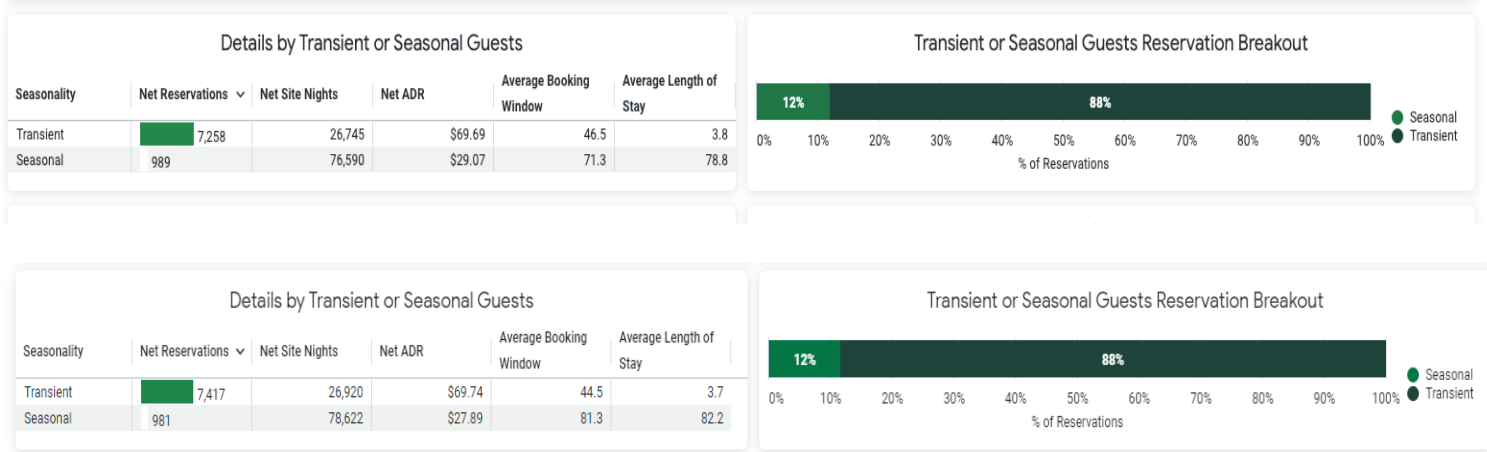
(Added by Stats. 1992, Chap. 310 (AB 3074, Wyman), eff. 1/1/1993)



Exhibit C

Verde Ranch RV Resort 2022-2023:

This shows a reservation mix of 88% Transient and 12% Seasonal in 2022 and 2023



Details by Transient or Seasonal Guests

Seasonality	Net Reservations	Net Site Nights	Net ADR	Average Booking Window	Average Length of Stay
Transient	7,417	26,920	\$69.74	44.5	3.7
Seasonal	981	78,622	\$27.89	81.3	82.2

Transient or Seasonal Guests Reservation Breakout

0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%

% of Reservations

● Seasonal
● Transient

Average Length-of-Stay for all reservations of 14.9 days in 2022 and 15.0 days in 2023:

CRR

Average Length of Stay per Park

2m ago

Campsite Category

Is for Confirmed Reservation Only (Yes / No)

Park Name

Date: Reservation Stay-Through Date

is Lodging or RV Sites or Tent Sites

Yes No

is Verde Ranch RV Resort or Coachella Lake...

2022/01/01 - 2022/12/31

Average Length of Stay per Park

	Park Name	Average LOS
1	Verde Ranch RV Resort	14.9

Average Length of Stay per Park

just now

Campsite Category

Is for Confirmed Reservation Only (Yes / No)

Park Name

Date: Reservation Stay-Through Date

is Lodging or RV Sites or Tent Sites

Yes No

is Verde Ranch RV Resort

2023/01/01 - 2024/02/26

Average Length of Stay per Park

	Park Name	Average LOS
1	Verde Ranch RV Resort	15.0



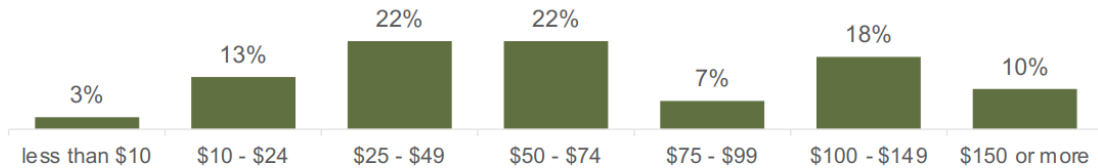
Exhibit D
Ancillary Spend in Local City
by Resort Guests

GENERATIONAL
 CAMPING
 REPORT
 2023

The typical (median) daily amount spent by respondents per day/person in the local community of their campground is \$50.

Typical Spend Per Day/Per Person In Local Community

mean: \$69
 median: \$50



When camping, how much do you typically spend per day/per person in the local community--including food (both groceries and restaurants), gas and entertainment?



base: 656 respondents who have gone camping, RVing or "glamping" in the past 12 months (fill-in answers)

Example from the Airbnb info for the Vineyards in Coachella. Airbnb is charging tax on stays less than 30 days, but not stays exceeding 31 days, as is standard throughout the country.

Under 30 Days

Your trip

Dates
 Jul 1 – 31
[Edit](#)

Guests
 1 guest
[Edit](#)


Travel insurance

Add peace of mind for \$330.79

Get reimbursed if you cancel due to illness, flight delays, and more. Plus, get assistance services like emergency help.

[What's covered](#)

Pay with



86161 Arrowwood Ave - Is a 1 BDR
 Entire home
 ★ 4.76 (21 reviews) • Superhost

Price details

Accommodation	\$6,128.00
Monthly stay discount	-\$1,838.40
Cleaning fee	\$135.00
Airbnb service fee	\$469.79
Taxes	\$398.21
Total (USD)	\$5,292.60

Over 31 Days – No Taxes

Confirm and pay

Your trip

Dates
 Jul 1 – Aug 2
[Edit](#)

Guests
 1 guest
[Edit](#)


Travel insurance

Add peace of mind for \$325.60

Get reimbursed if you cancel due to illness, flight delays, and more. Plus, get assistance services like emergency help.

[What's covered](#)

Pay with



86161 Arrowwood Ave - Is a 1 BDR
 Entire home
 ★ 4.76 (21 reviews) • Superhost

Today's payment

This place is \$4,431.55 a month on average.

Jul 1 – Aug 1	\$6,334.00
Monthly stay discount	-\$1,900.20
Cleaning fee	\$130.78
Airbnb service fee	\$484.65
Due today (USD)	\$5,049.23

Upcoming payments

Due Jul 22	\$160.31
------------	----------



Exhibit F

WWP, LLC

March 1, 2024

Mr. Mike Harrison

Vice President of Operations

Contemporary Resort & Residences

283 3rd Street

Camp Verde, AZ 86322

RE: City of Coachella, Riverside County, California -Transient Occupancy Tax (TOT)

Dear Mr. Harrison:

In the Winter of 2022, you asked our firm to perform an "Sales Tax Study" for the City of Coachella, Riverside County, CA for a pending development your firm was considering. We reviewed several areas of taxation within the City of Coachella and Riverside County, one of particular interest was the TOT in the City of Coachella and surrounding communities.

Our findings were the following regarding the TOT for the City of Coachella:

Based on the business activities you were considering, namely the rental of "RV" spaces. ***The TOT tax would apply to your customers that stayed 30 days or less. To the extent that the rental was greater than 30 consecutive days the TOT would not apply.*** We reviewed the "Uniform Transient Occupancy Tax Ordinance of the City of Coachella" specifically 4.28.020 and Ordinance No. 206 from January 1, 1965. Furthermore, we confirmed our conclusions in writing with Mr. Cesar Lucrecio, Business License Technician, Finance Department with the City of Coachella.

We also surveyed neighboring city's TOT laws and regulations and found their ordinances like our findings in the City of Coachella. We reviewed other Counties within the State of California and found like findings and tax policies towards TOT thirty (30) days or less and stays greater than 30 days. In fact, the tax policy of the City of Coachella TOT tax is "***standard***" and consistent with many taxing jurisdictions across the United States.

An exception and potential change to the City of Coachella's TOT tax policy on stays greater than 30 days would lead to several unintended consequences. Residential apartment units, Single Family Homes, Assisted Living units, hotels and other lodging facilities would now become subject to TOT. Residential taxpayers would now be forced to pay 9% of the gross rental amount in TOT tax.

6750 E Camelback Road · Suite 103 · Scottsdale, Arizona 85251 · (602) 288-2160 · wwptax.com
STATE & LOCAL TAX CONSULTANTS
 INNOVATION - IMPLEMENTATION - RESULTS



CRR-TOT City of Coachella
Page 2 of 2

This would create economic hardship for the residents of the City of Coachella. Additionally, this policy would place "Taxpayers" at a substantial competitive disadvantage as compared to other surrounding cities neighboring communities. This potential "draconian" TOT change would lead to a "residential flight" out of the City of Coachella to neighboring communities.

Should you want to discuss matter any further please call me directly,

Best Regards,
WWP, LLC

A handwritten signature in blue ink, appearing to read 'D. Webb'.

Deron M. Webb
Managing Principal



From: Tax Admin <TaxAdmin@coachella.org>
Sent: Tuesday, August 16, 2022 2:03 PM
To: Chad Clark <cclark@wwptax.com>
Subject: RE: Transient Sales Tax Questions/Amounts

Hi Chad,

Please see responses in red text below.

Nathan Statham, CPA, MBA
 Finance Director, City of Coachella
 53990 Enterprise Way
 Coachella, CA 92236
 Phone 760-262-6241

Office Hours: Monday – Thursday 7:00 a.m. to 6:00 p.m.

From: Chad Clark
Sent: Tuesday, August 9, 2022 10:13 AM
To: Tax Admin <TaxAdmin@coachella.org>
Subject: RE: Transient Sales Tax Questions/Amounts

Thanks for your help with this Nathan –

As I mentioned below, this is for the sales tax collected for an RV Park in Coachella. We are trying to find out what items are taxable and what are not, and what the total tax rates are for stays at the property. Just want to be sure we are collecting and then submitting the correct amounts.

1. From what I have found, it looks as if CA sales tax is 7.25%, and Riverside is 1.5% for a total of 8.75%. **Yes this is the current sales tax rate.**
2. It looks like there is a Transient Tax that is 9% that is applied during the first 30 days of someone's stay. Is this tax is on top of the 8.75% tax, making it a total of 17.75%? Then starting on day 31, the 9% tax is no longer charged and the tax drops back down to 8.75% total? **No to both parts of this questions. The transient occupancy tax (TOT) is charged for any rental/stay of less than 30 days. After a rental is for a term that exceeds 30 days it falls under a real estate lease and is not considered transitory in nature. Sales taxes are not charged on rentals.**
3. Would an early check-in or late check-out fee be subject to tax? **No, the tax is based on the total charged not the time spent.**
4. Would a damage charge be subject to tax? **No, gross receipts do not include reimbursements for damages.**
5. Would a cleaning charge be subject to tax? **Yes, this is a normal reoccurring charge. It could be excluded if the fee is only charged in situations where excessive or specialized e.g. hazmat cleaning is need and the charge is not a routine charge. When it is routine it is essentially part of the cost of the rental just stated as a separate line item on the receipt.**
6. If there is ever a NSF check return charge, is that subject to tax, (I wouldn't think so, be need to ask)? **No, this is not related to the actual rent.**
7. Would a reservation deposit be subject, (I wouldn't think so, be need to ask). **No, a deposit is intended to be returned. Only the total charge for renting the facilities is taxed.**
8. Would a cancelation fee be subject to tax. Meaning an RVer has a reservation, they cancel before getting there but only get half their deposit back. Would the other half be subject to tax? **No, the retention of the deposit is not a rent, it is a charge for income lost from the vacancy. TOT is designed to reimburse the City for facilities used by non-residents paid for by resident taxes. In this case, no City facilities such as roads would be used.**
9. There is going to be a security gate at the property, where the people renting will potentially be renting a gate remote, assuming that this would be part of the gross receipts and would be subject to tax? **Yes.**

Appreciate your help with these. Thanks and let me know if you need any clarification on any of these.

RESOLUTION NO. PC2019-07

A RESOLUTION OF THE CITY OF COACHELLA PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT NO. 308 TO ESTABLISH LAND USE REGULATIONS AND DEVELOPMENT STANDARDS, AND APPROVING ARCHITECTURAL REVIEW NO. 18-03, FOR A 469-SPACE 96RECREATIONAL VEHICLE (RV) TOURIST CAMP ON 78.3 ACRES OF PARTIALLY DEVELOPED LAND LCOATED AT 44-790 DILLON ROAD (A.P.N. 697-330-001, AND -005 TO -010). KOMICK FAMILY TRUST B, APPLICANT.

WHEREAS, Komick Family Trust B filed an application for Conditional Use Permit No. 308 and Architectural Review No. 18-08 for the Red Moon RV Park Planned Development to allow the development of a 469-Space RV Park to include 46 long-term RV rental spaces and 390 short-term rental spaces, and will convert existing golf course fairways into RV lots with private streets, a 1,400 square foot clubhouse with exercise room / office and community room, restrooms, driveways, small lakes, interior streets and a retention basin on 78.3 acres of land located at 44-790 Dillon Road (APN 697-330-001, and -005 to -010); and,

WHEREAS, the Planning Commission conducted a duly noticed public hearing on Conditional Use Permit No. 308 and Architectural Review No. 18-08, on March 6, 2019 in the Council Chambers, 1515 Sixth Street, Coachella, California; and,

WHEREAS, the applicant and members of the public were present and were afforded an opportunity to testify regarding the proposed project; and,

WHEREAS, the proposed RV Tourist Camp, clubhouse, laundry/restroom buildings, guard shelter, and common area improvements are permitted pursuant to Chapter 17.28 and Chapter 17.38 of the Coachella Municipal Code, which require the submittal of design guidelines for the overall 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 use will have no significant deleterious effect on the environment; and,

WHEREAS, a Mitigated Negative Declaration was prepared and considered for the proposal pursuant to 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. 308 and Architectural Review 18-08 subject to the findings listed below and the attached Conditions of Approval for the Red Moon RV Park Development (contained in "Exhibit A" and made a part herein).

Findings for Conditional Use Permit 308 and Architectural Review No. 18-08:

1. The proposed projects are consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 2035. The site has a General Neighborhood and Open Space land use designation with Sub-Area No. 12 (North Dillon) policies which encourage a final designation buildout mix that includes 25% of the sub-area for Resort uses that allows gated communities. The proposed project is part of The Vineyards Planned Development which is an RV Subdivision and Golf Course community that is in keeping with the community character envisioned by the General Plan.
2. The proposed development pattern and incidental structures will be in keeping with the policies of the General Neighborhood and land use classification and the project is internally consistent with other General Plan policies for this type of development. The General Plan seeks to have an appropriate location for resort residential uses such as this development where there is adequate access and scenic vistas that can be preserved. The City's Health and Wellness policies encourage neighborhood parks and neighborhood serving commercial uses in close proximity to the General Neighborhood designations. The proposed uses are a tourist camp with easy access to services near the Dillon Road and I-10 Freeway interchange.
3. The proposed project is in compliance with the applicable land use regulations and development standards of the City's Zoning Code. The site plan proposes a 469-Space RV Park with incidental clubhouse and laundry/restroom buildings in a gated community that is designed to substantially match the architectural Planned Development and the Design Guidelines for the project which are based on the City's RM (Multifamily Residential) base district zoning regulations and the off-street parking and landscaping standards.
4. Every use, development of land and application of architectural guidelines and development standards shall be considered on the basis of the suitability of the site for a particular use or development intended, and the total development, including the prescribed development standards, shall be so arranged as to avoid traffic congestion, ensure the protection of public health, safety and general welfare, prevent adverse

effects on neighboring property and shall be in accord with all elements of the general plan. The proposed project site is within the General Neighborhood land use designation and the Sub-Area 12 policy area of the City's general plan. This category provides for medium to high density residential uses in combination with resort/tourist camp uses as proposed by this project.


5. The proposed tourist camp use will be compatible with neighboring properties with respect to land development patterns and application of architectural treatments. The plans submitted for this project propose a clubhouse building and new laundry/restroom buildings that will substantially match the architecture for the existing The Vineyards RV Subdivision. The surrounding properties to the south and west will include RV Subdivision and Resort Residential uses which are compatible with an RV Campground in an open space setting. As such, the proposed project will be in keeping with the scale, massing, and aesthetic appeal of the existing neighborhood and future development.
6. An Initial Environmental Study recommending the adoption of a Mitigated Negative Declaration was prepared for this project, pursuant to the California Environmental Quality Act Guidelines (CEQA Guidelines) and mitigation measures have been recommended in order to reduce the environmental effects of the project to a level of less than significant. The project will not have any significant adverse effects on the environment.

PASSED APPROVED AND ADOPTED this 6th day of March by the following vote:

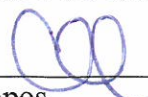
CITY OF COACHELLA
PLANNING COMMISSION

By 
Mike Etheridge, Chairperson

ATTEST:

By 
Yesenia Becerril
Planning Commission Secretary

APPROVED AS TO FORM:

By 
Carlos Campos
City Attorney

I HEREBY CERTIFY that the foregoing Resolution No. PC-2019-06 was duly adopted at a regular meeting of the Planning Commission of the City of Coachella, California, held on the 6th day of March 2019, by the following roll call vote:

AYES: Chair Etheridge, Vice Chair Zamora, Commissioner Delgado, Commissioner Miranda, Commissioner Ramirez.

NOES: None.

ABSENT: None.

ABSTAIN: None.



Yesenia Becerril
Planning Commission Secretary

“EXHIBIT A”

**CONDITIONS OF APPROVAL FOR THE RED MOON RECREATIONAL VEHICLE
(RV) PARK PLANNED DEVELOPMENT INCLUDING CONDITIONAL USE
PERMITS 308 AND ARCHITECTURAL REVIEW 18-03**

General Conditions:

1. Architectural Review (AR 18-03) and Conditional Use Permit (CUP 308) shall be valid for 12 months from the effective date of the approvals unless an extension of time is requested by the applicant and granted by the Planning Commission. Issuance of building permits and pursuit of construction will vest the Conditional Use Permit and Architectural Review.
2. The construction of all new common-area structures shall be in conformance with construction drawings and landscaping plans submitted with this application and are intended to act as the project's design guidelines, as intended by Chapter 17.38 of the Coachella Municipal Code, and subject to the conditions of approval imposed below:
 - a. All exterior building materials and colors shall substantially match the exhibits submitted with the Red Moon RV Park Planned Development application exhibits.
 - b. Conditional Use Permit No. 308 hereby approves a Recreational Vehicle (RV) Tourist Camp for leased spaces. All RV Space leases shall be subject to the City's Transient Occupancy Tax payment, which shall be paid by the owners to the City of Coachella on a monthly basis.
 - c. Conditional Use Permit No. 308 hereby establishes minimum RV Space size of 2,400 square feet, with a minimum width of 30 feet and minimum depth of 80 feet. No structures of any kind are permitted on the RV Spaces.
 - d. The developer or successor in interest shall record Covenants, Conditions, and Restrictions (CC & Rs) establishing bylaws and a new management association for the maintenance of all common area improvements and perimeter walls. The CC&R's shall prohibit the use of any enclosed structure within the RV Park complex from being used more than 2,000 person hours annually. The CC&R's shall stipulate a restriction on the duration of stay for any Recreational Vehicle patron to no more than 30 days. The CC&R's shall include provisions for owner participation in the maintenance of the street center median along Dillon Road.
 - e. All masonry perimeter walls and garden walls shall be decorative masonry with decorative cap subject to review by the Development Services Director, and subject to the City's Building Codes. The perimeter walls for the Project shall be subject to HOA approval, and subject to issuance of a separate building permit by the City Building Division.

- f. All parking lots shall have adequate lighting for after-hours use by patrons. Low-voltage lighting and/or bollard lighting for pedestrians shall be incorporated into all landscaped common areas where active amenities are proposed such as laundry rooms, restrooms, and gazebo areas.
3. All plans, as submitted, are considered “conceptual,” subject to revisions as called out by the conditions of this resolution. The plans shall not be stamp-approved until all conditions requesting revisions have been satisfied during the building plan check process. Any substantial changes to the plans, including changes shown on future building permit plans deemed by Staff to not be within substantial conformance with this approval, will require an amendment to the approval of Architectural Review No. 18-03 including architectural features, materials, and site layout.
4. The project shall comply with all applicable codes, laws and regulations, regardless of whether they are listed in these conditions. This includes conformance with the requirements of the adopted U.B.C., U.P.C., U.M.C., N.E.C., including all requirements of the South Coast Air Quality Management District, the Riverside County Fire Department and any requirements by any other agency having jurisdiction on the project.
5. 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.
6. All plan submittals are the responsibility of the developer; this includes plan submittals to the City of Coachella, the Riverside County Fire Department or to other agencies for whom plan review and approval is required.

Mitigation Measures – Biological Resources:

7. Within 14 days of the initiation of any ground disturbing activity on the site during the nesting season (generally from January 15 through July 31 for the Coachella Valley) a qualified biologist shall conduct an MBTA compliant nesting bird survey, including an investigation for burrowing owl. If ground disturbance occurs outside the nesting season, this requirement shall be waived.
8. Prior to the issuance of a ground disturbance permit on the site, the applicant shall submit a written report, prepared by a qualified biologist, reporting on the findings of an MBTA compliant bird survey. The findings and recommendations of the survey will be integrated into grading plan conditions.

Mitigation Measures – Cultural Resources:

9. A qualified Tribal monitor shall be on site during all earth moving activities, including grubbing, grading, trenching and excavation. The monitor shall be empowered to stop and redirect activities, should a resource be identified. The monitor shall identify the resource, and determine whether further investigation is required, or whether earth moving can resume. All earth-moving operations in paleontologically sensitive sediments, as determined through the periodic monitoring, should be monitored by a qualified monitor. The monitor should be prepared to quickly salvage fossil remains, if they are unearthed, to avoid construction delays, but must have the power to temporarily halt or divert construction equipment to allow for removal of abundant or large specimens. Samples of sediments should be collected and processed to recover small fossil remains. Recovered specimens should be identified and curated at a repository with permanent retrievable storage that would allow for further research in the future. A report of findings, including an itemized inventory of recovered specimens and a discussion of their significance when appropriate, should be prepared upon completion of the research procedures outlined above and provided to the City.
10. The project proponent shall provide the City with an executed agreement with a qualified Twenty-Nine Palms Band of Mission Indians tribal monitor prior to the issuance of any ground disturbing permit on the project site.
11. A Twenty-Nine Palms Band of Mission Indians tribal monitoring report shall be provided to the City, and the consulting Tribes within 30 days of the completion of monitoring activities.
12. A paleontological monitoring report shall be provided to the City within 30 days of the completion of monitoring activities.

Mitigation Measures – Geology and Soils:

13. The City Engineer shall review and approve building and site specific geotechnical analyses for the proposed project, which address the actual grading and building plans prior to issuance of grading permits for the proposed project.
14. The Building Official shall assure that no habitable structure is constructed within 50 feet of the identified A-P Zone on the site.

Mitigation Measures – Noise:

15. During all construction activities, stationary equipment shall be placed such that emitted noise is directed away from the existing RV resort and residential development.
16. Stockpiling, storage and vehicle staging areas shall be located as far as practical from the existing RV resort and residential development.
17. The project Applicant shall prepare and submit a construction management plan for the proposed project prior to the issuance of a grading permit. The plan shall include the location

of all staging areas, and the methods by which equipment operations shall be monitored. The plan shall be approved by the City prior to the issuance of grading permits.

Mitigation Measures – Transportation/Traffic:

18. On-site Improvements:

- a) Dillon Road, from Avenue 44 to the south project boundary, should be constructed at its ultimate half-section width, including landscaping and parkway improvements in conjunction with development per City of Coachella standards.
- b) Vista Del Norte, from the west project boundary to the east project boundary, should be constructed at its ultimate half-section width, including landscaping and parkway improvements in conjunction with development per City of Coachella standards.
- c) Retain the existing westbound stop-controlled project access at the intersection of Dillon Road and Silver Oak Lane.
- d) Provide a southbound stop sign at the project driveway on Vista Del Norte.
- e) Sight distance at each project access should be reviewed with respect to California Department of Transportation/City of Coachella standards in conjunction with the preparation of final grading, landscaping, and street improvement plans.
- f) On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project. On-site traffic control plans shall comply with the California Manual of Uniform Traffic Control Devices (2014 Update).

19. Off-site Improvement:

- a) Participate in the phased construction of off-site traffic signals through payment of traffic signal mitigation fees, in fair share amount depicted in Table 11, above.

Engineering – Grading and Drainage:

- 20. A preliminary geological and soils engineering investigation shall be conducted by a registered soils engineer, and a report submitted for review with the precise grading plan and shall include pavement recommendations. The report recommendations shall be incorporated into the precise grading plan design prior to plan approval. The soils engineer and/or the engineering geologist shall certify to the adequacy of the grading plan.
- 21. A precise grading/improvement plan, prepared by a California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.

22. A Drainage Report, prepared by California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. The report shall contain a Hydrology Map showing on-site and off-site tributary drainage areas and shall be prepared in accordance with the requirements of the Riverside County Flood Control District. Adequate provisions shall be made to accept and conduct the existing tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. If the design of the project includes a retention basin, it shall be sized to contain the runoff resulting from a 10-year storm event and the runoff from a 100-year storm event shall be contained within basin with shallow ponding (3.5' max.). The basin shall be designed to evacuate a 10-year storm event within 72 hours. The size of the retention basin(s) shall be determined by the hydrology report and be approved by the City Engineer. Retention basin shall be provided with a minimum of 2.00 feet sandy soil if determined to contain silt or clay materials. Maximum allowable percolation rate for design shall be 10 gal./s.f./day unless otherwise approved by the City Engineer. A percolation test for this site is required to be submitted. A combination drywell vertical drain field shall be constructed at all points where runoff enters the retention basin. Drywell & vertical drain field design shall be based on soils borings made at the proposed drywell locations after the retention basins have been rough graded. Minimum depth shall be 45-feet. A log that includes sieve analysis for each strata of the borings shall be submitted to the City Engineer for confirmation of depth of the vertical drain fields. Underground retention under the proposed parking area will be considered as an alternative to surface retention subject to the approval of the City Engineer.
23. Site access improvements shall be in conformance with the requirements of Title 24 of the California Administrative Code. This shall include access ramps for off-site and on-site streets as required.
24. Applicant shall obtain approval of site access and circulation from Fire Marshall.
25. If applicant is planning to build a wall, separate permits shall be required for wall construction. The maximum height of any wall shall be limited to six (6) feet as measured from an average of the ground elevations on either side.

Engineering - Street Improvements

26. Street improvement plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check prior to issuance of encroachment permits. All street improvements including street lights shall be designed and constructed in conformance with City Standards and Specifications. Street flow line grade shall have a minimum slope of 0.35 %.
27. Applicant shall construct all off-site and on-site improvements including street pavement, curb, gutter, sidewalk, street trees, perimeter walls, perimeter landscaping and irrigation, storm drain, street lights, and any other incidental works necessary to complete the

improvements. Driveways shall conform to City of Coachella standards for commercial driveways with a minimum width of 24.00 feet and curbed radius entrances.

28. Dedication of land along Vista del Norte Street is required with construction of half width improvements and any other work necessary to complete the improvements according to City standards. This street is classified as Primary Arterial with 84 feet of right-of-way as per the updated 2035 City of Coachella General Plan.
29. Dedication of land along Dillon Road is required, construction of half width improvements and any other work necessary to complete the improvements according to City standards. This street is classified as Major Arterial with Bike Lanes with 118 feet of right-of-way as per Mobility Element of the City of Coachella General Plan.
30. A traffic study by a licensed California Registered Civil Engineer shall be prepared for this project to identify improvements required at surrounding streets and intersections including Freeway I-10 and Dillon Road.
31. Applicant shall obtain an encroachment permit for any improvements constructed within public right-of-way including alleys.

Engineering - Sewer and Water Improvements

32. Sewer & Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for engineering plan check and City Engineer approval.
33. Applicant shall construct all off-site and on-site water improvements and any other incidental works necessary to complete the improvements. Size and location of sewer and water improvements shall be approved by the City Engineer

Engineering - General

34. Prior to issuance of any encroachment permits by the City of Coachella, the applicant shall resolve CVWD issues related to existing tile drains or irrigation mains located within the project boundary or along the streets adjacent to the property. If necessary tile drains and irrigation lines shall be relocated and easement documents prepared for the new location of any such lines. Plans for the tile drain or irrigation relocation shall be submitted to CVWD for approval and a copy of the plans shall be submitted to the City for evaluation regarding possible conflict with City facilities. The applicant shall submit to the City approved copies of any such relocation plans.
35. The developer shall submit a Fugitive Dust Control and Erosion Control plan in accordance with Guidelines set forth by CMC and SCAQMD to maintain wind and drainage erosion and dust control for all areas disturbed by grading. Exact method(s) of such control shall be subject to review and approval by the City Engineer. No sediment is to leave the site. Additional securities, in bond form, in amount of \$2,000.00 per acre of gross area, and a one time cash deposit of \$2,000.00 are required to insure compliance with this requirement. No work may be started on or off site unless the PM-10 plan has been approved, the original

plans, and executed dust control agreement, are filed in the engineering department at the City of Coachella.

36. The applicant shall pay all necessary plan check, permit and inspection fees. Fees will be determined when plans are submitted to the City Engineering Department for plan check.

37. Applicant shall comply with the valley wide NPDES permit requirements including but not limited to submittal of a Preliminary WQMP for plan review accompanied by a \$3,000 plan check deposit and a Final WQMP for final approval including executed maintenance agreement. All unused plan check fees will be refunded to the applicant upon approval of the Final WQMP.

Engineering - Completion

38. "As-built" plans shall be submitted to and approved by the City Engineer prior to acceptance of the improvements by the City. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of improvements for maintenance by the City.

39. Prior to issuance to of certificate of occupancy, all public improvements, including landscaping and lighting of the retention basins, and landscaped areas along the exterior streets, shall be completed to the satisfaction of the City Engineer.

Imperial Irrigation District:

40. Any construction or operation on IID property or within its existing and proposed right-of-way or easements will require an encroachment permit, including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities (e.g. power lines).

41. Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent.

Utilities:

42. Water and sewer plans outside the buildings and interior plumbing or mechanical plans (i.e. floor drains and sinks, equipment which discharges to the sewer system, chemical storage and spill containment measures) shall be provided to the City Utilities Department for review and approval.

43. A Source Control "Short Form" (and the Source Control application if required) shall be completed and turned into Source Control (Utilities Department) by the applicant.

44. The developer shall provide the Utilities Division with valve locations for undeveloped areas.

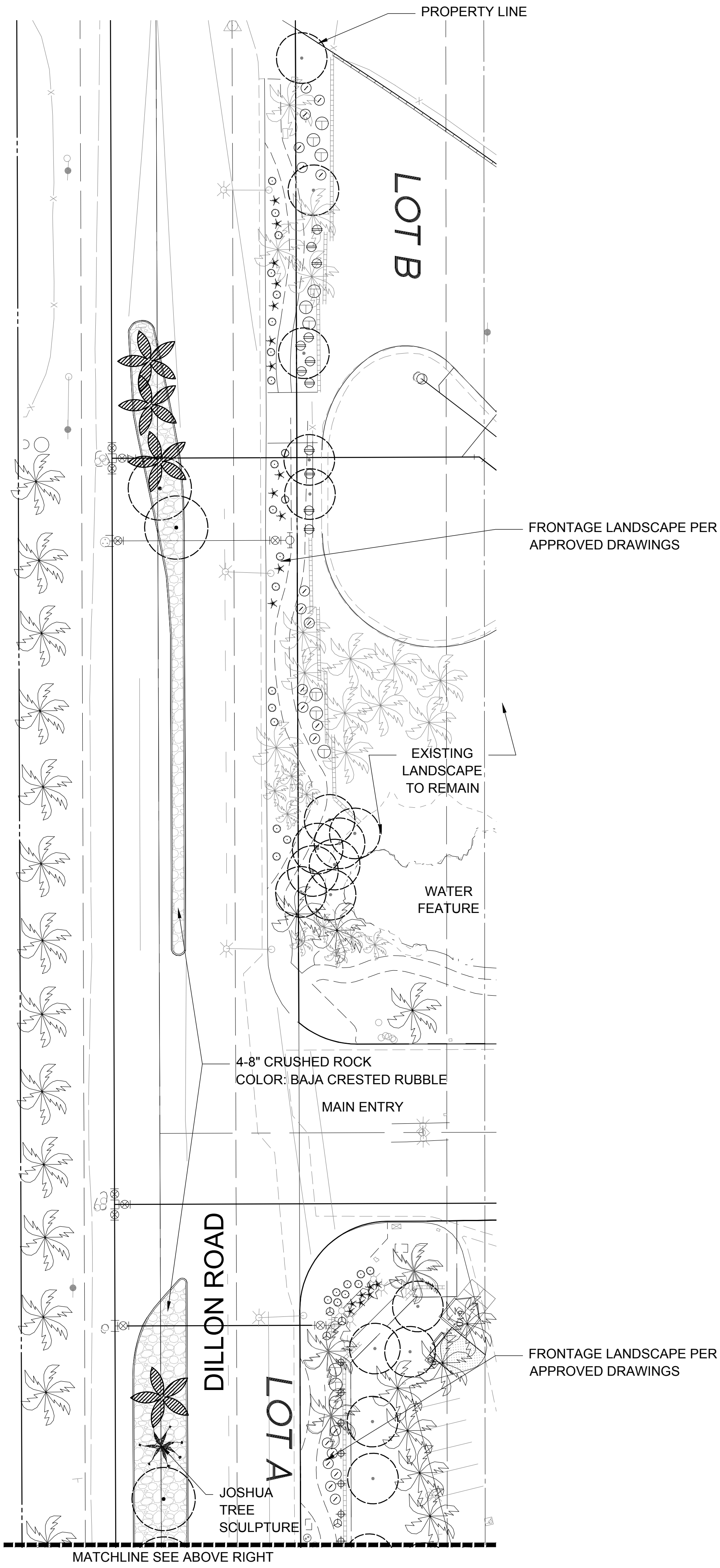
45. The developer shall expose and establish the location of existing water valves in undeveloped/ over grown areas of the site, subject to coordination with the Water Superintendent.
46. Master-metered, radio-read water meters shall be utilized for the project. 1. Submit water and sewer plans for approval from Utilities Dept. – project required to connect to City public sewer and water system.
47. A Water Quality Management Plan (WQMP) for project in excess of 5 acres shall be submitted for review and approval to the City's Engineering Department and Utilities Division.
48. The applicant shall submit detailed plumbing and mechanical plans for the clubhouse building to the Utilities Division for review and approval.
49. The developer shall install Above Ground "Double Check Detector Assembly" DCDA for fire system; to protect water supply from contamination or pollution; must install separate AMI 4-G metering system.
50. The developer shall install Reduced Pressure Principle Device (RP) Backflow Devised within 12 inches of water service connections installed to protect water supply from contamination or pollution.
51. The developer shall install separate 4G-AMI metering system for the clubhouse building.
52. The developer shall install separate 4G AMI metering system for the irrigation system.
53. The project shall implement the State's drought mandate which prohibits irrigation with potable water outside newly constructed buildings that are not delivered by drip potable water outside or microspray systems.

Fire Department:

54. The applicant shall submit plans to the Riverside County Fire Marshal's Office for review and approval. Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and other applicable standards.
55. The applicant shall submit plans to the Riverside County Fire Marshal's Office for review and approval. Fire Department water systems for fire protection shall be in accrodnace with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and other applicable standards.

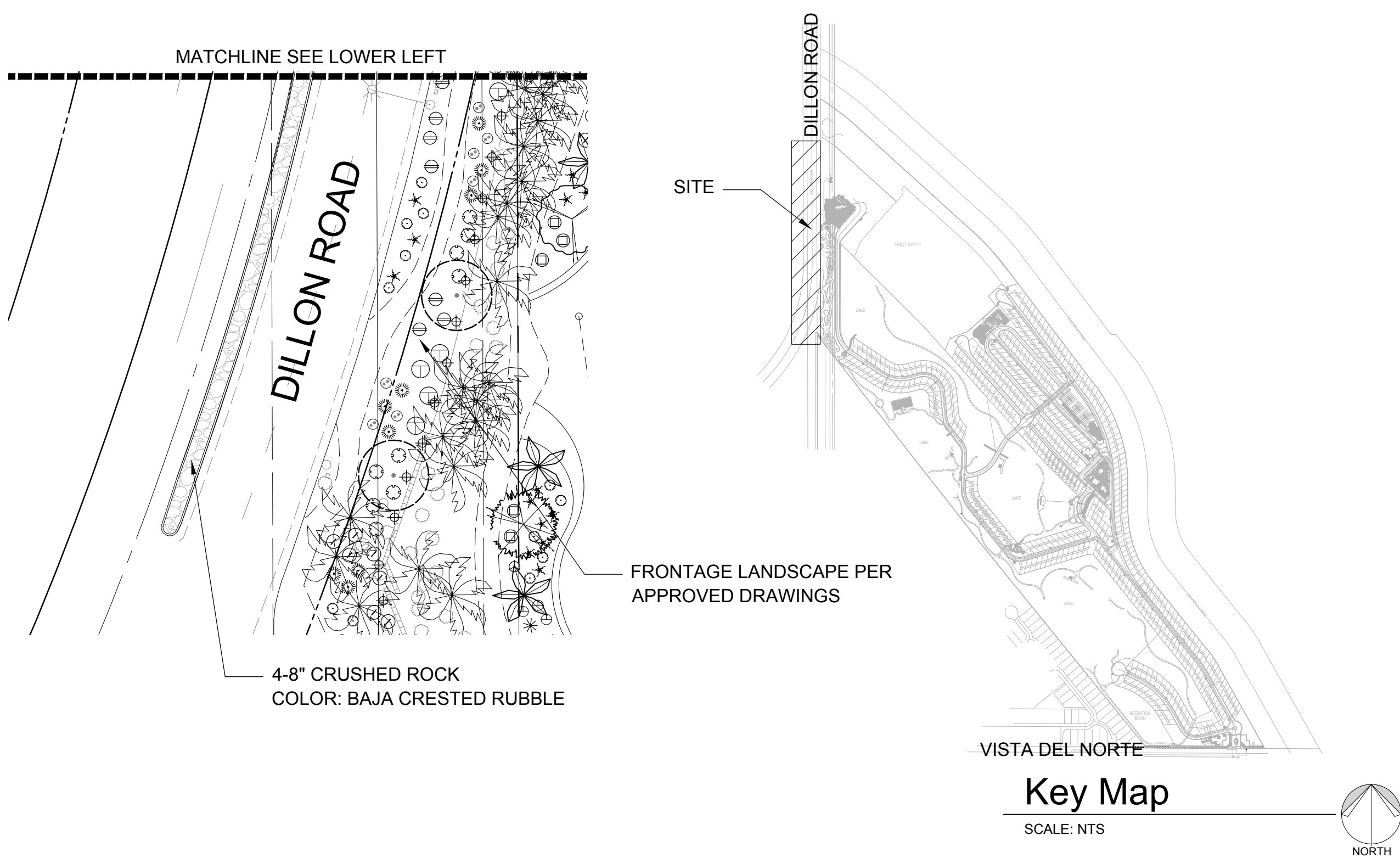
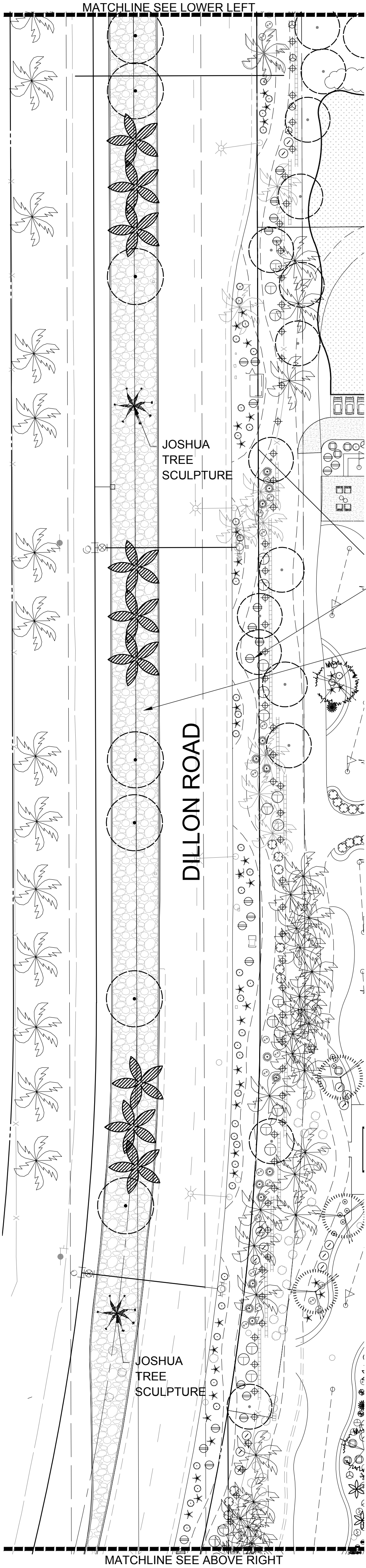
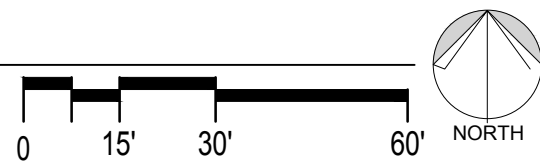
Fees:

56. The applicant shall pay all applicable school impact fees to the Desert Sands Unified School District prior to the issuance of a building permit.
57. The applicant shall pay all required water connection fees.
58. The applicant shall be required to pay the Multiple Species Habitat Conservation (MSHCP) fees for commercial development prior to issuance of building permits.
59. Any changes to the design, use, or layout of Recreational Vehicle Spaces numbers 1 through 48, as shown on the submitted plans, shall be subject to review by the Planning Commission, upon finalization of an agreement for amendments to CC & R's required for this project.



Planting Plan

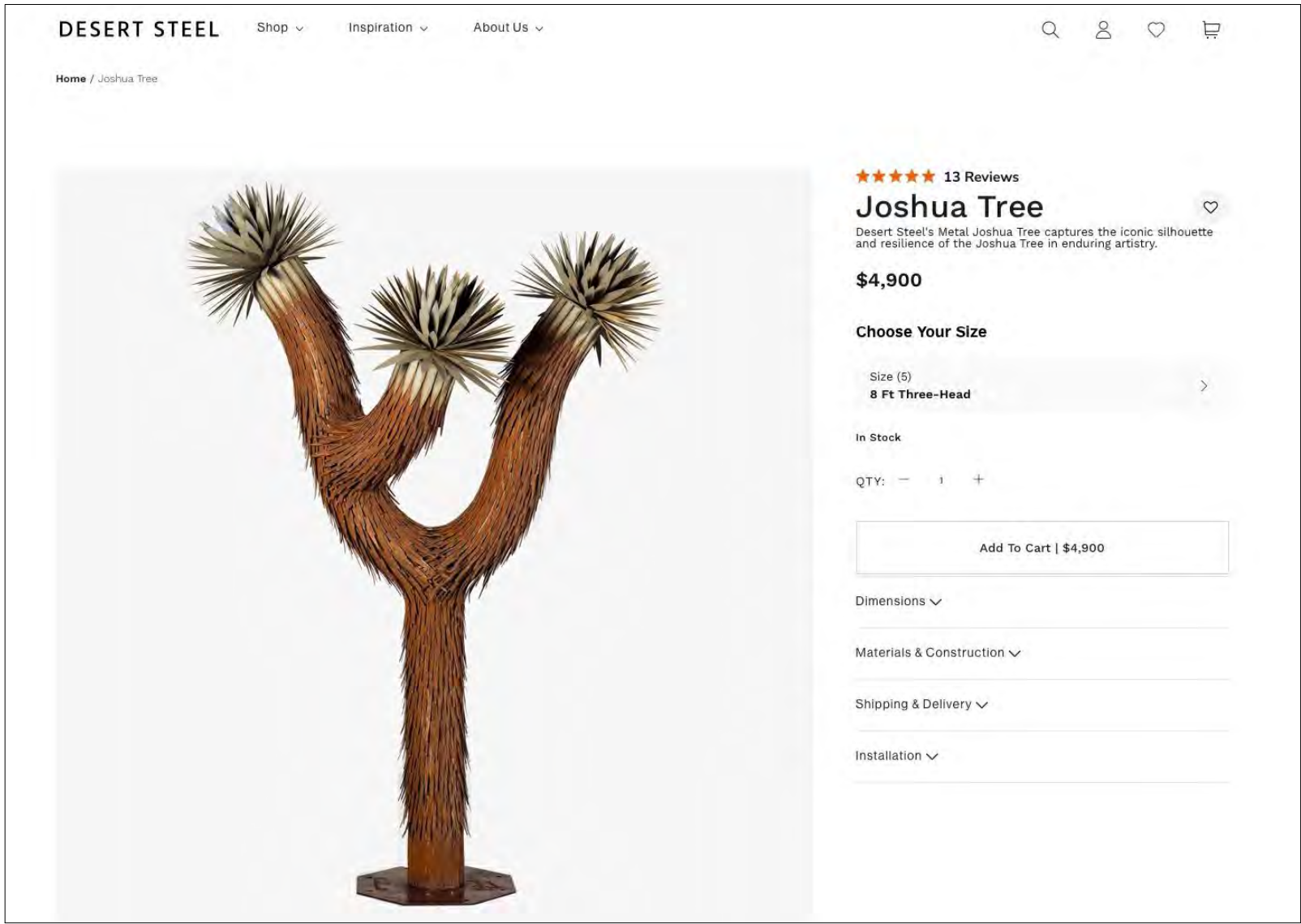
SCALE: 1"=30'-0"



PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	QTY
TREES		
Existing Palm Tree in Median (To Remain)		13 Qty
Existing Tree in Median (To Remain)		10 Qty
ROCK		
4-8" Crushed Rock Color: Baja Crested Rubble		17,552 SQ FT
MISCELLANEOUS		
Metal Joshua Tree Sculpture Desert Steel- 8" (3 Head)		3 Qty

NOTE:
PER REQUIREMENT FROM COACHELLA THE RV RESORT
WILL BE RESPONSIBLE FOR INSTALLATION AND
MAINTENANCE OF LANDSCAPE AND IRRIGATION IN
DILLON ROAD MEDIAN AND RIGHT-OF-WAY FRONTAGE
ADJACENT TO THE RESORT ALONG THE EAST SIDE OF
DILLON ROAD.



Coachella RV Resort
Coachella, California

Dillon Rd
Median Plan

L-1

1 of 1

General Notes

LANDSCAPE PLAN

No. Rev.

Firm Name and Address

Project Name and Address

The VINEY
MOTOR CO
COACELLA

Project

Date June 200

Scale 1:70

Typical Landscape & Irrigation for the Canal Easement

Typical Landscape & Irrigation for Lot Common Areas

Symbol	Common Name	Scientific Name	Quantity	Planting Size
	New Gold	Lantana New Gold	440	1-Gal
	Dwarf poinciana	Caesalpinia pulcherrima	63	1-Gal
	Silk tree	Albizia julibrissin	29	24"-Box
	Mediterranean fan palm	Chamaerops humilis	5	24"-Box
	Chilean mesquite	Prosopis chilensis	19	24"-Box
	Queen palm	Arecastrum romanzoffianum	15	24"-Box
	Mexican Blue Palm	Brahea armata	7	24"-Box
	Sonoran Palo Verde	Cercidium praecox	40	24"-Box
	Mexican fan palm	Washingtonia robusta	10	24"-Box
	Date palm	Phoenix dactylifera	99	30"
	Chuperosa	Justica californica	63	5-Gal
	Oleander	Nerium oleander	7	5-Gal
	Pink Powder Puff	Calliandra haematocephala	32	5-Gal
	Yellow oleander	Thevetia peruviana	26	5-Gal
	Bougainvillea	Bougainvillea 'Barbara Karst'	40	5-Gal
	Arabian Jasmine	Jasminum sambac	593	5-Gal
	Climbing Bougainvillea	Bougainvillea San Diego red	77	5-Gal
	Dwarf poinciana	Caesalpinia pulcherrima	220	5-Gal
	Calliandra	Calliandra californica	55	5-Gal
	Autum Glow	Muhlenbergia lindheimeri	23	5-Gal
	Lantana Radiation	Lantana 'Radiation'	25	5-Gal
	Red yucca	Hesperaloe parviflora	56	5-Gal
	Euryops	Euryops	420	5-Gal
	Dwarf oleander	Nerium oleander 'petite'	28	Existing
	Blue ranger	Leucophyllum zygophyllum	233	Existing
	Annuals	ANNUALS	300	Flat

